

Editorial

Welcome to the Volume 4 (2019) Issue 2 edition of the Journal of African Real Estate Research (JARER). So far, JARER has been providing valuable resources supporting academics and professional researchers throughout the African continent. The journal continues to offer an exciting platform for the dissemination of scholarships and the different types of applied research within the real estate sector in Africa. JARER reflects one of the objectives of the African Real Estate Society (AfRES) to promote research and education among property professionals and academics across the continent. We have undergone some recent changes at JARER with the reconstitution of the Editorial Board to bring in greater diversity to the journal. This issue represents the final issue with the existing Editorial Board, and I would like to take this opportunity to show my gratitude to the hard work and dedication that it has demonstrated in ensuring the success of JARER to date. The achievements we have accomplished could not have been down without them. Thank you.

The current issue; Vol. 4, Issue 2, 2019, has had a slightly delayed publication due to the additional capacity required in establishing the new Editorial Board. We apologise for any inconvenience experienced by our readership. This issue of JARER contains exciting, interesting, thought provoking and informative topics and is a must read by everyone who cares to have an understanding of the African real estate research.

The first paper by Bax et al. focuses on addressing contemporary economic and business problems with novel machine learning capabilities. This innovative work explores the use of machine learning to develop immediate valuation estimates to properties using data from online property portals. This aims to aid sellers in quickly obtaining an accurate price estimates for their property.

The second paper, which evaluates the productivity of the housing sector in Cameroon using the data from CAHF of the ministry of Housing and Urban Development analysis (DEA), was written by Minfede Raoul. The paper reported a fall in total productivity which was attributed to a fall in technical efficiency and technological progress.

The third paper by Michael Ayodele Olukolajo examines the discrepancies in valuers' opinion on monetary compensation due to claimants for oil spill damage in the Niger Delta, Nigeria. The paper concluded that, weak standards/codes of practice, inadequate legal framework and gap in valuers' knowledge, among others, were the factors contributing to value discrepancies. This is vital and relevant work being conducted in one of the world's most oil-polluted regions.

A critical part of real estate discourse recently has been the introduction of new and innovative technology, otherwise called PropTech. This is the subject of the fourth paper by Vincent Uwaifiokun Aihie. The study sheds more light on the new wave of property technology and how its emergence has brought changes to the current perception of real estate and the challenges Nigerian real estate practitioners face when grappling with new models of operation brought about by this technological revolution.

Lastly, the fifth paper, written by Dabara and Ogunba is an examination of the correlations among the structure, conduct and performance of Real Estate Investment Trusts in Nigeria (N-REITs). The Granger Causality Test conducted revealed a bi-directional causal relationship among the structure, conduct and performance of N-REITs. A practical benefit of this paper is the information it provides that is capable of enhancing and guiding real estate investment decisions in the Nigerian market.

The standard and quality of the papers illustrates the excellence that exists across the continent and is testament to the world-leading real estate research that is being produced from within Africa. I would like to thank the authors who have dedicated their time and energy in highlighting the potential of African-led research publications. Without them there would be no JARER. The continuing publication of the journal is also made possible through the support of AfRES, IRES, ERES, Prof. Karl-Werner Schulte of IREBS at Regensburg University, the Library Services at the University of Cape Town, South Africa, and the Managing Editor, Luke Boyle, who works tirelessly to oversee the publication process.

The journal is growing from strength to strength and the board has seen the need and importance of supporting female researchers in real estate related fields across the continent. Thus, JARER will be publishing a special issue devoted to highlighting the works of female researchers in real estate, property, housing, urban development and related subjects. The issue is being co-edited by our Guest Editors; Karen Gibler and Geci Karuri-Sebina.

If you are interested in publishing your work in this special issue, or require further details, please contact Karen at kgibler@gsu.edu

I am interested in hearing from readers on their views of this, previous and subsequent issues of the journal.

Best wishes,

Professor Abel Olaleye
Editor-in-Chief

