



The Asia-Pacific Network for Housing Research

# 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

Fax: (852) 2559 0468

Email: [apnhr@hku.hk](mailto:apnhr@hku.hk)

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.



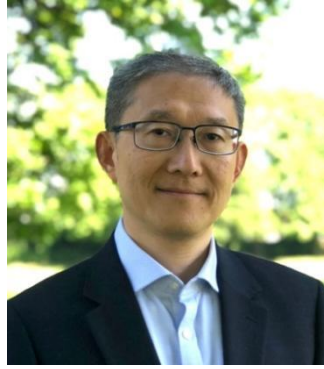


**Kelvin Wong**

**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

#### **Inquiry contact:**

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PhD student Xin Qi, Email: [chisensen@sjtu.edu.cn](mailto:chisensen@sjtu.edu.cn)

## Timetable at a Glance

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

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

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

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

**Sunday, July 3, 2022**

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

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

## Detailed agenda

APNHR2022 Sessions (A1-C1)

Saturday, July 2, 2022

### Parallel Paper Sessions (3 papers per session)

Parallel Paper Sessions (3 papers per session)			
<b>Venue (Zoom)</b>	<a href="https://hku.zoom.us/j/96550349654?pwd=T0pUdXZpNTdDWjFIdWw2N2RkNVg5QT09">https://hku.zoom.us/j/96550349654?pwd=T0pUdXZpNTdDWjFIdWw2N2RkNVg5QT09</a>	<a href="https://hku.zoom.us/j/99124729274?pwd=Sk1NVG9remRhYVNJeXFPNWtjT1ZOdz09">https://hku.zoom.us/j/99124729274?pwd=Sk1NVG9remRhYVNJeXFPNWtjT1ZOdz09</a>	<a href="https://hku.zoom.us/j/96027583878?pwd=YjBvTTA5WIVROXkwdWRWaTBHeXo1QT09">https://hku.zoom.us/j/96027583878?pwd=YjBvTTA5WIVROXkwdWRWaTBHeXo1QT09</a>
	Meeting ID: 965 5034 9654 Password: 046351	Meeting ID: 991 2472 9274 Password: 472796	Meeting ID: 960 2758 3878 Password: 470490
<b>13:30-14:30</b>	<b>A1: Housing System I</b>	<b>B1: Housing Institution I</b>	<b>C1: Housing Policy I</b>
<b>Chair → Discussant ↓</b>	Professor Can Cui	Associate Professor Haozhi Pan	Associate Professor Sainan Lin
<b>The speaker of the 2<sup>nd</sup> article</b>	ID26:Public Housing Provision for Equality or Productivism? The Variance of Public Rental Housing Projects in Chongqing, China(Cao, Weiyi; Cui,Can)	ID44: The Small Property Rights Housing Institution in Mainland China: The Perspective of Substitutability of Institutional Functions(Ziqi Zhou; Yung Yau)	ID113:Examining the Strategic Selectivity of the Local State in the Diverse Approaches to Housing Regulation in Urban China(Yongshen Liu; Shenjing He)
<b>The speaker of the 3<sup>rd</sup> article</b>	ID77:A comparative study of the state-owned housing in the pre-reform era in Britain and China (Wang, Yiqian; Du, Haitao)	ID17:The Way Forward - Helping Hand or Grabbing Hand Owners' Corporations to Prevail in Hong Kong?(Chan, Man Hung)	ID135:Housing policy and 'unregulated' real-estate markets Reflections from Nairobi(Miriam Maina)
<b>The speaker of the 1<sup>st</sup> article</b>	ID64:Assessing rental housing affordability: The relationship between objective and subjective indicators (Seo, Bo Kyong; Kim, Geon; Kim, Da Yoon)	ID136:Mixed-income housing development model for South Africa using a Confirmatory Factor Analysis Model. (George Onatu; Didibhuku Thwala)	ID88: What We Talk about When We Talk about Transitional Housing? A Systematic Literature Review (1956-2021)(Wang, Daikun; Li, Victor Jing)
<b>Session Assistant</b>	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)			
<b>Venue (Zoom)</b>	<a href="https://hku.zoom.us/j/98118704763?pwd=UXpmWFR4ejBWZWJTMW42SHJSVDIIQT09">https://hku.zoom.us/j/98118704763?pwd=UXpmWFR4ejBWZWJTMW42SHJSVDIIQT09</a> Meeting ID: <a href="#">981 1870 4763</a> Password: 305352	<a href="https://hku.zoom.us/j/92829054367?pwd=akxKVGNUbHhwUGIUcC9JUIF4dXBWdz09">https://hku.zoom.us/j/92829054367?pwd=akxKVGNUbHhwUGIUcC9JUIF4dXBWdz09</a> Meeting ID: <a href="#">928 2905 4367</a> Password: 328434	<a href="https://hku.zoom.us/j/91609138245?pwd=cW9tUVZVQURrR0tFOFVzQ1c0dnIzdz09">https://hku.zoom.us/j/91609138245?pwd=cW9tUVZVQURrR0tFOFVzQ1c0dnIzdz09</a> Meeting ID: <a href="#">916 0913 8245</a> Password: 717445
<b>13:30-14:30</b>	<b>D1: Housing Development I</b>	<b>E1: Housing Market I</b>	<b>F1: Community governance I</b>
<b>Chair → Discussant ↓</b>	Associate Professor Chuanyong Zhang	Associate Professor Mingzhi Hu	Assistant Professor Rong Cai
<b>The speaker of the 2<sup>nd</sup> article</b>	ID137: Optimum Housing for the Homeless (Idps) in Nigeria (Ndarni, Godwin Godwin)	ID55: Risk-Sharing Networks, Consumption, and Asset Allocation: Micro-Evidence from China (Fan, Ying ; Wang, Yidi ; Yang Zan)	ID53: Is the Gated Community Really Safe? —An Empirical Analysis Based on Communities with Varying Degrees of Closure (Wu, Xiaolin; Tan, Xiaoqin)
<b>The speaker of the 3<sup>rd</sup> article</b>	ID93: 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)	ID57: Short-term Impact of Market Sentiment on Second-hand Housing Market Based on Search Data (Zeng Deheng; Wang Jinyu; Cao Jiah)	ID67: 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)
<b>The speaker of the 1<sup>st</sup> article</b>	ID99: Social equity and transit-oriented development: Exploring the relationship between urban rail transit development and location choices of affordable housing in Hangzhou (Wang, Jinshuo; Dang, Yunxiao)	ID51: Growing central-local conflicts on housing policy in China: from the perspective of policy-based housing finance (He, Chunyan; Li, Ding)	ID89: Revisiting the community question in Chinese gated communities (Cai, Rong; Lu, Tingting; He, Shenjing)
<b>Session Assistant</b>	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 (G1-I1)

