



The Asia-Pacific Network for Housing Research

(APNHR) Conference 2022



Organizers:

The Asia-Pacific Network for Housing Research

School of International and Public Affairs (SIPA), Shanghai Jiao Tong University

China Institute for Urban Governance (CIUG), Shanghai Jiao Tong University

Center for Housing and Urban-Rural Development (CHURD), Shanghai Jiao Tong University

Co-organizers:

Centre for Urban Studies and Urban Planning, and the Department of Urban Planning & Design, The University of Hong Kong

International Journal of Housing Policy

Jul 2-3, 2022

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Conference Overview

The Asia-Pacific Network for Housing Research (APNHR) Conference 2022

July 2-3, 2022, Shanghai, China

The Asia-Pacific Network for Housing Research, School of International and Public Affairs (SIPA) & China Institute for Urban Governance (CIUG) & Center for Housing and Urban-Rural Development (CHURD) at Shanghai Jiao Tong University, together with Centre for Urban Studies and Urban Planning & the Department of Urban Planning & Design at the University of Hong Kong, *International Journal of Housing Policy*, are pleased to welcome all participants to join the two-day APNHR 2022 conference.

Housing serves as a major type of social infrastructure for cities around the globe, and has played a pivotal role in promoting and sustaining livability, equity and wellbeing for urban citizens across the world. However, there are long lasting and deep-rooted problems of reduced livability, exacerbated inequalities and worsening wellbeing associated with the housing systems in Asia-Pacific cities, especially under the Covid-19 pandemic. The APNHR 2022 conference seeks to become an occasion that brings together scholars across Asia-Pacific countries and beyond to tackle these problems. Through sharing latest housing research from various locales and multiple disciplines, wisdoms from scholars can help to promote housing policies and practices that enable cities to become places of opportunities, livability, inclusiveness, healthiness and prosperity for all residents.

We would like to thank our keynote speakers for their precious time and contribution, our conference participants for their generous sharing of ideas, and the scientific committee members for their strong supports. Additional appreciation goes to the local organizing committee members, supporting staff and student volunteers.

Enjoy the conference and have a great time!

APNHR2022 Organizing Committee

Introduction

Asia-Pacific Network of Housing Research (APNHR)

APNHR, founded in 2001, is an international academic organization devoted to promote housing research in the Asia Pacific region. Its secretariat is located in the Department of urban planning and design at the University of Hong Kong. Since its establishment, it has organized more than 10 major conferences. Its official website: <https://fac.arch.hku.hk/upad/apnhr/>

AIMS

- To promote and enhance housing research in the Asia-Pacific, particularly comparative studies and theory/model construction.
- To strengthen networking among housing researchers, policy makers and practitioners in the region.
- To enhance the exchange and dissemination of research findings and publications.
- To facilitate housing education and training in the region.

The secretariat of APNHR

Address: 8/F, Knowles Building, The University of Hong Kong, Pokfulam Road, Hong Kong

Tel: (852) 3917 2721

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The Center for Housing and Urban-rural Development (CHURD) of Shanghai Jiao Tong University, established on October 30, 2019, is committed to integrating relevant scientific research resources inside and outside SJTU, and building a high-level interdisciplinary scientific research exchange platform and talent training highland centered on human settlements. With the mission of promoting the modernization of China's human settlements governance system and governance capacity, the center is dedicated to promoting China's scientific research of human settlements, the quality of human settlements professionals, and more scientific, democratic and refined public decision-making of human settlements.

Keynote Speakers (Alphabetical)



Hirayama, Yosuke

Title: The property city: housing and the reshaping of social class

Short introduction: In Japan as a mature home ownership society, along with societal aging and lowered growth rates, a key driver for social stratification shifted from income flow to housing assets. Since the late 20th century, many ‘property cities’ have undergone enlarged fluctuations in housing prices, widened spatial divisions in housing markets, and an increase in intergenerational transfers relating to housing, leading to the reshaping of social class. This presentation looks at disparities between affluently propertied families that further accumulate housing assets over generations, modest families that have a tendency towards the dissipation of their housing assets, and perpetually renting families that are increasingly excluded from mainstream society. In line with longstanding neoliberal policy, the government has encouraged families to develop asset bases rooted in residential property in securing ‘private social security’. This in turn sheds light on the importance of social class relating to housing wealth in understanding new forms of social inequalities.

Yosuke Hirayama is Professor of Housing and Urban Studies at the Graduate School of Human Development and Environment, Kobe University, Japan, working extensively in the areas of housing and urban change, home-ownership and social inequalities, as well as comparative housing policy. His work has appeared in numerous international academic journals such as *Housing Studies*, *Journal of Social Policy*, *Journal of Housing and the Built Environment*, *International Journal of Housing Policy*, *Urban Studies*, and *International Journal of Urban and Regional Research*, and he is a co-author of *Housing in Post-Growth Society: Japan at the Edge of Social Transition* (with Misa Izuhara, Routledge, 2018) and also a co-editor of *Housing and Social Transition in Japan* (with Richard Ronald, Routledge, 2007). He has received academic prizes from the Architectural Institute of Japan, the City Planning Institute of Japan, and Tokyo Institute of Municipal Research. He is also a founding member of the Asia-Pacific Network for Housing Research.



Liu, Zhi

Title: What have changed in China's Urban Housing Markets since 2013?

Short Introduction: In late 2013, the Chinese central government announced a package of economic reform that included land and housing policy reform actions aiming at bringing the land and housing markets back to a more rational track. In 2016, the government further announced a new housing policy to tame speculation and promote rental housing market development. The Land Management Law was amended in 2019. My presentation focuses on the housing market changes that have occurred since 2013, and assess if the policy changes are effective in achieving their objectives.

Dr. Zhi Liu is Senior Fellow and Director, China and Asia Program, Lincoln Institute of Land Policy, and Director of Peking University – Lincoln Institute Center for Urban Development and Land Policy. He is specialized in land and housing policy, urban and infrastructure finance, and urban and regional planning. Previously he was a lead infrastructure specialist at the World Bank, with years of operational experience in the infrastructure and urban sectors. He is a member of the Expert Committees for Housing and Real Estate, and for Human Settlements, Ministry of Housing and Urban & Rural Development, China. He co-edited *International Housing Market Experience and Implications for China* (Routledge 2019) and *Infrastructure Economic and Policy: International Perspectives* (Lincoln Institute of Land Policy, 2022). He holds a Ph.D. in Urban Planning from Harvard University.



Pawson, Hal

Title: COVID-19: Housing market impacts and housing policy responses – an international review

Short introduction: COVID-19 and housing have been intimately linked since the pandemic struck in early 2020 when lockdowns emerged alongside other society-level restrictions. The home took on enhanced importance, policy interventions were channelled directly and indirectly through housing, and there was enhanced consumer awareness of housing limitations. While often strongly divergent from initial expectations, dramatic housing system effects have resulted from the crisis in many countries. More than two years into the pandemic, this presentation highlights key findings from a novel international comparative study covering Canada, Germany, Ireland, New Zealand, Spain and the United States, as well as our base case jurisdictions, Australia and the UK. Drawing on academic evidence, secondary grey literature and expert interviews, the research provides a provisional assessment of how housing markets have been impacted by the pandemic in different settings, and how such impacts were ameliorated or, in some cases, exacerbated by national and sub-national policy interventions.

Hal Pawson is Professor of Housing Research and Policy at the University of New South Wales, Sydney. He retains an Honorary Professor position at Heriot-Watt University, Edinburgh where he was based until 2011. His latest co-authored books ‘Housing Policy in Australia: A case for system reform’, and ‘The Private Rental Sector in Australia: Living with uncertainty’ were published in 2020 and 2021.

<https://www.be.unsw.edu.au/staff/professor-hal-pawson>



Phang, Sock-Yong

Title: Public or Private? Regenerating East Asian Cities in the 21st Century

Short introduction: In these times of unexpected and overlapping crises, the world is concurrently confronting powerful, transformative changes that will fundamentally shape how society and cities are organised. In her keynote, Professor Phang will review the megatrends that are impacting East Asian cities, the old- world obstacles to urban regeneration, and the initiatives that governments and societies are taking (or can take) to prepare our cities for the 21st century.

Professor **Sock-Yong Phang** is the Celia Moh Chair Professor of Economics at the Singapore Management University. She obtained her PhD from Harvard University in 1989. Her areas of research include housing, transportation, and infrastructure economics and policies. She is the author of the following books: *Policy Innovations for Affordable Housing in Singapore* (Palgrave Macmillan, 2018); *Housing Finance Systems: Market Failures and Government Failures* (Palgrave Macmillan, 2013); and *Housing Markets and Urban Transportation* (McGraw Hill, 1992). She has also published numerous book chapters and journal articles on housing, transport, regulation and public-private partnerships. Professor Phang has served as consultant to the World Bank, the Asian Development Bank and various government agencies on projects involving land, housing and infrastructure policies. In Singapore, Professor Phang has previously served as board member of the Urban Redevelopment Authority, the Land Transport Authority, the Public Transport Council, the Competition and Consumer Commission, and the Energy Market Authority.



