Emmanuel Kofi Gavu

Department of Land Economy
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PROFILE

Emmanuel Kofi Gavu (Dr.-Ing.) Pollman (postdoctoral) Fellow in Real Estate and Urban Development at the Harvard University Graduate School of Design for the 2022-2023 academic year. He is also a Senior Lecturer at the Department of Land Economy, Kwame Nkrumah University of Science and Technology (KNUST) Kumasi, Ghana. He completed his PhD in Spatial Planning at the TU Dortmund University in Germany. He holds an MSc in GIS for Urban Planning and Management from the University of Twente in The Netherlands, as well as a BSc in Land Economy from KNUST Ghana.

His main fields of teaching, research and professional interests are the application of geographical information systems in urban management, real estate and housing market analysis. He has published in the areas of hedonic modelling, housing market dynamics and real estate education.

He has taken up lectureship and Research Assistantship positions at the TU Dortmund University, where he has taught participants about housing markets, affordable housing and English for professional development. He has taught undergraduate courses (in “Land Economics”, “Principles of Valuation I & II” and “Real Estate Development”); graduate courses (in “Urban and Rural Land Economics” “Property Asset Management and Maintenance”); as well as research supervision roles.

In his previous roles, he has collaborated and motivated his team towards improvements to ensure students and colleagues thrive in an environment that strives for excellence. He is progressive-minded and in tune with current developments within the field of housing, real estate, urban planning and related fields. He has proven to be an effective communicator with strong critical-thinking abilities. He is a three-time winner of the AfRES manuscript prize (2012, 2015 and 2017) and a Deutscher Akademischer Austauschdienst (DAAD) and Erasmus Mundus scholar.

Kofi is a Short Term Consultant for the World Bank, board member of the African Real Estate Society (AfRES), Chair of the Future Leaders of the African Real Estate Society (FLAfRES), Co-Chair of the AfRES 2022 Conference in Accra Ghana, and professional member of the Ghana Institution of Surveyors (MGhIS).

His research focuses on rental housing structure, dynamics, and pricing of residential housing units within the global south. Kofi is a reviewer of multiple journals and has published book chapters and significant papers in journals such as Housing Policy Debate, Journal of Housing and Built Environment, International Journal of Housing Markets and Analysis, GeoJournal and Resources Policy.

Qualifications

*Doctor of Engineering, Spatial Planning (summa cum laude), Technische Universität Dortmund Germany – 2020

*MSc Geo-Information Science and Earth Observation (Urban Planning and Management), University of Twente, Faculty of Geo-Information Science & Earth Observation (ITC) Enschede, The Netherlands – 2010

*BSc Land Economy (First Class Honours), Kwame Nkrumah University of Science and Technology (KNUST) Kumasi Ghana – 2007

RESEARCH

Interests	Real Estate · Land Management · Urban Planning · GIS · Housing Market · Affordable Housing · Social Housing · Rental Housing Market
Areas	Economics and Econometrics · Urban Studies · Finance · Pollution · Building and Construction · Sociology and Political Science

RESEARCH SUMMARY

51	271	9	7	3.30	36%
Publications	Citations	h-index	i10-index	Field-weighted impact	World top 10%

Counted from the 51 publications listed below, 2010–2026. Field-weighted impact is the mean over the 22 works scored for it; 1.00 is the world average for works of the same field, type and year. 8 of the 22 papers scored for it are among the world's most cited tenth for their field, type and year.

POSITIONS

Senior Lecturer 2021–present
Department of Land Economy, Kwame Nkrumah University of Science and Technology, Kumasi, Ghana

Pollman Fellow in Real Estate and Urban Development 2022–2023
Department of Urban Planning and Design, Harvard University Graduate School of Design, Cambridge, United States

Consultant 2021–2022
Urban DRM AFR 2, World Bank Group, Washington D.C., United States

Dozent (Lecturer) 2021
Fakultät Raumplanung, TU Dortmund University, Dortmund, Germany

Dozent (Lecturer) 2020
Fakultät Raumplanung, TU Dortmund University, Dortmund, Germany