Saturday, July 2, 2022

Parallel Paper Sessions (3 papers per session)

Parallel Paper Sessions (3 papers per session)			
<b>Venue (Zoom)</b>	<a href="https://hku.zoom.us/j/99796901253?pwd=bVFvU0MyZjMzNTBONEloWjNDb0xwZz09">https://hku.zoom.us/j/99796901253?pwd=bVFvU0MyZjMzNTBONEloWjNDb0xwZz09</a> Meeting ID: <a href="#">997 9690 1253</a> Password: 231605	<a href="https://hku.zoom.us/j/95071013158?pwd=UGZMNGVvYlVZS1hkQ2ZsTlZkRkt3Zz09">https://hku.zoom.us/j/95071013158?pwd=UGZMNGVvYlVZS1hkQ2ZsTlZkRkt3Zz09</a> Meeting ID: <a href="#">950 7101 3158</a> Password: 596832	<a href="https://hku.zoom.us/j/96637185595?pwd=UTA1TVY2aExwYWVVKR3Z0NHNLNjM5UT09">https://hku.zoom.us/j/96637185595?pwd=UTA1TVY2aExwYWVVKR3Z0NHNLNjM5UT09</a> Meeting ID: <a href="#">966 3718 5595</a> Password: 395055
<b>13:30-14:30</b>	<b>G1: Housing and Urban Wellbeing I</b>	<b>H1: Living Environment I</b>	<b>I1: Housing and Health</b>
<b>Chair → Discussant ↓</b>	Assistant Professor Jin Zhu	Dr. Juan Yan	Dr. Ting Zhang
<b>The speaker of the 2<sup>nd</sup> article</b>	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 (Fan, Jianshuang and Zhang, Yipeng)	ID132: 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)	ID40: Vagaries of Policy Mobility in Green Urbanism: a tale of two eco new towns (Zhang, Xiaoling ; Fu, Yang)
<b>The speaker of the 3<sup>rd</sup> article</b>	ID76: Job-housing Integration and Job Burnout (Wei, Wanqing; Li, Linyu)	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 (Wu, Kun; Sun, Ziwen)	ID16: 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)
<b>The speaker of the 1<sup>st</sup> article</b>	ID38: Social Disorganization, Housing Tenure Mix and Anti-social Behaviour: A Study of Hong Kong's Residential Neighbourhoods (Yau, Yung)	ID3: Housing upgrading and social integration under urban renewal: the process and outcomes in urban China (Du, Tongyun)	ID36: Alcohol Consumption and the Value of Community (Zhang, Yunqi; Zhang, Xiaoyu)
<b>Session Assistant</b>	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)

