

# Conference Agenda

## Session Overview

**Date: Thursday, 04/Aug/2022**

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**1:00pm** | **Speech: Keynote Speech & Invited Talks**  
- | Location: **UTokyo Ito Hall**

**5:00pm**

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**5:30pm** | **Reception: Reception**  
- | Location: **UTokyo Ito Hall**

**7:30pm**

Date: Friday, 05/Aug/2022

<p>7:30am - 9:30am</p>	<p><b>ARV-1: AREUEA: House Prices</b> Virtual location: <b>AREUEA- Virtual 1</b> </p> <p>Chair: <b>Dr. Shuang Zhu</b>, Kansas State University, United States of America Discussant: <b>Prof. Yunqi Zhang</b>, Nankai University, China, People's Republic of Discussant: <b>Dr. Adrian D. Lee</b>, Deakin University, Australia Discussant: <b>Prof. Jing Yang</b>, California State University at Fullerton, United States of America Discussant: <b>Dr. Shuang Zhu</b>, Kansas State University, United States of America</p> <p><b>Who Gains from Housing Market Stimulus? Evidence from Housing Assistance Grants with Threshold Prices</b> <b>Agarwal</b>, <b>Sumit</b><sup>1</sup>; <b>Hu</b>, <b>Maggie</b><sup>2</sup>; <b>Lee</b>, <b>Adrian D.</b><sup>3</sup> 1: National University of Singapore; 2: Chinese University of Hong Kong; 3: Deakin University, Australia</p> <p><b>Productivity Shocks of Dominant Companies and Local</b></p>	<p><b>ARV-2: AREUEA: Real Estate and Macro Economy</b> Virtual location: <b>AREUEA-Virtual 2</b> </p> <p>Chair: <b>Dr. Charles Ka Yui Leung</b>, City University of Hong Kong, Hong Kong S.A.R. (China) Discussant: <b>Fengting Zhang</b>, Univeristy of Reading, United Kingdom Discussant: <b>Dr. Charles Ka Yui Leung</b>, City University of Hong Kong, Hong Kong S.A.R. (China) Discussant: <b>Prof. Zonghie Han</b>, Daegu University, Korea, Republic of (South Korea) Discussant: <b>Hang Lai</b>, University College London, United Kingdom</p> <p><b>Corporate Real Estate Holding and Stock Returns: International Evidence from Listed Companies</b> <b>Ng, Joe Cho Yiu; Leung, Charles Ka Yui; Chen, Suikang</b> City University of Hong Kong, Hong Kong S.A.R. (China)</p> <p><b>Property Registration and Economic Growth in the Colonial Korea</b> <b>Han, Zonghie</b> Daegu University,</p>	<p><b>ARV-3: AREUEA: House Prices and Risk</b> Virtual location: <b>AREUEA-Virtual 3</b> </p> <p>Chair: <b>Prof. Lily Shen</b>, Clemson, United States of America Discussant: <b>Wayne Xinwei Wan</b>, University of Cambridge, United Kingdom Discussant: <b>Dr. Nikodem Szumilo</b>, University College London, United Kingdom Discussant: <b>Yaopei Wang</b>, National university of Singapore, China, People's Republic of Discussant: <b>Dr. Walter D'Lima</b>, Florida International University, United States of America</p> <p><b>Judge Dread: Court severity, repossession risk and demand in mortgage and housing markets.</b> <b>Montebruno, Piero; Silva, Olmo; Szumilo, Nikodem</b> University College London, United Kingdom</p> <p><b>Mass rail transit and the landscape changes of neighborhood housing investment: Evidences from Singapore</b> <b>Tu, Yong; Wang, Yaopei</b> National university of Singapore</p>	<p><b>ARV-4: AREUEA: Real Estate Development</b> Virtual location: <b>AREUEA-Virtual 4</b> </p> <p>Chair: <b>Prof. Alexander David Rothenberg</b>, Syracuse University, United States of America Discussant: <b>Prof. Alexander David Rothenberg</b>, Syracuse University, United States of America Discussant: <b>Dr. Sylvia He</b>, The Chinese University of Hong Kong, Hong Kong S.A.R. (China) Discussant: <b>Dr. Rodrigo Martinez-Mazza</b>, Uppsala University, Sweden Discussant: <b>Nikita Kotsenko</b>, Hebrew University, Israel</p> <p><b>Regional impact of rail network accessibility on residential property price: Modelling spatial heterogeneous capitalisation effects in Hong Kong</b> <b>He, Sylvia Ying</b> The Chinese University of Hong Kong, Hong Kong S.A.R. (China)</p> <p><b>Flood and Urban Density</b> <b>Martinez-Mazza, Rodrigo</b><sup>1,3</sup>;</p>		
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	<p><b>Housing Markets</b> <b>Yang, Jing;</b> <b>Staer, Arsenio;</b> <b>Nguyen, Thanh</b> California State University at Fullerton, United States of America</p> <hr/> <p><b>State Deficiency Laws, Borrower Price Protection, and Auction Sale Outcomes</b> <b>Pace,</b> <b>R.Kelley<sup>2</sup>; Zhu, Shuang<sup>1</sup></b> 1: Kansas State University, United States of America; 2: Louisiana State University, USA</p> <hr/> <p><b>Alcohol Consumption and the Value of Community</b> <b>Zhang,</b> <b>Xiaoyu<sup>1</sup>;</b> <b>Zhang, Yunqi<sup>2</sup></b> 1: Sun Yat-Sen University; 2: Nankai University</p>	<p>Korea, Republic of (South Korea)</p> <hr/> <p><b>Long-run Discount Rates: Evidence from UK Repeat Sales Housing</b> <b>Lai, Hang;</b> <b>Milcheva, Stanimira</b> University College London, United Kingdom</p> <hr/> <p><b>Does media political bias affect land price? Evidence from the Chinese land market</b> <b>Marcato, Gianluca;</b> <b>Zhang, Fengting;</b> <b>Zheng, Chen</b> University of Reading, United Kingdom</p>	<p><b>Risk Perception in Housing Markets: Evidence from a Fighter Jet Crash</b> <b>D'Lima,</b> <b>Walter<sup>1</sup>;</b> <b>Komarek, Timothy<sup>2</sup>;</b> <b>Lopez, Luis<sup>3</sup></b> 1: Florida International University; 2: Old Dominion University; 3: University of Illinois at Chicago</p> <hr/> <p><b>Tobin Tax Policy, Housing Speculation, and Property Market Dynamics</b> <b>Agarwal, Sumit<sup>1</sup>;</b> <b>Chau, Kwong Wing<sup>2</sup>;</b> <b>Hu, Maggie Rong<sup>3</sup>;</b> <b>Wan, Wayne Xinwei<sup>4</sup></b> 1: National University of Singapore; 2: The University of Hong Kong; 3: The Chinese University of Hong Kong; 4: University of Cambridge, United Kingdom</p>	<p><b>Magontier, Pierre<sup>2,3</sup></b> 1: Uppsala University, Sweden; 2: University of Bern (CRED); 3: Barcelona Institute of Economics (IEB)</p> <hr/> <p><b>Demand Uncertainty and Presale in Residential Development</b> <b>Kotsenko, Nikita</b> Hebrew University, Israel</p> <hr/> <p><b>Road Maintenance and Local Economic Development: Evidence from Indonesia's Highways</b> <b>Gertler, Paul J.<sup>1</sup>;</b> <b>Gonzalez-Navarro, Marco<sup>2</sup>;</b> <b>Gracner, Tadeja<sup>3</sup>;</b> <b>Rothenberg, Alexander David<sup>4</sup></b> 1: University of California, Berkeley, United States of America; 2: University of California, Berkeley, United States of America; 3: RAND Corporation, United States of America; 4: Syracuse University, United States of America</p>		
10:00am - 12:00pm	<p><b>AST-1: AsRES: Housing Cost, Supply, and Zoning</b> Location: <b>Hitotsubashi 1</b> Chair: <b>Albert Saiz</b>, MIT, United States of America Discussant: <b>Hsi-Ling Liao</b>, New</p>	<p><b>AST-2: AsRES: Urban Economics</b> Location: <b>Hitotsubashi 2</b> Chair: <b>Dr. Masatomo Suzuki</b>, Hitotsubashi University, Japan Discussant: <b>Takafumi</b></p>	<p><b>AST-3: AsRES: Alternative Data and Computation</b> Location: <b>Hitotsubashi 3</b> Chair: <b>Dr. Masaki Mori</b>, EHL Hospitality Business School, HES-SO, University of</p>	<p><b>ART-1: AREUEA: Policies and Regulations 1</b> Location: <b>Hitotsubashi 4</b> Chair: <b>Prof. Jeremy Moulton</b>, UNC Chapel Hill, United States of America</p>	<p><b>ART-2: AREUEA: Inequality and Intergenerational Issues</b> Location: <b>Hitotsubashi 5</b> Chair: <b>Prof. Jiro Yoshida</b>, The Pennsylvania State University, United States of America</p>	<p><b>ART-3: AREUEA: Commercial Real Estate</b> Location: <b>Hitotsubashi 6</b> Chair: <b>Prof. Alexei Tchisty</b>, Cornell University, United States of America</p>

York University, United States of America  
Discussant: **Albert Saiz**, MIT, United States of America  
Discussant: **Prof. Jun Hyung Kim**, Myongji University, Korea, Republic of (South Korea)

**Cracking the Zoning Code**

**Saiz, Albert**  
MIT, United States of America

**What is the effect of the self occupancy rate of the apartment complex on the management cost?**

**Lee, Heon-Goo**; **Kim, Jun Hyung**  
Myongji University, Korea, Republic of (South Korea)

**The study on the burden of housing costs on households in South Korea**

**Lee, Minji**; **Jung, Suyeon**  
Jeju National University, Korea, Republic of (South Korea)

**The Effect of Rezoning on Local Housing Supply and Demand: Evidence from New York City**  
**Liao, Hsi-Ling**

**Kawakubo**, LSE, United Kingdom  
Discussant: **Dr. Masatomo Suzuki**, Hitotsubashi University, Japan  
Discussant: **Prof. Hai Feng Hu**, Wenzao Ursuline University of Languages, Taiwan  
Discussant: **Dr. Christopher Alex Hooton**, Meta, Israel

