
PROFILE

Name: Emmanuel Kofi GAVU
Nationality: Ghanaian
Address: Department of Land Economy, KNUST, Kumasi, Ghana
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EDUCATION

- Oct 2016 –
May 2020 *Technische Universität Dortmund, Fakultät Raumplanung*
PhD Spatial Planning (*summa cum laude*)
Dissertation: Understanding location and neighbourhood effects: An analysis of housing submarkets in Accra-Ghana. Available at: <http://dx.doi.org/10.17877/DE290R-21094>
- Sep 2008 –
Mar 2010 *University of Twente, Faculty of Geo-Information Science & Earth Observation (ITC), Enschede, Netherlands*
MSc Geo-Information Science and Earth Observation (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 –
Jun 2007 *Kwame Nkrumah University of Science and Technology (KNUST), Kumasi, Ghana*
BSc (Hons) Land Economy – First Class Honours 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 Unpublished BSc thesis submitted to the Department of Land Economy, KNUST, Kumasi, Ghana, May 2007
- Jan 2000 –
Aug 2002 *Presbyterian Boys' Senior Secondary School (PRESEC) Legon, Ghana*
Senior Secondary School Certificate (WAEC): Economics, Geography, Elective Maths, French

EMPLOYMENT HISTORY

- Nov 2020 –
Dec 2020 *TU Dortmund University (Rethink Education and Science in Iraq – Connect for Change)*
Dozent (Lecturer)
Responsibilities include teaching exchange students affiliated to TU Dortmund University the course “*English for academic professional development*”. Programme entails exposing course participants to improve on their grammar and spoken English.
- Nov 2019 –
Dec 2019 *TU Dortmund University (Rethink Education and Science in Iraq – Connect for Change)*
Wissenschaftliche Mitarbeiter (Research Assistant)
Responsibilities included organisational preparation of the summer school, supporting and supervising exchange students, organisation of joint meetings and discussions, supporting students during their stay in Dortmund.
- May 2019 –
June 2019 *TU Dortmund University (PLIQ – Planning Education for Iraq)*
Wissenschaftliche Hilfskraft (Scientific Assistant)
Responsibilities included organisational preparation of the summer school, supporting and supervising Iraqi exchange students, organisation of joint meetings and discussions, supporting Iraqi students during their stays in Berlin and Dortmund.
- Oct 2014 –
Date *Department of Land Economy, KNUST, Kumasi, Ghana*
Lecturer
Duties included but not limited to lecturing the “Principles of Valuation I & II”, Land Economics and “Real Estate Development” courses to both Land Economy and Real Estate Students; supervising practical work of students; Assisting the department in research, consultancy and property valuation services.
- Sep 2011 –
Sep 2014 *Department of Land Economy, KNUST, Kumasi, Ghana*
Assistant Lecturer
Duties included but not limited to lecturing the “*Principles of Valuation I & II*”, Land Economics and “*Real Estate Development*” courses to both Land Economy and Real Estate Students; supervising practical work of students; Assisting the department in research, consultancy and property valuation services.

Aug2007 – *Department of Land Economy, KNUST, Kumasi, Ghana*
Aug2008 **Teaching and Research Assistant**
Duties included teaching, organising tutorials and marking examination scripts of Financial Mathematics and Advanced Valuation students; supervised practical work of undergraduate students; assisted students by providing individualized instruction based on observation and also upon request

2006 & 2007 *Lands Commission, Cantonments, Accra, Ghana*
State Lands Rent Officer and Intern
Responsible for the calculation, collection, and data entry of ground rent from government leases.

Other professionally related experience:

- Board Member, African Real Estate Society (AfRES)
- Member, International Real Estate Society (IRES), African Real Estate Society (AfRES), American Real Estate Society (ARES) and European Real Estate Society (ERES)
- Member, Ghana Institution of Surveyors (MGhIS)
- Member, Gesellschaft für Immobilienwirtschaftliche Forschung e.V. (Society of Property Researchers, Germany)

PUBLICATIONS

Refereed Journals

Gavu, E.K. (2020) Conceptualizing Rental Housing Market Structure in Ghana, Housing Policy Debate, <https://doi.org/10.1080/10511482.2020.1832131>

Akinsomi, O., **Gavu, E.K.** & Odunsi, T. (2020). Organisers' Announcement: Future Leaders of the African Real Estate Society. *Journal of African Real Estate Research*, 5(2).

