



A/547695

# Indigenous Peoples and Real Estate Valuation

edited by

**Robert A. Simons**

Cleveland State University, USA

**Rachel Malmgren**

Cleveland State University, USA

**Garrick Small**

University of Technology, Australia

 Springer

# Contents

<b>1 Introduction to the ARES Monograph on Indigenous Peoples and Real Estate Valuation</b> . . . . .	<b>1</b>
Robert A. Simons, Rachel Malmgren, and Garrick Small	
<b>2 Indigenous Landholding Institutions as an Impediment to Economic Use of Land: Case Studies of Tamale and Bolgatanga in Ghana.</b> . . . . .	<b>19</b>
Raymond T. Abdulai and Issaka E. Ndekugri	
<b>3 Real Estate Practices Among Indigenous Peoples in Southern Africa: A Clash of Real Estate Systems on the Urban Fringe</b> . . . . .	<b>39</b>
Robert A. Simons and Francois M. Viruly	
<b>4 A Brief History of Native American Land Ownership</b> . . . . .	<b>63</b>
Hans R. Isakson and Shauntreis Sproles	
<b>5 Indigenous Land Claims in Canada: A Retrospective Analysis.</b> . . . .	<b>77</b>
Robert A. Simons and Shwetha H. Pai	
<b>6 The Metaphysics of Indigenous Ownership: Why Indigenous Ownership is Incomparable to Western Conceptions of Property Value</b> . . . . .	<b>103</b>
Garrick Small and John Sheehan	
<b>7 A Just Integration of Western and Customary Land Rights in Australia</b> . . . . .	<b>121</b>
Garrick Small	
<b>8 Valuation of Yoruba Sacred Shrines, Monuments, and Groves for Compensation.</b> . . . . .	<b>145</b>
Bioye Tajudeen Aluko, Emmanuel Olufemi Omisore, and Abdul-Rasheed Amidu	

**9 Land Restitution and Restitution Valuation in South Africa . . . . . 175**  
Valmond Ghyoot

**10 Property Rights and Land Market Dynamics: An Economic Interpretation of the Indigenous Land Tenure Transformation Process in Nigeria . . . . . 201**  
L. Jide Iwarere and Isaac F. Megbolugbe

**11 The 21st Century Property Challenge: Reconciling Spirituality, Sacred Places, and Profit-Seeking Property Involvements . . . . . 219**  
Stephen E. Roulac'

**12 This Land Is Your Land, This Land Is My Land: Toward a Global Analysis of the Determinants of Successful Indigenous Tribal Land Claims . . . . . 255**  
Robert A. Simons and Rachel Malmgren

**Index . . . . . 281**