**Disamenity externalities of long-term vacant houses in a society without frequent foreclosures: the case of a depopulating city in the Tokyo metropolitan area**

**Suzuki, Masatomo**<sup>1</sup>; **Hino, Kimihiro**<sup>2</sup>; **Muto, Sachio**<sup>2</sup>  
1: Hitotsubashi University, Japan; 2: The University of Tokyo, Japan

**The Effects of Urban Dream on the Population Dynamics in Megacities**  
**Hu, Hai Feng**  
Wenzao Ursuline University of Languages, Taiwan

**Current and Post-Pandemic Cities: A 30-Country Small Business Survey on Urban Markets and the COVID-19 Pandemic**  
**Hooton, Christopher**

Applied Sciences and Arts Western Switzerland, Switzerland  
Discussant: **Young-Sun Song**, Hanyang University, Korea, Republic of (South Korea)  
Discussant: **Dr. Masaki Mori**, EHL Hospitality Business School, HES-SO, University of Applied Sciences and Arts Western Switzerland, Switzerland  
Discussant: **Jihun Oh**, Ulsan National Institute of Science and Technology (UNIST), Korea, Republic of (South Korea)  
Discussant: **Prof. Philip Kalikman**, Syms School of Business, United States of America

**Chinese tourist demand to travel to Switzerland: Roles of media sentiments for the destination, competing destinations, and origin country**

**Mori, Masaki**<sup>1</sup>; **Wu, Yi**<sup>2</sup>; **Li, Dongui**<sup>3</sup>  
1: EHL Hospitality Business School, HES-SO, University of Applied Sciences and Arts Western Switzerland, Switzerland; 2: University of Reading; 3: Shenzhen University

**Will differently framed media coverage on housing market issues affects**

Discussant: **Prof. Jeremy Moulton**, UNC Chapel Hill, United States of America  
Discussant: **Eren Aydin**, Universität Hamburg, Germany  
Discussant: **Prof. David A Leather**, Chapman University, United States of America  
Discussant: **Prof. Yusu Kim**, University of Connecticut, United States of America

**Low-Emission Zones, Modes of Transport and House Prices: Evidence from Berlin's Commuter Belt**

**Aydin, Eren**<sup>1</sup>; **Kürschner Rauck, Kathleen**<sup>2</sup>  
1: Universität Hamburg, Germany; 2: University of St. Gallen, Switzerland

**What's the Use? Land Use Uncertainty, Real Estate Prices, and the Redevelopment Option**  
**Leather, David A**  
Chapman University, United States of America

**Impact of Property Assessment Frequency on Assessment Outcomes: Evidence from Virginia and New York**

Discussant: **Dr. Ying Fan**, The Hong Kong Polytechnic University, Hong Kong S.A.R. (China)  
Discussant: **Dr. James Hansen**, University of Melbourne, Australia  
Discussant: **Prof. Takuya Ishino**, Kanazawa Seiryō University, Japan  
Discussant: **Prof. Kazuto Sumita**, Toyo University, Japan

**How Do Homes Transfer Across the Income Distribution? The Role of Supply Constraints**

**Hansen, James**<sup>1</sup>; **Rambaldi, Alicia**<sup>2</sup>  
1: The University of Melbourne, Australia; 2: The University of Queensland, Australia

**Intergenerational Correlation of Household Wealth: Evidence from the JHPS Second-Generation Supplement**

**Naoi, Michio**<sup>1</sup>; **Seko, Miki**<sup>2</sup>; **Sumita, Kazuto**<sup>3</sup>; **Ishino, Takuya**<sup>4</sup>  
1: Keio University, Japan; 2: Musashino University; 3: Toyo University; 4: Kanazawa Seiryō University, Japan

**Underutilized housing in aging society: How bequest motives and inheritance taxes impact housing choice**

Discussant: **Prof. Alexei Tchisty**, Cornell University, United States of America  
Discussant: **Dr. Sean Flynn**, Cornell University, United States of America  
Discussant: **Kazushi Matsuo**, University of Tsukuba, Japan  
Discussant: **Prof. Takeaki Kariya**, Nagoya University of Commerce and Business, Japan

**The Imitation Game: How Encouraging Renegotiation Makes Good Borrowers Bad**

**Flynn, Sean**<sup>1</sup>; **Ghent, Andra**<sup>2</sup>; **Tchisty, Alexei**<sup>3</sup>  
1: Tulane University; 2: University of Utah; 3: Cornell University

**Quantifying the Factors Contributing to Inefficiencies in the Tokyo Office Market**

**Matsuo, Kazushi**<sup>1</sup>; **Tsutsumi, Morito**<sup>2</sup>; **Imazeki, Toyokazu**<sup>3</sup>  
1: Graduate School of Systems and Information Engineering, University of Tsukuba, Japan.; 2: Faculty of Engineering, Information and Systems, University of Tsukuba, Japan.; 3: Commercial Property Research

	New York University, United States of America	<p><b>Alex Meta</b></p> <p><b>Supply Chain Dynamics and Resilience of the Economy During a Crisis</b> <b>Kawakubo,</b> <b>Takafumi<sup>1</sup>;</b> <b>Suzuki,</b> <b>Takafumi<sup>2</sup></b> 1: LSE, United Kingdom; 2: Aichi Shukutoku University, Japan</p>	<p><b>perceptions of the issues?</b> <b>Oh, Jihun;</b> <b>Kim, Jeongseob</b> Ulsan National Institute of Science and Technology (UNIST), Korea, Republic of (South Korea)</p> <p><b>Mortgage Default: A Heterogeneous-Agent Model</b> <b>Kalikman,</b> <b>Philip<sup>1</sup>;</b> <b>Scally,</b> <b>Joelle<sup>2</sup></b> 1: Syms School of Business, Yeshiva University, United States of America; 2: Federal Reserve Bank of New York</p> <p><b>Comparison between the Hedonic model and the Repeat Sales model for the Price Indices of Office Market in Seoul</b> <b>Song, Young-Sun;</b> <b>Lee, Chang-Moo</b> Hanyang University, Korea, Republic of (South Korea)</p>	<p><b>Kim, Yusun<sup>1</sup>;</b> <b>Hou, Yilin<sup>2</sup></b> 1: University of Connecticut, United States of America; 2: Syracuse University, United States of America</p> <p><b>When Do Property Taxes Matter? Tax Saliency and Heterogeneous Policy Effects</b> <b>Gindelsky,</b> <b>Marina<sup>1</sup>;</b> <b>Moulton,</b> <b>Jeremy<sup>2</sup>;</b> <b>Wentland,</b> <b>Kelly<sup>3</sup>;</b> <b>Wentland,</b> <b>Scott<sup>1</sup></b> 1: U.S. Bureau of Economic Analysis; 2: UNC Chapel Hill, United States of America; 3: George Mason University, United States of America</p>	<p><b>Seko, Miki<sup>1</sup>;</b> <b>Sumita, Kazuto<sup>2</sup>;</b> <b>Yoshida, Jiro<sup>3</sup></b> 1: Musashino University, Japan; 2: Toyo University, Japan; 3: The Pennsylvania University, Japan</p> <p><b>Offspring's Income Uncertainty and Dynastic Decisions: Evidence from Urban China</b> <b>Fan, Ying<sup>1</sup>;</b> <b>Wang, Yidi<sup>2</sup>;</b> <b>Yang, Zan<sup>2</sup></b> 1: The Hong Kong Polytechnic University; 2: Tsinghua University</p>	<p>Institute, Inc., Japan.</p> <p><b>Tenant Portfolio Selection for Managing a Shopping Center</b> <b>Kariya,</b> <b>Takeaki<sup>1</sup>;</b> <b>Takada,</b> <b>Hideyuki<sup>2</sup>;</b> <b>Yamamura,</b> <b>Yoshiro<sup>3</sup></b> 1: Nagoya University of Commerce and Business, Japan; 2: Toho University; 3: Meiji University</p> <p><b>Did PPP Loans Distort Business Competition? Evidence from the Hotel Industry.</b> <b>Steiner, Eva<sup>2</sup>;</b> <b>Tchisty,</b> <b>Alexei<sup>1</sup></b> 1: Cornell University, United States of America; 2: Penn State University, United States of America</p>
12:00pm - 1:00pm	Lunch-1: Lunch-1					
1:00pm - 3:00pm	<p><b>AST-4: AsRES: Multiple Perspectives on Real Estate</b> Location: <b>Hitotsubashi 1</b> Chair: <b>Prof. Desmond Tsang</b>, Chinese University of Hong Kong, Hong Kong S.A.R. (China) Discussant: <b>Prof. Shinichiro Iwata</b>, Kanagawa University, Japan Discussant:</p>	<p><b>AST-5: AsRES: Rents and Prices of Residential Real Estate</b> Location: <b>Hitotsubashi 2</b> Chair: <b>Dr. Yoshiki Shimizu</b>, University of Minnesota Duluth, United States of America Discussant: <b>Deborah Leshinsky</b>, Alicante University,</p>	<p><b>AST-6: AsRES: ESG of Real Estate</b> Location: <b>Hitotsubashi 3</b> Chair: <b>Dr. Haruyoshi Ito</b>, Aoyama Gakuin University, Japan Discussant: <b>Dr. Haruyoshi Ito</b>, Aoyama Gakuin University, Japan Discussant: <b>Dr. Peter John Hunt</b>, University of New South Wales, Australia Discussant: <b>Nick Martin Trefz</b>,</p>	<p><b>ART-4: AREUEA: Policies and Regulations 2</b> Location: <b>Hitotsubashi 4</b> Chair: <b>Dr. Maggie Hu</b>, The Chinese University of Hong Kong, Hong Kong S.A.R. (China) Discussant: <b>Prof. Kwan Ok Lee</b>, National University of Singapore, Singapore Discussant: <b>KE</b></p>	<p><b>ART-5: AREUEA: Topics in Urban Economics</b> Location: <b>Hitotsubashi 5</b> Chair: <b>Prof. Michio Naoi</b>, Keio University, Japan, Japan Discussant: <b>Makoto Sakuma</b>, NLI Research Institute, Japan Discussant: <b>Atsushi Yamagishi</b>, Princeton University, United States of America Discussant: <b>Prof.</b></p>	<p><b>ART-6: AREUEA: Homeownership and Mortgage Financing</b> Location: <b>Hitotsubashi 6</b> Chair: <b>Prof. Timothy Riddiough</b>, University of Wisconsin Madison-School of Business, United States of America Discussant: <b>Prof. Timothy Riddiough</b>, University of</p>



