

EMMANUEL KOFI GAVU, Dr.-Ing., MGHIS, MSc (GIS), BSc (Land Econs)

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CAREER SUMMARY

Real Estate/ Urban Planning Academic, Program Manager, Land Manager, Climate/ Sustainability Analyst

- Present a skillset that combines academic teaching and industry experience. Specifically interested in meshing these areas of expertise to deliver value as a real estate and housing markets analyst within an international development organisation.
- Inspiring and high performing transformative real estate analyst with 11 years of teaching and consulting experience through exceptional team leadership and demonstrated skills in coaching young career professionals.
- Superior analytical skills, team support and rapport building. Led a 3-member team to design and introduce 2 new academic programs (undergraduate and postgraduate)

AREAS OF EXPERTISE

Team leadership; Strategic thinking and problem-solving; Project management; Data analysis and research skills; Communication and collaboration; Knowledge of housing market trends

EDUCATION

Oct 2016 – *Technische Universität Dortmund, Germany (TU Dortmund University)*

May 2020 **PhD Spatial Planning** (*summa cum laude*)

Dissertation: Understanding location and neighborhood effects: An analysis of housing submarkets in Accra-Ghana.

Available at: <http://dx.doi.org/10.17877/DE290R-21094>

Sep 2008 – *University of Twente, Faculty of GIS (ITC), Enschede, The Netherlands*

Mar 2010 **MSc GIS (Urban Planning and Management)**

Dissertation: Network based indicators for prioritizing the location of a new urban transport connection. Case study Istanbul, Turkey. February 2010

Available at: http://www.itc.nl/library/papers_2010/msc/upm/gavu.pdf

Sep 2003 – *Kwame Nkrumah University of Science and Technology (KNUST), Kumasi, Ghana*

Jun 2007 **BSc (Hons) Land Economy – First Class Honors Degree**

Dissertation: The influx of financial institutions and its impact on the mortgage market in the Ghanaian economy. Unpublished BSc thesis submitted to the Department of Land Economy, KNUST, Kumasi, Ghana, May 2007

PROFESSIONAL EXPERIENCE

Oct 2022 – *Harvard University Graduate School of Design*

Aug 2023 **Pollman (postdoctoral) Fellow in Real Estate and Urban Development**

Research focuses on affordable housing and housing markets analysis in the global south. Lectured graduate students on the SES-5442 research seminar course 'New Towns in Africa', that provides an overview of new town development with a focus on emerging markets. <https://www.gsd.harvard.edu/2022/08/welcoming-2022-2023-pollman-fellow-emmanuel-kofi-gavu/>

Fellowship in progress: anticipated completion August 2023

Dec 2021 – *World Bank*

Jun 2022 **Consultant** for assignment with Urban DRM AFR 2

Land/ housing consultant for the Ghana, Liberia, Sierra Leone land sector dialogue project. Previewed experiences and identified potential solutions for Ghana's urban land challenges in the context of affordable housing. Interviewed government land sector agencies, community leaders and urban and rural Accra residents. Finalized the bank's report on 'Understanding land tenure complexities within informal settlements in Accra'.

