

About Ibexx Venture Capital

Ibexx Capital is a Ghanaian Venture Capital firm dedicated to empowering exceptional founders and technologies across key sectors: housing, health, finance, and agriculture. We seek early-stage startups with the grit and determination to defy conventional boundaries, much like the agile and resilient ibex that navigates challenging terrains. Inspired by the ibex's unwavering spirit, we invest in founders who demonstrate unwavering resilience. Inspired by the ibex's unwavering spirit, Ibexx Venture Capital seeks founders who embody the same remarkable qualities. We believe that true success is built on a foundation of unwavering resilience. Overcoming obstacles and adapting to the ever-shifting dynamics of the market are not mere challenges, but cornerstones of growth. Just as the ibex navigates treacherous terrain, our founders must possess the tenacity to persevere through adversity. Equally vital is a commitment to embracing innovation. At Ibexx, we champion those who push the boundaries of technology and dare to challenge the status quo. We believe that transformative change stems from a willingness to explore uncharted territory and disrupt conventional thinking. Finally, we seek founders who possess a fearless vision. We are drawn to those with ambitious goals and the unwavering determination to achieve them. A bold vision, coupled with the courage to pursue it relentlessly, is the driving force behind groundbreaking ventures. Beyond simply providing capital, Ibexx Venture Capital is committed to offering invaluable mentorship and strategic guidance to help our portfolio companies thrive. We believe in fostering a collaborative environment where founders can access the expertise and support, they need to scale their businesses effectively. Our ultimate goal is to build sustainable, impactful businesses that not only achieve commercial success but also leave a lasting positive impact on the African Continent.





The Housing and Mobility Experience Of Workers In Accra

The housing and transportation challenges faced by workers in Accra are critical issues that impact the quality of life and productivity in the city. To gain a deeper understanding of these issues, we conducted a survey targeting young workers in Accra.

The survey sought to capture their experiences, challenges, and preferences regarding housing and transportation. Additionally, the survey explored the potential of co-living spaces as a viable solution to Accra's housing challenges. Co-living spaces, characterized by shared living arrangements with communal areas like kitchens and living rooms, offer an innovative approach to addressing affordability and convenience.

With 88 responses collected, this report analyzes key insights from the survey. It highlights the lived realities of workers and evaluates their openness to co-living as a practical alternative to traditional housing.

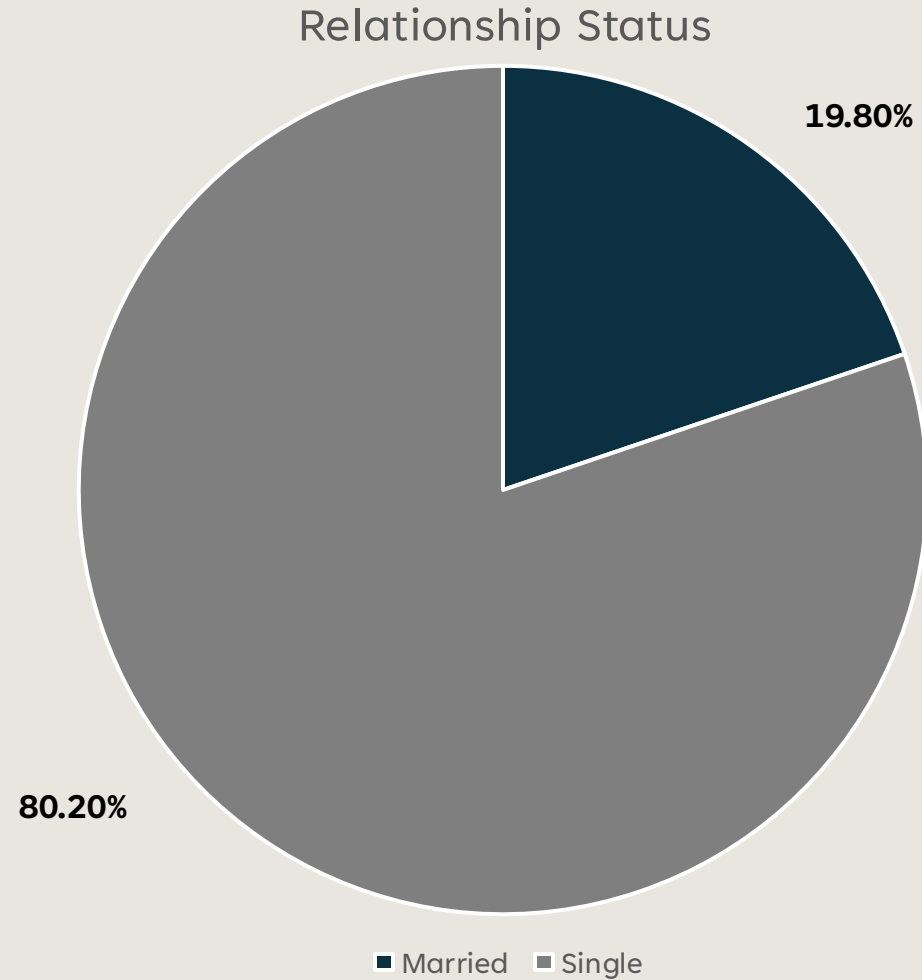
The findings aim to contribute to the broader conversation on sustainable and affordable housing solutions and the future of work in Accra and Ghana.





MAJORITY OF THE RESPONDENTS ARE SINGLE

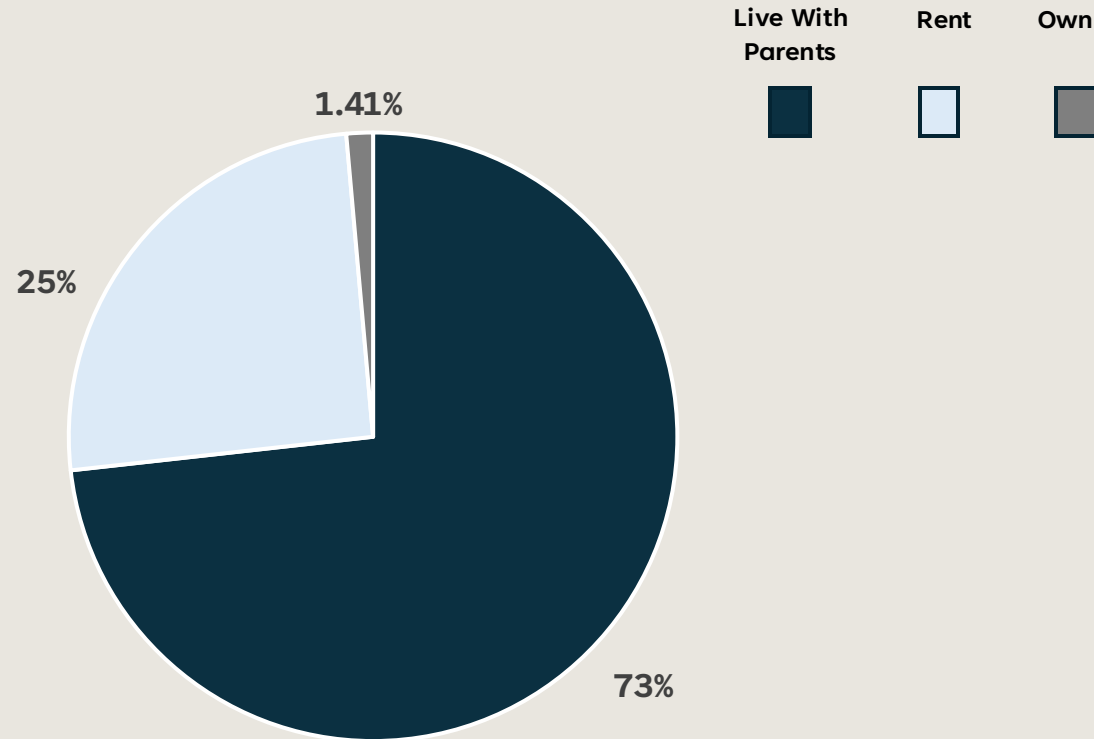
This Speaks To Our Younger Demographic We Are Seeking