Kelvin Wong

Title: Affordable Housing in the Least Affordable City

Short introduction: In cities with high house prices, a large part of economic inequality comes from housing wealth accumulation. To overcome capital constraints, first-time homebuyers often have to compromise livability in terms of house size and quality and buy a starter home they can marginally afford first. This presentation uses Hong Kong – the least affordable housing market – as an example to illustrate how the resale price of affordable housing built by the government could grow faster than that of private housing, especially when capital constraints are binding.

Kelvin S.K. Wong is Professor and Head of the Department of Real Estate & Construction at the University of Hong Kong. He was the Director of the MSc(Real Estate) program from 2017 to 2020 and Associate Dean (Teaching & Learning) for the Faculty of Architecture from 2014 to 2016. As a real estate economist, his research aims to unveil and evaluate the economic logic behind the functioning of the real estate market, from urban land policy and developers' sales strategies to the behavior of second-hand property owners and the financing of real estate firms. His works show that market frictions are the key to explaining how different real estate price, liquidity, vacancy, and volatility patterns emerge over time and across space. He co-invented the repeat-sales property price index in Hong Kong, which became the first tradable housing price index in Asia. He has published over 70 articles in top international journals, and is ranked by peers one of the leading academic leaders in the real estate field. He has received a number of international awards, including Senior Fulbright Scholar, Homer Hoyt Institute's Post-doctoral Honoree, and the University of Cambridge's Doris-Zimmerman Award. He is a member of the Engineering Panel of Hong Kong Research Grants Council.



Fulong Wu

Title: Housing financialization, urban redevelopment and state-centered governance in China

Fulong Wu, Bartlett School of Planning, University College London

This talk introduces three interlinked processes - housing financialization, urban redevelopment, and urban governance. Since the establishment of housing market in China, housing together with landed properties have become an important financial asset besides their use values. This has laid down the foundation of China's land-finance model, which in essence is to mobilise capital for urban development, in addition to local revenue generation. Along this state-led process we have seen the shift from dilapidated housing renewal to using urban redevelopment to stabilise and expand the economy. I argue that, despite greater involvement of non-state and society actors in housing and urban development, China's urban governance is still more state-centred.

Fulong Wu is Bartlett Professor of Planning and a joint coordinator of China Planning Research Group at University College London. His research interests include urban development in China and its social and sustainable challenges. His book *Planning for Growth: Urban and Regional Planning in China* (Routledge, 2015) provides a new interpretation of urban development and governance in post-reform China. He was awarded the 2013 Outstanding International Impact Prize by UK ESRC. He is currently working on an ERC Advanced Grant – Rethinking China's Model of Governance (ChinaUrban). His forthcoming book, *Creating Chinese Urbanism: Urban Revolution and Governance Change* describes the landscape of urbanisation in China, revealing the profound impacts of marketization on Chinese society and the consequential governance changes at the grassroots level.

Scientific Committee

- Prof. Shenjing He, Chair of APNHR, University of Hong Kong
- Prof. Rebecca Chiu, Immediate Past Chair of APNHR, The University of Hong Kong
- Professor Kath Hulse, Vice Chair of APNHR, Swinburne University of Technology
- Professor Seo Ryeong Ju, Kyung Hee University
- Professor Wan Nor Azriyati Abd Aziz, University College of Technology Sarawak
- Professor Ming-chi Chen, National Sun Yat-sen University
- Dr Noor Rosly Hanif, Geomatika University College
- Professor Mieko Hinokidani, Kyoto Prefectural University
- Professor Yosuke Hirayama, Kobe University
- Professor A K M Abul Kalam, Jahangirnagar University
- Professor Laurence Murphy, University of Auckland
- Professor Shammi Akter Satu, Jahangirnagar University
- Dr Jung Won Son, University College London & University of Seoul
- Professor Rachel Ong ViforJ, Curtin University
- Professor Haryo Winarso, Institut Teknologi Bandung
- Professor Kelvin Wong, The University of Hong Kong
- Professor Phang Sock Yong, Singapore Management University

Conference Team



He, Shenjing (APNHR Chair)

Shenjing He is Professor of Urban Studies and Department Head at the Department of Urban Planning and Design, The University of Hong Kong (HKU). Shenjing is an elected Fellow of the British Academy of Social Sciences (FACSS) and a highly cited (top 1% based on ESI index) urban scholar. She became the APNHR Chair in 2021. Her research interests focus on urban redevelopment/gentrification, urban governance and entrepreneurial urbanism, low-income housing, urban development and housing price mechanism, rural-urban interface, and health geography. She serves as an editor for *Urban Studies* since 2012 and sits on the editorial board of several urban and geographical journals. As the founding director of the Social Infrastructure for Equity and Wellbeing (SIEW) Lab at HKU, Shenjing's recent research examines the equity and wellbeing issues at the interface between three major types of social infrastructure, namely housing, healthcare and education.



Chen, Jie (Conference Chair)

Jie Chen, Director of Center for Housing and Urban-rural Development (CHURD) & Professor at the School of International and Public Affairs (SIPA) & China Institute for Urban Governance (CIUG), Shanghai Jiao Tong University. His research area is urban and housing studies. He is on Trustee Board of Urban Studies Foundation, the management board of *Housing Studies*, advisory board of *International Journal of Housing Policy*. He is also the vice president of China Society of Real Estate Appraisers and Real Estate Agents. He serves as an active policy advisor for China's central and local governments.



Lu, Tingting (Conference Vice Chair & Secretary General)

Tingting Lu is Associate Professor in School of International and Public Affairs (SIPA) at Shanghai Jiao Tong University. She completed her doctorate research in Bartlett School of Planning at University College London. Her research focuses on housing development and neighbourhood governance. She has worked on gated communities, socio-spatial segregation and neighbourhood attachment.

Conference Executive Team

- Prof. Jie Chen (Chair), Vice Chair of APNHR (2022); SIPA & CHURD, SJTU
- Associate Prof. Tingting Lu (Vice Chair and secretary general), SIPA & CHURD, SJTU
- Associate Prof. Chuanyong Zhang (Vice Chair), SIPA & CHURD, SJTU
- Assistant Prof. Haozhi Pan (Vice Chair), SIPA & CHURD, SJTU
- Dr. Ting Zhang, SIPA & CHURD, SJTU
- PhD student Zhen Wang, SIPA & CHURD, SJTU
- PhD student Xin Qi, SIPA & CHURD, SJTU (secretary)
- PhD student Wendao Liu, SIPA & CHURD, SJTU (secretary)
- PhD student Yu Zhang, SIPA & CHURD, SJTU

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Associate Prof. Tingting Lu, Email: tingting.lu@sjtu.edu.cn

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PhD student Xin Qi, Email: chisensen@sjtu.edu.cn

Timetable at a Glance

All the time refers to Beijing Time (GMT+8)

Saturday, July 2, 2022			
Venue (Zoom)	https://hku.zoom.us/j/96561518380?pwd=R3EzVGV1b0lKMnhlQ2hyaE8wZEMzUT09		
	Meeting ID: 965 6151 8380 ; Password: 672616		
09:00-09:15	Opening Ceremony		
	Content	Name	Affiliation
09:00-09:05	Opening remarks	Prof. Shenjing He	APNHR & University of Hong Kong
09:05-09:10	Welcome remarks	Prof. Jie Chen	Shanghai Jiao Tong University
09:10-09:15	Welcome remarks	Prof. Jiannan Wu	Shanghai Jiao Tong University
	Cloud Group Photo		
09:15-12:15	Keynote Speech		
	Chaired by Professor Rebecca Chiu , University of Hong Kong		
09:15-09:45	Keynote Speech 1	Prof. Sock-Yong Phang	Singapore Management University
	Public or Private? Regenerating East Asian Cities in the 21st Century		
09:45-10:15	Keynote Speech 2	Director Zhi Liu	Peking University-Lincoln Institute Center for Urban Development and Land Policy
	What have changed in China's Urban Housing Markets since 2013?		
10:15-10:45	Keynote Speech 3	Prof. Yosuke Hirayama	Kobe University
	The property city: housing and the reshaping of social class		
10:45-11:15	Keynote Speech 4	Prof. Kelvin Wong	University of Hong Kong
	Affordable Housing in the Least Affordable City		
11:15-11:45	Keynote Speech 5	Prof. Hal Pawson	University of New South Wales (UNSW)
	COVID-19: Housing market impacts and housing policy responses – an international review		
11:45-12:15	Q & A and Discussions		

Parallel Paper Sessions (3 papers per session)										
Venue (Zoom)	Please see Detailed agenda									
13:30-14:30	A1	B1	C1	D1	E1	F1	G1	H1	I1	J1
14:30-15:30	A2	B2	C2	D2	E2	F2	G2	H2	I2	J2
15:30-15:40	Break									
15:40-17:00	A3	B3	C3	D3	E3	F3	G3	H3	I3	J3
	Note: Each paper is given 15 minutes for presentation, 15 minutes for group comments and Q&A.									

Please click the zoom link to login in the zoom meeting room if you are in mainland China!