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

Refereed Conference Publications

Tudzzi, E.P., Bugri, J.T., Kuusaana, E.D., **Gavu, E.K.** and Danso, A.K. (2019) Accessibility for Persons with Disabilities: A study of the University for Development Studies, Paper presented at the 4th Annual Conference on Disability and Development (DC19). 15 March 2019. Accra, Lancaster University Ghana: Disability Conference

Gavu, E. K. (2019) Rental value determinants and conceptualisation in Ghana: Stakeholder perception versus empirical evidence, Paper presented at the American Real Estate Society (ARES) 2019 Conference. 9 – 13 April 2019. JW Marriott Camelback Inn in Paradise Valley, Arizona, USA: American Real Estate Society

Gavu, E.K. and Gruehn, D. (2019) Empirical Conceptualisation of Residential Rental Values in Ghana – understanding price premiums of location and neighbourhood effects, Paper presented at the African Real Estate Society (AfRES) 2019 Conference. 10 – 13 September 2019. Arusha, Tanzania: African Real Estate Society

Gavu, E.K. (2018) Residential Rental Market in Ghana: Empirical examination of submarket existence, Paper presented at the African Real Estate Society (AfRES) 2018 Conference. 11 – 15 September 2018. Abeokuta, Nigeria: African Real Estate Society

Gavu, E.K. (2018) Residential rental housing market in Ghana – understanding key market variables for hedonic modelling, Paper presented at the European Real Estate Society (ERES) 2018 Conference. 26 – 30 June 2018. Reading, United Kingdom: European Real Estate Society

Gavu, E.K. and Asante, L.A (2017) Determinants of residential rental values in Ghana: Evidence from experts and stakeholder perspectives, Paper presented at the African Real Estate Society (AfRES) 2017 Conference. 13 – 15 September 2017. Johannesburg, South Africa: African Real Estate Society

Asante, L.A., **Gavu, E.K.**, Quansah, D.P.O. and Osei Tutu, D. (2017) Renting and Building a House in Urban Ghana: Analysing the Perception of Low and Middle Income Earners in Accra, Paper presented at the African Real Estate Society (AfRES) 2017 Conference. 13 – 15 September 2017. Johannesburg, South Africa: African Real Estate Society

Gavu, E. K. (2016) Understanding neighbourhood effects: an analysis of the housing sub-markets in Accra-Ghana (Overview), Paper presented at the Expo Real 2016 Conference (Africa Session). 4 – 6 October 2016. München, Germany

Gavu, E. K. (2016) Understanding neighbourhood effects: an analysis of the housing sub-markets in Accra-Ghana, Paper presented at the American Real Estate Society (ARES) 2016 Conference. 29 March – 3 April 2016. Denver, Colorado, USA: American Real Estate Society

Gavu, E. K. and Forson, E.K. (2015) Using Multi Criteria Evaluation in Forest resource conservation in Ghana: spatially identifying vulnerable areas, Paper presented at the International Conference on Geospatial Technologies for Sustainable Urban and Rural Development. 18 – 20 November 2015, Kigali, Rwanda: GeoTechRwanda

Gavu, E. K., Frimpong-Asante, J. and Sonne, J. F. (2015) Cost effective walling materials for piecemeal construction in developing economies, Paper presented at the African Real Estate Society (AfRES) 2015 Conference. 31 August – 3 September 2015. Kumasi, Ghana: African Real Estate Society

Adamu, K. and **Gavu, E. K.** (2015) The Growth and Challenges of Mortgage origination in Ghana, Paper presented at the African Real Estate Society (AfRES) 2015 Conference. 31 August – 3 September 2015. Kumasi, Ghana: African Real Estate Society

Bugri, J. T., **Gavu, E. K.** and Dachaga, W. (2015) Comparative Analysis of Property Maintenance in Public and Private Institutions: Lessons from a developing country, Paper presented at the African Real Estate Society (AfRES) 2015 Conference. 31 August – 3 September 2015. Kumasi, Ghana: African Real Estate Society

Nyarko, F. J., Ayitey, J. Z. and **Gavu, E. K.** (2015) Can Equity Financing be solution to home financing problems in Ghana? Paper presented at the African Real Estate Society (AfRES) 2015 Conference. 31 August – 3 September 2015. Kumasi, Ghana: African Real Estate Society

Asante, L. A., Sasu, A. and **Gavu, E. K.** (2015) Physical Access for Persons with Disability in Rented Compound Houses in Kumasi: Evidence from Selected Neighbourhoods in the Metropolis, Paper presented at the African Real Estate Society (AfRES) 2015 Conference. 31 August – 3 September 2015. Kumasi, Ghana: African Real Estate Society

Gavu, E.K., Tudzi, E.P. and Shani, A.S. (2015) The level of accessibility of Tertiary Educational Facilities in Ghana after the passage of the Persons with Disability Act 2006, Act 715. Paper presented at the American Real Estate Society (ARES) 2015 Conference. 14 – 18 April 2015. Fort Myers, Florida: American Real Estate Society