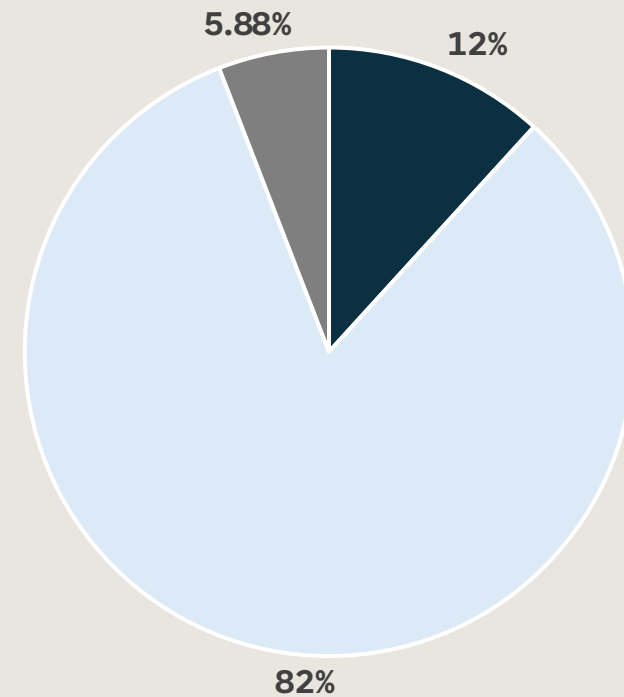
STARK DIFFERENCE IN RESIDENTIAL STATUS

Married People Are 3x As Likely To Rent Than Single People

Singles Residential Status

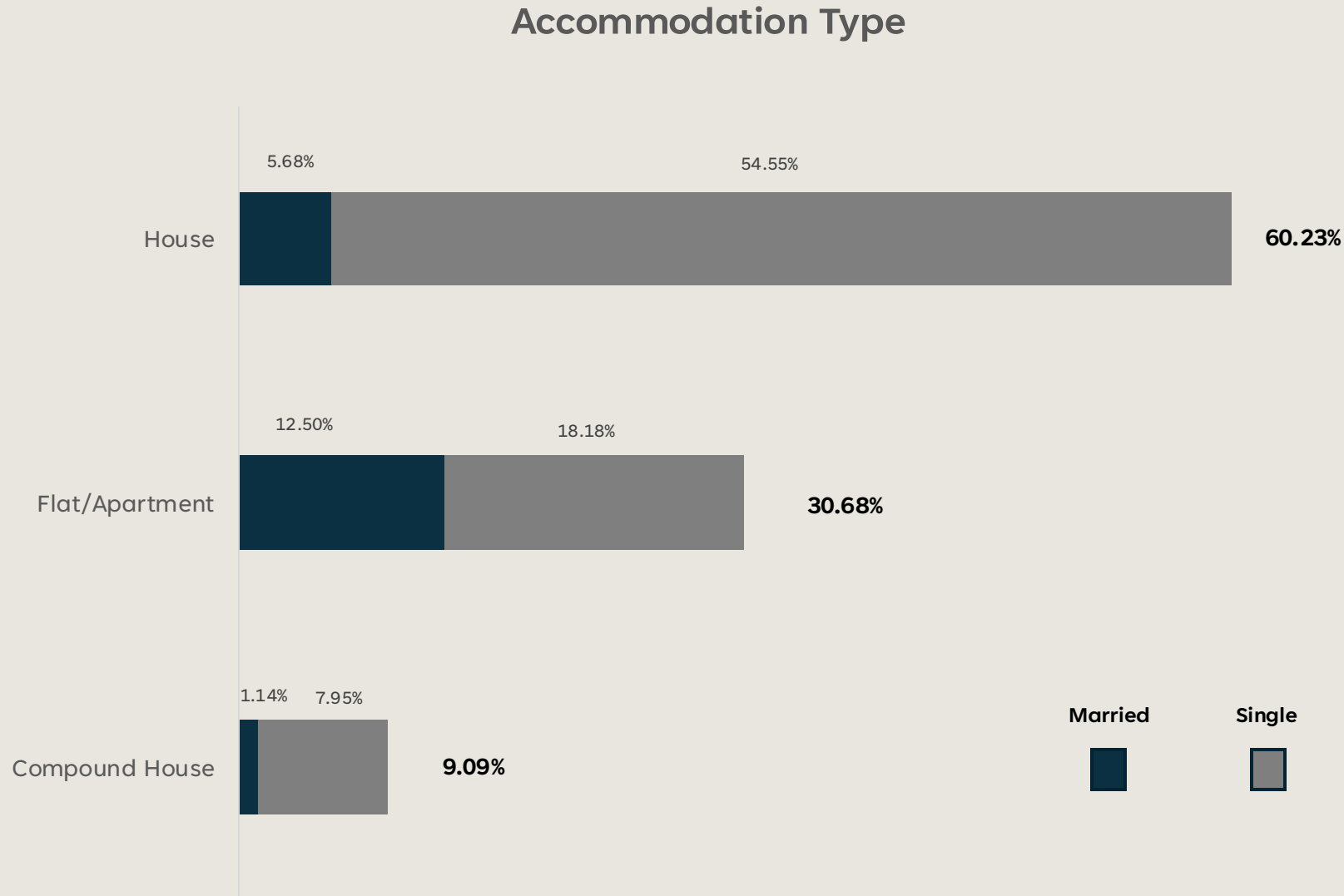


Married Residential Status



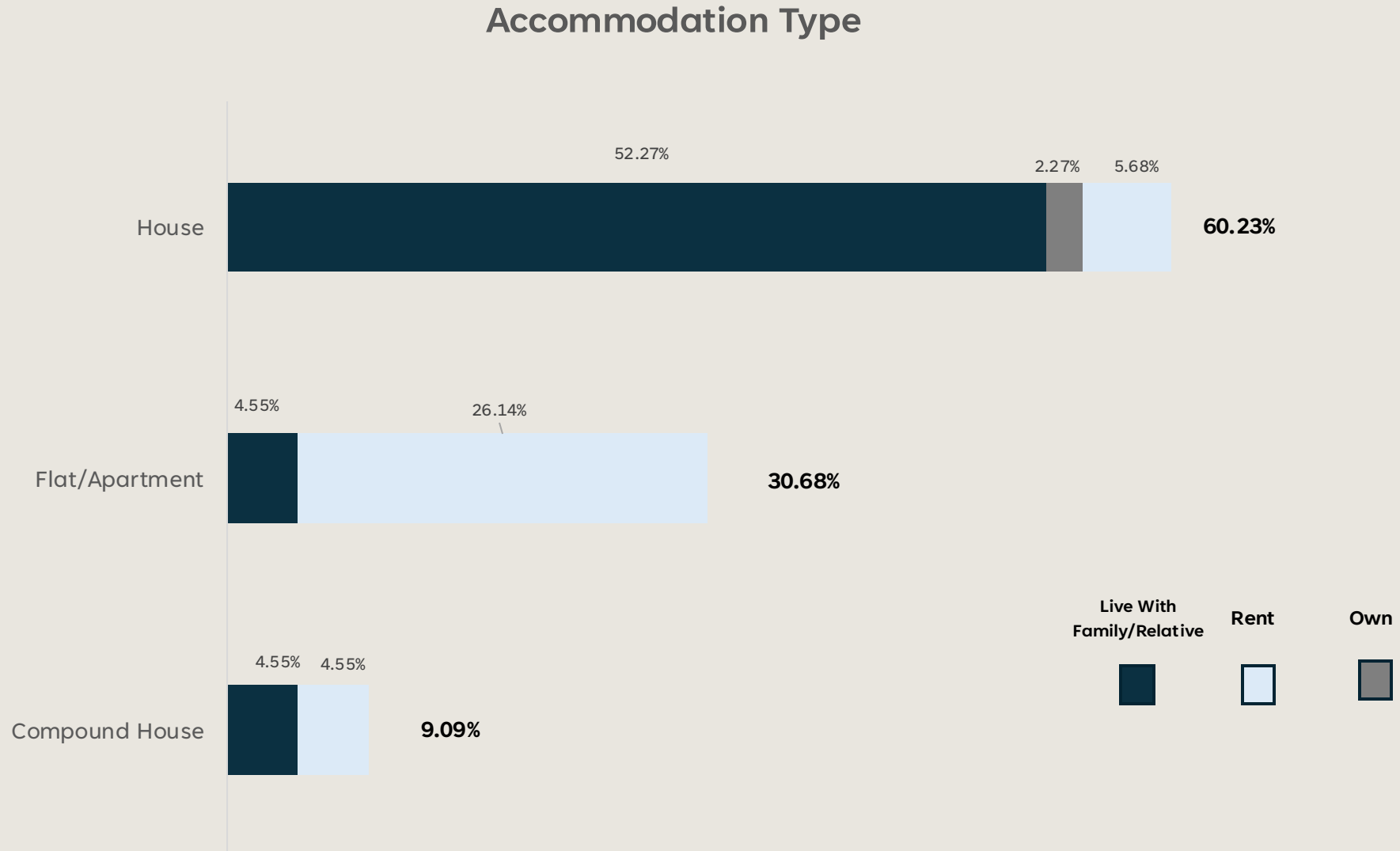
THE MOST DOMINANT ACCOMMODATION TYPE

With Most Respondents Living With Their Family, The House Does Not Come As A Surprise



THE MOST DOMINANT ACCOMMODATION TYPE

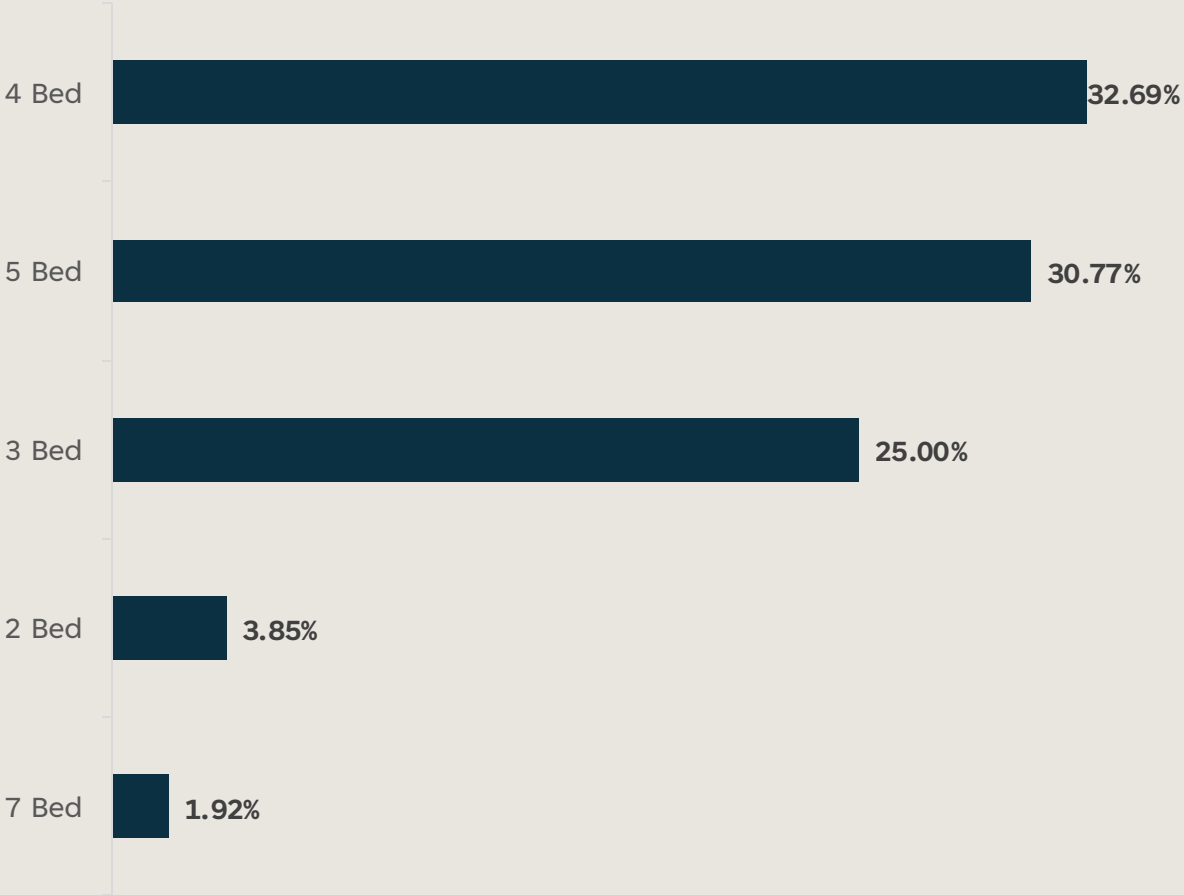
With Most Respondents Living With Their Family, The House Does Not Come As A Surprise