<b>Venue (Zoom)</b>	<a href="https://hku.zoom.us/j/96550349654?pwd=T0pUdXZpNTdDWjFIdWw2N2RkNVg5QT09">https://hku.zoom.us/j/96550349654?pwd=T0pUdXZpNTdDWjFIdWw2N2RkNVg5QT09</a> Meeting ID: <a href="#">965 5034 9654</a> Password: 046351	<a href="https://hku.zoom.us/j/99124729274?pwd=Sk1NVG9rcmRhYVNVJeXFPNWtjT1ZOdz09">https://hku.zoom.us/j/99124729274?pwd=Sk1NVG9rcmRhYVNVJeXFPNWtjT1ZOdz09</a> Meeting ID: <a href="#">991 2472 9274</a> Password: 472796	<a href="https://hku.zoom.us/j/96027583878?pwd=YjBvTTA5WlVROXkwdWRWaTBHeXo1QT09">https://hku.zoom.us/j/96027583878?pwd=YjBvTTA5WlVROXkwdWRWaTBHeXo1QT09</a> Meeting ID: <a href="#">960 2758 3878</a> Password: 470490
<b>14:30-15:30</b>	<b>A2: Housing and Migrants</b>	<b>B2: Housing and Aging I</b>	<b>C2: Housing Policy II</b>
<b>Chair → Discussant ↓</b>	Professor Can Cui	Associate Professor Mandy Lau	Assistant Professor Tongyun Du
<b>The speaker of the 2<sup>nd</sup> article</b>	ID43: Housing for Talents: High Skilled Migrants' Strategies for Accessing Affordable Rental Housing in Shanghai (Qianyu Lu; Gemma Burgess)	ID50: Spatial age segregation and youth-elderly interactions in Hong Kong (Mandy Lau)	ID115: 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)
<b>The speaker of the 3<sup>rd</sup> article</b>	ID52: 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)	ID63: Public-Private Collaborative Governance for Elderly Housing Welfare Services (Hong, Yi Kyung; Ju, Seo Ryeong)	ID108: Residence-public service spatial mismatch investigation of affordable housing residents and policy implementation—A case study from Hangzhou, China (Wang, Liping; Li, Guan)
<b>The speaker of the 1<sup>st</sup> article</b>	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 (Lou, Wenlong; Du, Cuicui)	ID90: Rethinking living spaces fit for seniors: the case of a group home in Korea(Lee, Hyun Bok; Byun, Nahyang)	ID118: Localizing a National Mandate: Examining Local Strategic Compliance of the Affordable Housing Mandate in China (2011-2015)(Ma, Luyao; Liu, Zhilin)
<b>Session Assistant</b>	Wendao Liu	Yu Zhang	Xin Qi
<b>15:30-15:40</b>	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)			
<b>Venue (Zoom)</b>	<a href="https://hku.zoom.us/j/98118704763?pwd=UXpmWFR4ejBWZWJTMW42SHJSVDIIQT09">https://hku.zoom.us/j/98118704763?pwd=UXpmWFR4ejBWZWJTMW42SHJSVDIIQT09</a> Meeting ID: <a href="#">981 1870 4763</a> Password: 305352	<a href="https://hku.zoom.us/j/92829054367?pwd=akxKVGNUbHhwUGlUcC9JUIF4dXBWdz09">https://hku.zoom.us/j/92829054367?pwd=akxKVGNUbHhwUGlUcC9JUIF4dXBWdz09</a> Meeting ID: <a href="#">928 2905 4367</a> Password: 328434	<a href="https://hku.zoom.us/j/91609138245?pwd=cW9tUVZVQURrR0tFOFVzQ1c0dnIzd09">https://hku.zoom.us/j/91609138245?pwd=cW9tUVZVQURrR0tFOFVzQ1c0dnIzd09</a> Meeting ID: <a href="#">916 0913 8245</a> Password: 717445
<b>14:30-15:30</b>	<b>D2: Housing Development II</b>	<b>E2: Housing Market II</b>	<b>F2: Community governance II</b>
<b>Chair → Discussant ↓</b>	Associate Professor Mingzhi Hu	Professor Fenglong Wang	Assistant Professor Yongshen Liu
<b>The speaker of the 2<sup>nd</sup> article</b>	ID111: Planning for Transit-Oriented Development in a Bangladeshi city: the influence of socio-cultural values (Afsana, Haque; Rebecca L. H., Chiu)	ID27: 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)	ID18: Research on the model and experience of ecological community construction in Northern Europe (Liu, Zhilong; Yan, Jiazhen)
<b>The speaker of the 3<sup>rd</sup> article</b>	ID98: What does it mean to build housing today? (Pérez Galleg. Pascual)	ID65: Differentiation in location advantage of first-time homeownership in Shanghai (Mu, Xueying; Cui, Can; Chang, Heying; Yu, Shan; Lu, Tingting)	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 (Chen, Jinliu; Pellegrini, Paola Pellegrini; Wang, Haoqi)
<b>The speaker of the 1<sup>st</sup> article</b>	ID100: Modern or traditional: Discourses of the 'luxury' apartment housing in Nanjing, China (Shi, Yini; Yang, Minghui)	ID20: The strategy interactive effect of local government affordable housing land supply and its regional difference (Wang, Zhen and Zhang, Haiyong)	ID74: The meaning of property rights and neighbourhood participation in gated communities in China (Lu, Tingting; Cai, Rong; He, Shenjing)
<b>Session Assistant</b>	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 (G2-I2)

Saturday, July 2, 2022

Parallel Paper Sessions (3 papers per session)