- Aug 2021 –
Now
- Department of Land Economy, KNUST, Kumasi, Ghana*
Senior Lecturer
- Create course curriculum and materials, and teach the *Principles of Valuation I & II, Land Economics, Real Estate Development, Rural and Urban Land Economics, and Property Asset Management and Maintenance courses.*
 - Supervise undergraduate and graduate students' final year research.
 - Host office hours to offer one-on-one mentoring support to tutees.
 - Collaborate on department research, consultancy, and property valuation services.
- Jun 2021 –
Aug 2021
- TU Dortmund University, Germany (Building a Sustainable Future – BSF)*
Dozent (Lecturer)
- Lead organizer of an international workshop: "*Academic Teaching about Affordable Housing*". Programme entailed exposing lecturers and professors in economics, political science, spatial planning, sociology and architecture/engineering to Affordable Housing concepts and how academic teaching in Iraqi universities can be shaped in this regard.
www.resi.tu-dortmund.de/workshop
- Nov 2020 –
Dec 2020
- TU Dortmund University, Germany*
(Rethink Education and Science in Iraq – Connect for Change)
Dozent (Lecturer)
- Taught exchange students affiliated to TU Dortmund University "*English for Academic Professional Development*". Programme designed to improve participants grammar and spoken English.
- Nov 2019 –
Dec 2019
- TU Dortmund University, Germany*
(Rethink Education and Science in Iraq – Connect for Change)
Wissenschaftliche Mitarbeiter (Research Assistant)
- Organized summer school, joint meetings and research discussions among exchange students. Provided social support to Iraqi exchange students during their stay in Dortmund.
- May 2019 –
June 2019
- TU Dortmund University, Germany (PLIQ – Planning Education for Iraq)*
Wissenschaftliche Hilfskraft (Scientific Assistant)
- Organized summer school, joint meetings and research discussions among exchange students. Provided social support to Iraqi exchange students during their stays in Berlin and Dortmund.
- Oct 2014 –
July 2021
- Department of Land Economy, KNUST, Kumasi, Ghana*
Lecturer
- Create course curriculum and materials, and teach the *Principles of Valuation I & II, Land Economics, Real Estate Development, Rural and Urban Land Economics, and Property Asset Management and Maintenance courses.*
 - Supervise undergraduate and graduate students' final year research.
 - Host office hours to offer one-on-one mentoring support to tutees.
 - Collaborate on department research, consultancy, and property valuation services.
- Sep 2011 –
Sep 2014
- Department of Land Economy, KNUST, Kumasi, Ghana*
Assistant Lecturer
- Teach the "*Principles of Valuation I & II*", *Land Economics* and "*Real Estate Development*" courses to both Land Economy and Real Estate Students. Supervise undergraduate students' final year research. Collaborate on department research, consultancy and property valuation services.
- Aug 2007 –
Aug 2008
- Department of Land Economy, KNUST, Kumasi, Ghana*
Teaching and Research Assistant
- Teach, organize tutorials and mark examination scripts of "*Financial Mathematics*" and "*Advanced Valuation*" students. Supervise undergraduate students' final year research. Provided individualized instruction based on observation and on request.

Professional Memberships/ Affiliations and Development Activities

The African Real Estate Society (AfRES) is a continent-wide organization that promotes networking, research and education among real estate professionals across Africa. It is affiliated to the International Real Estate Society (IRES). Since 2015, I have actively volunteered my skills in various capacities. As one of the founding Directors of the Future Leaders of AfRES (FLAfRES), a sub-committee within the society, I have promoted active participation among early career academics, researchers and professionals; and encouraged volunteering that creates a structural pathway to mentor the next crop of AfRES leaders. I successfully led various teams and projects including serving as Vice-Chairperson FLAfRES, Chairperson FLAfRES, Vice-Chairperson AfRES West Africa Chapter, Co-Chairperson AfRES 2022 Conference, Member Conference Scientific Committee, Chairperson Conference Scientific Committee, and Board Member of the Society. (www.afres.org)

Other affiliations:

Member American Real Estate Society (ARES); Member European Real Estate Society (ERES)
Member Ghana Institution of Surveyors (MGhIS)

SELECTED PUBLICATIONS

ORCID: <https://orcid.org/0000-0003-0209-1586>

Book chapters

Gavu, E. K., Anim-Odame, W. K. and Akinsomi, O. (2022) 'Ghana', in Akinsomi, O. et al. (eds) *The Routledge Companion to International Housing Markets*. 1st edn. Routledge, p. 288. Available at: <https://www.routledge.com/The-Routledge-Companion-to-International-Housing-Markets/Akinsomi-Andersson-Balivet-Bohman-Palm/p/book/9780367646646>.

Gavu, E. K., Owusu-Ansah, A. and Anim-Odame, W. K. (2022) 'The Residential, Office, Retail and Industrial Markets in West Africa', in Karam, A. et al. (eds) *Understanding African Real Estate Markets*. pp 37-47, 1st edn. Routledge, p. 296. Available at: <https://www.routledge.com/Understanding-African-Real-Estate-Markets/Karam-Viruly-Kariuki-Akujuru/p/book/9780367233105>. DOI: 10.1201/9780429279256-4

Refereed Journals

Gavu, E. K. (2022). Conceptualizing Rental Housing Market Structure in Ghana. *Housing Policy Debate*, 32(4-5), 767-788. <https://doi.org/10.1080/10511482.2020.1832131>

Adade, D., Kuusaana, E. D., de Vries, W. T., & **Gavu, E. K.** (2022). Housing Finance Strategies for Low-Income Households in Secondary Cities: Contextualization Under Customary Tenure in Ghana. *Housing Policy Debate*, 32(3), 549-572. <https://doi.org/10.1080/10511482.2021.1905026>

Asante, L.A., Ehwi R.J. and **Gavu, E.K.** (2021) Advance rent mobilisation strategies of graduate renters in Ghana: a submarket of the private rental housing market, *Journal of Housing and the Built Environment*, <https://doi.org/10.1007/s10901-021-09926-w>