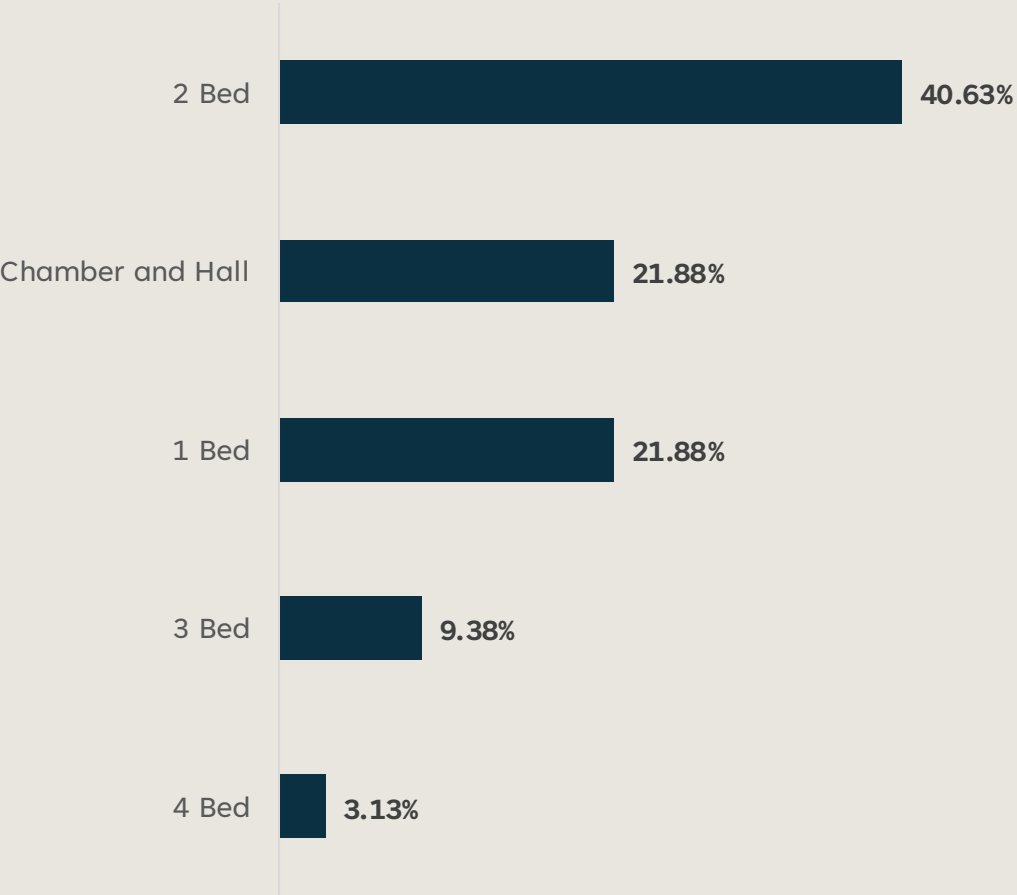
BEDROOM DISTRIBUTION: RENTING VS FAMILY

Living With Family, Which Are Mostly Houses, 3 to 4 Beds Are The Most Common
With Renting, 1-2 Beds and Chamber and Hall Are Preferred

LIVE WITH PARENTS/RELATIVES



RENTING



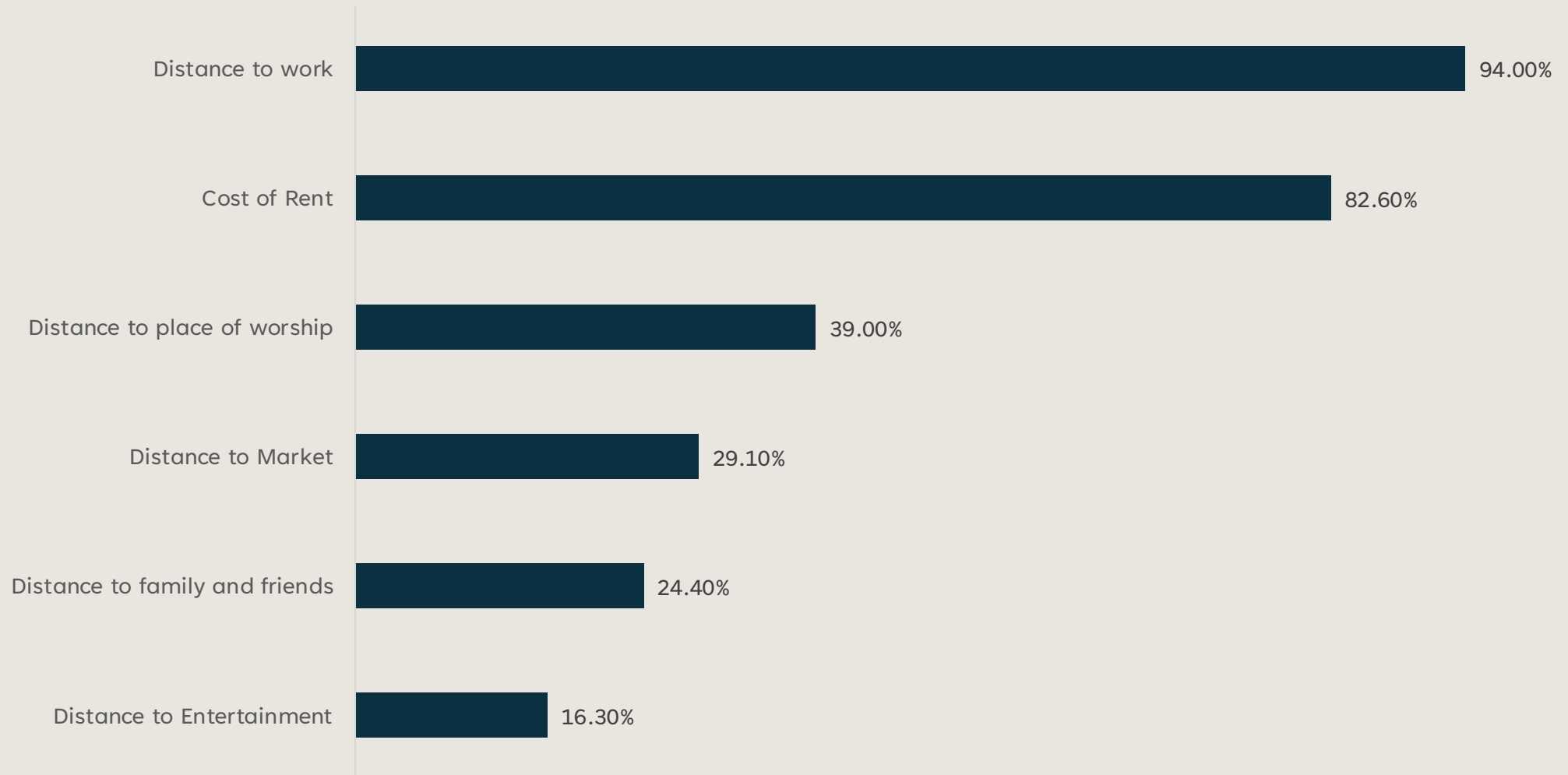
* For The 2 Respondents That Own; One 6-Bed House and One 2-Bed House