Parallel Paper Sessions (3 papers per session)			
<b>Venue (Zoom)</b>	<a href="https://hku.zoom.us/j/99796901253?pwd=bVFvU0MyZjMzNTBONEloWjNDb0xwZz09">https://hku.zoom.us/j/99796901253?pwd=bVFvU0MyZjMzNTBONEloWjNDb0xwZz09</a> Meeting ID: <a href="#">997 9690 1253</a> Password: 231605	<a href="https://hku.zoom.us/j/95071013158?pwd=UGZMNGVvYlVZS1hkQ2ZsTlZkRkt3Zz09">https://hku.zoom.us/j/95071013158?pwd=UGZMNGVvYlVZS1hkQ2ZsTlZkRkt3Zz09</a> Meeting ID: <a href="#">950 7101 3158</a> Password: 596832	<a href="https://hku.zoom.us/j/96637185595?pwd=UTA1TVY2aExwYWVVKR3Z0NHNLNjM5UT09">https://hku.zoom.us/j/96637185595?pwd=UTA1TVY2aExwYWVVKR3Z0NHNLNjM5UT09</a> Meeting ID: <a href="#">966 3718 5595</a> Password: 395055
<b>14:30-15:30</b>	<b>G2: Housing and Urban Wellbeing II</b>	<b>H2: Living Environment II</b>	<b>I2: Housing and Health II</b>
<b>Chair → Discussant ↓</b>	Assistant Professor Jin Zhu	Associate Professor Zongcai Wei	Associate Professor Yi Li
<b>The speaker of the 2<sup>nd</sup> article</b>	ID119:Housing Rents and Household Well-being: Evidence from Urban China (Dai, Yaqing; Deng, Xiaoying; Sun, Weizeng)	ID82: Livability, equity and well-being as values: what role does housing play? (McNelis, Sean)	ID114:Housing as a Key for Population Health Promotion: A Novel Conceptual Model for Research and Practice (Zhang, Ting)
<b>The speaker of the 3<sup>rd</sup> article</b>	ID117: Assessment of Pradhan Mantri Awaas Yojana (PMAY) across Indian Cities (Paliwal, Ashwini; Dhanani, Manthan; Sharma, Rutool; Sannabhadti, Ravi)	ID:101:Research on the evolution law of residential space in metropolis:Evidence from gated communities of Shanghai (Wang, Jiayin; Yang, Fan)	ID128:Integration of fast-track home adaptation services with health and social care services (Cho,Youngha; Brett,Jo)
<b>The speaker of the 1<sup>st</sup> article</b>	ID116: More is Better or Too Much is Too Little —Housing Assets and the Consumption Behavior of Young Households (Feng, Yu; Yao, Lingzhen; Ge, Xin)	ID21: Behavior guidance of public participation in decision-making of urban settlement regeneration in China: A situational simulation experimental study(Zhang, Jiayu; Yang, Xiaodong)	ID37: The spatial distribution of NIMBY facilities and housing prices in surrounding areas: A case study of Guangzhou (Xie, Dixiang; Wu, Shuqi; Chang, Jiang)
<b>Session Assistant</b>	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 (A3-C3)

Saturday, July 2, 2022

Parallel Paper Sessions (3 papers per session)

Parallel Paper Sessions (3 papers per session)			
<b>Venue (Zoom)</b>	<a href="https://hku.zoom.us/j/96550349654?pwd=T0pUdXZpNTdDWjFIdWw2N2RkNVg5QT09">https://hku.zoom.us/j/96550349654?pwd=T0pUdXZpNTdDWjFIdWw2N2RkNVg5QT09</a>	<a href="https://hku.zoom.us/j/99124729274?pwd=Sk1NVG9rcmRhYVNIeXFPNWtjT1ZOdz09">https://hku.zoom.us/j/99124729274?pwd=Sk1NVG9rcmRhYVNIeXFPNWtjT1ZOdz09</a>	<a href="https://hku.zoom.us/j/96027583878?pwd=YjBvTTA5WlVROXkwdWRWaTBHeXo1QT09">https://hku.zoom.us/j/96027583878?pwd=YjBvTTA5WlVROXkwdWRWaTBHeXo1QT09</a>
	Meeting ID: <a href="#">965 5034 9654</a> Password: 046351	Meeting ID: <a href="#">991 2472 9274</a> Password: 472796	Meeting ID: <a href="#">960 2758 3878</a> Password: 470490
<b>15:40-17:00</b>	<b>A3: Housing and Urbanization</b>	<b>B3: Housing and Aging II</b>	<b>C3: Housing Policy III</b>
<b>Chair → Discussant ↓</b>	Associate Professor Sainan Lin	Associate Professor Mandy Lau	Assistant Professor Tongyun Du
<b>The speaker of the 2<sup>nd</sup> article</b>	ID94: Linking housing and migrant social integration: evidence from urban China(Lin, Sainan; Wu, Fulong ;Yu, Wang ; Li, Zhigang)	ID91: What makes a small town age-friendly? The case of Naesu-eup, Cheongju-city in Korea(Lee, Hyeon Ha; Byun, Nahyang)	ID129:A critical review of the conceptual connections of quality of life and housing development (Xu,Yunqing; An, Yang; Zhong,Sheng)
<b>The speaker of the 3<sup>rd</sup> article</b>	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 (yang, Shi)	ID92: A Study on Older Adults’ Home Modification for Fall Prevention(Lee, Su Min; Kim, Hye Yeun; Kwon, Hyun Joo; Lee Sung-Jin)	ID122: The temporality of housing policy transfer: reflections from the Hong Kong-Shenzhen case(Chiu,Rebecca L.H.)
<b>The speaker of the 1<sup>st</sup> article</b>	ID83: Research on the Optimization of New Industrial Land Leasing Strategy Based on Evolutionary Game Theory(Li, Jianlong; Lv, Ping)	ID95: Do Older Adults and Middle-aged Adults Differ in the Perception of Age-friendly Home Modifications?(Kown, Hyun Joo; Oh, Jiyoung; Lee, Sung-Jin)	ID123: 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)
<b>Session Assistant</b>	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**