Asante, A.L., Sasu, A., Ayitey, J.Z. and **Gavu, E.K.** (2015) The changing face of compound houses in Ghana and its effect on Rental Value: A case study of selected neighbourhoods in Kumasi, Ghana. Paper presented at the American Real Estate Society (ARES) 2015 Conference. 14 – 18 April 2015. Fort Myers, Florida: American Real Estate Society

Tudzi, E.P., **Gavu, E.K.** and Ayitey, J.Z. (2015) Corporate Real Estate Management: A survey of literature. Paper accepted for the presentation at the 4th International Conference on Infrastructure Development in Africa (ICIDA) 2015 Conference, March 2015, Kumasi, Ghana

Gavu, E.K. (2014) An assessment of teaching and learning in a real estate teaching department: Case study – Department of Land Economy, KNUST, Kumasi, Ghana in Proceedings of the African Real Estate Society Conference, September 2 – 5, 2014, Cape Town. South Africa: African Real Estate Society

Gavu, E.K. and Sarfo-Kantanka, N.A. (2014) Records Management practice in Land Sector Agencies, evidence from the Land Registration Division of the Lands Commission in Accra, Ghana in Proceedings of the African Real Estate Society Conference, September 2 – 5, 2014, Cape Town. South Africa: African Real Estate Society

Ayitey, J.Z., **Gavu, E.K.**, Asamoah, H.Y. (2013) Pension funds a panacea to housing finance in developing economies? Case study SSNIT, Ghana, in Proceedings of the 2nd International Conference on Infrastructure Development in Africa (ICIDA) 2013 Conference, March 14 – 16 2013, Johannesburg, South Africa

Gavu, E.K., Tudzi, E.P., and Ayitey, J.Z. (2012) The management of learning spaces: Emerging issues at KNUST, Kumasi, in Proceedings of the African Real Estate Society Conference, October 24 – 27, 2012, Accra. South Africa: African Real Estate Society

Kidido, J.K., Ayitey, J.Z. and **Gavu, E.K.** (2012) Who is the rightful recipient? Compensation for land use deprivation, The case of Newmont Gold Ghana Limited, in Proceedings of the African Real Estate Society Conference, October 24 – 27, 2012, Accra. South Africa: African Real Estate Society

LINGUISTIC PROFICIENCY English (advanced knowledge); Deutsch (B2.2); French (basic knowledge)

AWARDS, PRIZES AND SCHOLARSHIPS

2020 Winner **Dissertationspreis TU Dortmund University**

2017 Winner of the **IREBS Foundation for African Real Estate Research manuscript prize**, 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*”.

2016 **DAAD Scholar**, Awarded the DAAD/ Government Scholarship Ghana (MoE) 2016 for PhD studies at the Fakultät Raumplanung, Technische Universität Dortmund

2015 Winner of the **IREBS Foundation for African Real Estate Research manuscript prize – Sustainable Real Estate**, 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*”.

2014 Surveyor F.K. Owusu-Adjapong (Fellow GhIS, PP) Award for Professional Excellence, **Best Professional Surveyor Trainee** of the Ghana Institution of Surveyors (GhIS)

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*”.

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

PERSONAL QUALITIES AND SKILLS

- Strong analytical, critical problem solving and report writing skills;
- Effective communication skills;
- Interacts easily with people of diverse backgrounds, cultures and professional levels
- Multi-tasking team player with leadership abilities;
- Hardworking and eager towards learning and expanding capabilities.

ACTIVITIES

Reviewer, African Real Estate Society (2015 - Date)

Reviewer, World of Real Estate Journal (Swiat Nieruchomosci) (2015)

Examinations Officer of the Department of Land Economy, KNUST, Kumasi, Ghana (2014 – 2016)

Assistant Examinations Officer of the Department of Land Economy, KNUST, Kumasi, Ghana (2012 – 2014)

General Secretary of the Students' Association Board (SAB) and Class Representative of the MSc Urban Planning and Management students (Faculty of Geo-Information Science and Earth Observation – ITC, 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 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).

INTERESTS

- Conducting research
- Teaching and undergraduate education
- Travelling, sightseeing and photography
- Reading novels

COMPUTING SKILLS

Digital Image Processing (Erdas Imagine, ILWIS)

GIS (ArcGIS, ArcView, ArcInfo, Flowmap, SOBEK, Geonamica, Xplorah)

Other application software (R, Scenario360, Definite)

Spreadsheet Analysis (Microsoft Excel, SPSS, Tableau)

Word Processing (Microsoft Word, Corel Word Perfect)

Presentation Programs (Microsoft PowerPoint, Corel Presentations)

DRIVING LICENSE Class B

REFEREES

Provided upon request

I certify that all information stated in this CV are true and complete to the best of my knowledge. I authorize the verification of the information provided.