



## House Prices, Airport Location Proximity, and Air Traffic Volume: Plus some Covid-19 Effects

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# CONFERENCE PROGRAMME SCHEDULE



29th PACIFIC RIM REAL ESTATE SOCIETY (PRRES) CONFERENCE

PARK ROYAL HOTEL 150 Day Street, Darling Harbour, Sydney

15th - 17th JANUARY 2023 SYDNEY, AUSTRALIA

SUNDAY 15th JANUARY 2023 - DAY 1		ROOM Blackwattle 1 - PhD Colloquium; and PRRES Inc Board Meeting in Birley Board Room
8.30am - 9.00am	Barista Coffee Cart - Pre-Function Area Level R - Unlimited Barista Coffee	
8.30am - 9.00am	Arrival Tea & Coffee - Pre-Function Area Level R - Selection of teas and freshly brewed coffee	
09.00am - 10:00am	PhD Colloquium Registration and Registration for Delegates attending PhD colloquium	
09.20am - 09.30am	PhD Colloquium - Welcome and Housekeeping - <b>Chair Jerry Laing and Neville Hurst</b>	
09.30am - 11:00am	<b>PhD Presentations:</b>	
09.30am	<b>Widana Hewage Terans Gunawardhana</b> Implications of advanced technologies on the specialised property valuation in Australia	
10.00am	<b>Prabath Morawakage</b> Residential housing risk and returns and their importance to responsible investors and social housing providers: Eviden	
10.30am	<b>Qing Tong</b> Lost in translation: Investigating the interplay between seismic policy language and commercial property listings	
11.00am - 11.30am	<b>Morning Tea/Coffee Break - Pre-Function Area Level R - (includes Halal food)</b>	
11.30am - 12.30pm	<b>Keynote: Sara J. Wilkinson.</b> BSc MA MPhil PhD FRICS AAPI	
	Professor of Sustainable Property, School of Built Environment, University of Technology Sydney	
12.30pm - 1.30pm	<b>Lunch - Barkers Restaurant (includes Halal food)</b>	
1.30pm - 3.00pm	<b>PhD Presentations:</b>	
1.30pm	<b>Yihan Guan</b> On the Determinants of Retail Rents: A Conceptual Framework	
2.00pm	<b>Erika Bartak</b> Exploring energy culture in the Australian volume home building sector	
2.30pm	<b>Nicole Xiang</b> From surviving to flourishing: Does inner-city living contribute to town centre resilience?	
3.00pm - 3.20pm	<b>PhD Colloquim concluslon with Afternoon Tea/Coffee Break - Pre-function Area Level R (includes Halal food)</b>	

## CONFERENCE PROGRAMME SCHEDULE

<b>SUNDAY 15th JANUARY 2023 - DAY 1 continuing - ROOM Blackwattle 1 - PhD Colloquium; and PRRES Inc Board Meeting in Birley Board Room</b>	
<b>09.00am - 11.00am</b>	<b>All Delegates - Registration - PreFunction Area Level R</b>
<b>02:00pm - 05:00pm</b>	<b>PRRES Board Meeting - Birley Board Room</b>
<b>02:00pm - 06:00pm</b>	<b>All - Delegates - Registration - PreFunction Area Level R</b>
<b>06:30pm - 08:30pm</b>	<b>ALL DELEGATES - Barkers Restaurant - Welcome Reception - Cocktales and Canape</b>