<b>Parallel Paper Sessions (3 papers per session)</b>		
<b>Venue (Zoom)</b>	<a href="https://hku.zoom.us/j/98118704763?pwd=UXpmWFR4ejBWZUJTMW42SHJSVDIIQT09">https://hku.zoom.us/j/98118704763?pwd=UXpmWFR4ejBWZUJTMW42SHJSVDIIQT09</a> Meeting ID: <a href="#">981 1870 4763</a> Password: 305352	<a href="https://hku.zoom.us/j/92829054367?pwd=akxKVGNUbHhwUGIUcC9JU1F4dXBWdz09">https://hku.zoom.us/j/92829054367?pwd=akxKVGNUbHhwUGIUcC9JU1F4dXBWdz09</a> Meeting ID: <a href="#">928 2905 4367</a> Password: 328434
<b>15:40-17:00</b>	<b>D3: Housing Development III</b>	<b>E3: Housing Market III</b>
<b>Chair → Discussant ↓</b>	Associate Professor Mingzhi Hu	Professor Fenglong Wang
<b>The speaker of the 2<sup>nd</sup> article</b>	ID121:Linkage between Housing Conditions and Children’s Academic Performance in Urban China(Guangcan, Cui; Chuanyong, Zhang; Zhejin, Zhao; Qimeng, Cai)	ID70:Diversified Housing Markets and Decentralized Policy Control among Major Cities in China(Li, Wenjing; Liu, Zhi)
<b>The speaker of the 3<sup>rd</sup> article</b>	ID87:verview of India’s Urban Housing Policies, Programmes & Institutions: Shifting Perspectives(Sannabhadti, Ravi; Sharma, Rutool)	ID81:Housing networks in urban China: A panel VAR model with Bayesian stochastic search(Duan, Kun; Lan, Feng ;Zhano Yanqi Zhao; Huang, Yingying)
<b>The speaker of the 1<sup>st</sup> article</b>		ID2:Spatial Pattern of Housing Sales Vacancy in Guangzhou’s Urban District, China (Xiaoli Yue, Yang Wang, Yabo Zhao and Hong’Ou Zhang)
<b>Session Assistant</b>	Manqing Shi	Zhen Wang

**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)			
<b>Venue (Zoom)</b>	<a href="https://hku.zoom.us/j/99796901253?pwd=bVFvU0MyZjMzNTBONEloWjNDb0xwZz09">https://hku.zoom.us/j/99796901253?pwd=bVFvU0MyZjMzNTBONEloWjNDb0xwZz09</a> Meeting ID: <a href="#">997 9690 1253</a> Password: 231605	<a href="https://hku.zoom.us/j/95071013158?pwd=UGZMNGVvYlVZS1hkQ2ZsTlZkRkt3Zz09">https://hku.zoom.us/j/95071013158?pwd=UGZMNGVvYlVZS1hkQ2ZsTlZkRkt3Zz09</a> Meeting ID: <a href="#">950 7101 3158</a> Password: 596832	<a href="https://hku.zoom.us/j/96637185595?pwd=UTA1TVY2aExwYWVVKR3Z0NHNLNjM5UT09">https://hku.zoom.us/j/96637185595?pwd=UTA1TVY2aExwYWVVKR3Z0NHNLNjM5UT09</a> Meeting ID: <a href="#">966 3718 5595</a> Password: 395055
<b>15:40-17:00</b>	<b>G3: Housing and Urban Wellbeing III</b>	<b>H3: Living Environment III</b>	<b>I3: Housing and Urban Development</b>
<b>Chair → Discussant ↓</b>	Dr. Juan Yan	Associate Professor Zongcai Wei	Associate Professor Yi Li
<b>The speaker of the 2<sup>nd</sup> article</b>	ID126: Seeing Like a Welfare State: State-Led Demolition and Resettlement in Urban China (Zeng, Nanxi)	ID4: Trust Premium: Evidence from the Second-Hand Housing Market in China (Fang Zhang, Hang Zhang and Yun Zhang)	ID110: The impact of water systems on waterfront residential area in the post-epidemic era from the perspective of urban resilience (Hua, Yusheng; Li, Xinyan)
<b>The speaker of the 3<sup>rd</sup> article</b>	ID124: Rising housing prices and household consumption inequality: Evidence from China (Hu, Jinxing; Chen, Mengxin; Shen, Chaohai)	ID78: How do housing prices affect urbanization quality: evidence from Beijing-Tianjin-Hebei urban agglomeration (Li, Jianlong; Lv, Ping)	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 (Zhou, Qian; Zhang, Hui)
<b>The speaker of the 1<sup>st</sup> article</b>	ID12: Housing Security System and Household Entrepreneurship: Evidence from China (Wang, Shiyong; Wang, Hongwei and Zou Jing)		ID39: A subjective-objective approach to assess the spatial livability variations for metropolitan urban agglomerations (Paul, Arpan)
<b>Session Assistant</b>	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)**