**Prof. Desmond Tsang**, Chinese University of Hong Kong, Hong Kong S.A.R. (China)  
Discussant: **Jungseok Seo**, Ulsan National Institute of Science and Technology (UNIST), Korea, Republic of (South Korea)  
Discussant: **Siravich Chatrkaw**, Thammasat, Thailand

**Needed but not there: The relationship between firm location, corporate site visits, and stock price crash Risk**

**Chu, Xiaoling<sup>1</sup>; Lo, Kin<sup>2</sup>; Tsang, Desmond<sup>3</sup>**

1: University of Hong Kong; 2: University of British Columbia; 3: Chinese University of Hong Kong

**The retail resilient characteristics in subway commercial district: A case of Seoul, South Korea**  
**Seo, Jungseok; Kim, Jeongseob**

Ulsan National Institute of Science and Technology (UNIST), Korea, Republic of (South Korea)

**DETERMINING PREDICTORS OF RESIDENTIAL SATISFACTION DURING THE**

Australia  
Discussant: **Dr. Yoshiki Shimizu**, University of Minnesota Duluth, United States of America  
Discussant: **Hung-Wei Lee**, National Tsing Hua University, Taiwan  
Discussant: **Prof. Jin Man Lee**, DePaul University, United States of America

**Crime Rates and Housing Prices: An Analysis Using Quantile Regression and Spatial Autocorrelation**  
**Kallberg, Jarl G<sup>1</sup>; Shimizu, Yoshiki<sup>2</sup>**

1: Washington State University, United States of America; 2: University of Minnesota Duluth, United States of America

**The Analysis of Reasonable Rental Cost: A Viewpoint from Real Options**  
**Lee, Hung-Wei; Lin, Che-Chun; Tsai, I-Chun**

National Tsing Hua University, Taiwan

**Coincidence of Housing Conversion and Disinvestment: Microevidence from Small Multifamily Homes**  
**LEE, JIN<sup>1</sup>; Kim, Jinhwan<sup>2</sup>; Ashton, Philip<sup>3</sup>**

1: DePaul University,

EBS Universität für Wirtschaft und Recht, Germany  
Discussant: **Alois Weigand**, University of St. Gallen (HSG), Switzerland

**Sustainable real estate investment in an unpredictable future**  
**Hunt, Peter John**

University of New South Wales, Australia

**ESG Stocks in Times of Crisis: Evidence from US REITS During Covid-19**  
**Trefz, Nick Martin; Mutl, Jan**

EBS Universität für Wirtschaft und Recht, Germany

**The Carbon Rent Penalty of Residential Buildings**  
**Brändle, Angelika<sup>3</sup>; Füss, Roland<sup>1,2</sup>; Schläpfer, Jörg<sup>3</sup>; Weigand, Alois<sup>1</sup>**

1: University of St. Gallen (HSG), Switzerland; 2: NTNU Business School, Norway; 3: Wüest Partner AG

**On the Pandemic Risk of Real Estate Investment in Japan**  
**Ito, Haruyoshi**

Aoyama Gakuin University, Japan

**XU**, the University of Hong Kong, Hong Kong S.A.R. (China)  
Discussant: **Stef Schildermans**, KU Leuven, Belgium  
Discussant: **Prof. Richard Green**, University of Southern California, United States of America

**Cross-market Spillovers of Real Estate Speculation**  
**Hu, Rong<sup>1</sup>; Wan, Xinwei<sup>2</sup>; Xu, Ke<sup>3</sup>**

1: The Chinese University of Hong Kong; 2: The University of Cambridge; 3: The University of Hong Kong

**Split incentives, imperfect information and energy efficiency subsidies**  
**Damen, Sven<sup>1</sup>; Goeyvaerts, Geert<sup>2</sup>; Schildermans, Stef<sup>2</sup>**

1: University of Antwerp, Belgium; 2: KU Leuven, Belgium

**Do urban regulations exacerbate rural-urban inequality? The case of rent control in India\***  
**Dutta, Arnab<sup>1</sup>; Gandhi, Sahil<sup>2</sup>; Green, Richard<sup>1</sup>**

1: University of Southern California, United States of America; 2:

**Mizuki Kawabata**, Keio University, Japan  
Discussant: **Albert Saiz**, MIT, United States of America

**Measuring Discrimination in Spatial Equilibrium: 100 Years of Japan's Invisible Race**  
**Yamagishi, Atsushi<sup>1</sup>; Sato, Yasuhiro<sup>2</sup>**

1: Princeton University, United States of America; 2: The University of Tokyo, Japan

**Earthquake risk reduction and land value along geographic boundaries of extremely high-risk urban districts**  
**Kawabata, Mizuki<sup>1</sup>; Naoi, Michio<sup>1</sup>; Yasuda, Shohei<sup>2</sup>**

1: Keio University, Japan; 2: Nihon University, Japan

**Physical Geography and Traffic Delays: Evidence from a Major Coastal City**  
**Saiz, Albert; Wang, Luyao**

MIT, United States of America

**Measuring Office Attendance during the COVID-19 Pandemic: Using Mobility Data to Quantify Local Trends and Characteristics**  
**Sakuma, Makoto<sup>1</sup>; Matsuo, Kazushi<sup>2</sup>; Tsutsumi, Morito<sup>3</sup>; Imazeki, Toyokazu<sup>4</sup>**

1: University of Tokyo, Japan; 2: University of Tsukuba, Japan; 3: University of Osaka Prefecture, Japan; 4: University of Hyogo, Japan

Wisconsin Madison-School of Business, United States of America  
Discussant: **Donglin He**, University of St. Gallen, Switzerland  
Discussant: **Prof. Philip Kalikman**, Syms School of Business, United States of America  
Discussant: **Dr. Alla Koblyakova**, Nottingham Trent University, United Kingdom

**Quantitative Easing and Disparity in the Mortgage Lending**  
**Füss, Roland; He, Donglin**  
University of St. Gallen, Switzerland

**Targeted Principal Forgiveness Is Effective: Mortgage Modification and Financial Crisis**  
**Kalikman, Philip<sup>1</sup>; Scally, Joelle<sup>2</sup>**

1: Syms School of Business, United States of America; 2: Federal Reserve Bank of New York

**Locational Differences in Mortgage Affordability and Mortgage Choice Decisions in the UK**  
**Koblyakova, Alla<sup>1</sup>; Tiwari, Piyush<sup>2</sup>; Hutchison, Norman<sup>3</sup>**

1: Nottingham Trent University;

**COVID-19 PANDEMIC AMONG WHITE-COLLAR EMPLOYEES WITH WORK-FROM-HOME EXPERIENCE IN LANDED DWELLING HOUSING IN BANGKOK**

**Chatrkaw, Siravich;**  
**Pongprasert, Pornraht**  
Thammasat, Thailand

**The impact of house price shocks on labor supply decisions in Japan**

**Iwata, Shinichiro**  
Kanagawa University, Japan

United States of America; 2: Hanyang University, Republic of Korea; 3: University of Illinois at Chicago

**Market and Non-Market Determinants of Property Valuations decided through the Court System in Family Law Separation in**

**Australia: Developing a Scientific Approach**  
**Leshinsky, Deborah**

Alicante University, Australia

University of Manchester

**Online Listing Keywords and Housing Market Dynamics: A Focus on the COVID-19 Shock and Housing Demand Change**

**Lee, Jieun; Lee, Kwan Ok**  
National University of Singapore, Singapore

1: NLI Research Institute, Japan; 2: Graduate School of Systems and Information Engineering, University of Tsukuba, Japan; 3: Faculty of Engineering, Information and Systems, University of Tsukuba, Japan; 4: Sanko Estate Co., Ltd., Japan

2: University of Melbourne; 3: University of Aberdeen

**High Temperature, Climate Change and Mortgage Termination Decisions**

**Riddiough, Timothy; Deng, Yongheng; Li, Teng; Han, Congyan**  
University of Wisconsin-Madison-School of Business, United States of America