# CONFERENCE PROGRAMME SCHEDULE

MONDAY 16th JANUARY 2023 - DAY 2		
08:00am - 08:45am	All Delegates - Registration - PreFunction Area Level R	
8.30am - 9.00am	Barista Coffee Cart - Pre-Function Area Level R - Unlimited Barista Coffee	
8.30am - 9.00am	Arrival Tea & Coffee - Pre-Function Area Level R - Selection of teas and freshly brewed coffee	
09:00am - 09:20am	Welcome - PRRES Inc President - Associate Professor Chyi Lin Lee	
09:20am - 10:00am	Key Note Speaker - Dr David Parker, Visiting Professor, Henley Business School, University of Reading Property into the next millennium: the future of property education in Australia Q & A	
10:00am - 10.30am	Sponsors Welcome and Introduction - Australian Property Institute Key Note - Sponsor API - Amelia Hodge, Chief Executive Officer	
10:30am - 10:55am	Morning Tea/Coffee Break - PreFunction Area Level R (includes Halal food)	
11:00am - 12:20pm	Parrallel Session 1 (A1, A2)	
	<i>The Commercial Sector</i>	<i>a) Property Markets; b) Economic Risks</i>
	Blackwattle 1	Blackwattle 2
	Session Chair: Desmond Tsang	Session Chair: Graham Squires
11.00am - 11.20am	Paper ID 8860 The Post-Pandemic Investment Opportunities in the Australian Hospitality Property Sector Jufri Marzuki and Graeme Newell	Paper ID 1169 Refereed When Small is Sometimes Large and Spacious: Objective vs. Subjective Size Descriptions in Real Estate Listings Sean Brunson, Richard Buttimer, Steve Swidler
11:20am - 11:40am	Paper ID 518 Refereed Boosting the Accuracy of Commercial Real Estate Appraisals – An Interpretable Machine Learning Approach Eli Beracha, Juergen Deppner, Benedict von Ahlefeldt-Dehn, Wolfgang Schaefers	Paper ID 2896 The Impact of Real Estate Market Transparency on the Linkages between Direct and Indirect Real Estate Investment Ervi Liusman, K.W. Chau, P.S. Lau
11:40am - 12:00pm	Paper ID 1117 Refereed Needed but not there: Firm location, corporate site visits, and stock price crash risk Xiaoling Chu, Kin Lo, Desmond Tsang	Paper ID 8001 House Prices, Airport Location Proximity, and Air Traffic Volume: Plus some Covid-19 Effects Graham Squires, Thanh Ngo, Michael McCord, Daniel Lo
<i>continued</i>		

## CONFERENCE PROGRAMME SCHEDULE

MONDAY 16th JANUARY 2023 - DAY 2 - continued		
12:00pm - 12:20pm	<b>Paper ID 1318 Refereed</b> <b>Employees' acceptance of varying Activity Based Workplace Implementation Strategies</b> Eileen Sim, Christopher Heywood	<b>Paper ID 1195</b> <b>Household Indebtedness across the UK: a patchwork quilt of risks?</b> Norman Hutchison, Piyush Tiwari, Alla Koblyakova, David Green, Jake Tan
12:20pm - 02:00pm	<b>Lunch at Barkers Restuarant - please note the AGM commences at 1pm in Blackwattle 1 &amp; 2 (Lunch includes Halal food)</b>	
01:00pm - 01:50pm	<b>PRRES Annual General Meeting Blackwattle 1 and 2</b>	
02:10pm - 03:30pm	<b>Parrallel Session 2 (B1,B2)</b>	
	<b><i>The Commercial Sector</i></b>	<b><i>a) Urban Regeneration; b) Energy, Climate and Natural Disasters</i></b>
	<b>Blackwattle 1</b>	<b>Blackwattle 2</b>
	<b>Session Chair: Douw Boshoff</b>	<b>Session Chair: Michael Rehm</b>
02:10pm - 02:30pm	<b>Paper ID 2820</b> <b>A Case for Private Sector Investment for Economic Stimulus</b> Douw Boshoff	<b>Paper ID 839</b> <b>From surviving to flourishing: Does inner-city living contribute to town centre resilience?</b> Nicole Xiang, Olga Filippova, Deborah Levy
02:30pm - 02:50pm	<b>Paper ID 4099 Refereed</b> <b>Conceptual Paper: Impact of COVID-19 on New Work Practices in Commercial firms: Evidence from Australia</b> Jayantha Wadu Mesthrige, Kusal Nanayakkara, Oladinrin Timothy	<b>Paper ID 692 Refereed</b> <b>Inclusive Urban Regeneration in Inner-City Johannesburg, who does what?</b> Kolawole Ijasan, Nomfundo Muriel Mbatha
02:50pm - 03:10pm	<b>Paper ID 8131</b> <b>The Investment Dynamics of the Asian Property Markets</b> Jufri Marzuki, Nor Nazihah Chuweni, Mahmoud Hijjawi	<b>Paper ID 8993</b> <b>Natural disasters and Housing Market Resilience in Australia: 2000-2022</b> Ameeta Jain, Qiang Li
03:10pm - 03:30pm	<b>Paper ID 9174</b> <b>Analysing the impacts of COVID on the commercial property stock in Sydney</b> Sara Wilkinson, Gill Armstrong, Jua Cilliers, Mark Willers	<b>Paper ID 3899</b> <b>Are sea level rise risks capitalised into house prices: A case study of Hawkes Bay, New Zealand</b> Michael Rehm, Olga Filippova, Selena Sheng