Sunday, July 3, 2022

Parallel Paper Sessions (IJHP SI Sessions, 3 papers per session)			
Venue (Zoom)	https://hku.zoom.us/j/93010517039?pwd=SytuYUpPanl0Zm4vM0hsNVJMSGE0UT09	https://hku.zoom.us/j/91666174546?pwd=M2JlcGc5MEpnOVpPU110TkxRXdfUT09	https://hku.zoom.us/j/94234896423?pwd=d1YyREVEVVdtbkVyT2RsVzQzd2JiZz09
	Meeting ID: 930 1051 7039 Password: 827075	Meeting ID: 916 6617 4546 Password: 395420	Meeting ID: 942 3489 6423 Password: 758032
09:00-10:30	SA1	SB1	SC1
10:30-12:00	SA2	SB2	SC2
12:00-13:30	Lunch		
13:30-15:00	SA3	SB3	SC3
Note: Each paper is given 20 minutes for presentation, 5 minutes for comment and 5 minutes for free discussion.			
15:15-17:00	Closing Ceremony		
Venue(Zoom)	https://hku.zoom.us/j/97766244869?pwd=WVgzc2U0MzUwWFZVQ3Z5bXhrNXMrdz09		
	Meeting ID: 977 6624 4869 ; Password: 240921		
15:15-16:45	Roundtable Panel (Co-organized with <i>International Journal of Housing Policy</i>) Current and Future Trends in Housing Research		
	Theme Speech	Professor Fulong Wu , University College London	
	Housing financialisation, urban redevelopment, and state-centred governance in China		
	Panellists	Prof. Bingqin Li , University of New South Wales (UNSW) Prof. Helen Bao , Cambridge University Prof. Shenjing He , University of Hong Kong Prof. Jie Chen , Shanghai Jiao Tong University	
16:45-17:00	Concluding Remarks	Prof. Jie Chen Prof. Shenjing He	SJTU APNHR & HKU

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Detailed agenda

APNHR2022 Sessions (A1-C1)

Saturday, July 2, 2022

Parallel Paper Sessions (3 papers per session)

Venue (Zoom)	https://hku.zoom.us/j/96550349654?pwd=T0pUdXZpNTdDWjFIdWw2N2RkNVg5QT09 Meeting ID: 965 5034 9654 Password: 046351	https://hku.zoom.us/j/99124729274?pwd=Sk1NVG9rcmRhYVNJeXFPNWtjT1ZOdz09 Meeting ID: 991 2472 9274 Password: 472796	https://hku.zoom.us/j/96027583878?pwd=YjBvTTA5WlVROXkwdWRWaTBHeXo1QT09 Meeting ID: 960 2758 3878 Password: 470490
13:30-14:30	A1: Housing System I	B1: Housing Institution I	C1: Housing Policy I
Chair → Discussant ↓	Professor Can Cui	Associate Professor Haozhi Pan	Associate Professor Sainan Lin
The speaker of the 2nd article	ID26: Public Housing Provision for Equality or Productivism? The Variance of Public Rental Housing Projects in Chongqing, China	ID44: The Small Property Rights Housing Institution in Mainland China: The Perspective of Substitutability of Institutional Functions	ID113: Examining the Strategic Selectivity of the Local State in the Diverse Approaches to Housing Regulation in Urban China
The speaker of the 3rd article	ID77: A comparative study of the state-owned housing in the pre-reform era in Britain and China	ID17: The Way Forward - Helping Hand or Grabbing Hand Owners' Corporations to Prevail in Hong Kong?	ID135: Housing policy and 'unregulated' real-estate markets Reflections from Nairobi
The speaker of the 1st article	ID64: Assessing rental housing affordability: The relationship between objective and subjective indicators	ID136: Mixed-income housing development model for South Africa using a Confirmatory Factor Analysis Model.	ID88: What We Talk about When We Talk about Transitional Housing? A Systematic Literature Review (1956-2021)
Session Assistant	Wendao Liu	Yu Zhang	Xin Qi

Note: Each paper is given 15 minutes for presentation, 15 minutes for group comments and Q&A.

Please click the zoom link to login in the zoom meeting room if you are in mainland China!

APNHR2022 Sessions (D1-F1)

Saturday, July 2, 2022

Parallel Paper Sessions (3 papers per session)

Parallel Paper Sessions (3 papers per session)			
Venue (Zoom)	https://hku.zoom.us/j/98118704763?pwd=UXpmWFR4ejBWZWJTMW42SHJSVDIIQT09 Meeting ID: 981 1870 4763 Password: 305352	https://hku.zoom.us/j/92829054367?pwd=akxKVGNUbHhwUGlUcC9JUIF4dXBWdz09 Meeting ID: 928 2905 4367 Password: 328434	https://hku.zoom.us/j/91609138245?pwd=cW9tUVZVQURrR0tFOFVzQ1c0dnIzdz09 Meeting ID: 916 0913 8245 Password: 717445
13:30-14:30	D1: Housing Development I	E1: Housing Market I	F1: Community governance I
Chair → Discussant ↓	Associate Professor Chuanyong Zhang	Associate Professor Mingzhi Hu	Associate Professor Tingting Lu
The speaker of the 2nd article	ID137: Optimum Housing for the Homeless (Idps) in Nigeria	ID55: Risk-Sharing Networks, Consumption, and Asset Allocation: Micro-Evidence from China	ID53: Is the Gated Community Really Safe? — An Empirical Analysis Based on Communities with Varying Degrees of Closure
The speaker of the 3rd article	ID93: Adult Children's Experiences and Perception of Parental Supports for Their Housing Costs in South Korea and Hong Kong	ID57: Short-term Impact of Market Sentiment on Second-hand Housing Market Based on Search Data	ID67: The role of spatial distancing and gated communities in enhancing housing value resilience during the COVID-19 pandemic in major Chinese Cities
The speaker of the 1st article	ID99: Social equity and transit-oriented development: Exploring the relationship between urban rail transit development and location choices of affordable housing in Hangzhou	ID51: Growing central-local conflicts on housing policy in China: from the perspective of policy-based housing finance	ID89: Revisiting the community question in Chinese gated communities
Session Assistant	Manqing Shi	Zhen Wang	Siyi Liu

Note: Each paper is given 15 minutes for presentation, 15 minutes for group comments and Q&A.

Please click the zoom link to login in the zoom meeting room if you are in mainland China!

APNHR2022 Sessions (G1-I1)

Saturday, July 2, 2022

Parallel Paper Sessions (3 papers per session)

Parallel Paper Sessions (3 papers per session)			
Venue (Zoom)	https://hku.zoom.us/j/99796901253?pwd=bVFvU0MyZjMzNTBONEloWjNDb0xwZz09 Meeting ID: 997 9690 1253 Password: 231605	https://hku.zoom.us/j/95071013158?pwd=UGZMNGVvYlVZS1hkQ2ZsTlZkRkt3Zz09 Meeting ID: 950 7101 3158 Password: 596832	https://hku.zoom.us/j/96637185595?pwd=UTA1TVY2aExwYWVVKR3Z0NHNLNjM5UT09 Meeting ID: 966 3718 5595 Password: 395055
13:30-14:30	G1: Housing and Urban Wellbeing I	H1: Living Environment I	I1: Housing and Health
Chair → Discussant ↓	Assistant Professor Jin Zhu	Dr. Juan Yan	Dr. Ting Zhang
The speaker of the 2nd article	ID11: Research on the effect and mechanism of housing prices on the vitality of urban innovation and entrepreneurship: empirical evidence from prefecture-level cities in China	ID132: Awareness Survey on Eco-friendly Interior Finishing Materials through Text Mining Analysis - Focusing on Interior Finishing Materials in Residential Space	ID40: Vagaries of Policy Mobility in Green Urbanism: a tale of two eco new towns
The speaker of the 3rd article	ID76: Job-housing Integration and Job Burnout	ID 25: Research on the "sale-walking" behavior of second-hand book market through microscopic spatio-temporal data: A case study of Panjiayuan second-hand book market	ID16: Towards a 15-min City: Examination of the Impact of Hospital Accessibility on Housing Prices - Evidence from Shanghai, China
The speaker of the 1st article	ID49: Online Release and Publicity of Housing Policy Versus the Grey Digital Divide: A Inter-cities Interview Study	ID3: Housing upgrading and social integration under urban renewal: the process and outcomes in urban China	ID36: Alcohol Consumption and the Value of Community
Session Assistant	Shuangqing Hao	Kemeng Li	Akmareli Amanjiang

Note: Each paper is given 15 minutes for presentation, 15 minutes for group comments and Q&A.