Shoko, M. and **Gavu, E.K.** (2021) Lidar-derived shack footprint for the city of Cape Town: Digital Models for planning and disaster management, *GIM International*, Issue 6, pp. 69-71
<https://www.giminternational.com/content/article/digital-models-for-planning-and-disaster-management>

Morrison, N., **Gavu, E. K.**, Asante, L. A., & Ehwi, R. J. (2021a, May 4). Ghana's new rental scheme won't fix the real problem: a housing shortage. *The Conversation*. <https://theconversation.com/ghanas-new-rental-scheme-wont-fix-the-real-problem-a-housing-shortage-158322>

Ehwi R.J, Asante, L.A. and **Gavu, E.K.** (2021) Towards a well-informed rental housing policy in Ghana: differentiating between critics and non-critics of the rent advance system, *International Journal of Housing Markets and Analysis*, Vol. ahead-of-print No. ahead-of-print. <https://doi.org/10.1108/IJHMA-12-2020-0146>

Akinsomi, O., **Gavu, E.K.** and Odunsi, T. (2020). Organisers' Announcement: Future Leaders of the African Real Estate Society. *Journal of African Real Estate Research*, 5(2), pp.1-14. DOI: 10.15641/jarer.v5i2.990

Gavu, E.K. and Owusu-Ansah, A. (2019) Empirical analysis of residential submarket conceptualisation in Ghana, *International Journal of Housing Markets and Analysis*, <https://doi.org/10.1108/IJHMA-10-2018-0080>

Gavu, E. K., Gruehn, D., Schulte, K.-W., & Asante, L. A. (2019). Stakeholders' perception of residential rental value determinants in Ghana. *Journal of African Real Estate Research*, 4(1), 45–73. <https://doi.org/10.15641/jarer.v4i1.704>

Asante, L. A., **Gavu, E. K.**, Quansah, D. P. O. and Osei Tutu, D. (2018) The difficult combination of renting and building a house in urban Ghana: analysing the perception of low and middle income earners in Accra, *GeoJournal*, 83, pp. 1223–1237. doi: 10.1007/s10708-017-9827-2.

Gavu, E.K. (2018) Assessing a Ghanaian University's Real Estate teaching and learning. *Journal of African Real Estate Research*, 1(1), pp. 21-38. DOI: 10.15641/jarer.v1i1.492.

Sasu, A., Asante, L.A, and **Gavu, E.K.** (2016) Physical Access for Persons with Disability in Rented Houses in Kumasi, Ghana: Evidence from Compound Houses in selected Neighbourhoods in the Metropolis, *Developing Country Studies*, Vol. 6 Num. 3 pp 60 – 75, ISSN 2224-607X (Paper) ISSN 2225-0565 (Online). www.iiste.org

Forson, E.K. and **Gavu, E.K.** (2016) Using Multi Criteria Evaluation in Forest resource conservation in Ghana: spatially identifying vulnerable areas, *Rwanda Journal, Series D, Volume 1, 2016, Life and Natural Sciences: Special issue II*, <https://www.ajol.info/index.php/rj/issue/view/15590>

Nyarko, F.J., Ayitey, J.Z., **Gavu, E.K.** (2015) Evaluation of Home-Equity Financing Option in a Developing Economy, Illustrated with an Example of Ghana. *Świat Nieruchomości*, 4(94), 23-28 DOI: 10.14659/worej.2015.94.04

Gavu, E.K., Adamu, K. (2015) The Growth and Challenges of Mortgage Origination in Ghana, *Świat Nieruchomości*, 4(94), 29-36 DOI: 10.14659/worej.2015.94.05

Kidido, J.K, Ayitey, J.Z., Kuusaana, E.D. and **Gavu, E.K.** (2015) Who is the rightful recipient of mining compensation for land use deprivation in Ghana? The case of Newmont Gold Ghana Limited, *Resources Policy*, Vol 43 pp 19 – 27

LINGUISTIC PROFICIENCY English (advanced knowledge); German (B2); French (basic knowledge)

AWARDS, PRIZES AND SCHOLARSHIPS

2022 **Winner Inaugural IREBS-Dupuis Award for Affordable Housing** for research paper: Adade, D. Kuusaana, E.D., de Vries, W.T. and **Gavu, E.K.** (2022) Housing Finance Strategies for Low-Income Households in Secondary Cities: Contextualization Under Customary Tenure in Ghana, *Housing Policy Debate*, 32:3, 549-572, <https://doi.org/10.1080/10511482.2021.1905026> (Dec 2022) <http://www.afrer.org/irebs-dupuis-award-for-affordable-housing>