## CONFERENCE PROGRAMME SCHEDULE

MONDAY 16th JANUARY 2023 - DAY 2 - continued		
<b>03:30pm - 03:50pm</b>	<b>Afternoon Tea/Coffee Break - PreFunction Area Level R (includes Halal food)</b>	
<b>03:50pm - 05:10pm</b>	<b>Parrallel Session 3 (C1, C2 )</b>	
	<b>a) Infrastructure; b) The Housing Market</b>	<b>a) Land Policies; b) Project Finance; c) The Indoor Environment and Design; d) Agency Governance;</b>
	<b>Blackwattle 1</b>	<b>Blackwattle 2</b>
	<b>Session Chair: Mustapha Bangura</b>	<b>Session Chair: Kusal Nanayakkara</b>
<i>03:50pm - 04:10pm</i>	<b>Paper ID 5773 Refereed</b> <b>A Framework of GIS-Based Decision Support System for Highway Pavement Maintenance Management at the Network Level</b> Junda Li, Michael Pitt, Ling Ma	<b>Paper ID 2378</b> <b>An Australian Relationship between Land Values and Land Policies</b> John Sheehan, Lucy Craddock, Lynne Artmitage, Ken Rayner
<i>04:10pm - 04:30pm</i>	<b>Paper ID 1530</b> <b>Externalities of COVID-19 Economic Responses on First Home Buyers: Evidence from New South Wales, Australia</b> Mustapha Bangura, Chyi Lin Lee, Benjamin Schafer	<b>Paper ID 924 Refereed</b> <b>Australia's Housing Infrastructure Financing: A Project Finance Approach</b> Lee-Yun Chiang, George Earl, Benjamin Liu, Sacha Reid, Eduardo Roca
<i>04:30pm - 04:50pm</i>	<b>Paper ID 6870 Refereed</b> <b>Shared Equity Homeownership as an Asset-Based Welfare Approach for Sustainable Urban Development</b> Prabath Morawakage	<b>Paper ID 6193 Refereed</b> <b>Challenges of Designing Activity Based Working Spaces</b> Kusal Nanayakkara, Sara Wilkinson, Dulani Halvitagala
<i>04:50pm - 05:10pm</i>	<b>Paper ID 8871 Refereed</b> <b>An Aristotelean Interpretation of Housing Affordability</b> Garrick Small, Lan Sun, Steven Boyd, Daniel Younan	<b>Paper ID 9681</b> <b>Innovating with Digital Wayfinding for a User-aware approach in Complex Building Sites</b> Yasmin Garcia-Sterling, Michael Pitt
<b>continued 5.10pm-6.10pm</b>	<b>next page please</b>	

## CONFERENCE PROGRAMME SCHEDULE

05.10pm - 5.30pm	<b>Paper ID 241 Refereed</b> <b>Game Theory Approach for Public Rental Housing Investment</b> Farida Rachmawati, Connie Susilawati, Adhika Nandi Wardhana	<b>Paper ID 4141 Refereed</b> <b>Impact of indoor environmental quality on occupant in the post pandemic: a literature review</b> Junpeng Lyu, Yu Jiao, Michael Pitt
05.30pm - 5.50pm	<b>Paper ID 7734</b> <b>An Alternative Measure of Lockdown Cost: The Impact of COVID-19 Restrictions on the Housing Market</b> Jian Liang, Qiang Li, Chyi Lin Lee	<b>Paper ID 3286 Refereed</b> <b>50 Years of Research in Real Estate Brokerage</b> Neville Hurst, Martin Ahlenius, Bjorn Berggren
05.50pm - 6.10pm	<b>PRRES Inc Board Meeting - commences at 6.00 pm</b>	<b>Paper ID 4115 Refereed</b> <b>Real Estate Agents' Trust Account Compliance: Consumer Protection</b> Hera Antoniadou, Chris Eves
06.00pm - 09:00pm	<b>PRRES Inc Board Meeting - Blackwattle 1</b>	