THE RENTERS COMPASS

What Tenants Look Out For When Choosing A Place To Rent

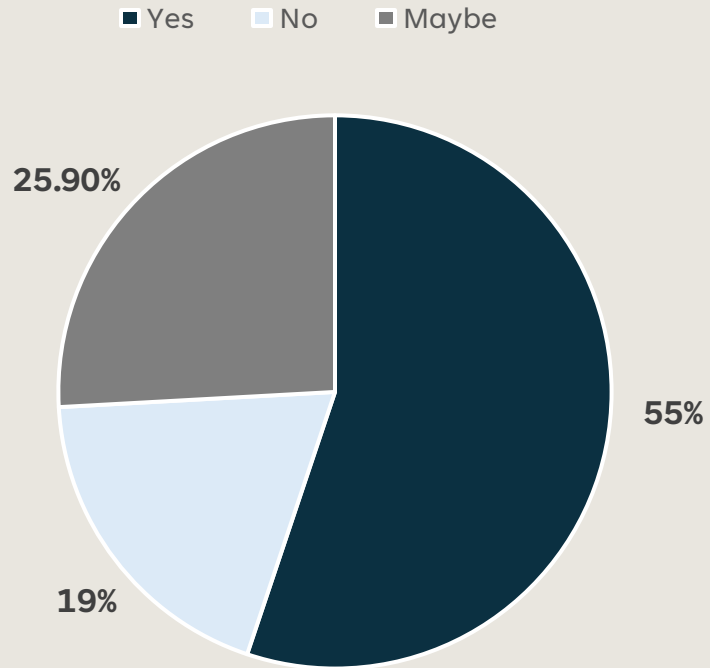
Most Important Things When Renting



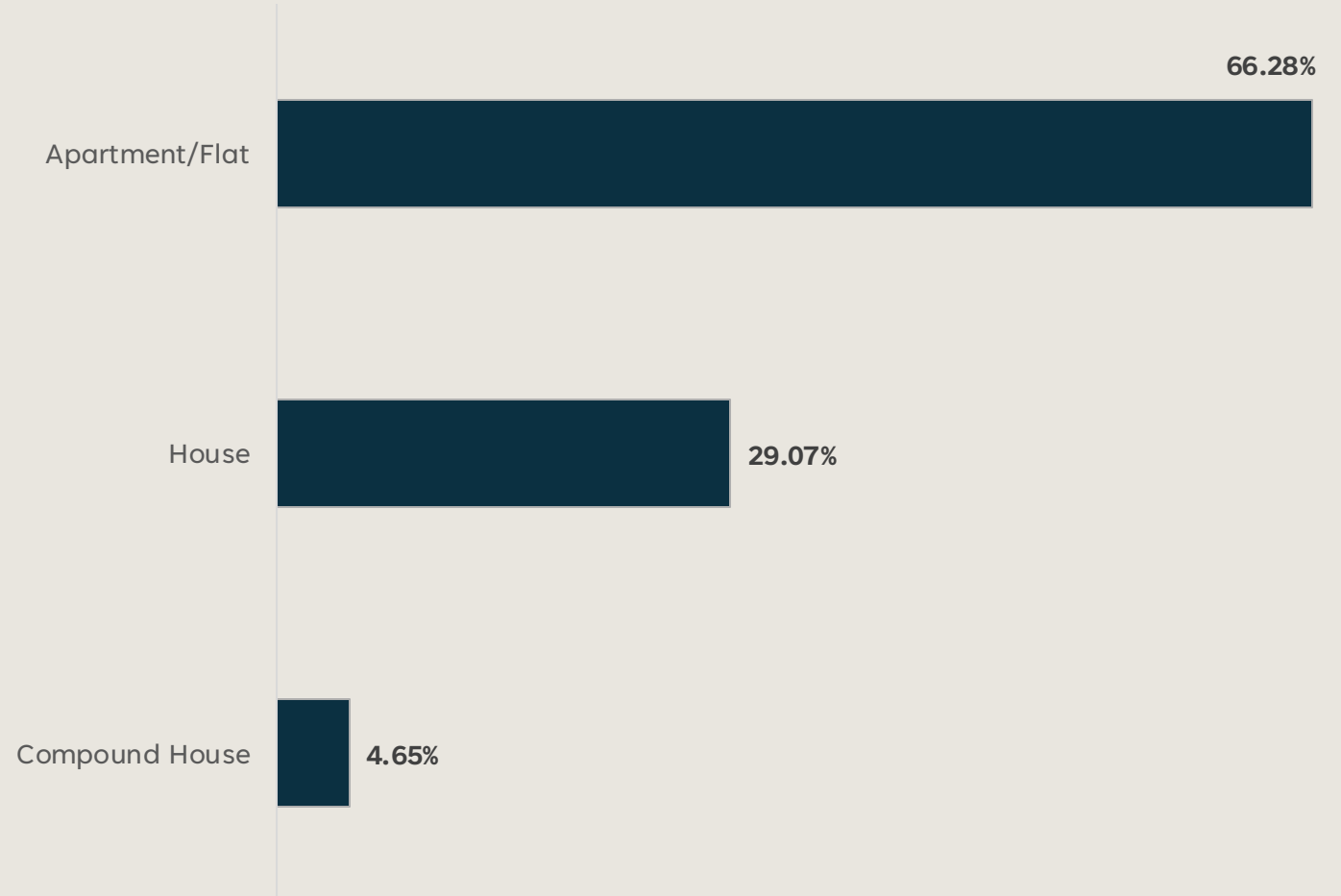
WHAT DO FUTURE TENANTS WANT ?

With People Looking TO Move Out, Flats and Apartments Are Their Preferred Structures

Do You See Yourself Moving Out ?



Preferred Accommodation Type

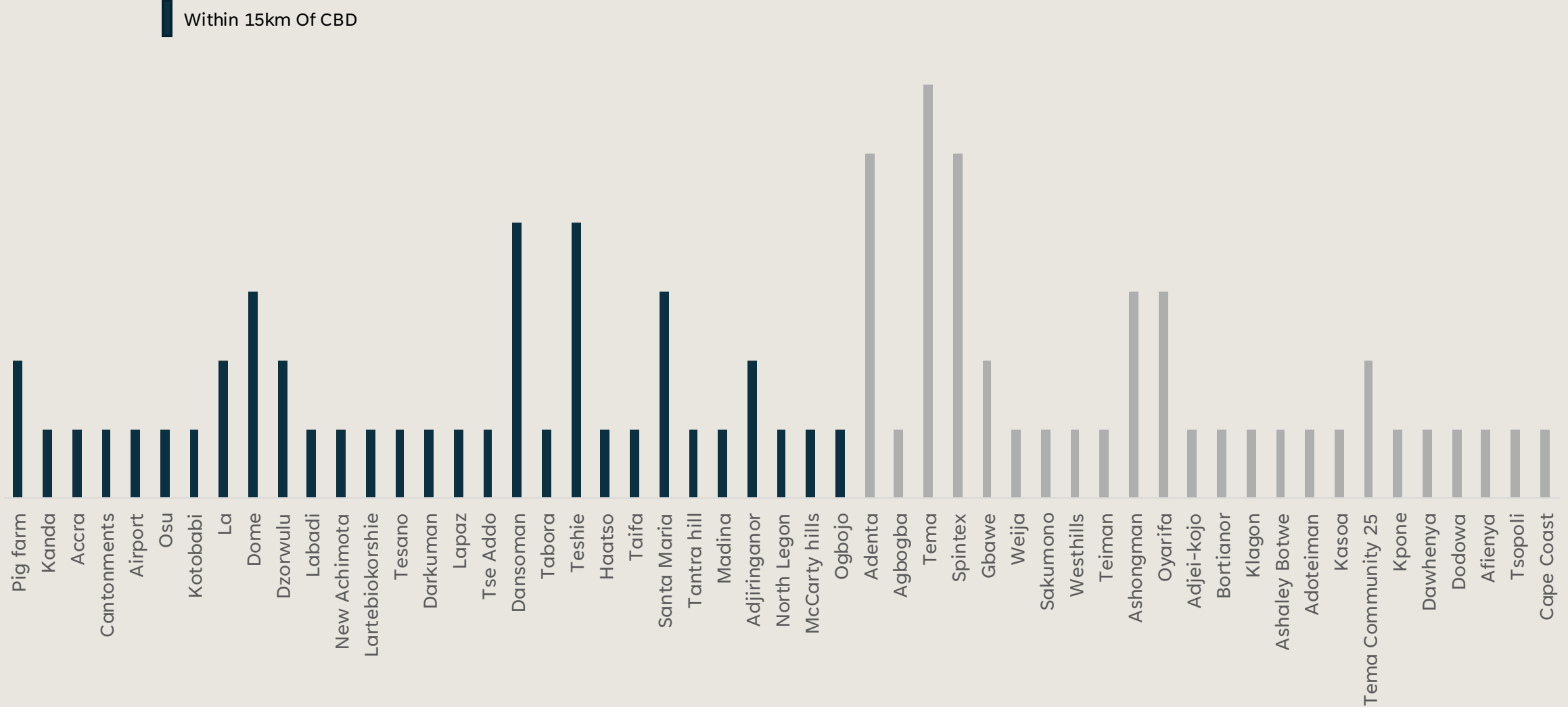


WHERE DO THEY LIVE ?

The Average Distance Is 19km Away From The CBD

Current Neighborhood Of Respondents

Within 15km Of CBD



WHERE DO THEY WANT TO LIVE ?

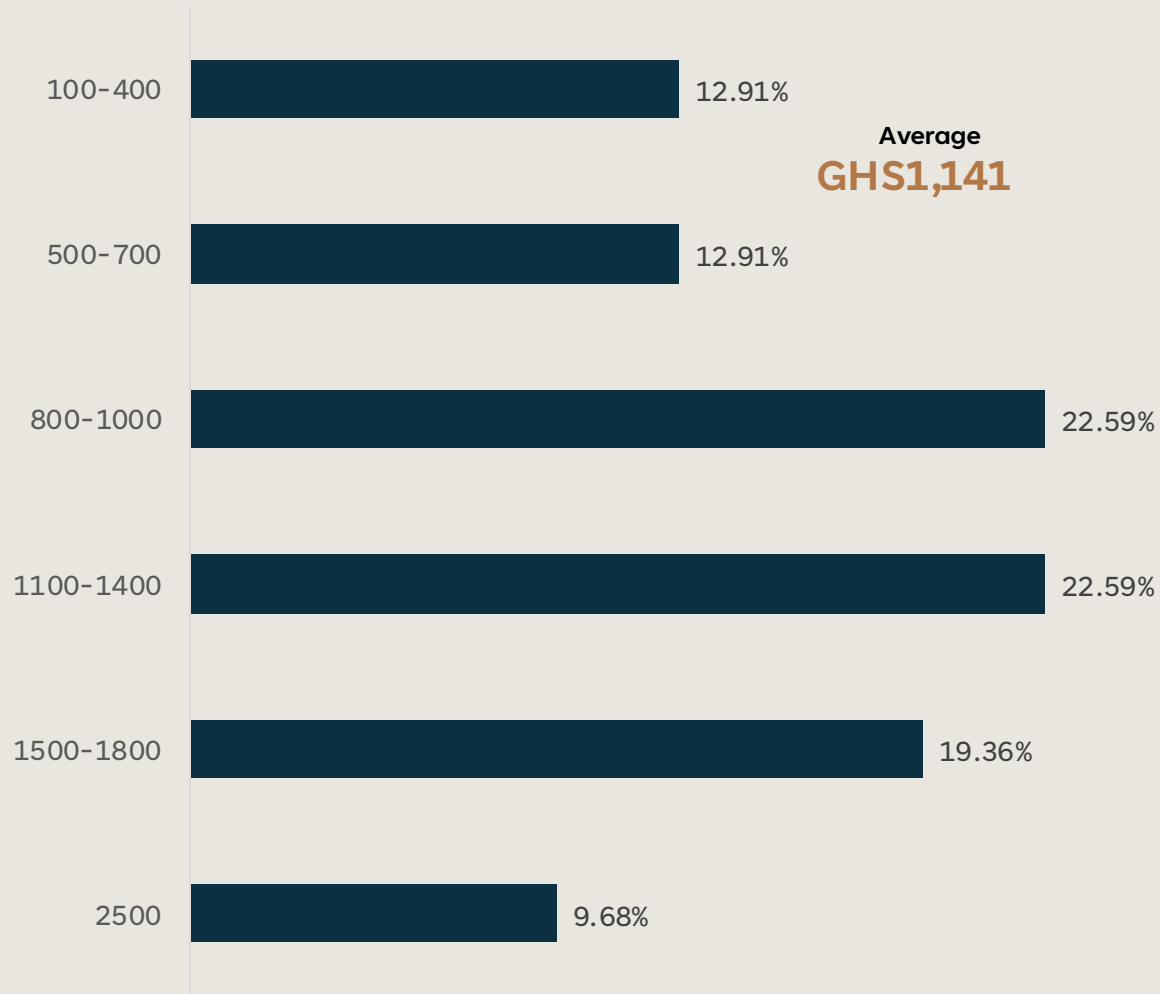
Most Prospective Tenants Want To Live At Least A 15km Radius From The CBD