Wissenschaftliche Mitarbeiter (Research Assistant) 2019
Fakultät Raumplanung, TU Dortmund University, Dortmund, Germany

Wissenschaftliche Hilfskraft (Scientific Assistant) 2019
Fakultät Raumplanung, TU Dortmund University, Dortmund, Germany

Lecturer 2014–2021
Department of Land Economy, Kwame Nkrumah University of Science and Technology, Kumasi, Ghana

Assistant Lecturer 2011–2014
Department of Land Economy, Kwame Nkrumah University of Science and Technology, Kumasi, Ghana

Teaching and Research Assistant 2007–2008
Department of Land Economy, Kwame Nkrumah University of Science and Technology, Kumasi, Ghana

DISTINCTIONS, MEMBERSHIPS AND SERVICE

Board Member 2015–present
African Real Estate Society (AfRES), Cape Town, South Africa

Professional Member 2013–present
Valuation and Estate Surveying Division, Ghana Institution of Surveyors (GhIS), Accra, Ghana

PUBLICATIONS

Journal articles 34

1. Richmond Juvenile Ehwi, Kwadwo Oti-Sarpong, Lewis Abedi Asante, Divine Mawuli Asafo, Yiru Jia, Elmond Bandauko, Senanu Kwasi Kutor, Godwin Arku, Festival Godwin Boateng, **Emmanuel Kofi Gavu**, Abubakar Sadiq Abass (2026). A Systematic Review of the Global Literature on Gated Communities: A Temporal Perspective. *Journal of Planning Literature*. https://doi.org/10.1177/08854122261433561
2. Giulia Ragosa, **Emmanuel Kofi Gavu**, Jim Watson, David Ato Quansah, Mustapha Abdul-Mugis (2026). Beyond cost: Unpacking the techno-economic, institutional, and social dynamics of solar PV adoption in Ghana's commercial sector. *Energy Sustainable Development/Energy for sustainable development*. https://doi.org/10.1016/j.esd.2026.102065
3. Gerald E. Arhin, **Emmanuel Kofi Gavu**, David A. Quansah (2026). How just are transition plans? An analysis of the energy transition and investment plans of Ghana and Kenya. *Climate Policy*. https://doi.org/10.1080/14693062.2026.2631012
4. Ragosa, Giulia, **Gavu, Emmanuel Kofi**, Abdul-Mugis, Mustapha, Quansah, David Ato, Watson, Jim (2025). Scaling up distributed solar PV adoption in Ghana's commercial sector. *Zenodo (CERN European Organization for Nuclear Research)*. https://doi.org/10.5281/zenodo.17880255
5. **Emmanuel Kofi Gavu**, Richard B. Peiser (2024). Embodied Carbon and the Nuances in Office-to-Residential Conversions. *Sustainability*. https://doi.org/10.3390/su16072711
6. Oluwaseun Damilola Ajayi, **Emmanuel Kofi Gavu** (2024). South African Real Estate Investment Trusts Prefer Tuesdays. *Journal of risk and financial management*. https://doi.org/10.3390/jrfm17050214
7. **EK Gavu** (2024). Sustainability Assessment of Recent Buildings in an Institution of Higher Learning. *23 rdAnnual Conference*. https://www.researchgate.net/profile/Partson-Paradza-2/publication/385947297_Exploring_the_Effects_of_Interest_Rates_on_the_Residential_Property_Market_A_Case_Study_of_Weltevredenpark_Suburb_in_Johannesburg/links/673d7e87c1b80e56164f872f/Exploring-the-Effects-of-Interest-Rates-on-the-Residential-Property-Market-A-Case-Study-of-Weltevredenpark-Suburb-in-Johannesburg.pdf#page=84
8. **Gavu, Emmanuel Kofi**, Quansah, David Ato, Lamptey, Eunice Naa O., Tomei, Julia (2024). The political economy of land access for large-scale solar photovoltaic projects in Ghana. *Zenodo (CERN European Organization for Nuclear Research)*. https://doi.org/10.5281/zenodo.17883265
9. Richmond Juvenile Ehwi, Lewis Abedi Asante, **Emmanuel Kofi Gavu** (2024). Understanding the norms and difficulties with advance rent payments in Ghana. *International Journal of Urban Sustainable Development*. https://doi.org/10.1080/19463138.2024.2350747
10. **EK Gavu** (2022). Conceptualizing the rental housing market structure in Ghana. *Housing Policy Debate*.
11. **EK Gavu**, A Owusu-Ansah (2022). The residential, office, retail and industrial markets in West Africa. *Understanding African Real Estate Markets*. https://books.google.com/books?hl=en&lr=&id=PnUIEQAAQBAJ&oi=fnd&pg=PA37&dq=info:vopl4592wjUJ:scholar.google.com&ots=vMa8ErCHYl&sig=q8JaB-lDhfb-gnIFukmXbxP0EZ8
12. Lewis Abedi Asante, Richmond Juvenile Ehwi, **Emmanuel Kofi Gavu** (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
13. David Adade, Elias Danyi Kuusaana, Walter Timo de Vries, **Emmanuel Kofi Gavu** (2021). Housing Finance Strategies for Low-Income Households in Secondary Cities: Contextualization Under Customary Tenure in Ghana. *Housing Policy Debate*. https://doi.org/10.1080/10511482.2021.1905026
14. Richmond Juvenile Ehwi, Lewis Abedi Asante, **Emmanuel Kofi Gavu** (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*. https://doi.org/10.1108/ijhma-12-2020-0146
15. **Emmanuel Kofi Gavu** (2020). Conceptualizing the Rental Housing Market Structure in Ghana. *Housing*