Date: Saturday, 06/Aug/2022

<p>7:30am - 9:30am</p>	<p><b>ARV-5: AREUEA: Affordable Housing</b> Virtual location: <b>AREUEA-Virtual 1</b> <a href="#">🔗</a> Chair: <b>Boaz Abramson</b>, Stanford University, United States of America Discussant: <b>Dr. Xiao (Betty) Wang</b>, New York University, United States of America Discussant: <b>Boaz Abramson</b>, Stanford University, United States of America Discussant: <b>Dr. Lok Man Michelle Tong</b>, CAIA,LSE &amp; Reading Alumni, Canada Discussant: <b>Dr. Hanchen Jiang</b>, University of North Texas, United States of America</p> <hr/> <p><b>The Welfare Effects of Eviction and Homelessness Policies</b> <b>Abramson, Boaz</b> Stanford University, United States of America</p> <hr/> <p><b>Employment Dispersion and Housing Affordability: Evaluate the Opportunity Areas in London UK</b> <b>Tong, Lok Man Michelle</b> CAIA,LSE &amp; Reading Alumni, Canada</p> <hr/> <p><b>Measuring the Value of Rent Stabilization and Understanding</b></p>	<p><b>ARV-6: AREUEA: Urban Amenities</b> Virtual location: <b>AREUEA-Virtual 2</b> <a href="#">🔗</a> Chair: <b>Prof. Yan Zhang</b>, Loyola Marymount University, United States of America Discussant: <b>Hao Suo</b>, Central University of Finance and Economics, China, People's Republic of Discussant: <b>Prof. Deyu Rao</b>, Hong Kong University of Science and Technology, Hong Kong S.A.R. (China) Discussant: <b>Prof. Yan Zhang</b>, Loyola Marymount University, United States of America Discussant: <b>Lorenzo Barisone</b>, Università della Svizzera Italiana, Switzerland</p> <hr/> <p><b>The Role of Environmental Amenities in the Urban Economy: Evidence From a Spatial General Equilibrium Approach</b> <b>Rao, Deyu</b> Hong Kong University of Science and Technology</p> <hr/> <p><b>Do Local Government Officials Tunnel Public Goods to Corporations in China? Evidence from</b></p>	<p><b>ARV-7: AREUEA: ESG</b> Virtual location: <b>AREUEA-Virtual 3</b> <a href="#">🔗</a> Chair: <b>Dr. Avis Devine</b>, Schulich School of Business, York University, Canada Discussant: <b>Dr. Xudong An</b>, Federal Reserve Bank of Philadelphia, United States of America Discussant: <b>Dr. Avis Devine</b>, Schulich School of Business, York University, Canada Discussant: <b>Dr. Edward Seiler</b>, Mortgage Bankers Association, United States of America Discussant: <b>Dr. Dongxiao Niu</b>, Tsinghua University, China, People's Republic of</p> <hr/> <p><b>From Wall Street to Main Street: How Corporate Diversity Shapes Cities</b> <b>Devine, Avis</b><sup>1</sup>; <b>Jolin, Isabelle</b><sup>2</sup>; <b>Kok, Nils</b><sup>3</sup>; <b>Yonder, Erkan</b><sup>2</sup> 1: Schulich School of Business, York University, Canada; 2: John Molson School of Business, Concordia University, Canada; 3: Department of Finance, Maastricht University, The Netherlands</p>	<p><b>ARV-8: AREUEA: Homeownership</b> Virtual location: <b>AREUEA-Virtual 4</b> <a href="#">🔗</a> Chair: <b>Prof. Gregor Schubert</b>, UCLA Anderson, United States of America Discussant: <b>Prof. Gregor Schubert</b>, UCLA Anderson, United States of America Discussant: <b>Prof. Chao Ma</b>, Xiamen University, China, People's Republic of Discussant: <b>Dr. Yi Fan</b>, National University of Singapore, Singapore Discussant: <b>Prof. Jaime Luque</b>, ESCP Business School, Spain</p> <hr/> <p><b>Housing-Market Interventions and Entrepreneurship</b> <b>Ma, Chao</b><sup>1</sup>; <b>Zhang, Shuoxun</b><sup>2</sup> 1: Xiamen University, China, People's Republic of; 2: Sichuan University, China, People's Republic of</p> <hr/> <p><b>The Role of Consumption in Marriage Commitment: Evidence from Singapore's Build-to-Order Program</b> <b>Agarwal, Sumit</b><sup>1</sup>; <b>Fan, Yi</b><sup>1</sup>; <b>Qian, Wenlan</b><sup>1,2</sup>; <b>Sing, Tien Foo</b><sup>1</sup> 1: National University of Singapore, Singapore; 2: University of Hong Kong</p>		
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<p><b>10:00am - 12:00pm</b></p>	<p><b>AST-7: AsRES: Affordable Housing and Policies</b> Location: <b>Hitotsubashi 1</b></p>	<p><b>AST-8: AsRES: Japanese &amp; Asia-Pacific REITs</b> Location: <b>Hitotsubashi 2</b></p>	<p><b>ART-7: AREUEA: Information and Transactions</b> Location:</p>	<p><b>ART-8: AREUEA: REITs</b> Location: <b>Hitotsubashi 4</b> Chair: <b>Dr. Chongyu Wang,</b></p>	<p><b>ART-9: AREUEA: Residential Real Estate</b> Location: <b>Hitotsubashi 5</b></p>	<p><b>ART-10: AREUEA: Housing Cost and Supply</b> Location: <b>Hitotsubashi 6</b></p>

Chair: **Prof. Soon Mahn Park**, Myonji University, Korea, Republic of (South Korea)  
Discussant: **Ming Chen**, The Hong Kong Polytechnic University, Hong Kong S.A.R. (China)  
Discussant: **Prof. Soon Mahn Park**, Myonji University, Korea, Republic of (South Korea)  
Discussant: **Dr. Alla Koblyakova**, Nottingham Trent University, United Kingdom  
Discussant: **Dr. Jie Huang**, Southeast University, China, People's Republic of

**Public Perception of Universal Basic Housing : the Case of Gyeonggi Province**

**Park, Soon**

**Mahn<sup>1</sup>; Klm, Jin-Yoo<sup>2</sup>**

1: Myonji University, Korea, Republic of Korea (South Korea); 2: Kyonggi University, Republic of Korea (South Korea)

**How much unaffordable dwelling can I afford? Evidence from the Israeli Housing Market**

**Fleishman, Larisa<sup>1</sup>; Sayag, Doron<sup>1</sup>; Koblyakova, Alla<sup>2</sup>**

1: Central Statistical Bureau of Israel; 2: Nottingham Trent University

Chair: **Dr. Akira Ota**, Tokyo City University, Japan  
Discussant: **Koji Sawada**, Kurume University, Japan  
Discussant: **Dr. Akira Ota**, Tokyo City University, Japan  
Discussant: **Masayuki Ishihara**, Takara PAG Real Estate Advisory Ltd, Japan  
Discussant: **Dr. Hainan Sheng**, University of Missouri - St. Louis, United States of America

**A Study on the Characteristics of Voluntary Disclosure in J-REIT Prospectuses for Seasoned Equity Offerings**

**Ota, Akira<sup>1</sup>; Saeki,**

**Masahito<sup>2</sup>; Takahashi, Hiroshi<sup>3</sup>**

1: Tokyo City University, Japan; 2: Mori Hamada & Matsumoto, Japan; 3: Keio University, Japan

**On the analysis of J-REIT share repurchases**

**Ishihara, Masayuki**  
Takara PAG Real Estate Advisory Ltd, Japan

**Short Sales, Short Risk, and Return Predictability in Asia-Pacific Real Estate Markets**

**Hitotsubashi 3**  
Chair: **Prof. Miki Seko**, Musashino University, Japan  
Discussant: **Dr. Tingyu Zhou**, Florida State University, United States of America  
Discussant: **Prof. Danny Ben-Shahar**, Tel Aviv University, Israel  
Discussant: **Dr. Chris Cunningham**, Federal Reserve Bank of Atlanta, United States of America  
Discussant: **Hiroaki Niikura**, Musashino University, Japan

**Zero Price Effect and Consumer Welfare: Evidence from Online Classified Home Service**

**Ash, David; Ben-Shahar, Danny**  
Tel Aviv University, Israel

**The Good, the Bad and the Ordinary: Estimating Agency Value-Added using Real Estate Transactions**

**Cunningham, Chris<sup>2</sup>; Gerardi, Kristopher<sup>2</sup>;**

**Shen, Lily<sup>1</sup>**  
1: Clemson University, United States of America; 2: Federal Reserve Bank of Atlanta

University of Hong Kong, Canada  
Discussant: **Sedat Ogeturk**, Toronto Metropolitan University, Canada  
Discussant: **Dr. Chongyu Wang**, University of Hong Kong, Canada  
Discussant: **Dr. Bing Zhu**, Technische Universität München, Germany

**Granular Property Shocks and Commercial Real Estate Returns**

**Ling, David<sup>1</sup>; Wang, Chongyu<sup>2</sup>; Zhou, Tingyu<sup>3</sup>**

1: University of Florida; 2: University of Hong Kong; 3: Florida State University

**Does Putting All Your Eggs in One Basket Add Value? The Case of a Spatial Concentration of Same Industry Firms**

**Liu, Crocker<sup>3</sup>; Zheng, Chen<sup>2</sup>; Zhu, Bing<sup>1</sup>**

1: Technische Universität München, Germany; 2: University of Reading; 3: Cornell University

**An Efficient Markets Exploration into Economic Efficiency Measures: A Data Envelopment Analysis on Canadian REITs**

**Ogeturk, Sedat; Tirtiroglu, Dogan; Hernandez, Tony**  
Toronto Metropolitan

Chair: **Prof. Sean Wilkoff**, University of Nevada Reno, United States of America  
Discussant: **Changwei Zhan**, National University of Singapore, Singapore  
Discussant: **Prof. Sean Wilkoff**, University of Nevada Reno, United States of America  
Discussant: **Dr. Masaki Mori**, EHL Hospitality Business School, HES-SO, University of Applied Sciences and Arts Western Switzerland, Switzerland  
Discussant: **Prabath Suranga Morawakage**, Griffith University, Australia, Australia

**Amazon is Coming to Town: Information and Housing Market Efficiency**

**Wilkoff, Sean<sup>1</sup>; Yoshida, Jiro<sup>2</sup>; Chen, Yifan<sup>2</sup>**  
1: University of Nevada Reno, United States of America; 2: Pennsylvania State University