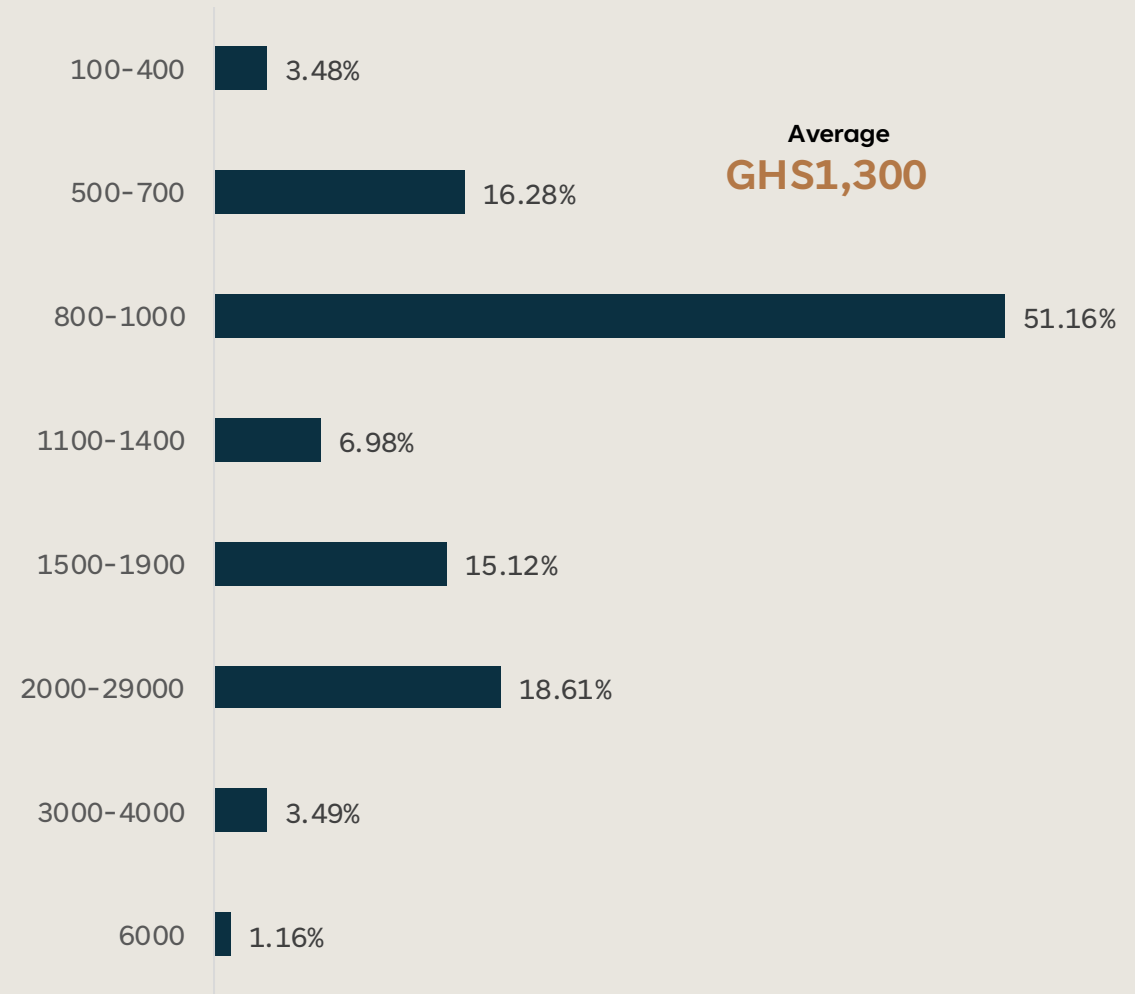
WHAT THE PEOPLE CAN AFFORD

People Are Not Willing To Pay A Lot More To Live Closer To The CBD

What People Are Paying For Rent



What People Are Willing To Pay For Rent

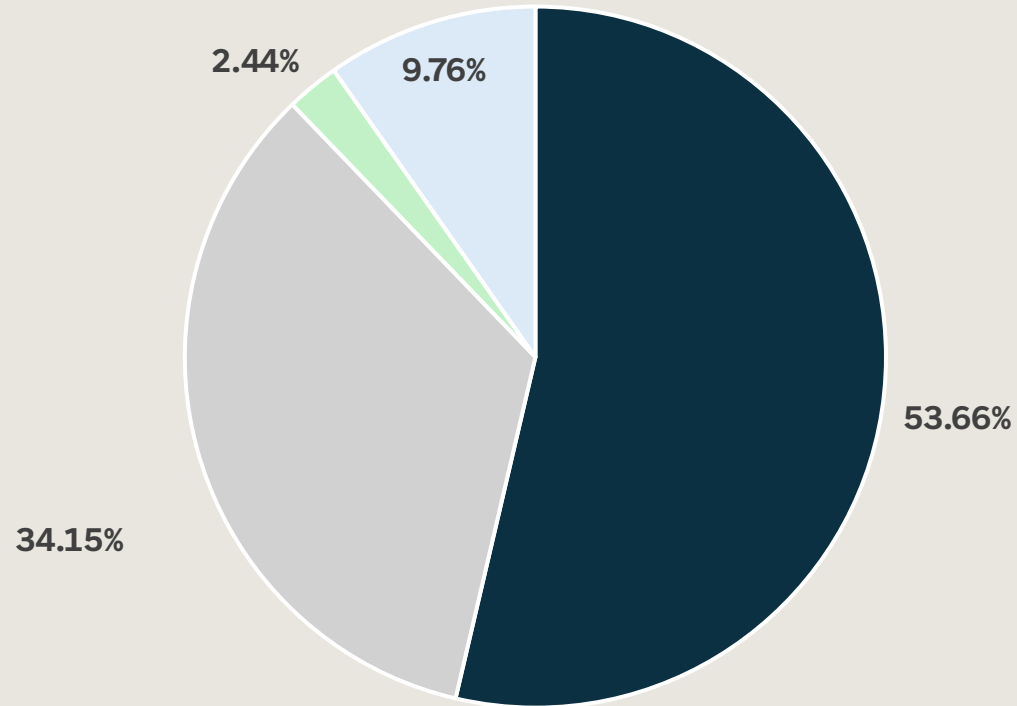


LANDLORDS PREFER AT LEAST A YEAR'S RENT

1-2 Year Leases Are The Most Common. The Legal Limit Is 6 Months

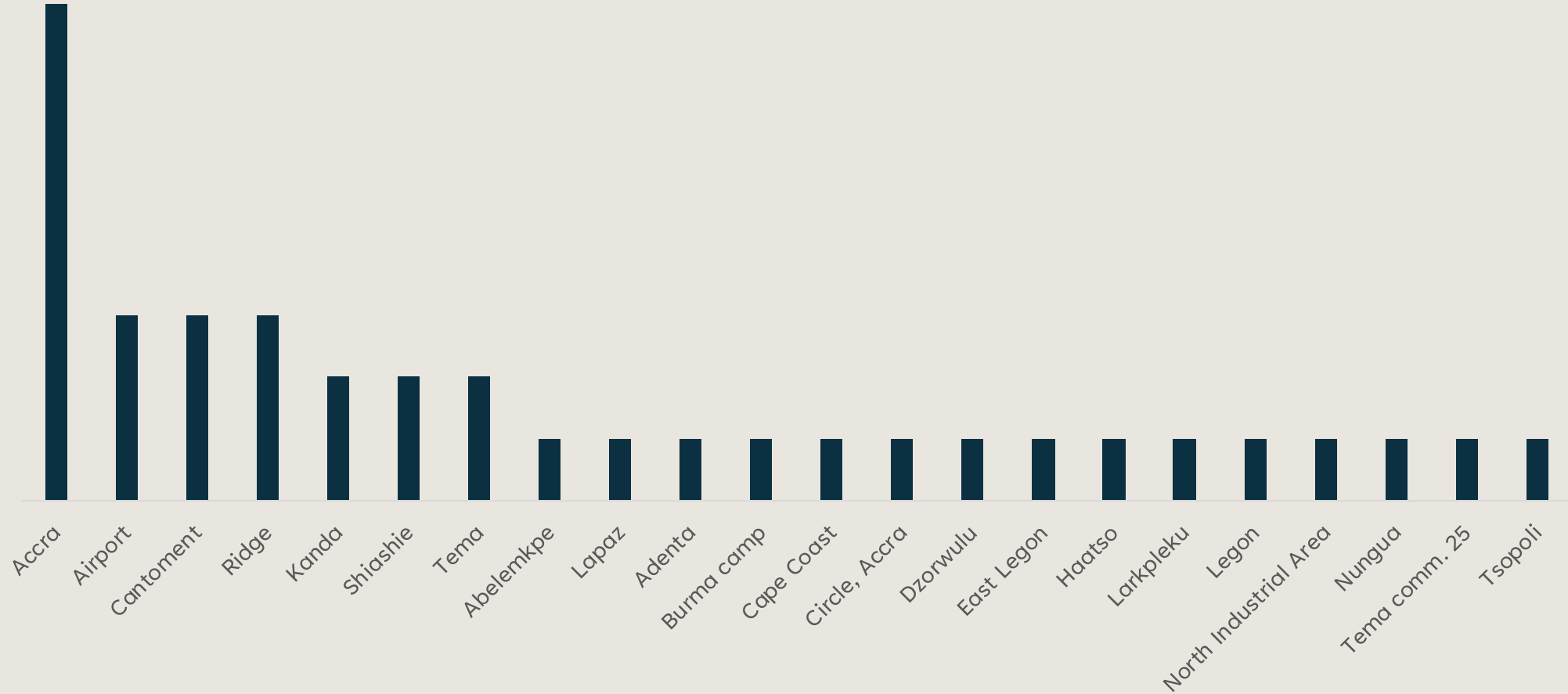
Rent Payment Structure

■ 1 year lease ■ 2 year lease ■ 6 month lease ■ Monthly Payment



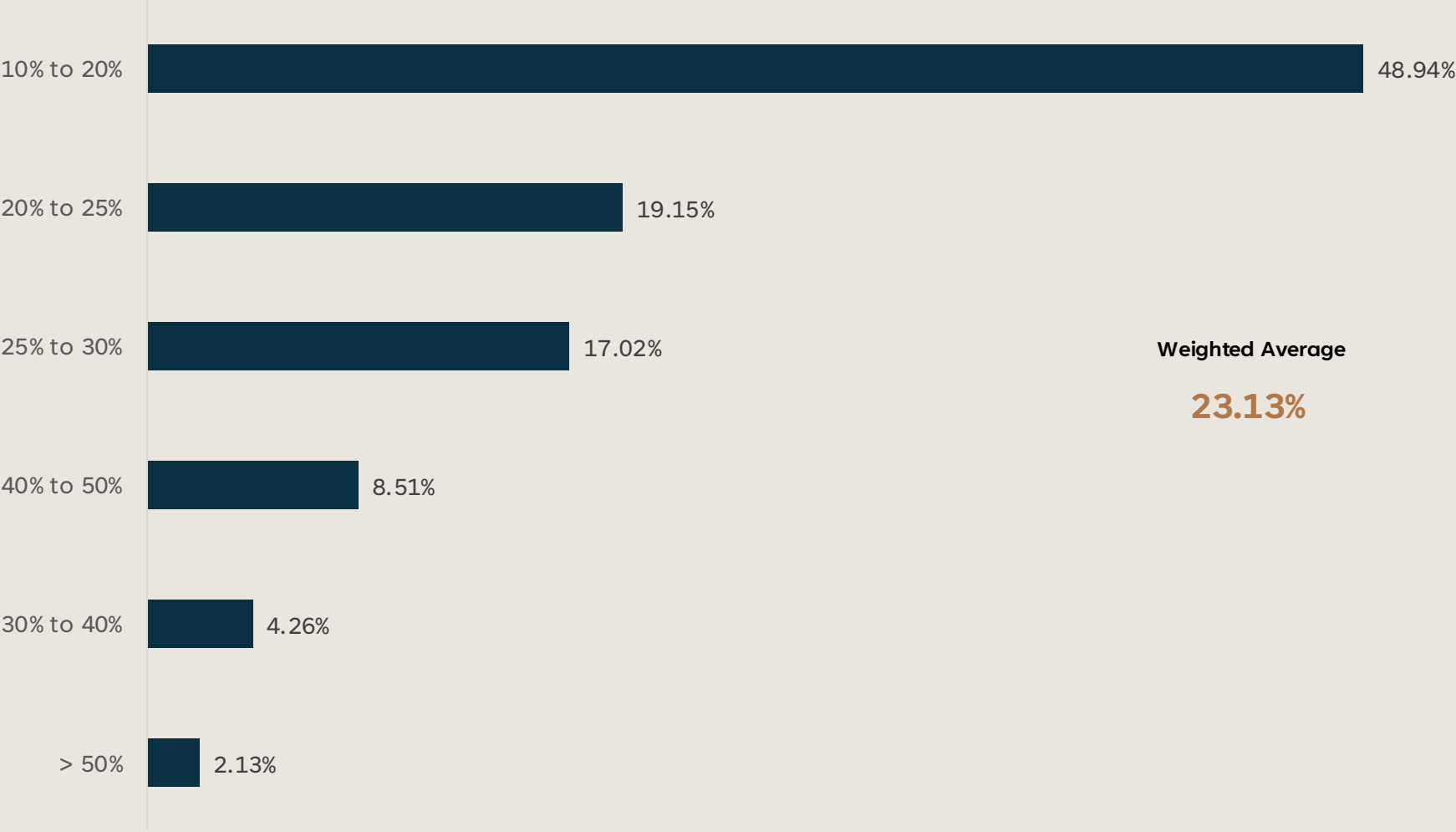
WHERE DO THE RESPONDENTS WORK AT ?

Place Of Work