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APNHR2022 Sessions (A2-C2)

Saturday, July 2, 2022

Parallel Paper Sessions (3 papers per session)

Venue (Zoom)	https://hku.zoom.us/j/96550349654?pwd=T0pUdXZpNTdDWjFlidWw2N2RkNVg5QT09 Meeting ID: 965 5034 9654 Password: 046351	https://hku.zoom.us/j/99124729274?pwd=Sk1NVG9rcmRhYVnJeXFPNWtjT1ZOdz09 Meeting ID: 991 2472 9274 Password: 472796	https://hku.zoom.us/j/96027583878?pwd=YjBvTTA5WlVROXkwdWRWaTBHeXo1QT09 Meeting ID: 960 2758 3878 Password: 470490
14:30-15:30	A2: Housing and Migrants	B2: Housing and Aging I	C2: Housing Policy II
Chair → Discussant ↓	Associate Professor Sainan Lin	Associate Professor Mandy Lau	Assistant Professor Tongyun Du
The speaker of the 2nd article	ID43: Housing for Talents: High Skilled Migrants' Strategies for Accessing Affordable Rental Housing in Shanghai	ID50: Spatial age segregation and youth-elderly interactions in Hong Kong	ID115: Implementation of Urban Housing Policies and Programs In Indian Cities: A Case of Bangalore, Bhopal, Chennai, Jaipur, Kerala, Mumbai, Surat And Visakhapatnam
The speaker of the 3rd article	ID52: Study on temporal and spatial differences of migrants' settlement intention and its influencing factors in the Yangtze River Delta	ID63: Public-Private Collaborative Governance for Elderly Housing Welfare Services	ID108: Residence-public service spatial mismatch investigation of affordable housing residents and policy implementation—A case study from Hangzhou, China
The speaker of the 1st article	ID58: Can the purchase of commercial housing improve the subjective well-being of rural-urban migrants? —— The mediating effect of housing assets and the moderating effect of debt	ID90: Rethinking living spaces fit for seniors: the case of a group home in Korea	ID118: Localizing a National Mandate: Examining Local Strategic Compliance of the Affordable Housing Mandate in China (2011-2015)
Session Assistant	Wendao Liu	Yu Zhang	Xin Qi
15:30-15:40	Break		

Note: Each paper is given 15 minutes for presentation, 15 minutes for group comments and Q&A.

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APNHR2022 Sessions (D2-F2)

Saturday, July 2, 2022

Parallel Paper Sessions (3 papers per session)

Parallel Paper Sessions (3 papers per session)			
Venue (Zoom)	https://hku.zoom.us/j/98118704763?pwd=UXpmWFR4ejBWZWJTMW42SHJSVDIIQT09 Meeting ID: 981 1870 4763 Password: 305352	https://hku.zoom.us/j/92829054367?pwd=akxKVGNUbHhwUGlUcC9JUIF4dXBWdz09 Meeting ID: 928 2905 4367 Password: 328434	https://hku.zoom.us/j/91609138245?pwd=cW9tUVZVQURrR0tFOFVzQ1c0dnIzd09 Meeting ID: 916 0913 8245 Password: 717445
14:30-15:30	D2: Housing Development II	E2: Housing Market II	F2: Community governance II
Chair → Discussant ↓	Associate Professor Mingzhi Hu	Professor Fenglong Wang	Assistant Professor Rong Cai
The speaker of the 2nd article	ID111: Planning for Transit-Oriented Development in a Bangladeshi city: the influence of socio-cultural values	ID27: The effect of the reference price policy for second-hand housing transactions: Evidence from first-tier cities in China	ID18: Research on the model and experience of ecological community construction in Northern Europe
The speaker of the 3rd article	ID98: What does it mean to build housing today?	ID65: Differentiation in location advantage of first-time homeownership in Shanghai	ID35: How to Achieve Livability and Wellbeing in High-density Old Housing Areas Through Urban Regeneration? A Comparative Study of Two Housing Satisfaction Cases in Suzhou, China
The speaker of the 1st article	ID100: Modern or traditional: Discourses of the ‘luxury’ apartment housing in Nanjing, China	ID20: The strategy interactive effect of local government affordable housing land supply and its regional difference	ID60: Research on premium effect and compensation mechanism of installing elevators in old residential buildings
Session Assistant	Manqing Shi	Zhen Wang	Siyi Liu

Note: Each paper is given 15 minutes for presentation, 15 minutes for group comments and Q&A.

Please click the zoom link to login in the zoom meeting room if you are in mainland China!

APNHR2022 Sessions (G2-I2)

Saturday, July 2, 2022

Parallel Paper Sessions (3 papers per session)

Parallel Paper Sessions (3 papers per session)			
Venue (Zoom)	https://hku.zoom.us/j/99796901253?pwd=bVFvU0MyZjMzNTBONEloWjNDb0xwZz09 Meeting ID: 997 9690 1253 Password: 231605	https://hku.zoom.us/j/95071013158?pwd=UGZMNGVvYlVZS1hkQ2ZsTlZkRkt3Zz09 Meeting ID: 950 7101 3158 Password: 596832	https://hku.zoom.us/j/96637185595?pwd=UTA1TVY2aExwYWVVKR3Z0NHNLNjM5UT09 Meeting ID: 966 3718 5595 Password: 395055
14:30-15:30	G2: Housing and Urban Wellbeing II	H2: Living Environment II	I2: Housing and Health II
Chair → Discussant ↓	Assistant Professor Jin Zhu	Associate Professor Zongcai Wei	Associate Professor Yi Li
The speaker of the 2nd article	ID119: Housing Rents and Household Well-being: Evidence from Urban China	ID82: Livability, equity and well-being as values: what role does housing play?	ID114: Housing as a Key for Population Health Promotion: A Novel Conceptual Model for Research and Practice
The speaker of the 3rd article	ID117: Assessment of Pradhan Mantri Awaas Yojana (PMAY) across Indian Cities	ID:101: Research on the evolution law of residential space in metropolis: Evidence from gated communities of Shanghai	ID128: Integration of fast-track home adaptation services with health and social care services
The speaker of the 1st article	ID116: More is Better or Too Much is Too Little —Housing Assets and the Consumption Behavior of Young Households	ID21: Behavior guidance of public participation in decision-making of urban settlement regeneration in China: A situational simulation experimental study	ID85: Medium density housing and tenants' mental wellbeing: lessons from COVID-19 in Australia
Session Assistant	Shuangqing Hao	Kemeng Li	Akmareli Amanjiang

Note: Each paper is given 15 minutes for presentation, 15 minutes for group comments and Q&A.

Please click the zoom link to login in the zoom meeting room if you are in mainland China!

APNHR2022 Sessions (A3-C3)

Saturday, July 2, 2022

Parallel Paper Sessions (3 papers per session)

Parallel Paper Sessions (3 papers per session)			
Venue (Zoom)	https://hku.zoom.us/j/96550349654?pwd=T0pUdXZpNTdDWjFlidWw2N2RkNVg5QT09	https://hku.zoom.us/j/99124729274?pwd=Sk1NVG9rcmRhYVNVJeXFPNWtjT1ZOdz09	https://hku.zoom.us/j/96027583878?pwd=YjBvTTA5WlVROXkwdWRWaTBHeXo1QT09
	Meeting ID: 965 5034 9654 Password: 046351	Meeting ID: 991 2472 9274 Password: 472796	Meeting ID: 960 2758 3878 Password: 470490
15:40-17:00	A3: Housing and Urbanization	B3: Housing and Aging II	C3: Housing Policy III
Chair → Discussant ↓	Professor Can Cui	Associate Professor Mandy Lau	Assistant Professor Tongyun Du
The speaker of the 2nd article	ID94: Linking housing and migrant social integration: evidence from urban China	ID91: What makes a small town age-friendly? The case of Naesu-eup, Cheongju-city in Korea	ID129: A critical review of the conceptual connections of quality of life and housing development
The speaker of the 3rd article	ID34: How Property Right and Housing Management Policies Reconstruct the Society-Space of Traditional Residential Courtyards in Beijing Old City? — Based on Micro Case Study	ID92: A Study on Older Adults' Home Modification for Fall Prevention	ID122: The temporality of housing policy transfer: reflections from the Hong Kong-Shenzhen case
The speaker of the 1st article	ID83: Research on the Optimization of New Industrial Land Leasing Strategy Based on Evolutionary Game Theory	ID95: Do Older Adults and Middle-aged Adults Differ in the Perception of Age-friendly Home Modifications?	ID123: The role of centralized long-term rental apartments in community governance during the COVID-19 pandemic in Shanghai
Session chair	ID37: The spatial distribution of NIMBY facilities and housing prices in surrounding areas: A case study of Guangzhou		
Session Assistant	Wendao Liu	Yu Zhang	Xin Qi

Note: Each paper is given 15 minutes for presentation, 15 minutes for group comments and Q&A.