**Local Determinants of Herding and Reverse Herding Behaviour in US Housing Markets**

**Pollock, Matthew<sup>1</sup>; Mori, Masaki<sup>2</sup>; Wu, Yi<sup>1</sup>**

Chair: **Prof. Tsur Somerville**, UBC, Canada  
Discussant: **Hsi-Ling Liao**, New York University, United States of America  
Discussant: **Dr. Carlos Hurtado**, University of Richmond, United States of America  
Discussant: **Prof. Tsur Somerville**, UBC, Canada  
Discussant: **Prof. Jarjisu Sa=Aadu**, UNIVERSITY OF IOWA, United States of America

**Supply and Demand Responses to a Tax on Rental Housing: Evidence from Iran**

**Hurtado, Carlos<sup>1</sup>; Albouy, David<sup>2</sup>; Nafari, Kaveh<sup>3</sup>**

1: University of Richmond, United States of America; 2: University of Illinois, United States of America; 3: Deloitte, United States of America

**Taxing Vacancy: Effects on Affordability and Rental Supply**

**Somerville, Tsur<sup>1</sup>; Wetzell, Jake<sup>2</sup>**  
1: UBC, Canada; 2: Stada Analytics

	<p><b>China's New Affordable Housing REITs Initiative, a Case Study of Nanjing</b></p> <p><b>Huang, Jie</b><sup>1</sup>; <b>Zhang, Zhekai</b><sup>2</sup>; <b>Xiahou, Xiaer</b><sup>1</sup>; <b>Li, Kang</b><sup>1</sup>; <b>Ji, Min</b><sup>3</sup></p> <p>1: Southeast University, China, People's Republic of; 2: Nanjing Audit University; 3: Real Estate Institute of Nanjing</p> <hr/> <p><b>Macroprudential policy and property markets: Evidence from Hong Kong</b></p> <p><b>Fan, Ying; Chen, Ming</b></p> <p>The Hong Kong Polytechnic University, Hong Kong S.A.R. (China)</p>	<p><b>Cashman, George D.</b><sup>1</sup>; <b>Harrison, David M.</b><sup>2</sup>; <b>Sheng, Hainan</b><sup>3</sup></p> <p>1: Marquette University, USA; 2: University of Central Florida, USA; 3: University of Missouri - St. Louis, USA</p> <hr/> <p><b>Another cause of REIT's price discovery arising from REIT's real estate investment process - verification with dynamic panel analysis- Sawada, Koji</b></p> <p>Kurume University, Japan</p>	<p><b>The Effect of Information Disclosure on Price Dispersion and the Time-on-Market: Evidence from the Housing Market</b></p> <p><b>Naoi, Michio</b><sup>1</sup>; <b>Niikura, Hiroaki</b><sup>2</sup>; <b>Seko, Miki</b><sup>2</sup></p> <p>1: Keio University, Japan; 2: Musashino University, Japan</p> <hr/> <p><b>Loss Aversion and Focal Point Bias: Empirical Evidence</b></p> <p><b>Ross, Stephen</b><sup>1</sup>; <b>Zhou, Tingyu</b><sup>2</sup></p> <p>1: National Bureau of Economic Research &amp; University of Connecticut; 2: Florida State University, United States of America</p>	<p>University, Canada</p>	<p>1: University of Reading, United Kingdom; 2: EHL Hospitality Business School, HES-SO, University of Applied Sciences and Arts Western Switzerland</p> <hr/> <p><b>A Win-Win Partnership for Affordable Housing Solutions by Connecting Responsible Investors, Housing Associations, and Government</b></p> <p><b>Morawakage, Prabath Suranga; Earl, George; Roca, Eduardo; Liu, Benjamin; Omura, Akihiro</b></p> <p>Department of Accounting, Finance, and Economics, Griffith Business School, Griffith University, Australia</p> <hr/> <p><b>Pricing and Learning of Developers in the Presale Housing Market</b></p> <p><b>Agarwal, Sumit; Qin, Yu; Zhan, Changwei</b></p> <p>NUS Business School, National University of Singapore, Singapore</p>	<p><b>The Geography of Quantitative Easing Monetary Policy</b></p> <p><b>Chiang, Yao-Min</b><sup>2</sup>; <b>Sa-Aadu, Jarjisu</b><sup>1</sup>; <b>Shilling, James</b><sup>3</sup></p> <p>1: UNIVERSITY OF IOWA; 2: National Taiwan University; 3: DePaul University</p> <hr/> <p><b>The Effect of Zoning Regulations on Local Housing Supply and Demand: Evidence from New York City</b></p> <p><b>Liao, Hsi-Ling</b></p> <p>New York University, United States of America</p>
<p>12:00pm - 1:00pm</p>	<p><b>Lunch-2: Lunch-2</b></p>					
<p>1:00pm - 3:00pm</p>	<p><b>ASV-1: AsRES: Real Estate Investment</b></p> <p>Virtual location: <a href="#">AsRES-Virtual 1</a> </p> <p>Chair: <b>Prof. Song Shi</b>, University of Technology Sydney, Australia</p> <p>Discussant: <b>Dr. Monsurat Ayojimi Salami</b>, Ankara University, Turkey</p>	<p><b>ASV-2: AsRES: Housing Price Analysis</b></p> <p>Virtual location: <a href="#">AsRES-Virtual 2</a> </p> <p>Chair: <b>Prof. Weida Kuang</b>, Business School, Renmin University of China, China, People's Republic of</p> <p>Discussant: <b>Dr. Ti-Ching Peng</b>, National Taipei University, Taiwan</p>	<p><b>ASV-3: AsRES: Urban Planning in Aging Society</b></p> <p>Virtual location: <a href="#">AsRES-Virtual 3</a> </p> <p>Chair: <b>Prof. Takako Idee</b>, Seikei University, Japan</p> <p>Discussant: <b>Daikun Wang</b>, The Chinese University of Hong Kong,</p>			

	<p>Discussant: <b>Sibongile Zwane</b>, Wits University, South Africa  Discussant: <b>Bingyang Ye</b>, UTS, Australia</p> <p><b>Herding Volatility Patterns in Bonds, Equities and Listed Real Estate Markets</b>  <u>Zwane, Sibongile</u>  Wits University, South Africa</p> <hr/> <p><b>Diversification in Real Estate Asset Pricing: Evidence from Listed A-REITs</b>  <u>Ye, Bingyang</u>; Shi, Song; Scheule, Harry  University of Technology Sydney, Australia</p> <hr/> <p><b>Co-movements and volatility spillovers in Turkey's real estate prices and capital market</b>  <u>Salami, Monsurat Ayojimi</u>; <u>Tanrivermis, Harun</u>; <u>Turel, Tefvik</u>  Ankara University, Turkey, Turkey</p>	<p>Discussant: <b>Prof. Jinwon Kim</b>, Sogang University, Korea, Republic of (South Korea)  Discussant: <b>Yiqi Huang</b>, Renmin University of China, China, People's Republic of</p> <p><b>The effect of demographic changes on house prices: A macro-scale analysis in Japan</b>  <u>Peng, Ti-Ching</u>  Department of Real Estate and Built Environment, National Taipei University, Taiwan</p> <hr/> <p><b>Why do house prices increase faster around homes than around jobs?</b>  <u>Kim, Jinwon</u><sup>1</sup>; <u>Long, Dede</u><sup>2</sup>  1: Sogang University, Seoul, South Korea; 2: California State University, Long Beach</p> <hr/> <p><b>Does home seller marriage matter? Evidence from China's housing resale market</b>  <u>Kuang, Weida</u>; <u>Huang, Yiqi</u>  Renmin University of China, China, People's Republic of</p> <hr/> <p><b>Private Rental Housing Affordability in Malaysia: The Tale of Three Races</b>  <u>Tu, Yong</u><sup>1</sup>; <u>Poon, Wai Ching</u><sup>2</sup>; <u>Wang, Yaopei</u><sup>1</sup>; <u>Ng, Jason Wei Jian</u><sup>3</sup>; <u>Murugasu, Thangarajah @ M. Thiyagarajan</u><sup>4</sup>; <u>Rangel, Gary John</u><sup>5</sup>  1: National University of Singapore; 2: Universiti Teknologi PETRONAS; 3: Sunway University; 4: Monash University Malaysia; 5: Universiti Sains Malaysia</p>	<p>Hong Kong S.A.R. (China)  Discussant: <b>Jinyi Xiao</b>, Tsinghua University, China, People's Republic of  Discussant: <b>Yaopei Wang</b>, National university of Singapore, China, People's Republic of  Discussant: <b>Prof. Takako Idee</b>, Seikei University, Japan</p> <p><b>The Status Quos and Causes of the Synchronous Aging of Population and Communities in Urban China</b>  <u>Xiao, Jinyi</u>  Tsinghua University, China, People's Republic of</p> <hr/> <p><b>Ageing in Place and Urban Planning</b>  <u>Tu, Yong</u>; <u>Wang, Yaopei</u>  National university of Singapore</p> <hr/> <p><b>Housing Affordability and Donut Effect in England and Japan</b>  <u>Idee, Takako</u><sup>1</sup>; <u>Kurahashi, Toru</u><sup>2</sup>  1: Seikei University, Japan; 2: Dokkyo Univrsity, Japan</p> <hr/> <p><b>Short-Term Measures in Long-Term Housing Policy: Lessons from Transitional Housing Programs in Hong Kong</b>  <u>Wang, Daikun</u><sup>1</sup>; <u>Huang, Yaoxuan</u><sup>2</sup>; <u>Li, Victor, Jing</u><sup>1,2</sup>  1: Department of Geography and Resource Management, The Chinese University of Hong Kong; 2: Institute of Future Cities, The Chinese University of Hong Kong</p>
<p>3:30pm - 5:30pm</p>	<p><b>ASV-4: AsRES: Commercial Real Estate Investment</b>  Virtual location: <b>AsRES-Virtual 1</b>   Chair: <b>Sandy Padilla</b>, CBRE Investment Management, Australia  Discussant: <b>Sandy Padilla</b>, CBRE Investment Management, Australia  Discussant: <b>Lingshan Xie</b>, University College London, United Kingdom  Discussant: <b>Michael Craig Lindsay</b>, Macquarie University, Australia</p> <hr/> <p><b>Work from Home and Commercial Real Estate – Evidence from Stock Markets</b>  <u>Milcheva, Stanimira</u>; <u>Xie, Lingshan</u>  University College London, United Kingdom</p> <hr/> <p><b>Real options in real estate systematic literature review</b>  <u>Lindsay, Michael Craig</u></p>	<p><b>ASV-5: AsRES: Institutional Issues of Housing Market</b>  Virtual location: <b>AsRES-Virtual 2</b>   Chair: <b>Prof. Shinichiro Iwata</b>, Kanagawa University, Japan  Discussant: <b>Dr. Lan Song</b>, Renmin University of China, China, People's Republic of  Discussant: <b>Qiyao Zhou</b>, University of Maryland, United States of America  Discussant: <b>Jiangnan Zeng</b>, University of Pittsburgh, United States of America  Discussant: <b>Dr. Yehua Huang</b>, Renmin University of China, China, People's Republic of</p> <hr/> <p><b>Under control? Price ceiling, misallocation, and inequality: Evidence from the housing market in Shanghai</b>  <u>Zhou, Qiyao</u></p>	<p><b>ASV-6: AsRES: Evaluation Method of Real Estate</b>  Virtual location: <b>AsRES-Virtual 3</b>   Chair: <b>Prof. Kazuto Sumita</b>, Toyo University, Japan  Discussant: <b>Syeda Marjia Hossain</b>, University of Reading, Uzbekistan  Discussant: <b>Dr. Nikolai Trifonov</b>, Council of Valuers' Associations of Eurasia, Belarus  Discussant: <b>Aida Julia Aminuddin</b>, UNIVERSITI TEKNOLOGI MALAYSIA, Malaysia  Discussant: <b>Dr. Jiayu Zhang</b>, Harbin Institute of Technology, China, People's Republic of</p> <hr/> <p><b>Build-up Method for Calculating of Discount Rate: Elaboration</b>  <u>Trifonov, Nikolai</u></p>