Policy Debate. https://doi.org/10.1080/10511482.2020.1832131

16. Kola Akinsomi, **Emmanuel Kofi Gavu**, Tayo Odunsi (2020). Organisers' Announcement: Future Leaders of the African Real Estate Society. *Journal of African Real Estate Research*. https://doi.org/10.15641/jarer.v5i2.990
17. **Emmanuel Kofi Gavu**, Anthony Owusu-Ansah (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
18. **EK Gavu** (2019). Stakeholders' perception of residential rental value determinants in Ghana. *Journal of African Real Estate Research*. https://www.academia.edu/download/132460953/622.pdf
19. **EK Gavu** (2018). Assessing a Ghanaian University's Real Estate Teaching and Learning. *Journal of African Real Estate Research*. https://pdfs.semanticscholar.org/c3cd/053103857b60cd68341a95f98983402bc2f1.pdf
20. Lewis Abedi Asante, **Emmanuel Kofi Gavu**, Dennis Papa Odenyi Quansah, Derek Osei Tutu (2017). The difficult combination of renting and building a house in urban Ghana: analysing the perception of low and middle income earners in Accra. *GeoJournal*. https://doi.org/10.1007/s10708-017-9827-2
21. E. Kofi Forson Forson, **E. Kofi Gavu** (2017). Using Multi Criteria Evaluation in Forest resource conservation in Ghana: Spatially identifying vulnerable areas. *Rwanda Journal*. https://doi.org/10.4314/rj.v1i2s.5d
22. **EK Gavu** (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*. https://scholar.google.com/scholar?cluster=11393310797080762689&hl=en&oi=scholarr
23. EP Tudzi, **EK Gavu**, JZ Ayitey (2015). Corporate real estate management: a survey of literature. *Proceedings of 4th International Conference on Infrastructure Development in Africa (ICIDA)*. https://www.researchgate.net/profile/Eric-Tudzi/publication/290434719_Corporate_Real_Estate_Management_A_survey_of_literature/links/58a5b3b24585150402d346f4/Corporate-Real-Estate-Management-A-survey-of-literature.pdf
24. Foster Jonathan Nyarko, Jonathan Ayitey, **Emmanuel Kofi Gavu** (2015). Evaluation of Home-Equity Financing Option in a Developing Economy, Illustrated with an Example of Ghana. https://doi.org/10.14659/worej.2015.94.04
25. **Emmanuel Kofi Gavu**, Kahad Adamu (2015). The Growth and Challenges of Mortgage Origination in Ghana. https://doi.org/10.14659/worej.2015.94.05
26. **EK Gavu**, EP Tudzi (2015). The level of accessibility of tertiary educational facilities in Ghana after the passage of the Persons with Disability Act 2006, Act 715. *American Real Estate Society Conference, Sanibel Harbour Marriott Fort Myers, Florida*. https://www.researchgate.net/profile/Eric-Tudzi/publication/290434469_The_level_of_accessibility_of_Tertiary_Educational_Facilities_in_Ghana_after_the_passage_of_the_Persons_with_Disability_Act_2006_Act_715/links/58a5ac7faca27206d98c106a/The-level-of-accessibility-of-Tertiary-Educational-Facilities-in-Ghana-after-the-passage-of-the-Persons-with-Disability-Act-2006-Act-715.pdf
27. **EK Gavu**, EP Tudzi (2015). The level of accessibility of tertiary educational facilities in Ghana after the passage of the persons with disability act 2006, act 715 [conference session]. *American Real Estate Society Conference, Fort Myers, FL, United States*. https://scholar.google.com/scholar?cluster=11881598068892729250&hl=en&oi=scholarr
28. **EK Gavu** (2014). An Assessment Of Teaching And Learning In A Real Estate Teaching Department–Case Study: Department Of Land Economy, Knust, Kumasi, Ghana. *SPONSORS 8 PREFACE 9 PROGRAMME OVERVIEW 10*. https://afres.architexturez.net/system/files/afres2014-129.pdf
29. **EK Gavu** (2014). Records Management Practice In Land Sector Agencies, Evidence From The Land Registration Division Of The Lands Commission In Accra-Ghana. *Geography*. https://afres.architexturez.net/system/files/afres2014-128.pdf
30. J.K Kidido, J.Z Ayitey, E.D Kuusaana, **E.K Gavu** (2014). Who is the rightful recipient of mining