2022 **Pollman Fellow in Real Estate and Urban Development**
Harvard University Graduate School of Design
Pollman Fellowship was established in 2002 through a gift from real estate developer and philanthropist Harold A. Pollman. Awarded yearly to an outstanding postdoctoral graduate in real estate, urban planning, and development who spends one year in residence at the GSD as a visiting scholar. <https://www.gsd.harvard.edu/2022/08/welcoming-2022-2023-pollman-fellow-emmanuel-kofi-gavu/>

- 2021 Winner, **The Conversation Africa 2021 Science Communication Award**. For being the KNUST author whose article garnered the most reads between 1 November 2020 and 31 October 2021 (Awarded in Dec 2021) (<https://theconversation.com/ghanas-new-rental-scheme-wont-fix-the-real-problem-a-housing-shortage-158322>)
- 2020 Winner **Dissertationspreis TU Dortmund University**
Awarded the 2020 best PhD thesis of the Faculty of Spatial Planning. This recognition goes to the highest-scoring doctoral thesis within the faculty each year.
(<https://hochschulmarketing.tu-dortmund.de/events/akademische-jahresfeier/dissertationspreis-dr-ing-emmanuel-kofi-gavu/>) (Awarded in Nov 2020)
- 2017 Winner of the **IREBS Foundation for African Real Estate Research manuscript prize**
Best paper award during the African Real Estate Society (AfRES) Conference 2017 in Johannesburg on the paper "*Determinants of residential rental values in Ghana: Evidence from experts and stakeholder perspectives*".
(Awarded in Sep 2017)
- 2016 **Deutscher Akademischer Austauschdienst (DAAD Scholar)**
Awarded the DAAD/ Government Scholarship Ghana (MoE) 2016 for PhD studies at the Fakultät Raumplanung, Technische Universität Dortmund. Fully sponsored PhD studies in Germany
(Awarded in Apr 2016)
- 2015 Winner of the **IREBS Foundation for African Real Estate Research manuscript prize – Sustainable Real Estate**. Best paper award during the African Real Estate Society (AfRES) Conference 2015 in Kumasi on the paper "*Comparative analysis of property maintenance in public and private institutions: Lessons from a developing country*".
(Awarded in Sep 2015)
- 2014 Surveyor F.K. Owusu-Adjapong (Fellow GhIS, PP) Award for Professional Excellence, **Best Professional Surveyor Trainee** of the Ghana Institution of Surveyors (GhIS)
Awarded to overall best surveyor trainee of the GhIS (Awarded in Feb 2015)
- 2012 Winner of the **IREBS Foundation for African Real Estate Research manuscript prize**, during the African Real Estate Society (AfRES) Conference 2012 in Accra on the paper "*Management of learning spaces, emerging issues at KNUST, Kumasi*". (Awarded in Sep 2012)
- 2008 **Scholar – Erasmus Mundus**
Secured a full scholarship from the European Union for an eighteen months Master's degree at the University of Twente, The Netherlands

ACTIVITIES

- Programmes Chairperson, Department of Land Economy, KNUST, Kumasi, Ghana (2020 – 2022)
- Organizing Committee Member, TUM.Africa Event: Round Table on Digital Education in International Cooperation with Africa (2021)
- TU Dortmund Ambassador (2019 – Date) <https://international.tu-dortmund.de/internationale-forschende/tu-dortmund/ambassador-program/>
- Scientific Reviewer for Housing and Society, African Geographical Review, Housing Studies, International Journal of Housing Markets and Analysis, Journal of African Real Estate Research, Resources Policy, Journal of Planning and Land Management, World of Real Estate Journal (Swiat Nieruchomosci)
- Examinations Officer, Department of Land Economy, KNUST, Ghana (2014 – 2016)
- Assistant Examinations Officer, Department of Land Economy, KNUST, Ghana (2012 – 2014)
- General Secretary of the Students' Association Board (SAB) and Class Representative of the MSc Urban Planning and Management students (University of Twente). Represented the class on the SAB and dealt with student related issues from diverse backgrounds. (2008 – 2010)
- Was part of the Working Group to prepare for a new Faculty Council (FC) for the Faculty of Geo information Science and Earth Observation (ITC) in January 2010. ITC joined the University of Twente as a Faculty in January 2010. Duties included drafting proposal for the FC (consisting of draft regulations and procedures), formulating practical implementation of the proposal and organising elections for the first FC (12 June-31 Dec 2009).