	<p>Macquarie University, Australia</p> <hr/> <p><b>Analyzing the performance of Green Star office buildings in Australia</b>  <u>Padilla, Sandy</u>; Taylor, Shane;  Theebe, Marcel; Boing, Rens  CBRE Investment Management</p>	<p>University of Maryland, United States of America</p> <hr/> <p><b>Housing market regulations and spatial inequality</b>  <u>Zeng, Jiangnan</u>  University of Pittsburgh, United States of America</p> <hr/> <p><b>Credit Risk of Political Incentives: Evidence from a Regression Discontinuity Design</b>  <u>Huang, Yehua</u>; <u>Kuang, Weida</u>;  <u>Zhao, Daxuan</u>  Department of Finance, School of Business, Renmin University of China, People's Republic of China</p> <hr/> <p><b>Border Effect and Regional Housing Market Integration — The Study of the Beijing Tianjin Hebei Urban Agglomeration</b>  <u>Song, Lan</u>  Renmin University of China, China, People's Republic of</p>	<p>Council of Valuers' Associations of Eurasia, Belarus</p> <hr/> <p><b>A NEURAL NETWORK FOR FORECASTING HOUSE PRICE INDEX</b>  <u>Aminuddin, Aida Julia</u>; <u>Adi Maimun, Nurul Hana</u>  UNIVERSITI TEKNOLOGI MALAYSIA, Malaysia</p> <hr/> <p><b>Evaluation and promotion strategy of urban resilience : Based on Trio Spaces</b>  <u>Zhang, Jiayu</u>; <u>Yang, Xiaodong</u>  Harbin Institute of Technology, China</p> <hr/> <p><b>UK commercial real estate valuation practice: does it now build in sustainability considerations?</b>  <u>Hossain, Syeda Marjia</u>; <u>van de Wetering, Dr. Jorn</u>; <u>Devaney, Dr. Steven</u>; <u>Sayce, Prof. Sarah</u>  University of Reading, United Kingdom</p>
<p>6:00pm - 8:00pm</p>	<p>Dinner-2: Gala Dinner at Josui Kaikan</p>		