compensation for land use deprivation in Ghana? *Resources Policy*. https://doi.org/10.1016/j.resourpol.2014.10.004

31. JZ Ayitey, **EK Gavu** (2013). Pension funds a panacea to housing finance in developing economies? Case study: SSNIT, Ghana. *2nd Conference on Infrastructure Development in Africa, Johannesburg, South Africa*. https://www.researchgate.net/profile/Harriet-Asamoah-2/publication/271835210_Pension_Funds_a_Panacea_to_Housing_Finance_in_Developing_Economies_Case_Study_SSNIT_Ghana/links/5bc0f385299bf1004c5b0d25/Pension-Funds-a-Panacea-to-Housing-Finance-in-Developing-Economies-Case-Study-SSNIT-Ghana

32. **EK GAVU**, EP TUDZI, JZ AYITEY (2012). Management of learning spaces: emerging issues at KNUST, Kumasi. *Occassional papers, KNUST, Kumasi*. https://www.researchgate.net/profile/Eric-Tudzi/publication/290434725_The_management_of_learning_spaces_Emerging_issues_at_KNUST_Kumasi/links/58a5b7e14585150402d3b7d2/The-management-of-learning-spaces-Emerging-issues-at-KNUST-Kumasi.pdf

33. **EK Gavu** (2010). Network Based Indicators for Prioritizing the Location of a New Urban Transport Connection: Case Study Istanbul, Turkey. *Unpublished Thesis, International Institute for Geo-Information Science and Earth Observation Enschede, The Netherlands*. https://scholar.google.com/scholar?cluster=4489376158220574 19&hl=en&oi=scholarr

34. **EK Gavu** (2010). Network based indicators for prioritising the location of a new urban connection: Case study Istanbul, Turkey. *International Institute for Geo-Information Science and Earth Observation, Enschede*. https://scholar.google.com/scholar?cluster=9680913351491115231&hl=en&oi=scholarr

Conference papers 5

1. **Gavu (Dr.-Ing.), Emmanuel Kofi** (2025). 24th Annual Conference of the African Real Estate Society (AfRES). *Zenodo (CERN European Organization for Nuclear Research)*. https://doi.org/10.5281/zenodo.18018580