PERCENTAGE OF INCOME ON RENT

Percentage Of Income On Rent



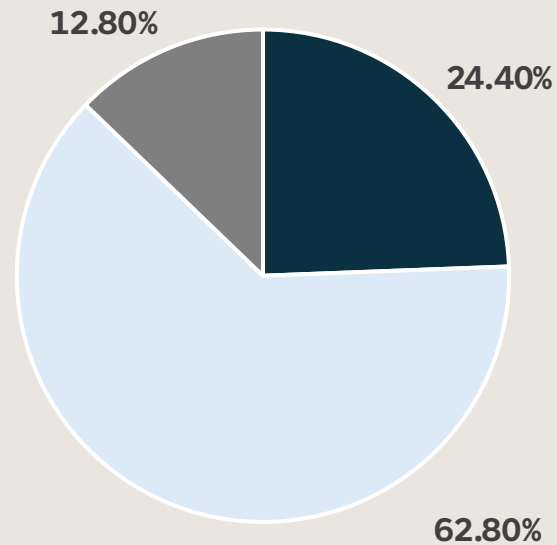
CO-LIVING SENTIMENTS ARE GENERALLY UNPOPULAR

Respondents Are Rigid With Bathroom Sharing, But Bend A Little For Kitchen and Living Area Sharing

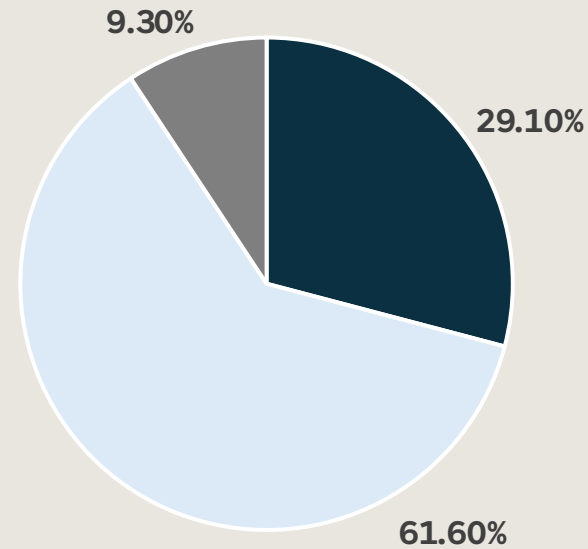
Yes No Maybe



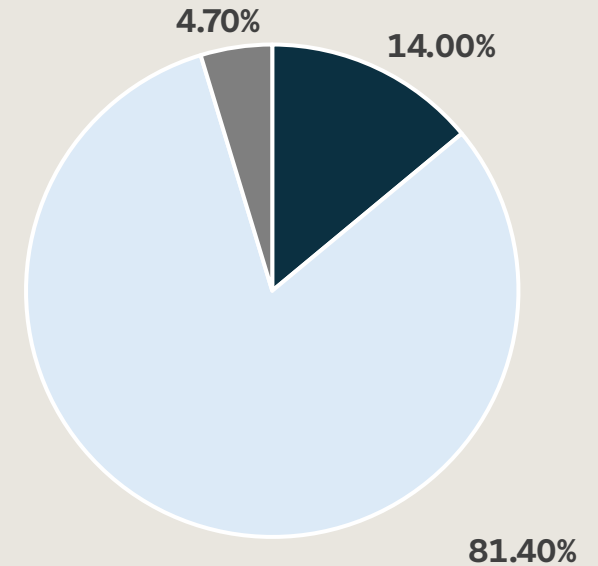
Kitchen



Living Area



Bathroom

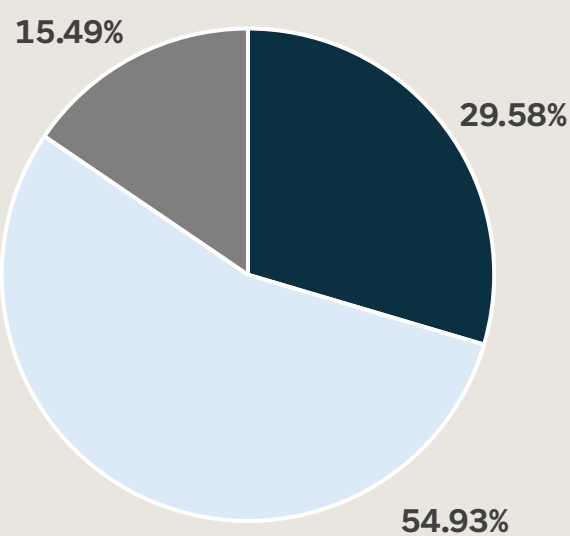


CO-LIVING SENTIMENTS WITH SINGLE PEOPLE

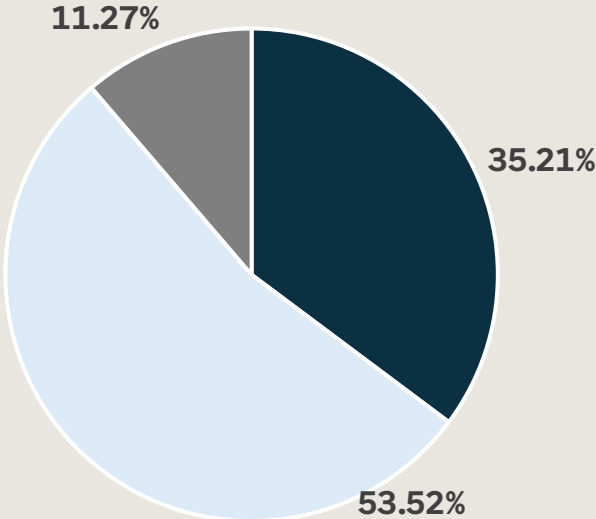
Single Respondents Are More Open To The Idea Of Co-Living To Save Money And Be Close To The CBD