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APNHR2022 Sessions (D3-F3)

Saturday, July 2, 2022

Parallel Paper Sessions (3 papers per session)

Parallel Paper Sessions (3 papers per session)			
Venue (Zoom)	https://hku.zoom.us/j/98118704763?pwd=UXpmWFR4ejBWZWJTMW42SHJSVDIIQT09 Meeting ID: 981 1870 4763 Password: 305352	https://hku.zoom.us/j/92829054367?pwd=akxKVGNUbHhwUGlUcC9JUIF4dXBWdz09 Meeting ID: 928 2905 4367 Password: 328434	https://hku.zoom.us/j/91609138245?pwd=cW9tUVZVQURrR0tFOFVzQ1c0dnIzd09 Meeting ID: 916 0913 8245 Password: 717445
15:40-17:00	D3: Housing Development III	E3: Housing Market III	F3: Community Governance III
Chair → Discussant ↓	Associate Professor Mingzhi Hu	Professor Fenglong Wang	Assistant Professor Rong Cai
The speaker of the 2nd article	ID121: Linkage between Housing Conditions and Children's Academic Performance in Urban China	ID70: Diversified Housing Markets and Decentralized Policy Control among Major Cities in China	ID74: The meaning of property rights and neighbourhood participation in gated communities in China
The speaker of the 3rd article	ID87: verview of India's Urban Housing Policies, Programmes & Institutions: Shifting Perspectives	ID81: Housing networks in urban China: A panel VAR model with Bayesian stochastic search	ID120: The role of the government and the realization of public interest in the urban redevelopment of Shenzhen: A entrepreneurial governance perspective
The speaker of the 1st article	ID23: Heterogeneous local policy responses to housing market regulation: evidence from China	ID2: Spatial Pattern of Housing Sales Vacancy in Guangzhou's Urban District, China	ID38: Social Disorganization, Housing Tenure Mix and Anti-social Behaviour: A Study of Hong Kong's Residential Neighbourhoods
Session chair			ID80: Financialized Platform Economy, Urban Rental Houses and Neighborhood Change: Evidence from Chengdu, China
Session Assistant	Manqing Shi	Zhen Wang	Siyi Liu

Note: Each paper is given 15 minutes for presentation, 15 minutes for group comments and Q&A.

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APNHR2022 Sessions (G3-I3)

Saturday, July 2, 2022

Parallel Paper Sessions (3 papers per session)

Parallel Paper Sessions (3 papers per session)			
Venue (Zoom)	https://hku.zoom.us/j/99796901253?pwd=bVFvU0MyZjMzNTBONEloWjNDb0xwZz09 Meeting ID: 997 9690 1253 Password: 231605	https://hku.zoom.us/j/95071013158?pwd=UGZMNGVvYlVZS1hkQ2ZsTlZkRkt3Zz09 Meeting ID: 950 7101 3158 Password: 596832	https://hku.zoom.us/j/96637185595?pwd=UTA1TVY2aExwYWVKR3Z0NHNLNjM5UT09 Meeting ID: 966 3718 5595 Password: 395055
15:40-17:00	G3: Housing and Urban Wellbeing III	H3: Living Environment III	I3: Housing and Urban Development
Chair → Discussant ↓	Dr. Juan Yan	Associate Professor Zongcai Wei	Associate Professor Yi Li
The speaker of the 2nd article	ID126: Seeing Like a Welfare State: State-Led Demolition and Resettlement in Urban China	ID4: Trust Premium: Evidence from the Second-Hand Housing Market in China	ID110: The impact of water systems on waterfront residential area in the post-epidemic era from the perspective of urban resilience
The speaker of the 3rd article	ID124: Rising housing prices and household consumption inequality: Evidence from China	ID78: How do housing prices affect urbanization quality: evidence from Beijing-Tianjin-Hebei urban agglomeration	ID107: The Causal Relationship between Smart City Construction and Total Factor Productivity: Evidence from Spatial DID Model in Explaining the Mechanism Role of Housing Price
The speaker of the 1st article	ID12: Housing Security System and Household Entrepreneurship: Evidence from China	ID47: The differences in outdoor green space exposures between green and conventional apartment occupants and their effects on physical activities	ID39: A subjective-objective approach to assess the spatial livability variations for metropolitan urban agglomerations
Session Assistant	Shuangqing Hao	Kemeng Li	Akmareli Amanjiang

Note: Each paper is given 15 minutes for presentation, 15 minutes for group comments and Q&A.

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APNHR2022 IJHP SI Sessions (SA1-SC1)

Sunday, July 3, 2022

Parallel Paper Sessions (IJHP SI Sessions)

Parallel Paper Sessions (IJHP SI Sessions)			
Venue (Zoom)	https://hku.zoom.us/j/93010517039?pwd=SytuYUpPanl0Zm4vM0hsNVJMSGE0UT09 Meeting ID: 930 1051 7039 Password: 827075	https://hku.zoom.us/j/91666174546?pwd=M2JlcGc5MEpnOVpPU1I0TkxRXdfUT09 Meeting ID: 916 6617 4546 Password: 395420	https://hku.zoom.us/j/94234896423?pwd=d1YyREVEVVdtbkVyT2RsVzQzd2JiZz09 Meeting ID: 942 3489 6423 Password: 758032
09:00-10:30	SA1: Housing System	SB1:Housing Policy	SC1:Housing Market
Chair → Discussant ↓	Prof. Shenjing He	Prof. Jie Chen	Associate Prof. Tingting Lu
The speaker of the 2nd article	ID68: Middle-range Theorising Chinese Urban Housing Regime: A Historicised Exploration	ID5: The changing logics in Chinese Public Rental Housing Governance	ID8: Property-led city-regionalism: a case study of booming real estate development surrounding Beijing
The speaker of the 3rd article	ID86: Changing Roles of the State in the Development of Long-term Rental Apartments under a Transitional Housing Regime in China	ID7: Traps in Using Residential Satisfaction for Guiding Housing Policies	ID66: Market-led Redevelopment of Private Housing: A Critical Review of Policies, Practices and Implications in Case of Pune, India
The speaker of the 1st article	ID109: The Financialization and De-financialization of Rental Housing in China	ID131: Challenges of planning livable subsidized housing estates in Socialist Marketized China	ID102: Monetary policy and housing price bubbles with rational and naive types
Session Assistant	Xin Qi	Wendao Liu	Yu Zhang

Note: Each paper is given 20 minutes for presentation, 5 minutes for comment and 5 minutes for free discussion.

Please click the zoom link to login in the zoom meeting room if you are in mainland China!

APNHR2022 IJHP SI Sessions (SA2-SC2)

Sunday, July 3, 2022

Parallel Paper Sessions (IJHP SI Sessions)

Parallel Paper Sessions (IJHP SI Sessions)			
Venue (Zoom)	https://hku.zoom.us/j/93010517039?pwd=SytuYUpPanl0Zm4vM0hsNVJMSGE0UT09 Meeting ID: 930 1051 7039 Password: 827075	https://hku.zoom.us/j/91666174546?pwd=M2JlcGc5MEpnOVpPU1I0TkkxRXdfUT09 Meeting ID: 916 6617 4546 Password: 395420	https://hku.zoom.us/j/94234896423?pwd=d1YyREVEVVdtbkVyT2RsVzQzd2JiZz09 Meeting ID: 942 3489 6423 Password: 758032
10:30-12:00	SA2: Migrants' Housing	SB2: Housing and Wellbeing	SC2: Community and neighborhood
Chair → Discussant ↓	Prof. Shenjing He	Prof. Jie Chen	Associate Prof. Tingting Lu
The speaker of the 2nd article	ID32: Housing Wellbeing of Migrants in Beijing	ID6: Families, Living Arrangements and Subjective Wellbeing: Connected Lives in Transitional China	ID33: Community attachment in the context of urban settlement regeneration: Mediating role of resident interaction
The speaker of the 3rd article	ID54: Homeownership of New Immigrants in Hong Kong: Before and after the Handover	ID22: Moving up the Social Ladder: Homeownership and Expected Socioeconomic Status	ID61: “Co-production” alternatives in the emerging Old Community Renovation agenda: A new fashion in participatory planning for neighborhood regeneration in China
The speaker of the 1st article	ID10: What can make residents satisfied about their neighborhoods after urban renewal: A comparison of three urban renewal projects in Chongqing, China	ID46: Does Economic Policy Uncertainty Suppress Housing Prices? —Evidence from China's Micro-House Transaction Data	ID31: The influence of policy in housing and community development on the intergenerational relationship in Australia and China among Chinese residents
Session Assistant	Xin Qi	Wendao Liu	Yu Zhang
12:00-13:30	Lunch		

Note: Each paper is given 20 minutes for presentation, 5 minutes for comment and 5 minutes for free discussion.