<b>Parallel Paper Sessions (IJHP SI Sessions)</b>			
<b>Venue (Zoom)</b>	<a href="https://hku.zoom.us/j/93010517039?pwd=SytuYUpPanl0Zm4vM0hsNVJMSGE0UT09">https://hku.zoom.us/j/93010517039?pwd=SytuYUpPanl0Zm4vM0hsNVJMSGE0UT09</a> Meeting ID: <a href="#">930 1051 7039</a> Password: 827075	<a href="https://hku.zoom.us/j/91666174546?pwd=M2JlcGc5MEpnOVpPU1I0TkxRXdfUT09">https://hku.zoom.us/j/91666174546?pwd=M2JlcGc5MEpnOVpPU1I0TkxRXdfUT09</a> Meeting ID: <a href="#">916 6617 4546</a> Password: 395420	<a href="https://hku.zoom.us/j/94234896423?pwd=d1YyREVEVVdtbkVyT2RsVzQzd2JiZz09">https://hku.zoom.us/j/94234896423?pwd=d1YyREVEVVdtbkVyT2RsVzQzd2JiZz09</a> Meeting ID: <a href="#">942 3489 6423</a> Password: 758032
<b>09:00-10:30</b>	<b>SA1: Housing System</b>	<b>SB1:Housing Policy</b>	<b>SC1:Housing Market</b>
<b>Chair → Discussant ↓</b>	Prof. Shenjing He	Prof. Jie Chen	Associate Prof. Tingting Lu
<b>The speaker of the 2<sup>nd</sup> article</b>	ID68: Middle-range Theorising Chinese Urban Housing Regime: A Historicised Exploration(Mo, Haitong; Liu, Yuting; Yau, Yung)	ID5: The changing logics in Chinese Public Rental Housing Governance (Juan Yan, Marietta Haffner and Marja Elsinga)	ID8: Housing-led city-regionalism A case study of booming real estate development surrounding Beijing (Yi Li; Feng Yuan)
<b>The speaker of the 3<sup>rd</sup> article</b>	ID86:Changing Roles of the State in the Development of Long-term Rental Apartments under a Responsive Housing Regime in China(Li, Chenxi ; He, Shenjing)	ID7:Traps in Using Residential Satisfaction for Guiding Housing Policies (Wang, Fenglong )	ID66: Market-led Redevelopment of Private Housing: A Critical Review of Policies, Practices and Implications in Case of Pune, India (Vaishampayan, Shruti; Bhaduri, Sanjukta)
<b>The speaker of the 1<sup>st</sup> article</b>	ID109: The Financialization and De-financialization of Rental Housing in China(Jie Chen; Xin Qi; Tingting Lu)	ID131:Challenges of planning livable subsidized housing estates in Socialist Marketized China(Zongcai Wei, Tingting Chen and Yuting Liu)	ID102:Monetary policy and housing price bubbles with rational and naive types (Duan, Kun; Zhang, Liya; Chen, Shuyun)
<b>Session Assistant</b>	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)			
<b>Venue (Zoom)</b>	<a href="https://hku.zoom.us/j/93010517039?pwd=SytuYUpPanl0Zm4vM0hsNVJMSGE0UT09">https://hku.zoom.us/j/93010517039?pwd=SytuYUpPanl0Zm4vM0hsNVJMSGE0UT09</a> Meeting ID: <a href="#">930 1051 7039</a> Password: 827075	<a href="https://hku.zoom.us/j/91666174546?pwd=M2JlcGc5MEpnOVpPU1I0TkxRXdfUT09">https://hku.zoom.us/j/91666174546?pwd=M2JlcGc5MEpnOVpPU1I0TkxRXdfUT09</a> Meeting ID: <a href="#">916 6617 4546</a> Password: 395420	<a href="https://hku.zoom.us/j/94234896423?pwd=d1YyREVEVVdtbkVyT2RsVzQzd2JiZz09">https://hku.zoom.us/j/94234896423?pwd=d1YyREVEVVdtbkVyT2RsVzQzd2JiZz09</a> Meeting ID: <a href="#">942 3489 6423</a> Password: 758032
<b>10:30-12:00</b>	<b>SA2: Migrants' Housing</b>	<b>SB2: Housing and Wellbeing</b>	<b>SC2: Community and neighborhood</b>
<b>Chair → Discussant ↓</b>	Prof. Shenjing He	Prof. Jie Chen	Associate Prof. Tingting Lu
<b>The speaker of the 2<sup>nd</sup> article</b>	ID32:Housing Wellbeing of Migrants in Beijing(Wang Yourong; Yi Chengdong; Chen Jingan; Fan Zhengde)	ID6: Families, Living Arrangements and Subjective Wellbeing: Connected Lives in Transitional China (Huang, Youqin; Li, Yuyao ; Clark, William )	ID33:Community attachment in the context of urban settlement regeneration: Mediating role of resident interaction(Yang Xiaodong; Li Huili; Zhang Jiayu)
<b>The speaker of the 3<sup>rd</sup> article</b>	ID54:Homeownership of New Immigrants in Hong Kong: Before and after the Handover (Lui, Hon-Kwong)	ID22:Moving up the Social Ladder: Homeownership and Expected Socioeconomic Status(Yinxin Su; Mingzhi Hu; Xiaofen Yu)	ID61: “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)
<b>The speaker of the 1<sup>st</sup> article</b>	ID10: What can make residents satisfied about their neighborhoods after urban renewal: A comparison of three urban renewal projects in Chongqing, China (Tongyun Du; Qi Zhang)	ID46: Does Economic Policy Uncertainty Suppress Housing Prices? ——Evidence from China's Micro-House Transaction Data (Chao Yang; Bo Feng; Gang-Zhi Fan)	ID31: The influence of policy in housing and community development on the intergenerational relationship in Australia and China among Chinese residents(Huang, Yixuan)
<b>Session Assistant</b>	Xin Qi	Wendao Liu	Yu Zhang
<b>12:00-13:30</b>	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)			
<b>Venue (Zoom)</b>	<a href="https://hku.zoom.us/j/93010517039?pwd=SytuYUpPanl0Zm4vM0hsNVJMSGE0UT09">https://hku.zoom.us/j/93010517039?pwd=SytuYUpPanl0Zm4vM0hsNVJMSGE0UT09</a> Meeting ID: <a href="#">930 1051 7039</a> Password: 827075	<a href="https://hku.zoom.us/j/91666174546?pwd=M2JlcGc5MEpnOVpPU1I0TkxRXdfUT09">https://hku.zoom.us/j/91666174546?pwd=M2JlcGc5MEpnOVpPU1I0TkxRXdfUT09</a> Meeting ID: <a href="#">916 6617 4546</a> Password: 395420	<a href="https://hku.zoom.us/j/94234896423?pwd=d1YyREVEVVdtbkVyT2RsVzQzd2JiZz09">https://hku.zoom.us/j/94234896423?pwd=d1YyREVEVVdtbkVyT2RsVzQzd2JiZz09</a> Meeting ID: <a href="#">942 3489 6423</a> Password: 758032
<b>13:30-15:00</b>	<b>SA3: Housing and COVID-19</b>	<b>SB3: Wellbeing in the cities</b>	<b>SC3: Housing and Society</b>
<b>Chair → Discussant ↓</b>	Prof. Shenjing He	Prof. Jie Chen	Associate Prof. Tingting Lu
<b>The speaker of the 2<sup>nd</sup> article</b>	ID48: 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)	ID72: The impact factors of older people's choice of services from agents: the role of heterogeneity (Cheung, Hiuying; Xu, Shuocheng; Yang, Zan)	ID103: Two-child Policy, Housing Stratification and Second-Child Fertility Rate (Huang, Jing; Zheng, Minrong; Cui, Guangcan)
<b>The speaker of the 3<sup>rd</sup> article</b>	ID96: Housing and Covid-19 Inflections: A Socioeconomic Perspective (Shi, Shuai; Wang, Chongyu; Wong, Siu Kei; Wang, Ruiyang)	ID79: How Dayak tenants create their sense of home in the Sarawak public rental housing (Hashim, Haslina)	ID45: How does housing ownership affect psychological assimilation? Evidence from migrants in urban China (Yue Gong; Jinnan Que; Guochang Zhao)
<b>The speaker of the 1<sup>st</sup> article</b>	ID104: Aggravated housing precariousness among Australian international students during Covid-19 travel ban and its housing policy implications (Zhu, Jin; He, Shenjing)	ID112: The relationship between density and Walk Score in Kumamoto city, Japan (Zhou, Qiaohui; Homma, Riken)	ID69: '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)
<b>Session Assistant</b>	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.**