Date: Sunday, 07/Aug/2022

<p>7:30am - 9:30am</p>	<p><b>ARV-9: AREUEA: House Prices and Transactions</b> Virtual location: <a href="#">AREUEA-Virtual 1</a> Chair: <b>Yanting Wu</b>, Concordia University, Canada Discussant: <b>Yanting Wu</b>, Concordia University, Canada Discussant: <b>Prof. Qiang Li</b>, Deakin University, Australia Discussant: <b>Prof. Weida Kuang</b>, Business School, Renmin University of China, China, People's Republic of</p> <p><b>An Alternative Measure of Lockdown Cost: The Impact of COVID-19 Restrictions on the Housing Market</b></p> <p><b>Liang, Jian<sup>1</sup>; Li, Qiang<sup>1</sup>; Lee, Chyi Lin<sup>2</sup></b> 1: Deakin University, Australia; 2: University of New South Wales</p> <p><b>Seeing is Believing: The Impact of Buyers' Onsite Viewing Activities on Housing Transactions</b></p> <p><b>Hu, Maggie Rong<sup>1</sup>; Kuang, Weida<sup>2</sup>; Li, Xiaoyang<sup>3</sup>; Shi, Yang<sup>4</sup></b> 1: The Chinese University of Hong Kong; 2: Renmin University of China; 3: Jinan University; 4: The University of Melbourne</p> <p><b>Conflicts of Interest and Agent Heterogeneity in Buyer Brokerage</b> <b>Kryzanowski, Lawrence<sup>1</sup>; Wu, Yanting<sup>1</sup>; Zhou, Tingyu<sup>2</sup></b> 1: Concordia University, Canada; 2: Florida State University, USA</p>	<p><b>ARV-10: AREUEA: Residential Mortgages</b> Virtual location: <a href="#">AREUEA-Virtual 2</a> Chair: <b>Dr. Raluca Roman</b>, Federal Reserve Bank of Philadelphia, United States of America Discussant: <b>Prof. Yuting Huang</b>, Capital University of Economics and Business, China, People's Republic of Discussant: <b>Dr. Egle Jakucionyte</b>, Bank of Lithuania, Lithuania Discussant: <b>Dr. Raluca Roman</b>, Federal Reserve Bank of Philadelphia, United States of America Discussant: <b>Kody Chinon Law</b>, Cornell University, United States of America</p> <p><b>Emergence of Subprime Lending in Minority Neighborhoods</b></p> <p><b>Jakucionyte, Egle<sup>1,2</sup>; Singh, Swapnil<sup>1,3</sup></b> 1: Bank of Lithuania, Lithuania; 2: Vilnius University; 3: Kaunas University of Technology</p> <p><b>A Tale of Two Bailouts: Effects of TARP and PPP on Subprime Consumer Debt</b></p> <p><b>Berger, Allen<sup>2</sup>; Epouhe, Onesime<sup>1</sup>; Roman, Raluca<sup>1</sup></b> 1: Federal Reserve Bank of Philadelphia, United States of America; 2: University of South Carolina</p> <p><b>The Heterogeneity of Bank Responses to the Fintech Challenge</b> <b>Law, Kody Chinon; Mislang, Nathan</b> Cornell University, United States of America</p> <p><b>Disguised credit misallocation: Evidence from housing provident fund</b></p> <p><b>Huang, Yuting<sup>1</sup>; Kuang, Weida<sup>2</sup></b> 1: Capital University of Economics and Business;</p>	<p><b>ARV-11: AREUEA: Corporate Finance and Real Estate</b> Virtual location: <a href="#">AREUEA-Virtual 3</a> Chair: <b>Prof. Brent W Ambrose</b>, Penn State University, United States of America Discussant: <b>Dr. David Hendrick Downs</b>, Virginia Commonwealth University, United States of America Discussant: <b>Prof. Sanket Korgaonkar</b>, University of Virginia, United States of America Discussant: <b>Shogo Sakabe</b>, Columbia University, United States of America Discussant: <b>Prof. Brent W Ambrose</b>, Penn State University, United States of America</p> <p><b>The Agency Costs of (RMBS) Tranching</b> <b>Korgaonkar, Sanket</b> University of Virginia, United States of America</p> <p><b>Place-Based Policies and the Geography of Corporate Investment</b></p> <p><b>LaPoint, Cameron<sup>1</sup>; Sakabe, Shogo<sup>2</sup></b> 1: Yale University; 2: Columbia University</p> <p><b>Firm Location and the Value-Growth Premium</b> <b>Ambrose, Brent W; Chen, Yifan; Simin, Tim</b> Penn State University, United States of America</p> <p><b>Property Market Liquidity and the Choice between Secured and Unsecured Debt</b></p> <p><b>Downs, David H.<sup>1</sup>; Zheng, Chen<sup>2</sup>; Zhu, Bing<sup>3</sup></b> 1: Virginia Commonwealth University, United States of America; 2: University of Reading, UK; 3: Technical University of Munich, Germany</p>	<p><b>ARV-12: AREUEA: Commercial Real Estate</b> Virtual location: <a href="#">AREUEA-Virtual 4</a> Chair: <b>Dr. Brent Smith</b>, Virginia Commonwealth University, United States of America Discussant: <b>Dr. Brent Smith</b>, Virginia Commonwealth University, United States of America Discussant: <b>Dr. Prashant Das</b>, IIM Ahmedabad, India Discussant: <b>Mehdi Rasteh</b>, Concordia University, Canada Discussant: <b>Dr. Jianfeng Wu</b>, Fudan University, China, People's Republic of</p> <p><b>Do Investor Cliques Generate Superior Fund Performance? An Examination of Private Equity Real Estate Funds</b></p> <p><b>Yu, Bobby<sup>2</sup>; Liu, Peng<sup>2</sup>; Das, Prashant<sup>1</sup></b> 1: IIM Ahmedabad, India; 2: S.C. Johnson College of Business, Cornell University</p> <p><b>Unpledged Collateral and Distressed Asset Sales: Evidence from REIT Transactions</b></p> <p><b>Demirci, Irem<sup>1</sup>; Rasteh, Mehdi<sup>2</sup>; Yonder, Erkan<sup>2</sup></b> 1: Nova School of Business &amp; Economics, Portugal; 2: Concordia University, Canada</p> <p><b>Heterogeneity in Effects of Place-Based Policy on Neighborhood Change: Evidence from Special Economic Zones in Urbanizing Shanghai</b></p> <p><b>Bu, Nanyang<sup>2</sup>; Guo, Xiangyu<sup>1</sup>; Wu, Jianfeng<sup>1</sup></b> 1: Fudan University, China, People's</p>
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		2: School of Business, Renmin University		Republic of; 2: Shanghai University, China, People's Republic of
10:00am - 12:00pm	<p><b>ASV-7: AsRES: Homeownership and Finance</b>  Virtual location: <b>AsRES-Virtual 1</b> <a href="#">🔗</a>  Chair: <b>Dr. Bing Zhu</b>, Technische Universität München, Germany  Discussant: <b>Prof. Weida Kuang</b>, Business School, Renmin University of China, China, People's Republic of  Discussant: <b>Prof. Gaetano Lisi</b>, eCampus University, Italy  Discussant: <b>Shotaro Watanabe</b>, Henley Business School, University of Reading, United Kingdom  Discussant: <b>Noorame Mohd Foudzy</b>, University Malaya, Malaysia</p> <p><b>Homeownership, human capital and (un)employment: theoretical model and empirical evidence in Italy</b>  <b>Lisi, Gaetano</b>  eCampus University, Italy</p> <p><b>Google Search and Risk of Strategic Default in the US Great Recession</b>  <b>Marcato, Gianluca</b><sup>1</sup>;  <b>Watanabe, Shotaro</b><sup>1</sup>;  <b>Zhu, Bing</b><sup>2</sup>  1: Henley Business School, University of Reading, United Kingdom;  2: Department of Civil, Geo and Environmental Engineering, Technical University of Munich (TUM)</p>	<p><b>ASV-8: AsRES: Housing Market</b>  Virtual location: <b>AsRES-Virtual 2</b> <a href="#">🔗</a>  Chair: <b>Prof. Alexander David Rothenberg</b>, Syracuse University, United States of America  Discussant: <b>Prof. Alexander David Rothenberg</b>, Syracuse University, United States of America  Discussant: <b>Dr. Maruska Vizek</b>, Institute Of Economics Zagreb, Croatia  Discussant: <b>Jun Qiu</b>, Renmin University of China, China, People's Republic of  Discussant: <b>Dr. Dongxiao Niu</b>, Tsinghua University, China, People's Republic of</p> <p><b>SPATIAL SPILLOVERS OF TOURISM ACTIVITY ON HOUSING PRICES: THE CASE OF CROATIA</b>  <b>Vizek, Maruska</b><sup>1</sup>; <b>Stojcic, Nebojsa</b><sup>2</sup>; <b>Mikulic, Josip</b><sup>3</sup>  1: Institute Of Economics Zagreb, Croatia; 2: University Of Dubrovnik, Croatia; 3: Faculty of Economics and Business, University of Zagreb, Croatia</p> <p><b>Will urban housing and rural land affect family reunion? Evidence from rural-urban migrant families in China</b>  <b>Qiu, Jun</b>; <b>Lv, Ping</b>  Renmin University of China, China, People's</p>	<p><b>ASV-9: AsRES: Urban Amenities</b>  Virtual location: <b>AsRES-Virtual 3</b> <a href="#">🔗</a>  Chair: <b>Prof. Piyush Tiwari</b>, University of Melbourne, Australia  Discussant: <b>Yanting Wu</b>, Concordia University, Canada  Discussant: <b>Dr. Cheng Keat Tang</b>, Nanyang Technological University, Singapore  Discussant: <b>Yaopei Wang</b>, National university of Singapore, China, People's Republic of  Discussant: <b>Dr. Radoslaw Trojaneck</b>, Poznań University of Economics and Business, Poland</p> <p><b>The cost of gun crime: evidence from Gun Offender Registry on housing values</b>  <b>Tang, Cheng Keat</b><sup>1</sup>; <b>Le, Thao</b><sup>2</sup>  1: Nanyang Technological University, Singapore; 2: Georgia State University, United States</p> <p><b>Road traffic noise and housing rent premium in the post Covid-19 pandemic era</b>  <b>Wang, Yaopei</b>; <b>Tu, Yong</b>  National university of Singapore</p> <p><b>The impact of noise pollution on the residential property market</b></p>	<p><b>ASV-10: AsRES: Housing Market During COVID-19 Pandemic</b>  Virtual location: <b>AsRES-Virtual 4</b> <a href="#">🔗</a>  Chair: <b>Prof. Ming-Chi Chen</b>, National Chengchi University, Taiwan  Discussant: <b>Belgin Akcay</b>, ANKara University, Turkey  Discussant: <b>Dr. Fang-Ni Chu</b>, National Chengchi University, Taiwan  Discussant: <b>Dr. Dongyuan Mu</b>, The University of Tokyo, China, People's Republic of  Discussant: <b>Dr. Jing-Yi Chen</b>, National Taichung University of Science and Technology, Taiwan</p> <p><b>The Covid-19 Pandemic Shocks and the Housing Market</b>  <b>Chen, Ming-Chi</b>; <b>Chu, Fang-Ni</b>  National Chengchi University, Taiwan</p> <p><b>The impact of the COVID-19 Pandemic on Housing Price Gradient: Evidence from Beijing</b>  <b>Mu, Dongyuan</b>  The University of Tokyo, China, People's Republic of</p> <p><b>Fearless in the Face of the Pandemic? Effects of Joint Information Framing and Personality Traits on Reactions regarding</b></p>

	<p><b>Challenges and Factors Influencing Ability to Secure Home Financing among Potential First-Time House Buyers in Malaysia</b>  <b>Mohd Foudzy, Noorame; Said, Rosli; Mohd Adnan, Yasmin</b>  University Malaya, Malaysia</p> <hr/> <p><b>Does Education Attainment Matter For Mortgage Risks?</b>  <b>Kuang, Weida; Yu, Jiawei</b>  Business School, Renmin University of China, China, People's Republic of</p>	<p>Republic of</p> <p><b>The impact of human capital and housing supply on urban growth</b>  <b>Büchler, Simon<sup>1</sup>; Niu, Dongxiao<sup>2</sup>; Thompson, Anne Kinsella<sup>1</sup>; Zheng, Siqi<sup>1</sup></b>  1: MIT Center for Real Estate; 2: Tsinghua University, China, People's Republic of</p> <hr/> <p><b>Urban Sprawl and Social Capital: Evidence from Indonesian Cities</b>  <b>Civelli, Andrea<sup>1</sup>; Gaduh, Arya<sup>2</sup>; Rothenberg, Alexander D.<sup>3</sup>; Wang, Yao<sup>4</sup></b>  1: University of Arkansas, Fayetteville, United States of America; 2: University of Arkansas, Fayetteville, United States of America; 3: Syracuse University, United States of America; 4: Syracuse University, United States of America</p>	<p><b>Tanas, Justyna<sup>2</sup>; Trojanek, Radoslaw<sup>1</sup></b>  1: Poznań University of Economics and Business, Poland; 2: WSB in Poznan</p> <hr/> <p><b>Complaints Against Agents and Agent's Incentives: Evidence from Housing Transactions</b>  <b>Kryzanowski, Lawrence; Wu, Yanting</b>  Concordia University, Canada</p>	<p><b>Housing Purchase Decisions</b>  <b>Chen, Jing-Yi; Zhou, Xin-Yu; Zhang, Jia-Yun; Hong, Yi-Xuan; Kim, Young-Jin</b>  National Taichung University of Science and Technology, Taiwan</p> <hr/> <p><b>Revisiting the Relationship of Credit with House Price in the Covid -19 Pandemic Period</b>  <b>Akcaý, Sariye Belgin<sup>1</sup>; Akyüz, Mert<sup>2</sup></b>  1: Ankara University, Turkey; 2: Ankara Yıldırım Bayazıt University</p>
<p>12:00pm - 1:00pm</p>	<p>Lunch-3: Lunch-3 (Your Own)</p>			
<p>1:00pm - 3:00pm</p>	<p><b>ASV-11: AsRES: Housing and Macroeconomy</b>  Virtual location: <b>AsRES-Virtual 1</b> <a href="#">🔗</a>  Discussant: <b>Dr. Pin-te Lin</b>, University of Reading, United Kingdom  Discussant: <b>Prof. Zhengyi Zhou</b>, Shanghai University of Finance and Economics, China, People's Republic of  Discussant: <b>Prof. Hyun-Soo Choi</b>, Korea Advanced Institute of Science and Technology, Korea, Republic of (South Korea)</p> <hr/> <p><b>Do macroeconomic factors matter in housing markets?</b>  <b>Lin, Pin-te</b>  University of Reading, United Kingdom</p> <hr/> <p><b>Does house price co-movement facilitates labor migration? Evidence from China</b>  <b>Zhou, Zhengyi</b>  Shanghai University of Finance and Economics,</p>	<p><b>ASV-12: AsRES: Agglomerations, Interactions and Transmission Effects on Regional Economy</b>  Virtual location: <b>AsRES-Virtual 2</b> <a href="#">🔗</a>  Chair: <b>Prof. Siu Kei Wong</b>, University of Hong Kong, Hong Kong S.A.R. (China)  Discussant: <b>Suiling Long</b>, Renmin University of China, China, People's Republic of  Discussant: <b>Prof. Jing Yang</b>, California State University at Fullerton, United States of America  Discussant: <b>Xin Lin</b>, Renmin University of China, China, People's Republic of  Discussant: <b>Prof. Wen-Chi Liao</b>, National University of Singapore, Singapore</p> <hr/> <p><b>Housing Transactions near Flips</b>  <b>Yang, Jing</b>  California State University at Fullerton, United States of America</p>	<p><b>ASV-13: AsRES: Recent Trends in Real Estate Investment</b>  Virtual location: <b>AsRES-Virtual 3</b> <a href="#">🔗</a>  Chair: <b>Dr. Edward Chung-yim Yiu</b>, The University of Auckland Business School, New Zealand  Discussant: <b>Dr. Weng Wai Choong</b>, Universiti Teknologi Malaysia, Malaysia  Discussant: <b>Prof. Yang Yang</b>, Chinese University of Hong Kong, Hong Kong S.A.R. (China)  Discussant: <b>Dr. Edward Chung-yim Yiu</b>, The University of Auckland Business School, New Zealand  Discussant: <b>Dr. Maggie Hu</b>, The Chinese University of Hong Kong, Hong Kong S.A.R. (China)</p> <hr/> <p><b>The Effects of Gasoline Prices on Individual Travel Behavior</b>  <b>Xu, Zhengzheng; Yang, Yang</b></p>	