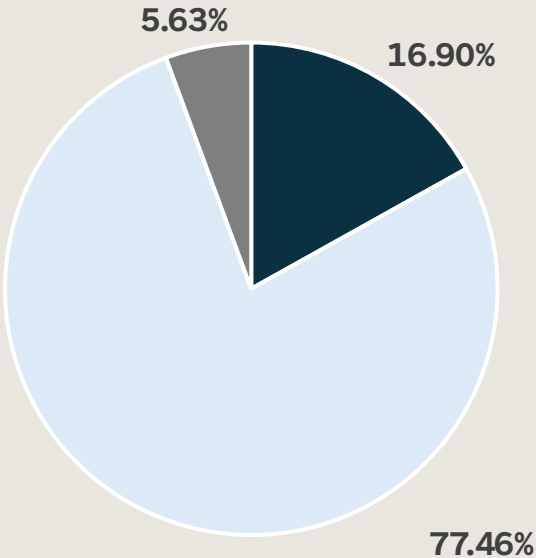
Kitchen



Living Area



Bathroom





TRANSPORTATION



**The Average Monthly Cost Of Transportation Is
GHS 948...**

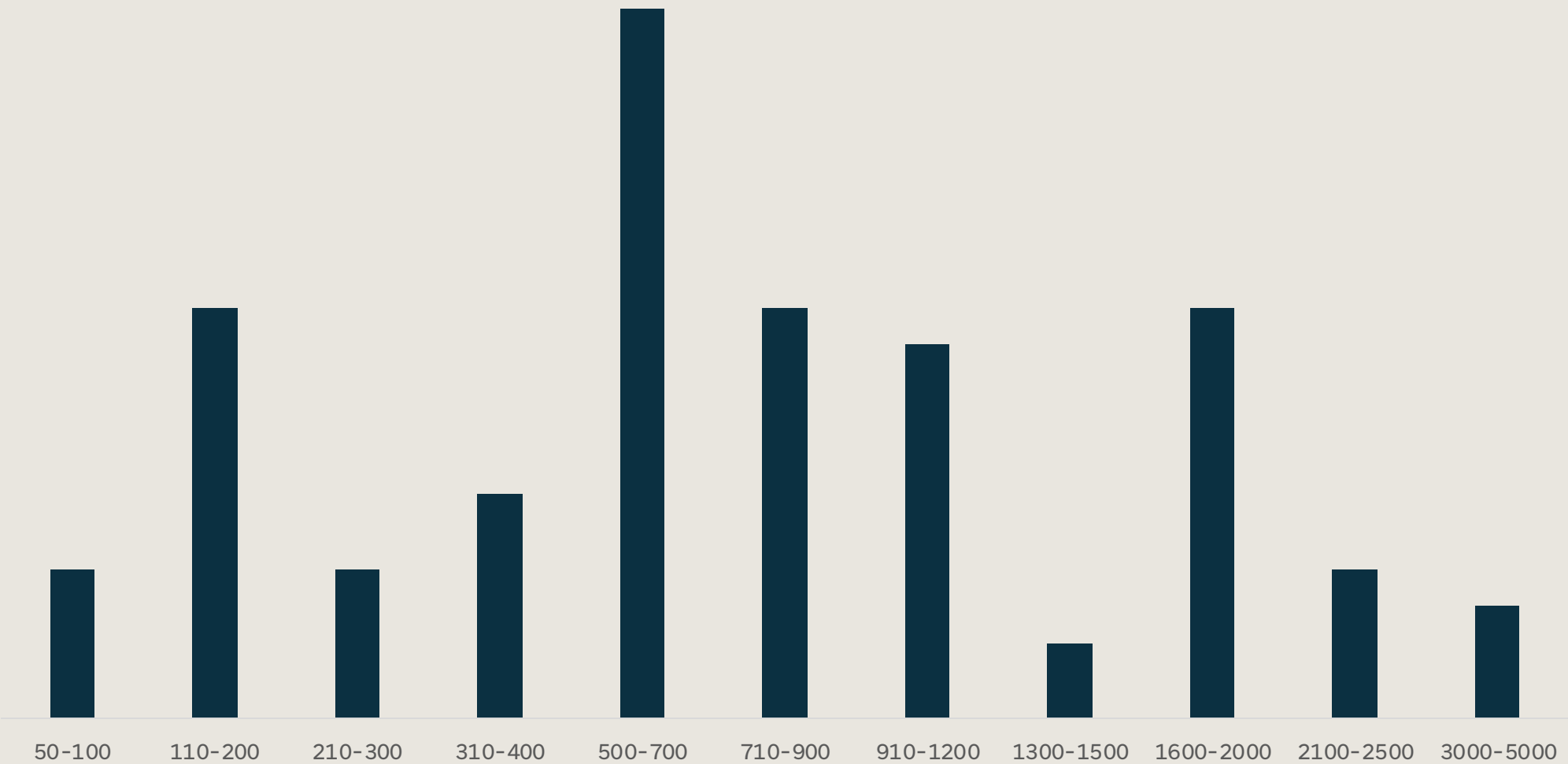
**While The Median Cost Of Transportation Is
GHS700.**



HOW MUCH DO PEOPLE SPEND ON TRANSPORT ?

Most People Spend Between GHS600 – GHS2000 Monthly On Transport To Work

Monthly Cost Of Transportation Distribution

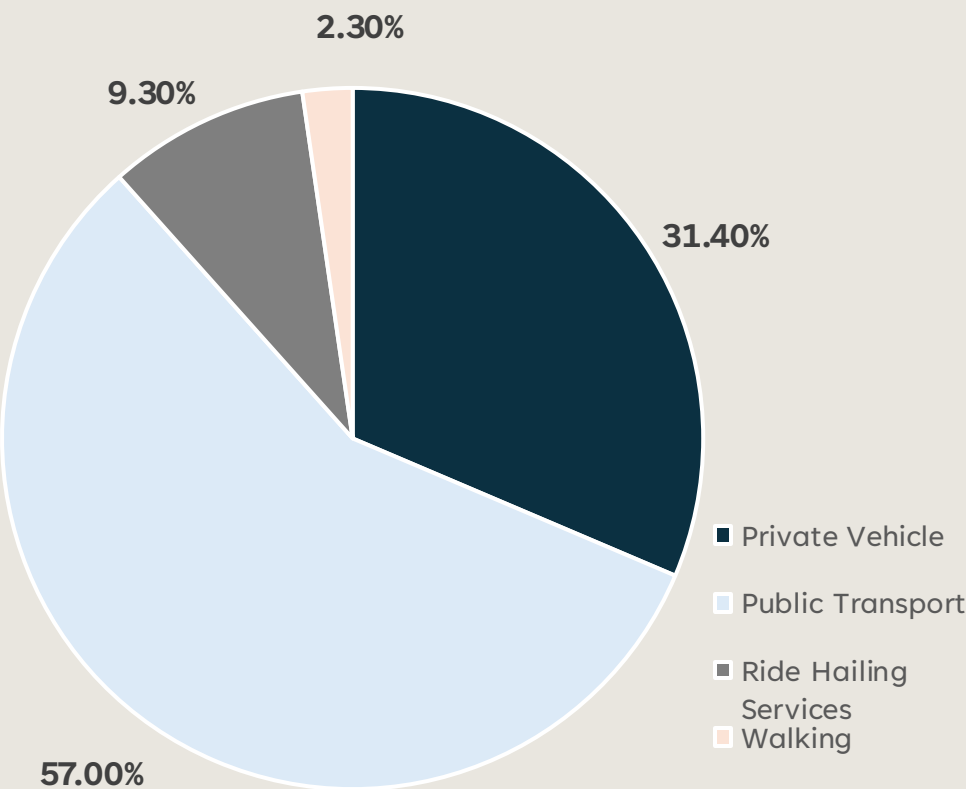


WORKING HOURS AND TRANSPORT PREFERENCES

The Normal Working Hours Is 8 to 9 Hours and Shift Schedules

Most Of The Population Uses Public Transport. Is It Out Of Choice Or Necessity ?

Primary Mode of Transport



TIME WE WILL NEVER GET BACK



**The Average Morning Commute Lasts
67 Minutes**



**While The Average Night Commute Lasts
88 Minutes**





That Is 2.5 Hours A Day



13 Hours A Week



51 Hours A Month



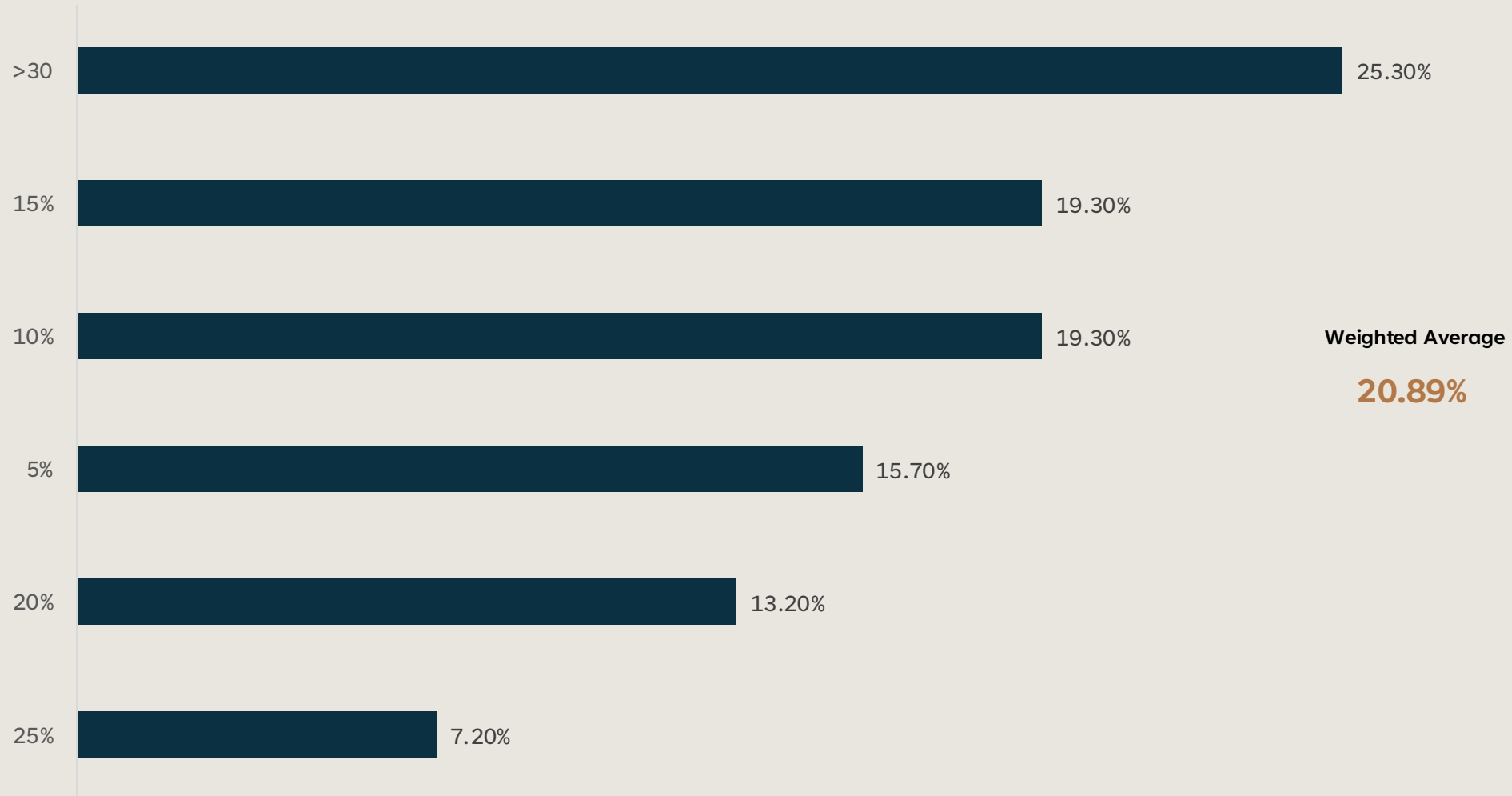
1 Month A Year...



