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**Secure property right as a determinant of SME's access to formal credit in Ghana: Dynamics between Micro Finance Institutions and Universal Banks**

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### Article

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List of Tables

Table 1: Demographic characteristics of bank officials

<b>Demographics of officials from lending institutions</b>	<b>categories</b>	<b>N=108</b>	<b>Valid %</b>
Gender	Male	70	64.8
	Female	38	35.2
Age	<30yrs	23	21.3
	30-45yrs	52	48.1
	Above 45yrs	33	30.6
Institution type	UB	57	52.8
	MFI's	51	47.2
Years at current institution	<5yrs	34	31.5
	5-10yrs	42	38.9
	Above 10yrs	32	29.6
position	Credit officer	54	50
	Loans manager	41	38
	Branch manager	13	12
Years at current position	<5yrs	39	36.1
	5-10yrs	46	42.6
	Above 10yrs	23	21.3

Source: Field survey

**Table 2: Chi square test for association between the type of lender and lenders' perception on the statement that property registration is not necessary (RENNEC) to make landed property suitable for use as collateral.**

**RENNEC \* Institution Type Crosstabulation**

			Institution Type		Total
			Universal bank	MFI	
RENNEC	strongly disagree	Count	15	3	18
		% within RENNEC	83.3%	16.7%	100.0%
		% within Institution Type	26.3%	5.9%	16.7%
		% of Total	13.9%	2.8%	16.7%
	disagree	Count	23	8	31
		% within RENNEC	74.2%	25.8%	100.0%
		% within Institution Type	40.4%	15.7%	28.7%
		% of Total	21.3%	7.4%	28.7%
	Neither agree nor disagree	Count	7	11	18
		% within RENNEC	38.9%	61.1%	100.0%
		% within Institution Type	12.3%	21.6%	16.7%
		% of Total	6.5%	10.2%	16.7%
	agree	Count	9	17	26
		% within RENNEC	34.6%	65.4%	100.0%
		% within Institution Type	15.8%	33.3%	24.1%
		% of Total	8.3%	15.7%	24.1%
	strongly agree	Count	3	12	15
		% within RENNEC	20.0%	80.0%	100.0%
% within Institution Type		5.3%	23.5%	13.9%	
% of Total		2.8%	11.1%	13.9%	
Total	Count	57	51	108	
	% within RENNEC	52.8%	47.2%	100.0%	
	% within Institution Type	100.0%	100.0%	100.0%	
	% of Total	52.8%	47.2%	100.0%	

**Chi-Square Tests**

	Value	df	Asymp. Sig. (2-sided)
Pearson Chi-Square	23.748 <sup>a</sup>	4	.000
Likelihood Ratio	25.152	4	.000
Linear-by-Linear Association	21.930	1	.000
N of Valid Cases	108		

a. 0 cells (.0%) have expected count less than 5. The minimum expected count is 7.08.

**Table 3: chi square test for association between types of property documents accepted and lender type**

**Documentation types \* Institution Type Crosstabulation**

			Institution Type		Total
			Universal bank	MFI	
Documentation types	ONLY registered documents	Count	42	9	51
		% within Documentation types	82.4%	17.6%	100.0%
		% within Institution Type	73.7%	17.6%	47.2%
		% of Total	38.9%	8.3%	47.2%
	Both registered & unregistered documents	Count	15	42	57
		% within Documentation types	26.3%	73.7%	100.0%
		% within Institution Type	26.3%	82.4%	52.8%
		% of Total	13.9%	38.9%	52.8%
Total	Count	57	51	108	
	% within Documentation types	52.8%	47.2%	100.0%	
	% within Institution Type	100.0%	100.0%	100.0%	
	% of Total	52.8%	47.2%	100.0%	

**Chi-Square Tests**

	Value	df	Asymp. Sig. (2-sided)	Exact Sig. (2-sided)	Exact Sig. (1-sided)
Pearson Chi-Square	33.914 <sup>a</sup>	1	.000		
Continuity Correction <sup>b</sup>	31.703	1	.000		
Likelihood Ratio	36.152	1	.000		
Fisher's Exact Test				.000	.000
Linear-by-Linear Association	33.600	1	.000		
N of Valid Cases	108				

a. 0 cells (.0%) have expected count less than 5. The minimum expected count is 24.08.