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APNHR2022 IJHP SI Sessions (SA3-SC3)

Sunday, July 3, 2022

Parallel Paper Sessions (IJHP SI Sessions)

Parallel Paper Sessions (IJHP SI Sessions)			
Venue (Zoom)	https://hku.zoom.us/j/93010517039?pwd=SytuYUpPanl0Zm4vM0hsNVJMSGE0UT09 Meeting ID: 930 1051 7039 Password: 827075	https://hku.zoom.us/j/91666174546?pwd=M2JlcGc5MEpnOVpPU1I0TkxRXdfUT09 Meeting ID: 916 6617 4546 Password: 395420	https://hku.zoom.us/j/94234896423?pwd=d1YyREVEVVdtbkVyT2RsVzQzd2JiZz09 Meeting ID: 942 3489 6423 Password: 758032
13:30-15:00	SA3: Housing and COVID-19	SB3: Wellbeing in the cities	SC3: Housing and Society
Chair → Discussant ↓	Prof. Shenjing He	Prof. Jie Chen	Associate Prof. Tingting Lu
The speaker of the 2nd article	ID48: Community response to COVID-19: the case of a rental housing co-operative in Melbourne, Australia and Choluteca, Honduras	ID72: The impact factors of older people's choice of services from agents: the role of heterogeneity	ID103: House asset stratification and second child birthrate--before and after the two-child policy
The speaker of the 3rd article	ID96: Housing and Covid-19 Inflections: A Socioeconomic Perspective	ID79: How Dayak tenants create their sense of home in the Sarawak public rental housing	ID45: How does housing ownership affect psychological assimilation? Evidence from migrants in urban China
The speaker of the 1st article	ID104: Aggravated housing precariousness among Australian international students during Covid-19 travel ban and its housing policy implications	ID112: The relationship between density and Walk Score in Kumamoto city, Japan	ID69: 'Does where you live determine what you get?': The socio-economic stratification and urban facility segregation by housing in Shanghai
Session Assistant	Xin Qi	Wendao Liu	Yu Zhang

Note: Each paper is given 20 minutes for presentation, 5 minutes for comment and 5 minutes for free discussion.

Please click the zoom link to login in the zoom meeting room if you are in mainland China!

List of Participants and Papers

Keynote Speakers & Invited Speakers				
Name	Title	Affiliation	Department	Email
Bao, Helen	Professor	University of Cambridge	Department of Land Economy	hxb20@cam.ac.uk
Li, Bingqin	Professor	University of New South Wales (UNSW)	Social Policy Research Centre	bingqin.li@unsw.edu.au
Hirayama, Yosuke	Professor	Kobe University	Graduate School of Human Development and Environment	yosukeh@kobe-u.ac.jp
Liu, Zhi	Director	Peking University-Lincoln Institute Center for Urban Development and Land Policy		zliu@plc.pku.edu.cn
Pawson, Hal	Professor	University of New South Wales (UNSW)	City Futures Research Centre	h.pawson@unsw.edu.au
Phang, Sock-Yong	Professor	Singapore Management University	School of Economics	syphang@smu.edu.sg
Wong, Kelvin	Head & Professor	University of Hong Kong	Department of Real Estate & Construction	skwongb@hku.hk
Wu, Fulong	Professor	University College London	Bartlett School of Planning	fulong.wu@ucl.ac.uk
Wu, Jiannan	Dean & Professor	Shanghai Jiao Tong University	SIPA & CIUG	jnwu@sjtu.edu.cn
Organizing Committee				
Name	Title	Affiliation	Department	Email
He, Shenjing	Head & Professor	University of Hong Kong	Department of Urban Planning and Design	sjhe@hku.hk
Chen, Jie	Professor	Shanghai Jiao Tong University	CHURD, SIPA & CIUG	chenjie100@sjtu.edu.cn
Lu, Tingting	Associate Professor	Shanghai Jiao Tong University	SIPA	tingting.lu@sjtu.edu.cn
Zhang, Chuan-yong	Associate Professor	Shanghai Jiao Tong University	SIPA	cyzhangsjtu@sjtu.edu.cn
Pan, Haozhi	Associate Professor	Shanghai Jiao Tong University	SIPA	panhaozhi@sjtu.edu.cn
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Amanjiang, Akmareli	Master Student	Shanghai Jiao Tong University	SIPA	Akmaral112@sjtu.edu.cn
Hao, Shuanqing	Master Student	Shanghai Jiao Tong University	SIPA	nic0914@sjtu.edu.cn
Li, Kemeng	Undergraduate	Shanghai Jiao Tong University	SIPA	likemeng@sjtu.edu.cn

Paper ID, Paper Title and Authors

ID	Title	Names of All Authors	Contact Author	Affiliation	Email
2	Spatial Pattern of Housing Sales Vacancy in Guangzhou's Urban District, China	Xiaoli Yue, Yang Wang, Yabo Zhao and Hong'Ou Zhang	Wang Yang	Yunnan Normal University	wyxkwy@163.com
3	Housing upgrading and social integration under urban renewal: the process and outcomes in urban China	Du, Tongyun	Du, Tongyun	Beijing Normal University (Zhuhai)	todu@ign.ku.dk
4	Trust Premium: Evidence from the Second-Hand Housing Market in China	Fang Zhang, Hang Zhang and Yun Zhang	Zhang, Yun	Shanghai Lixin University of Accounting and Finance	zhacloud@163.com
5	The changing logics in Chinese Public Rental Housing Governance	Juan Yan, Marietta Haffner and Marja Elsinga	Yan, Juan	Tongji University	yanjuan_tu@delфт@yeh.net
6	Families, Living Arrangements and Subjective Wellbeing: Connected Lives in Transitional China	Youqin Huang, Yuyao Li and William Clark	Huang, Youqin	SUNY Albany	yhuang@albany.edu
7	Traps in Using Residential Satisfaction for Guiding Housing Policies	Fenglong Wang	Wang, Fenglong	South China Normal University	wfldragon@163.com
8	Property-led city-regionalism: a case study of booming real estate development surrounding Beijing	Yi Li and Feng Yuan	Li, Yi	Hohai University	yili@hhu.edu.cn
10	What can make residents satisfied about their neighborhoods after urban renewal: A comparison of three urban renewal projects in Chongqing, China	Tongyun Du and Qi Zhang	Du, Tongyun	Beijing Normal University (Zhuhai)	todu@ign.ku.dk
11	Research on the effect and mechanism of housing prices on the vitality of urban innovation and entrepreneurship: empirical evidence from prefecture-level cities in China	Fan, Jianshuang and Zhang, Yipeng	Fan, Jianshuang	Zhejiang University of Technology	fjshmy@zjut.edu.cn
12	Housing Security System and Household Entrepreneurship: Evidence from China	Wang, Shiyong; Wang, Hongwei and Zou Jing	Zou, Jing	Zhejiang University of Finance and Economics	gls2008@163.com
16	Towards a 15-min City: Examination of the Impact of Hospital Accessibility on Housing Prices - Evidence from Shanghai, China	Gu, Zongni; Tang, Mi; Luo; Xiaolong; Feng Jianxi; Peng Binbin	Luo; Xiaolong	Nanjing University	xluo@nju.edu.cn
17	The Way Forward - Helping Hand or Grabbing Hand Owners' Corporations to Prevail in Hong Kong?	Chan, Man Hung	Chan, Man Hung	City University of Hong Kong	mhchan82-c@my.cityu.edu.hk
18	Research on the model and experience of ecological community construction in Northern Europe	Liu, Zhilong and Yan, Jiazhen	Yan, Jiazhen	Northeast Normal University	879163504@qq.com