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## List of Participants and Papers

Keynote Speakers & Invited Speakers				
Name	Title	Affiliation	Department	Email
<b>Bao, Helen</b>	Professor	University of Cambridge	Department of Land Economy	<a href="mailto:hxb20@cam.ac.uk">hxb20@cam.ac.uk</a>
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<b>Liu, Zhi</b>	Director	Peking University-Lincoln Institute Center for Urban Development and Land Policy		<a href="mailto:zliu@plc.pku.edu.cn">zliu@plc.pku.edu.cn</a>
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Organizing Committee				
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<b>He, Shenjing</b>	Head & Professor	University of Hong Kong	Department of Urban Planning and Design	<a href="mailto:sjhe@hku.hk">sjhe@hku.hk</a>
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<b>Li, Kemeng</b>	Undergraduate	Shanghai Jiao Tong University	SIPA	<a href="mailto:likemeng@sjtu.edu.cn">likemeng@sjtu.edu.cn</a>

### Paper ID, Paper Title and Authors

ID	Title	Names of All Authors	Contact Author	Affiliation	Email	Session
2	Spatial Pattern of Housing Sales Vacancy in Guangzhou's Urban District, China	Xiaoli Yue, Yang Wang, Yabo Zhao and Hong'Ou Zhang	Yang, Wang	Yunnan Normal University	wywkwy@163.com	E3
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	H1
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	H3
5	The changing logics in Chinese Public Rental Housing Governance	Juan Yan, Marietta Haffner and Marja Elsinga	Yan, Juan	Tongji University	yanjuan_tudelft@yeah.net	SB
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	SB2
7	Traps in Using Residential Satisfaction for Guiding Housing Policies	Wang, Fenglong	Wang, Fenglong	South China Normal University	wfldragon@163.com	SB1
8	Housing-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	SC1
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	SA2
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	G1
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	glss2008@163.com	G3
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	I1
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	B1
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	F2
20	The strategy interactive effect of local government	Wang, Zhen and Zhang,	Zhang,	Chuzhou University	haiyongzhangcu	E2

	affordable housing land supply and its regional difference	Haiyong	Haiyong		mt@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	H2
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	SB2
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	H1
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	A1
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	sychen@mail.ccnu.edu.cn	E2
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	yixuan.huang@student.unsw.edu.au	SC2
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	SA2
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	SC2
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	A3
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	F2
36	Alcohol Consumption and the Value of Community	Zhang, Yunqi; Zhang, Xiaoyu	Zhang, Yunqi	Nankai University	zhangyunqi@nus.edu	I1
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	I2
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	G1
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	I3
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	I1
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	A2
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	zizhou4-c@my.cityu.edu.hk	B1
45	How does housing ownership affect psychological assimilation? Evidence from migrants in urban China	Yue Gong, Jinnan Que and Guochang Zhao	Gong, Yue	Wuhan University	gongyue@pkusz.edu.cn	SC3
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	ych7292008@126.com	SB2
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	SA3
50	Spatial age segregation and youth-elderly interactions in Hong Kong	Lau, Mandy	Lau, Mandy	University of Hong Kong	mhmlau@hku.hk	B2
51	Growing central-local conflicts on housing policy in China: from the perspective of policy-based housing	He, Chunyan; Li, Ding	Li, Ding	Southwestern University of Finance	liding@vip.sina.com	E1