	<p>China, People's Republic of</p> <hr/> <p><b>Politicians' Asset Allocation and Economic Bill Proposals</b></p> <p><b>Choi, Hyun-Soo<sup>1</sup></b>; Kim, Hugh Hoikwang<sup>2</sup>; Kim, Paul Youngwook<sup>1</sup></p> <p>1: Korea Advanced Institute of Science and Technology, Korea, Republic of (South Korea); 2: Darla Moore School of Business, University of South Carolina</p>	<p><b>Will regional integration increase housing cost burden of urban residents: Evidence from China's Yangtze River Delta urban agglomerations</b></p> <p><b>Lin, Xin<sup>1</sup></b>; Lv, Ping<sup>1</sup>; Wong, Siu Kei<sup>2</sup></p> <p>1: Renmin University of China, China, People's Republic of China; 2: The University of Hong Kong, Hong Kong S.A.R. (China)</p> <hr/> <p><b>Spatial Econometrics for Strategic Interactions in Sequential Auctions of Government Lands</b></p> <p><b>Luo, Yilan<sup>2</sup></b>; <b>Liao, Wen-Chi<sup>1</sup></b></p> <p>1: Department of Real Estate, NUS Business School, National University of Singapore, Singapore; 2: School of Economics and Trade, Hunan University, Changsha, Hunan, China</p> <hr/> <p><b>Research on the transmission mechanism of housing wealth effect on Chinese residents' Consumption -- an analysis of intermediary effect based on chfs data</b></p> <p><b>Long, Suiling</b>; Lv, Ping</p> <p>Renmin University of China, China, People's Republic of</p>	<p>Chinese University of Hong Kong, Hong Kong S.A.R. (China)</p> <hr/> <p><b>An Institutional Analysis of ESG Ratings' Impact on REITs' Returns during COVID-19</b></p> <p><b>Yiu, Edward Chung-yim<sup>1</sup></b>; <b>Cheung, Ka Shing<sup>1</sup></b>; <b>Newell, Graeme<sup>2</sup></b></p> <p>1: The University of Auckland Business School, New Zealand; 2: School of Business, Western Sydney University, Sydney, Australia</p> <hr/> <p><b>PropTech Interface Induced Bias and Housing Investments</b></p> <p><b>Hu, Maggie Rong<sup>1</sup></b>; <b>Kuang, Weida<sup>2</sup></b>; <b>Li, Xiaoyang<sup>3</sup></b>; <b>Shi, Yang<sup>4</sup></b></p> <p>1: The Chinese University of Hong Kong; 2: Renmin University of China; 3: Jinan University; 4: The University of Melbourne</p> <hr/> <p><b>Valuation of Ecosystem and Environmental Services: A Review of Traditional Valuation Approaches</b></p> <p><b>Choong, Weng Wai</b></p> <p>Universiti Teknologi Malaysia, Malaysia</p>	
<p><b>3:30pm - 5:30pm</b></p>	<p><b>ASV-14: AsRES: Natural Environment and Real Estate Market</b></p> <p>Virtual location: <b>AsRES-Virtual 1</b> <a href="#">🔗</a></p> <p>Chair: <b>Prof. Kazuto Sumita</b>, Toyo University, Japan</p> <p>Discussant: <b>Dr. Jyoti Shukla</b>, University of Melbourne, Australia</p> <p>Discussant: <b>Prof. Piyush Tiwari</b>, University of Melbourne, Australia</p> <p>Discussant: <b>Dr. Qin Fan</b>, California State University, Fresno, United States of America</p> <p>Discussant: <b>Dr. Ervi Liusman</b>, The Chinese University of Hong Kong, Hong Kong S.A.R. (China)</p> <p><b>Wet Market – Convenience or Health Hazard?</b></p>	<p><b>ASV-15: AsRES: Urban Development</b></p> <p>Virtual location: <b>AsRES-Virtual 2</b> <a href="#">🔗</a></p> <p>Chair: <b>Dr. Misaki Ueno</b>, Wakayama university, Japan</p> <p>Discussant: <b>Dr. Misaki Ueno</b>, Wakayama university, Japan</p> <p>Discussant: <b>Prof. Siu Kei Wong</b>, University of Hong Kong, Hong Kong S.A.R. (China)</p> <p>Discussant: <b>Prof. Changha Jin</b>, Hanyang University, Korea, Republic of (South Korea)</p> <p>Discussant: <b>Ying Hui Chiang</b>, National Chengchi University, Taiwan</p> <p><b>Ownership transfer and urban development: evidence from China's manufacturing M&amp;As</b></p>	<p><b>ASV-16: AsRES: Political Economy and Housing Market</b></p> <p>Virtual location: <b>AsRES-Virtual 3</b> <a href="#">🔗</a></p> <p>Chair: <b>Dr. Fang-Ni Chu</b>, National Chengchi University, Taiwan</p> <p>Discussant: <b>Prof. Ming-Chi Chen</b>, National Chengchi University, Taiwan</p> <p>Discussant: <b>Enyuan Li</b>, Tsinghua University, China, People's Republic of</p> <p>Discussant: <b>Prof. Vsevolod Nikolaiev</b>, Kyiv National University of Construction and Architecture, Ukraine</p> <p>Discussant: <b>Prof. Song Shi</b>, University of Technology Sydney, Australia</p> <p><b>A Study on the Winner's Curse in Beijing Land</b></p>	

**Liusman, Ervi<sup>1</sup>; Chau, K.W.**<sup>2</sup>; **Wong, Y.L.**<sup>2</sup>

1: School of Hotel and Tourism Management, The Chinese University of Hong Kong, Hong Kong S.A.R. (China); 2: Department of Real Estate and Construction, The University of Hong Kong, Hong Kong S.A.R. (China)

### **Groundwater Use and Housing Development**

**Fan, Qin**<sup>1</sup>; **Liang, Jason**<sup>2</sup>

1: Department of Economics, Craig School of Business, California State University, Fresno, United States of America; 2: Department of Agricultural Business, Jordan College of Agricultural Sciences and Technology, California State University, Fresno, United States of America

### **Predicted sea level rise and property values: Evidence from Victoria, Australia**

**Tiwari, Piyush**

University of Melbourne, Australia

### **Measuring Housing Well-being of Disaster Affected persons in Chennai (India)**

**Shukla, Jyoti**; **Tiwari, Piyush**

University of Melbourne, Australia

**Shi, Shuai**<sup>1</sup>; **Wong, Siu Kei**<sup>1</sup>; **Zheng, Chen**<sup>2</sup>;

**Qiang, Wei**<sup>3</sup>

1: University of Hong Kong, Hong Kong S.A.R. (China); 2: University of Reading; 3: Chinese University of Hong Kong

### **Innovation, regional growth, and housing price : Does housing price affect local innovation?**

**Jin, Changha**; **Wang, Ilbum**; **Kang, Imho**

Hanyang.University, Korea, Republic of (South Korea)

### **The Dilemma of solving urban housing problems through Urban land readjustment: The case of Tucheng, New Taipei City**

**Chiang, Ying Hui**; **Ding, Hsiu Yin**

National Chengchi University, Taiwan

### **The influence of frequency of communication such as regular meetings between the Promotion Corporation for Urban Renaissance and the local government on quality of community activities**

**Ueno, Misaki**<sup>1</sup>;

**Izumiyama, Rui**<sup>2</sup>;

**Yabutani, Yusuke**<sup>3</sup>;

**Song, Junhwan**<sup>4</sup>;

**Matsushita, Yoshihiro**<sup>5</sup>;

**Nishiyama, Taizen**<sup>1</sup>

1: Wakayama University, Japan; 2: Nihon University, Japan; 3: University of Toyama, Japan; 4: Yamaguchi University, Japan; 5: International Development Consultants Co.,Ltd, Japan

### **Market**

**Li, Enyuan**; **Zhu, Enwei**;

**Liu, Hongyu**

Tsinghua University, China, People's Republic of

### **Changing property relations while investing in renovation of destroyed housing in Ukraine**

**Nikolaiev, Vsevolod**;

**Shcherbyna, Andrii**

Kyiv National University of Construction and Architecture, Ukraine (Wroclaw University of Science and Technology, Poland)

### **Has Chinese capital pushed up Australian house prices?**

**Shi, Song**; **Shi, Xunpeng**

University of Technology Sydney, Australia

### **The Municipal Election and the Housing Market**

**Chu, Fang-Ni**; **Chen, Ming-Chi**

National Chengchi University, Taiwan