20	The strategy interactive effect of local government affordable housing land supply and its regional difference	Wang, Zhen and Zhang, Haiyong	Zhang, Haiyong	Chuzhou University	haiyongzhangcumt@foxmail.com
21	Behavior guidance of public participation in decision-making of urban settlement regeneration in China: A situational simulation experimental study	Zhang, Jiayu; Yang, Xiaodong	Yang, Xiaodong	Harbin Institute of Technology	yangxd@hit.edu.cn
22	Moving up the Social Ladder: Homeownership and Expected Socioeconomic Status	Yinxin Su; Mingzhi Hu; Xiaofen Yu	Hu, Mingzhi	Zhejiang University of Technology	hu_mingzhi@outlook.com
23	Heterogeneous local policy responses to housing market regulation: evidence from China	Yuesong Zhang; Shuhai Zhang; Ying Guo	Zhang, Shuhai	Renmin University of China	zhangshuhai@ruc.edu.cn
25	Research on the "sale-walking" behavior of second-hand book market through microscopic spatio-temporal data: A case study of Panjiayuan second-hand book market	Wu,Kun; Sun,Ziwen	Sun, Ziwen	Beijing Institute of Technology	Ziwen.sun@bit.edu.cn
26	Public Housing Provision for Equality or Productivism? The Variance of Public Rental Housing Projects in Chongqing, China	Cao, Weiyi; Cui,Can	Cui, Can	East China Normal University	giscuican@gmail.com
27	The effect of the reference price policy for second-hand housing transactions: Evidence from first-tier cities in China	Chen, Shuyun; Ying Zhang; Dongyang Zhang	Chen, Shuyun	Central China Normal University	syichen@mail.ccnu.edu.cn
31	The influence of policy in housing and community development on the intergenerational relationship in Australia and China among Chinese residents	Huang, Yixuan	Huang, Yixuan	The University of New South Wales	vixuan.huang@student.unsw.edu.au
32	Housing Wellbeing of Migrants in Beijing	Wang Yourong; Yi Chengdong; Chen Jingan; Fan Zhengde	Yi, Chengdong	Central University of Finance and Economics	chdyi@cufe.edu.cn
33	Community attachment in the context of urban settlement regeneration: Mediating role of resident interaction	Yang Xiaodong; Li Huili; Zhang Jiayu	Yang, Xiaodong	Harbin Institute of Technology	yangxd@hit.edu.cn
34	How Property Right and Housing Management Policies Reconstruct the Society-Space of Traditional Residential Courtyards in Beijing Old City ? —— Based on Micro Case Study	Shi Yang	Yang, Shi	Beijing University of Civil Engineering and Architecture	shiyang@bucea.edu.cn
35	How to Achieve Livability and Wellbeing in High-density Old Housing Areas Through Urban Regeneration? A Comparative Study of Two Housing Satisfaction Cases in Suzhou, China	Chen, Jinliu; Pellegrini, Paola Pellegrini; Wang, Haoqi	Chen, Jinliu	The University of Liverpool	Jinliu.Chen@liverpool.ac.uk
36	Alcohol Consumption and the Value of Community	Zhang, Yunqi; Zhang, Xiaoyu	Zhang, Yunqi	Nankai University	zhangyunqi@u.nus.edu
37	The spatial distribution of NIMBY facilities and housing prices in surrounding areas: A case study of Guangzhou	Xie, Dixiang; Wu, Shuqi; Chang, Jiang	Chang, Jiang	Michigan State University	jc@msu.edu
38	Social Disorganization, Housing Tenure Mix and Anti-social Behaviour: A Study of Hong Kong's Residential Neighbourhoods	Yau, Yung	Yau, Yung	Lingnan University	yungyau@ln.edu.hk
39	A subjective-objective approach to assess the spatial livability variations for metropolitan urban agglomerations	Paul, Arpan	Paul, Arpan	XIM University	arpan@xim.edu.in
40	Vagaries of Policy Mobility in Green Urbanism: a tale of two eco new towns	Zhang, Xiaoling ; Fu, Yang	Zhang, Xiaoling	City University of Hong Kong	xiaoling.zhang@cityu.edu.hk
43	Housing for Talents: High Skilled Migrants' Strategies for Accessing Affordable Rental Housing in Shanghai	Qianyu Lu, Gemma Burgess	Lu, Qianyu	University of Cambridge	ql302@cam.ac.uk
44	The Small Property Rights Housing Institution in Mainland China: The Perspective of Substitutability of Institutional Functions	Ziqi Zhou, Yung Yau	Zhou, Ziqi	City University of Hong Kong	ziqizhou4-c@my.cityu.edu.hk
45	How does housing ownership affect psychological assimilation? Evidence form migrants in urban China	Yue Gong, Jinnan Que and Guochang Zhao	Gong, Yue	Wuhan University	gongyue@pkusz.edu.cn
46	Does Economic Policy Uncertainty Suppress Housing Prices? ——Evidence from China's Micro-House Transaction Data	Chao Yang, Bo Feng and Gang-Zhi Fan	Yang, Chao	Jiangxi University of Finance and Economics	yeh7292008@126.com

47	The differences in outdoor green space exposures between green and conventional apartment occupants and their effects on physical activities	Hong Hu	Hu, Hong	Nanjing University	h.hu@nju.edu.cn
48	Community response to COVID-19: the case of a rental housing co-operative in Melbourne, Australia and Choluteca, Honduras	Nestor Agustin Guity Zapata, Wendy M. Stone; Christian Nygaard	Zapata, Guity	Swinburne University of Technology	nguityzapata@swin.edu.au
49	Online Release and Publicity of Housing Policy Versus the Grey Digital Divide: A Inter-cities Interview Study	Pengcheng Zhou	Zhou, Pengcheng	Hong Kong Baptist University	20482183@life.hkbu.edu.hk
50	Spatial age segregation and youth-elderly interactions in Hong Kong	Lau, Mandy	Lau, Mandy	University of Hong Kong	mhmlau@hku.hk
51	Growing central-local conflicts on housing policy in China: from the perspective of policy-based housing finance	He, Chunyan; Li, Ding	Li, Ding	Southwestern University of Finance and Economics	lding@vip.sina.com
52	Study on temporal and spatial differences of migrants' settlement intention and its influencing factors in the Yangtze River Delta	Chen, Yan-ru; GU, Yue; SONG, Wei-xuan; LUO, Xia	Chen, Yan-ru	Nanjing University	chenyanru18@mails.ucas.ac.cn
53	Is the Gated Community Really Safe? ——An Empirical Analysis Based on Communities with Varying Degrees of Closure	Wu, Xiaolin; Tan, Xiaoqin	Wu, Xiaolin	Nankai University	wuxiaolin@nankai.edu.cn
54	Homeownership of New Immigrants in Hong Kong: Before and after the Handover	Lui, Hon-Kwong	Lui, Hon-Kwong	Lingnan University.	hklui@ln.edu.hk
55	Risk-Sharing Networks, Consumption, and Asset Allocation: Micro-Evidence from China	Fan, Ying ; Wang, Yidi ; Yang Zan	Fan, Ying	The Hong Kong Polytechnic University	yingfan@polyu.edu.hk
57	Short-term Impact of Market Sentiment on Second-hand Housing Market Based on Search Data	Zeng, Deheng; Wang, Jinyu; Cao, Jiah	Zeng, Deheng	Chongqing University	zengdeheng@cqu.edu.cn
58	Can the purchase of commercial housing improve the subjective well-being of rural-urban migrants? ——The mediating effect of housing assets and the moderating effect of debt	Lou, Wenlong; Du, Cuicui	Du, Cuicui	Yanshan University	ccishd99@163.com
60	Research on premium effect and compensation mechanism of installing elevators in old residential buildings	Liu, Qiong ; Zhou, Xianghong	Zhou, Xianghong	Tongji University	605392193@qq.com
61	“Co-production” alternatives in the emerging Old Community Renovation agenda: A new fashion in participatory planning for neighborhood regeneration in China	Zhao, Nannan; Liu, Yuting; Wang, June	Zhao, Nannan	City University of Hong Kong	nn.zhao@foxmail.com
63	Public-Private Collaborative Governance for Elderly Housing Welfare Services	Hong, Yi Kyung; Ju, Seo Ryeung	Hong, Yi Kyung	Kyung Hee University	lucis1@naver.com
64	Assessing rental housing affordability: The relationship between objective and subjective indicators	Seo, Bo Kyong; Kim, Geon; Kim, Da Yoon	Seo, Bo Kyong	Hong Kong Polytechnic University	grace.seo@polyu.edu.hk
65	Differentiation in location advantage of first-time homeownership in Shanghai	Mu, Xueying; Cui, Can; Chang, Heying; Yu, Shan; Lu, Tingting	Cui, Can	East China Normal University	ccui@geo.ecnu.edu.cn
66	Market-led Redevelopment of Private Housing: A Critical Review of Policies, Practices and Implications in Case of Pune, India	Vaishampayan, Shruti; Bhaduri, Sanjukta	Vaishampayan, Shruti	National Institute of Construction Management and Research (NICMAR)	shruti.mv@gmail.com
67	The role of spatial distancing and gated communities in enhancing housing value resilience during the COVID-19 pandemic in major Chinese Cities	Hu, Lirong; He, Shenjing	He, Shenjing	University of Hong Kong	sjhe@hku.hk
68	Middle-range Theorising Chinese Urban Housing Regime: A Historicised Exploration	Mo, Haitong; Liu, Yuting; Yau, Yung	Liu, Yuting	South University of Technology	ytliu@scut.edu.cn
69	‘Does where you live determine what you get?’: The socio-economic stratification and urban facility segregation by housing in Shanghai	Lu, Tingting; Cai, Yining; Cui, Can; Li, Zhiyuan	Cui, Can	East China Normal University	ccui@geo.ecnu.edu.cn
70	Diversified Housing Markets and Decentralized Policy Control among Major Cities in China	Li, Wenjing; Liu, Zhi	Liu, Zhi	Lincoln Institute of Land Policy	zliu@lincolninst.edu
72	The impact factors of older people’s choice of services from agents: the role of heterogeneity	Cheung, Hiuying; Xu, Shuocheng; Ya	Yang, Zan	Tsinghua University	zanyang@tsinghua.edu.cn