b. Computed only for a 2x2 table

**Table 4: Important attributes of land-based collateral by institution type**

<b>Property Attributes</b>	<b>UNIVERSAL BANKS (N=57)</b>				<b>MICROFINANCE INSTITUTIONS (N=51)</b>			
	<b>Least important</b>	<b>Important</b>	<b>Critically important</b>	<b>median</b>	<b>Least important</b>	<b>Important</b>	<b>Critically important</b>	<b>median</b>
Market value	0%	21.1%	78.9%	<b>6</b>	0%	31.4%	68.6%	<b>5</b>
Documentary evidence of ownership	0%	24.6%	75.4%	<b>6</b>	5.9%	19.6%	74.5%	<b>6</b>
Location	0%	26.3%	73.7%	<b>5</b>	15.7%	39.2%	45.1%	<b>4</b>
Registered property titles	43.3%	56.1%	0%	<b>5</b>	64.7%	35.3%	0%	<b>3</b>
Property Insurance	12.3 %	33.3%	54.4%	<b>5</b>	45.1%	33.3%	21.6%	<b>3</b>
Leasehold/freehold	52.6%	40.4%	7.0%	<b>2</b>	54.9%	37.3%	7.8%	<b>2</b>

Table 5: Man-Whitney test for differences between UBs and MFIs perception of the level of importance of various property attributes.

Ranks				
	Institution Type	N	Mean Rank	Sum of Ranks
Location	Universal bank	57	61.31	3494.50
	MFI	51	46.89	2391.50
	Total	108		
Market value	Universal bank	57	56.75	3234.50
	MFI	51	51.99	2651.50
	Total	108		
Land rights	Universal bank	57	57.03	3250.50
	MFI	51	51.68	2635.50
	Total	108		
Land insurance	Universal bank	57	67.74	3861.00
	MFI	51	39.71	2025.00
	Total	108		
Registration	Universal bank	57	64.49	3676.00
	MFI	51	43.33	2210.00
	Total	108		
Documentation	Universal bank	57	55.80	3180.50
	MFI	51	53.05	2705.50
	Total	108		

Test Statistics <sup>a</sup>						
	Location	Market value	Land rights	Land insurance	Registration	Documentation
Mann-Whitney U	1065.500	1325.500	1309.500	699.000	884.000	1379.500
Wilcoxon W	2391.500	2651.500	2635.500	2025.000	2210.000	2705.500
Z	-2.468	-.872	-.911	-4.761	-3.576	-.501
Asymp. Sig. (2-tailed)	.014	.383	.362	.000	.000	.616

a. Grouping Variable: Institution Type

**Table 6: possession of registered property titles and its effect on loan conditions**

Loan conditions	% of total respondents (108)			
	Disagree	Neutral	Agree	Median
Lower interest rate	55.6	25.9	18.5	2
Lower fees	62.0	21.3	16.7	2
Larger amounts	59.3	23.1	17.6	2
Longer maturity time	59.3	36.1	4.6	2

**Table 7: Mann-Whitney test for difference between banks and MFIs regarding their perceptions on the impact of formal property title on loan terms**

**Ranks**

	Institution Type	N	Mean Rank	Sum of Ranks
Interest	Universal bank	57	56.96	3247.00
	MFI	51	51.75	2639.00
	Total	108		
fees	Universal bank	57	57.46	3275.50
	MFI	51	51.19	2610.50
	Total	108		
Amount	Universal bank	57	58.51	3335.00
	MFI	51	50.02	2551.00
	Total	108		
repayment time	Universal bank	57	53.68	3060.00
	MFI	51	55.41	2826.00
	Total	108		

**Test Statistics<sup>a</sup>**

	Interest	fees	Amount	repayment time
Mann-Whitney U	1313.000	1284.500	1225.000	1407.000
Wilcoxon W	2639.000	2610.500	2551.000	3060.000
Z	-.899	-1.085	-1.458	-.302
Asymp. Sig. (2-tailed)	.369	.278	.145	.763

a. Grouping Variable: Institution Type