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## Editorial for JARER Vol. 11 Issue 1, 2026

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## Editorial

The Journal of African Real Estate Research (JARER) continues to be an exciting outlet for authors across Africa and beyond to disseminate the results of their research. This is the eleventh volume and the first issue for 2026. We have witnessed greater diversity in the papers that we published and have, no doubt, increased the turnover rate of our paper reviews. We have ensured timely publication of papers by publishing each one once the publication process is complete, without waiting for the final issue to be compiled. To this end, our gratitude goes to the journal reviewers and editorial board members who have made this possible. We also appreciate the support we receive from the board members of the African Real Estate Society, the Library services at the University of Cape Town, and the Journal Manager, Ms Dayni Sanderson, from the Urban Real Estate Research Unit, who has been working tirelessly in managing the journal's operations. Our thanks go to Prof. Karl-Werner Schulte and his team from the IREBS at Regensburg University, the IRES, and ERES, from whom JARER continues to receive strong support.

A wide range of topics covering diverse areas of interest in sustainability, real estate economics and valuation, inclusive access design and space utilisation, sharing economy in the real estate market, machine learning algorithms and prediction of property prices, financing and decision-making of small-scale property developers, among others, formed the focus of the current issue, which is Vol. 11, Issue 1, 2026.

In the first paper, the impact of sustainability features on time-on-market (TOM) of commercial rental properties in Lagos, Nigeria, was analysed. The paper surveyed 150 registered estate surveying and valuation firms.

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Using factor analysis and independent-samples t-tests, the findings show that commercial properties with sustainability elements are rented out much more quickly than non-sustainable ones, which demonstrates a tangible market benefit of a green attribute.

The second paper explored the experiences and perceptions of persons with disabilities (PWDs) regarding the inclusive design of access facilities and the utilisation of spaces in the halls of residence at Makerere University. Specifically, it focused on PWDs with mobility challenges and/or visual impairments, exploring how they manoeuvre through and around the residential halls. The results of the study revealed four thematic areas: the unique challenges for each PWD gender, mobility within accommodation facilities, selective facility positioning, ground-floor accessibility limitations, and manoeuvrability in common areas.

The examination of the dynamics of the sharing economy in the real estate market and the rising demand for coworking office spaces in Lagos, Nigeria, formed the focus of the third paper. Questionnaires were administered to 14 coworking office space providers and 56 coworking office space consumers in Lagos. The findings showed that creating a community-centred workspace, supporting remote workers, and reducing vacancy risk are among the factors influencing providers to offer coworking office space. The study concluded that coworking office space providers should design strategic layout plans that separate focused work areas from high-activity areas.

The fourth paper investigated awareness of sustainability features among valuers in Nigeria and examined how their individual professional characteristics influenced that awareness. The study concluded that Nigerian valuers demonstrate good awareness of sustainability features. Still, it noted that awareness varied significantly among the professionals, given their individual characteristics, highlighting the need for targeted capacity building to deepen the integration of sustainability into valuation practice.

The fifth paper explored three selected machine learning algorithms - Random Forest (RF), Bayesian Ridge (BR), and LASSO Regression – in estimating residential property prices across three distinct sub-markets within Lagos Metropolis. The results revealed varied performance across the sub-markets, with Random Forest emerging as the most efficient model. The paper contributed to the development of location-sensitive, data-driven valuation models that can enhance valuation practice, improve investor confidence, and promote greater transparency and efficiency in the property market.

The sixth paper is a scoping literature review of the contribution of incremental housing finance to the adoption of green affordable housing in Africa, grounded in sustainable finance theory. The study synthesised evidence from 33 studies conducted between 2001 and 2025, identifying major themes such as housing microfinance (31%), sustainable housing (19%), and incremental housing finance (13%). The findings showed that incremental housing finance (IHF) is a subset of housing microfinance that addresses affordability and sustainability, particularly by contributing to green building practices.

The seventh paper focuses on how small-scale property developers in South Africa make financing and other decisions. The result suggests that the decision processes of small-scale developers are simpler than recommended in the literature and that they used fewer financial instruments than recommended by experts. The findings highlight the need for more accessible, context-appropriate development finance mechanisms, as well as supportive regulatory frameworks and trustworthy planning environments, to enable small-scale developers to contribute more effectively to the delivery of affordable housing.

While I am sure you will find the papers in this issue very informative, I look forward to receiving your feedback on this and previous issues of the journal.

Professor Abel Olaleye  
Editor-in-Chief