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76	Job-housing Integration and Job Burnout	Wei, Wanqing; Li, Linyu	Wei, Wanqing	Guangxi University	weiq20050908@163.com
77	A comparative study of the state-owned housing in the pre-reform era in Britain and China	Wang, Yiqian; Du, Haitao	Wang, Yiqian	University of York	yw1799@york.ac.uk
78	How do housing prices affect urbanization quality: evidence from Beijing-Tianjin-Hebei urban agglomeration	Li, Jianlong; Lv, Ping	Li, Jianlong	Renmin University of China	lijianlong1992@126.com
79	How Dayak tenants create their sense of home in the Sarawak public rental housing	Hashim, Haslina	Hashim, Haslina	Universiti Malaysia Sarawak	haslina.funghashim@gmail.com
80	Financialized Platform Economy, Urban Rental Houses and Neighborhood Change: Evidence from Chengdu, China	Zhang, Mengzhu; Qiao, Si	Zhang, Mengzhu	The Chinese University of Hong Kong	mengzhu.zhang@pku.edu.cn
81	Housing networks in urban China: A panel VAR model with Bayesian stochastic search	Duan, Kun; Lan, Feng ;Zhano Yanqi Zhao; Huang, Yingying	Huang, Yingying	Harbin Institute of Technology,	huangyingying@hit.edu.cn
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85	Medium density housing and tenants' mental wellbeing: lessons from COVID-19 in Australia	Sharifi, Farahnaz; Stone, Wendy; Glackin, Stephen; Veeroja, Piret	Sharifi, Farahnaz	Swinburne University	fsharifi@swin.edu.au
86	Changing Roles of the State in the Development of Long-term Rental Apartments under a Transitional Housing Regime in China	Li, Chenxi ; He, Shenjing	He, Shenjing	The University of Hong Kong	sjhe@hku.hk
87	Overview of India's Urban Housing Policies, Programmes & Institutions: Shifting Perspectives	Sannabhadti, Ravi; Sharma, Rutool	Sharma, Rutool	CEPT University	shriravi@gmail.com
88	What We Talk about When We Talk about Transitional Housing? A Systematic Literature Review (1956-2021)	Wang, Daikun; Li, Victor Jing	Wang, Daikun	The Chinese University of Hong Kong	derekwang@link.cuhk.edu.hk
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91	What makes a small town age-friendly? The case of Naesu-eup, Cheongju-city in Korea	Lee, Hyeon Ha; Byun Nahyang	Byun, Nahyang	Chungbuk National University	nhbyun@cbnu.ac.kr
92	A Study on Older Adults' Home Modification for Fall Prevention	Lee, Su Min; Kim, Hye Yeun; Kwon, Hyun Joo; Lee Sung-Jin	Kwon, Hyun Joo	Pusan National University	hyunjookwon@pusan.ac.kr
93	Adult Children's Experiences and Perception of Parental Supports for Their Housing Costs in South Korea and Hong Kong	Lee, Hyun-Jeong; Hwang, Yoon-Seo; Seo Bo Kyong	Lee, Hyun-Jeong	Chungbuk National University	hlee@cbnu.ac.kr
94	Linking housing and migrant social integration: evidence from urban China	Lin, Sainan; Wu, Fulong ;Yu, Wang ; Li, Zhigang	Lin, Sainan	Wuhan University	sainan.lin@whu.edu.cn
95	Do Older Adults and Middle-aged Adults Differ in the Perception of Age-friendly Home Modifications?	Kwon, Hyun Joo; Oh, Jiyoung; Lee, Sung-Jin	Kwon, Hyun Joo	Pusan National University	hyunjookwon@pusan.ac.kr
96	Housing and Covid-19 Inflections: A Socioeconomic Perspective	Shi, Shuai; Wang, Chongyu; Wong,	Wong, Siu Kei	University of Hong Kong	skwongb@hku.hk

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101	Research on the evolution law of residential space in metropolis:Evidence from gated communities of Shanghai	Wang, Jiayin; Yang, Fan	Yang, Fan	Tongji University	fanyangsh@tongji.edu.cn
102	Monetary policy and housing price bubbles with rational and naive types	Duan, Kun; Zhang, Liya; Chen, Shuyun	Zhang, Liya	Huazhong University of Science and Technology	niyasoda@163.com
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104	Aggravated housing precariousness among Australian international students during Covid-19 travel ban and its housing policy implications	Zhu, Jin; He, Shenjing	He, Shenjing	University of Hong Kong	sjhe@hku.hk
107	The Causal Relationship between Smart City Construction and Total Factor Productivity: Evidence from Spatial DID Model in Explaining the Mechanism Role of Housing Price	Zhou, Qian; Zhang, Hui	Zhou, Qian	Zhongnan University of Economics and Law	zhouqian200912@163.com
108	Residence-public service spatial mismatch investigation of affordable housing residents and policy implementation —A case study from Hangzhou, China	Wang, Liping; Li, Guan	Li, Guan	Ningbo University	liguan@nbu.edu.cn
109	The Financialization and De-financialization of Rental Housing in China	Chen, Jie; Qi, Xin; Lu, Tingting	Lu, Tingting	Shanghai Jiao Tong University	tingting.lu@sjtu.edu.cn
110	The impact of water systems on waterfront residential area in the post-epidemic era from the perspective of urban resilience	Hua, Yusheng; Li, Xinyan	Hua, Yusheng	University of Edinburgh	huaada24@gmail.com
111	Planning for Transit-Oriented Development in a Bangladeshi city: the influence of socio-cultural values	Haque, Afsana; Chiu, Rebecca L. H.	Chiu, Rebecca L. H.	The University of Hong Kong	rlhchiu@hku.hk
112	The relationship between density and Walk Score in Kumamoto city, Japan	Zhou, Qiaohui; Homma, Riken	Zhou, Qiaohui	Kumamoto University	qiaohuizhou1997@gmail.com
113	Examining the Strategic Selectivity of the Local State in the Diverse Approaches to Housing Regulation in Urban China	Liu, Yongshen; He, Shenjing	Liu, Yongshen	Sun Yat-sen University	liuyongshe1989@gmail.com
114	Housing as a Key for Population Health Promotion: A Novel Conceptual Model for Research and Practice	Zhang, Ting	Zhang, Ting	Shanghai Jiao Tong University	tingzhang@sjtu.edu.cn
115	Implementation of Urban Housing Policies and Programs In Indian Cities: A Case of Bangalore, Bhopal, Chennai, Jaipur, Kerala, Mumbai, Surat And Visakhapatnam	V, Padmashri; Porwal, Akshita; Sannabhadti, Ravi; Sharma, Rutool	Sannabhadti, Ravi	CEPT University	raviss@cept.ac.in
116	More is Better or Too Much is Too Little ——Housing Assets and the Consumption Behavior of Young Households	Feng, Yu; Yao, Lingzhen; Ge, Xin	Yao, Lingzhen	Shanghai University of Finance and Economics	lzyao@mail.shufe.edu.cn
117	Assessment of Pradhan Mantri Awaas Yojana (PMAY) across Indian Cities	Paliwal, Ashwini; Dhanani, Manthan; Sharma, Rutool; Sannabhadti, Ravi	Sannabhadti, Ravi	CEPT University	ashwini.pu120075@cept.ac.in
118	Localizing a National Mandate: Examining Local Strategic Compliance of the Affordable Housing Mandate in China (2011-2015)	Ma, Luyao; Liu, Zhilin	Liu, Zhilin	Tsinghua University	zhilinliu@mail.tsinghua.edu.cn
119	Housing Rents and Household Well-being: Evidence from Urban China	Dai, Yaqing; Deng, Xiaoying; Sun, Weizeng	Sun, Weizeng	Central University of Finance and Economics	sunweizeng@gmail.com

121	Linkage between Housing Conditions and Children's Academic Performance in Urban China	Cui, Guangcan; Zhang, Chuanyong; Zhao, Zhejin; Cai, Qimeng	Zhang, Chuanyong	Shanghai Jiao Tong University	cyzhangsjtu@sjtu.edu.cn
122	The temporality of housing policy transfer: reflections from the Hong Kong-Shenzhen case	Chiu, Rebecca L.H.	Chiu, Rebecca L.H.	The University of Hong Kong	rlhchiu@hku.hk
123	The role of centralized long-term rental apartments in community governance during the COVID-19 pandemic in Shanghai	Xin Qi, Siyi Liu and Kemeng Li	Xin Qi	Shanghai Jiao Tong University	chisensen@sjtu.edu.cn
124	Rising housing prices and household consumption inequality: Evidence from China	Hu, Jinxing; Chen, Mengxin; Shen, Chaohai	Hu, Jinxing	East China Normal University	jxhu@orec.ecnu.edu.cn
126	Seeing Like a Welfare State: State-Led Demolition and Resettlement in Urban China	Zeng, Nanxi	Zeng, Nanxi	Johns Hopkins University	nzeng2@jhu.edu
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129	A critical review of the conceptual connections of quality of life and housing development	Xu, Yunqing; An, Yang; Zhong, Sheng	An, Yang	Xi'an Jiaotong- Liverpool University	yang.an19@student.xjtlu.edu.cn
131	Challenges of planning livable subsidized housing estates in Socialist Marketized China	Zongcai Wei, Tingting Chen and Yuting Liu	Wei, Zongcai	South China University of Technology	weizongcai@scut.edu.cn
132	Awareness Survey on Eco-friendly Interior Finishing Materials through Text Mining Analysis - Focusing on Interior Finishing Materials in Residential Space	Jeong Eun Shin, Yun Jeong Choi and Ho Kyun Lim	Shin, Jeong Eun	Yonsei University, South Korea	kstnbnk@hanmail.net
135	Housing policy and 'unregulated' real-estate markets Reflections from Nairobi	Miriam Maina	Maina, Miriam	University of Manchester	miriam.mainer@manchester.ac.uk
136	Mixed-income housing development model for South Africa using a Confirmatory Factor Analysis Model.	George Onatu and Didibhuku Thwala	Onatu, George	University of Johannesburg	gonatu@uj.ac.za
137	Optimum Housing for the Homeless (Idps) in Nigeria	Ndami Godwin Godwin	Godwin, Ndami Godwin	Isa Mustapha Agwai Polytechnic	brightmodela@gmail.com