

Editorial

The Journal of African Real Estate Research (JARER) continues to be an exciting outlet for authors across Africa to propagate the results of their research activities. This is the fifth volume and first issue for 2020 as well as the first issue under the stewardship of our reconstituted editorial board. I would like to take this opportunity to welcome them all to the journal and I have no doubt that their expert knowledge and experience will continue to steward the ascension of JARER as the premier publication on real estate related research in the African continent. In other news, we are in the process of developing a special issue highlighting the work of early career female researchers in real estate. Supporting female researchers in real estate is an important agenda for the real estate discipline and is strongly supported by the editorial team. The guest editors for the special issue are Karen Gibler and Geci Karuri-Sebina and publication is planned for April 2021. If you are interested in publishing your work in the special issue, please contact the co-editors or the managing editor.

Turning to the current issue, we are excited to welcome a variety of articles from East Africa. This is encouraging for the journal, and African real estate research more broadly, as research from this region has been underrepresented by the journal to date. Another significant and promising aspect of this issue is the range and diversity of the research topics addressed, from residential rental market dynamics to housing finance and informal settlement upgrading. This reiterates the significance and importance of JARER in creating a platform to illuminate the range and complexity of critical issues relating to real estate on the continent. What follows is a brief outline of key elements that form this issue's focus.

The first paper examines the nuances of compulsory land acquisition and compensation in Botswana. The paper specifically examined the perceptions of the displaced persons and the expropriating authority with respect to the adequacy of the compensation payment in the Pitsane-Tlhareselele Road Project. The paper concludes that there is a need to amend relevant statutes with a view to ensuring the use of the same yardstick to measure compensation adequacy and close the gap in the perceptual strands of the two groups studied.

The second paper explores whether feedback from housing price shocks is factored into the availability of mortgage credit in Tanzania. This analysis was done by estimating a Vector Error Correction Model (VECM) with mortgage financing and using three measures of house pricing trends in the luxury, mid-end and economy sub-markets as dependent variables. The paper's results revealed that both mortgage credit and housing markets were highly persistent, but the effect of the previous shocks lasted longer in the mortgage lending process.

The problem of socio-economic inequality among urban dwellers in many developing countries of Africa appears intractable and the impact of this on the urban poor and informal settlers has been enormous. The third paper focuses on regularisation as a mechanism to address some of the negative externalities of the above. The study highlights the challenges and opportunities of regularising informal settlements in Dar es Salaam and Mwanza in Tanzania. The results supported the idea that land regularisation remains an important tool to reduce urban socio-economic inequality and upgrading informal settlement in urban areas.

The fourth paper examines the bases and approaches of mortgage valuation among banks in Ethiopia. By adopting a qualitative research approach, the results of the paper suggested that in the absence of a coherent framework guiding mortgage valuation, Ethiopian banks value mortgage securities without any clear and consistent basis. Further, the authors suggest that

there is a lack of professional competence when it comes to mortgage valuations and banks carry out valuations without any basis and use the replacement cost approach regardless of the unique characteristics of the property being valued. The authors conclude that the market value basis should be supported by a regulatory body for mortgage valuations.

Against the background of an absence of a well-developed procedure that guides the determination of rental value in Ethiopia, the fifth and final paper identifies monthly rent determinant variables of residential apartments in Addis Ababa. A concrete benefit of this paper is that the information it provides could enhance and guide real estate investment and development decisions.

As always, our gratitude goes to the journal editorial board members who have dedicated their time and energy into making this issue possible. We also appreciate the unwavering support we continue to receive from the African Real Estate Society, the library services at the University of Cape Town, and the Managing Editor, Luke Boyle, who has been working tirelessly in coordinating all aspects of the journal's operations. Our thanks also go to Prof. Karl-Werner Schulte and his team from the IREBS at Regensburg University, the IRES, ERES, from whom JARER continues to receive strong support. The journal continues to build a reputation as a quality publication that showcases the best that Africa has to offer, and it is a privilege and an honour to head up this project. Please let me know if you have any feedback regarding the work we do as we are always looking for ways to improve the quality of the journal.

Best wishes,

Professor Abel Olaleye
Editor-in-Chief