	finance			and Economics		
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	A2
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	F1
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	SA2
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	E1
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	E1
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	A2
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	SC2
63	Public-Private Collaborative Governance for Elderly Housing Welfare Services	Hong, Yi Kyung; Ju, Seo Ryeung	Hong, Yi Kyung	Kyung Hee University	lucisl@naver.com	B2
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	A1
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	E2
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), Pune	shruti.mv@gmail.com	SC1
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	F1
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	SA1
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	SC3
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	E3
72	The impact factors of older people's choice of services from agents: the role of heterogeneity	Cheung, Hiuying; Xu, Shuo; Yang, Zan	Yang, Zan	Tsinghua University	zanyang@tsinghua.edu.cn	SB3
74	The meaning of property rights and neighbourhood participation in gated communities in China	Lu, Tingting; Cai, Rong; He, Shenjing	He, Shenjing	The University of Hong Kong	sjhe@HKU.HK	F2
76	Job-housing Integration and Job Burnout	Wei, Wanqing; Li, Linyu	Wei, Wanqing	Guangxi University	weiqw20050908@163.com	G1
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	A1
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	lijianlong_1992@126.com	H3
79	How Dayak tenants create their sense of home in the Sarawak public rental housing	Hashim, Haslina	Hashim, Haslina	Universiti Malaysia Sarawak	haslina.fung.hashim@gmail.com	SB3
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	E3

82	Livability, equity and well-being as values: what role does housing play?	McNelis, Sean	McNelis, Sean	Swinburne Centre for Urban Transitions	smcnelis@swin.edu.au	H2
83	Research on the Optimization of New Industrial Land Leasing Strategy Based on Evolutionary Game Theory	Li, Jianlong; Lv, Ping	Li, Jianlong	Renmin University of China	lijianlong_1992@126.com	A3
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	SA1
87	Overview of India's Urban Housing Policies, Programmes & Institutions: Shifting Perspectives	Sannabhadi, Ravi; Sharma, Rutool	Sharma, Rutool	CEPT University	shriravi@gmail.com	D3
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@lin.k.cuhk.edu.hk	C1
89	Revisiting the community question in Chinese gated communities	Cai, Rong; Lu, Tingting; He, Shenjing	Cai, Rong	Sun Yat-Sen University	cairong8@mail.sysu.edu.cn	F1
90	Rethinking living spaces fit for seniors: the case of a group home in Korea	Lee, Hyun Bok; Byun, Nahyang	Byun, Nahyang	Chungbuk National University	nhbyun@cbnu.ac.kr	B2
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	B3
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	B3
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	D1
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	A3
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	B3
96	Housing and Covid-19 Inflections: A Socioeconomic Perspective	Shi, Shuai; Wang, Chongyu; Wong, Siu Kei; Wang, Ruiyang	Wong, Siu Kei	University of Hong Kong	skwongb@hku.hk	SA3
98	What does it mean to build housing today?	Pérez Galleg.Pascual	Pérez Galleg.Pascual	Oficina de Innovación Cívica S. Coop.	pascualpg@ofic.coop	D2
99	Social equity and transit-oriented development: Exploring the relationship between urban rail transit development and location choices of affordable housing in Hangzhou	Wang, Jinshuo; Dang, Yunxiao	Wang, Jinshuo	Zhejiang University of Finance and Economics.	nju1127095@hotmail.com	D1
100	Modern or traditional: Discourses of the 'luxury' apartment housing in Nanjing, China	Shi, Yini ; Yang, Minghui	Shi, Yini	Hohai University	yinishi@hhu.edu.cn	D2
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	H2
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	kunduan@hust.edu.cn	SC1
103	Two-child Policy, Housing Stratification and Second-Child Fertility Rate	Huang, Jing; Zheng, Minrong; Cui, Guangcan	Zheng, Minrong	Shanghai Business School	zhengjane1208@outlook.com	SC3
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	SA3
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	I3
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	C2
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	SA1



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	huadada24@gmail.com	I3
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	D2
112	The relationship between density and Walk Score in Kumamoto city, Japan	Zhou, Qiaohui; Homma, Riken	Zhou, Qiaohui	Kumamoto University	qiaohuizhou1997@gmail.com	SB3
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	liuyongshen1989@gmail.com	C1
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	I2
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	C2
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	G2
117	Assessment of Pradhan Mantri Awaas Yojana (PMAY) across Indian Cities	Paliwal, Ashwini; Dhanani, Manthan; Sharma, Rutool; Sannabhadti, Ravi	Sannabhadti, Ravi	CEPT University	ashwini.puh20075@cept.ac.in	G2
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	C2
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	G2
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	D3
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	C3
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	C3
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	G3
126	Seeing Like a Welfare State: State-Led Demolition and Resettlement in Urban China	Zeng, Nanxi	Zeng, Nanxi	Johns Hopkins University	nzeng2@jhu.edu	G3
128	Integration of fast-track home adaptation services with health and social care services	Cho, Youngha; Brett, Jo	Cho, Youngha	Oxford Brookes University	ycho@brookes.ac.uk	I2
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	C3
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	SB1
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	kstnbk@hanmail.net	H1
135	Housing policy and 'unregulated' real-estate markets Reflections from Nairobi	Miriam Maina	Maina, Miriam	University of Manchester	miriam.maina@manchester.ac.uk	C1
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	B1
137	Optimum Housing for the Homeless (Idps) in Nigeria	Ndarni Godwin Godwin	Godwin, Ndarni Godwin	Isa Mustapha Agwai Polytechnic	brightmodela@gmail.com	D1