WHAT SLICE OF THEIR INCOME GOES TO TRANSPORT ?

The Generally Recommended Cap On Transport Expenses Is 10% Of Monthly Income

Percentage Of Income On Transportation



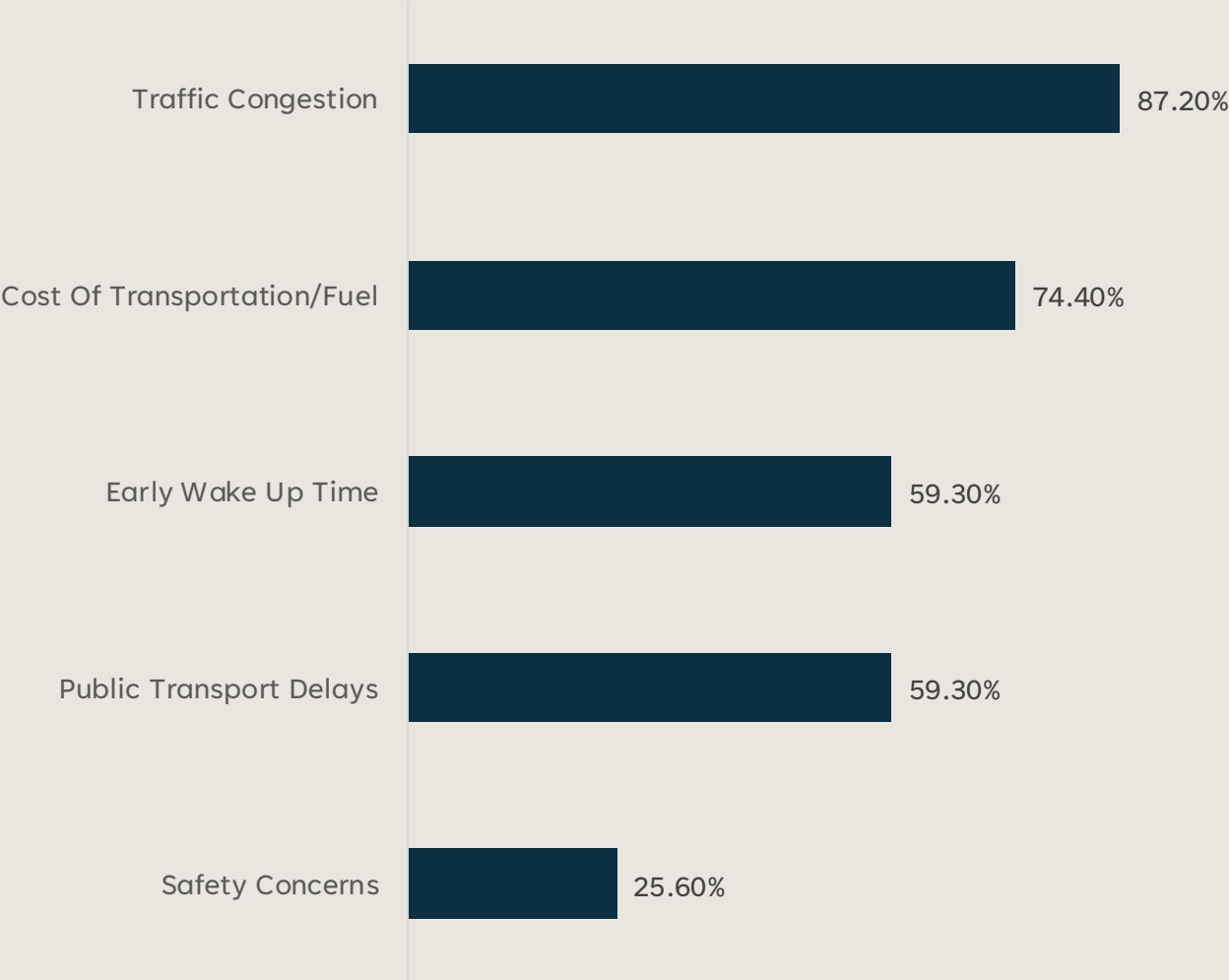
**Ghanaians Spend About 45% Of Their Net Income
On Transportation and Housing Alone.**



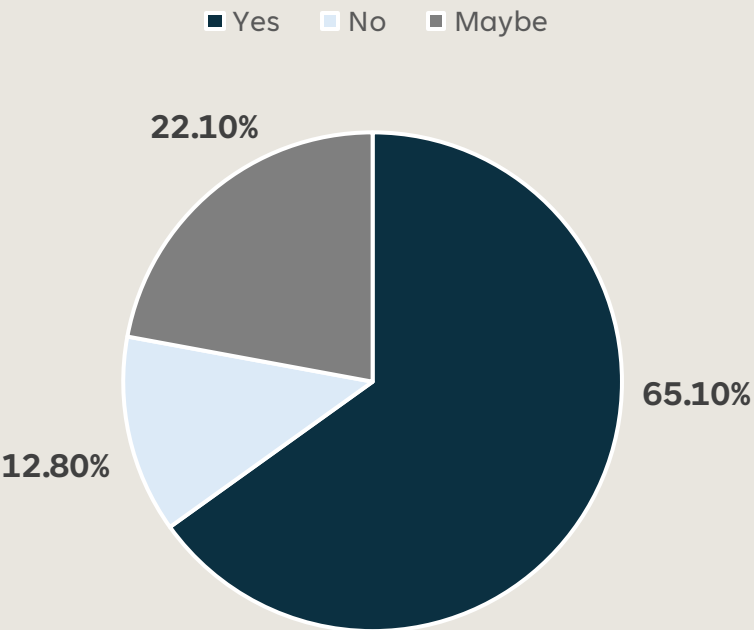
COMMUTE CHALLENGES AND IMPACT ON WORK

The Daily Grind Of Commute Somewhat Affects The Productivity OF Workers

Commute Challenges



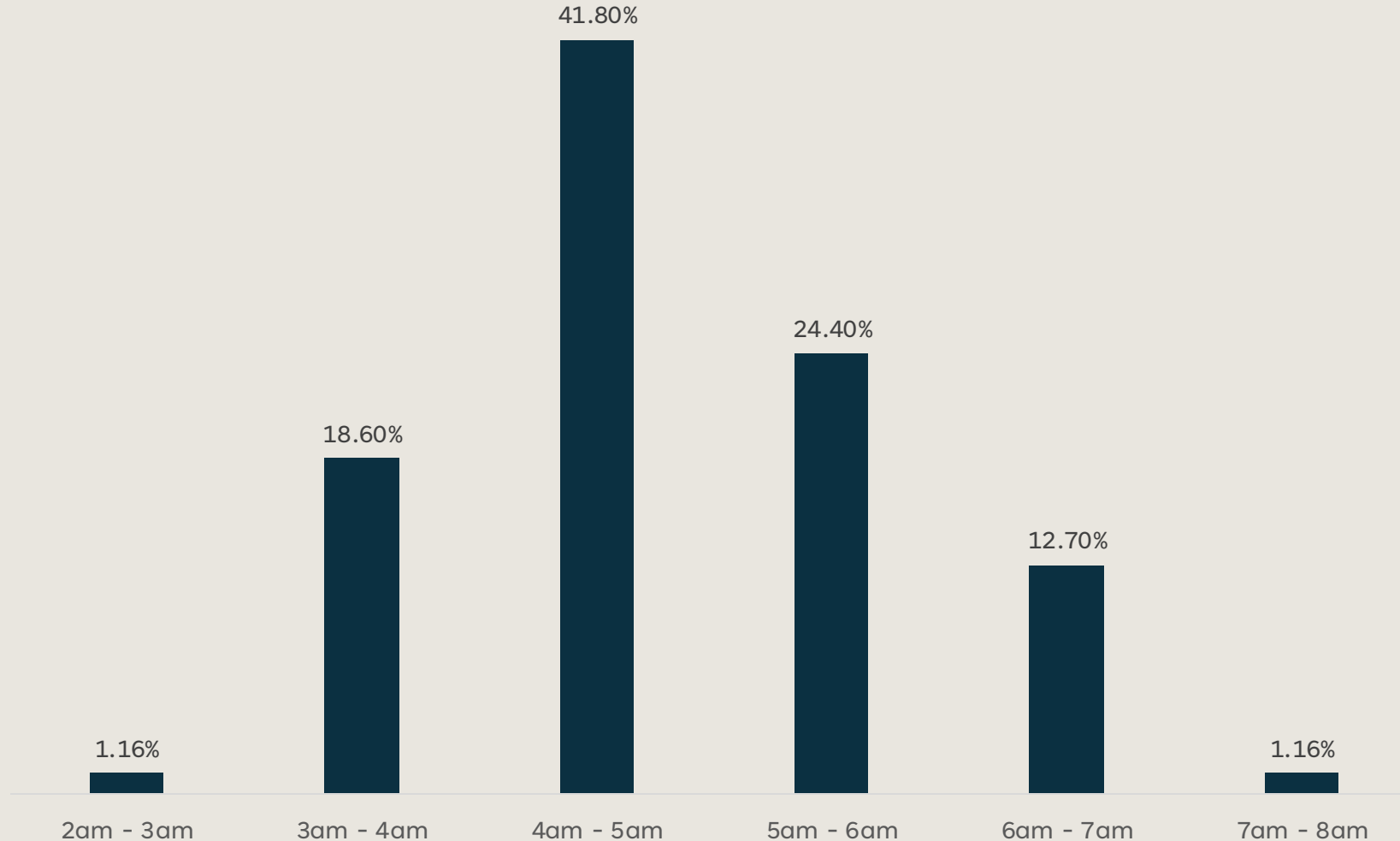
Effect On Productivity



WHAT TIMES DO PEOPLE WAKE UP FOR WORK ?

Respondents On Average Wake Up At Least 3 Hours Before Work Starts

Wake Up Times



CONCLUSION

Housing: A shift is evident as single individuals largely live with parents, while married respondents often rent or own homes. Future tenants prioritize proximity to the Central Business District (CBD), affordability, and housing types that suit their lifestyle. The preferences and limitations of prospective tenants underline the need for practical housing solutions that cater to varying budgets, particularly as rents stretch towards the GHS 2,000 limit.

Transportation: With transportation costs consuming over 20% of respondents' net income when combined with housing, there's a clear strain on affordability. The dependence on public transport—whether by choice or necessity—indicates room for improvement in commuting efficiency and affordability.



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