2. **Emmanuel Gavu**, Oluwaseun Ajayi, Cyril Ajayi, Bamidele Owosuyi (2025). Does ESG Still Signal Value When the Lights Go Out? A Machine Learning Analysis of REIT Behaviour Under Load Shedding. https://doi.org/10.15396/afres2025-035

3. **EK Gavu**, DA Quansah (2025). Scaling up distributed solar PV adoption in Ghana: a focus on the commercial sector. *Energy Solutions for a Sustainable and Inclusive Future, 46th IAEE International Conference, June 15-18, 2025*. https://scholar.google.com/scholar?cluster=16717465148449295853&hl=en&oi=scholarr

4. **E.K. Gavu**, J.T. Bugri, W. Dachaga (2015). COMPARATIVE ANALYSIS OF PROPERTY MAINTENANCE IN PUBLIC AND PRIVATE INSTITUTIONS: LESSONS FROM A DEVELOPING COUNTRY. https://doi.org/10.15396/afres2015_112

5. Lewis Asante, Alexander Sasu, Jonathan Ayitey, **Emmanuel Gavu** (2015). THE CHANGING FACE OF COMPOUND HOUSES IN GHANA AND ITS EFFECT ON RENTAL VALUE: A CASE STUDY OF SELECTED NEIGHBORHOODS IN KUMASI, GHANA. https://doi.org/10.15396/afres2015_138

Reports 11

1. **EK Gavu** (2023). Ghana's National Rental Assistance Scheme: A scholarly critique and policy recommendations. *AfRES*. https://ideas.repec.org/p/afr/wpaper/afres2023-035.html

2. **EK Gavu** (2023). The tragedy of anticommons and associated challenges with management of Commercial Properties in Ghana. *AfRES*. https://ideas.repec.org/p/afr/wpaper/afres2023-016.html

3. **EK Gavu** (2022). Redefining the Future of Real Estate in Africa: the 21st Annual AfRES Conference. *AfRES*. https://ideas.repec.org/p/afr/wpaper/2022-000.html

4. **EK Gavu** (2019). Empirical Conceptualisation Of Residential Rental Values In Ghana–Understanding Location And Neighbourhood Effects. *AfRES*. https://ideas.repec.org/p/afr/wpaper/2019-052.html

5. **EK Gavu** (2018). Residential Rental Market in Ghana–Empirical Examination of Submarket Existence. *AfRES*. https://afres.architexturez.net/system/files/afres2018_125.pdf

6. **EK Gavu** (2018). Residential rental housing market in Ghana–understanding key market variables for hedonic modelling. *ERES*. https://ideas.repec.org/p/arz/wpaper/eres2018_334.html
7. **EK Gavu** (2017). Determinants Of Residential Rental Values In Ghana: Evidence From Experts And Stakeholder Perspectives. *AfRES*. https://ideas.repec.org/p/afr/wpaper/afres2017_113.html
8. **EK Gavu** (2017). The Difficult Combination Of Renting And Building A House In Ghana: Analysing The Perspectives Of Low And Middle Income Earners In Accra. *AfRES*. https://ideas.repec.org/p/afr/wpaper/afres2017_105.html
9. **EK Gavu** (2015). Cost Effective Walling Materials For Piecemeal Construction In Developing Economies. *AfRES*. https://ideas.repec.org/p/afr/wpaper/afres2015_118.html
10. **EK Gavu** (2015). Evaluation Of Equity Financing Option In Home Financing In Ghana. *AfRES*. https://ideas.repec.org/p/afr/wpaper/afres2015_127.html
11. **EK Gavu**, EP Tudzi (2015). The level of accessibility of tertiary educational facilities in Ghana after the passage of the Persons with Disability Act 2006. *Act*. https://scholar.google.com/scholar?cluster=15446063876442960544&hl=en&oi=scholarr

Other publications 1

1. **EK Gavu** (2015). Using Multi Criteria Evaluation in Forest resource conservation in Ghana: spatially identifying vulnerable areas. *International Conference on Geospatial Technologies for Sustainable Urban ….*