# CONFERENCE PROGRAMME SCHEDULE

TUESDAY 17th JANUARY 2023 - DAY 3		
07.00am - 08.30am IRES Annual Board Meeting - Location Zoom link by Invitation		
08:00am - 08:45am	All Delegates - Registration - Pre-Function Area Level R	
8.30am - 9.00am	Barista Coffee Cart - Pre-Function Area Level R - Unlimited Barista Coffee	
8.30am - 9.00am	Arrival Tea & Coffee - Pre-Function Area Level R - Selection of teas and freshly brewed coffee	
9.00am - 10.40am	Parrallel Session 4 (D1, D2 )	
	<b>Rental Housing</b>	<b>a)Property Cycles; b) Community Developments; c) Education</b>
	<b>Blackwattle 1</b>	<b>Blackwattle 2</b>
	<b>Session Chair: Jun Hyung Kim</b>	<b>Session Chair: Steven Boyd</b>
9.00am - 09.20am	<b>Paper ID 4041</b> <b>Housing stability among renters - The case of Korea</b> Jun Hyung Kim	<b>Paper ID 244</b> <b>The apartment project marketing industry: a shifting institutional structure over a boom-bust cycle</b> Rupa Ganguli, Bill Randolph, Hal Pawson
9.20am - 9.40am	<b>Paper ID 3775</b> <b>The changing face of residential rents and investor returns in Adelaide</b> Peter Rossini	<b>Paper ID 2475 Refereed</b> <b>Drivers of Gated Community Developments in the United Kingdom (Case Study: London)</b> Gideon Kwame Otchere, Rebecca Leshinsky, Judith Callanan
9.40am - 10.00am	<b>Paper ID 1562</b> <b>Landlordism and squalor: the sorry state of Australia's rental housing</b> Braam Lowies, Peter Rossini, Chris Leishman, Stanley McGreal	<b>Paper ID 8558</b> <b>The Knowledge Requirements of Property Valuation Graduates of the Future</b> Judith Callanan, Rebecca Leshinsky, Dulani Halvitigala
10.00am - 10.20am	<b>Paper ID 7210</b> <b>Security of tenure for residential tenants: are there lessons Australia can learn from other jurisdictions?</b> Karena Viglianti	<b>Paper ID 998 Refereed</b> <b>Artificial Intelligence in Real Estate Education (AIREE)</b> Steven Boyd
10.20am - 10.40am	<b>Paper ID 7735 Refereed</b> <b>Filtering in the Rental Housing Market of Greater Melbourne</b> Mustapha Bangura and Chyi Lin Lee	<b>Paper ID 6756</b> <b>Resetting a Program for Real Estate Education</b> Steven Boyd



## CONFERENCE PROGRAMME SCHEDULE

TUESDAY 17th JANUARY 2023 - DAY 3		
10.40am - 11.10am	Morning Tea/Coffee Break - PreFunction Area Level R (includes Halal food)	
11:10am - 12:30pm	Parrallel Session 5 (E1, E2)	
	<b>Energy, Climate Risk and Natural Disasters</b>	<b>a) Behaviour; b) Valuation</b>
	<b>Blackwattle 1</b>	<b>Blackwattle 2</b>
	Session Chair: Lucy Craddock	Session Chair: Jufri Marzuki
11:10am - 11:30am	<b>Paper ID 4408 Refereed</b> <b>Sustainable and energy efficient home building in Australia: volume home builders sustainable messaging and communication (or lack of)</b> Georgia Warren-Myers	<b>Paper ID 8943 Refereed</b> <b>Behaviour changes towards accessibility to medical resources in the post-pandemic era in China and the UK cities</b> Jiayi Yan, Zigeng Fang, Qiuchen Lu, Junqing Tang, Long Chen, Michael Pitt
11:30am - 11:50am	<b>Paper ID 7373</b> <b>Exploring energy culture in Australia's major home builders</b> Erika Bartak, Georgia Warren-Myers, Christopher Heywood	<b>Paper ID 6145 The Development of a New Metric for Assessing the "S" Dimension in ESG</b> Graeme Newell, Muhammad Jufri Bin Marzuki
11:50am - 12:10pm	<b>Paper ID 8218 Refereed</b> <b>The Obligation to Report Climate Risks: What, Who, and How?</b> Lucy Craddock, Georgia Warren-Myers, Monique Schmidt	<b>Paper ID 7813 Refereed</b> <b>Black Swan Events, COVID-19 and their Structural Impact</b> Peng Wong, Kwabena Mintah, Woon-Weng Wong, Gideon Otchere
12:10pm - 12:30pm	<b>Paper ID 4195</b> <b>Building Resilience to Urban Heat and Flooding with Green Infrastructure in Residential Property: Economic Perspectives from Sydney, Australia</b> Agnes Zajelska-Jonsson, Sara Wilkinson, Richard Wahlund, Rebecca Cunningham	<b>Paper ID 6005 Refereed</b> <b>Influence of Points of Interest on Urban and Rural Land Values: Evidence from Machine Learning and Artificial Neural Network Approaches</b> Jaliya Amarasinghe Arachchige
12:30pm - 01:30pm	Lunch- Barkers Restaurant (includes Halal food)	

## CONFERENCE PROGRAMME SCHEDULE

TUESDAY 17th JANUARY 2023 - DAY 3 - continued		
01:30pm - 02:10pm	Keynote Speaker - Professor David Ling, Ken and Linda McGurn Chair, University of Florida "Have Unlisted Property Funds Outperformed Public and Private Market Benchmarks? (The Answer is No!)" <span style="float: right;">Q &amp; A</span>	
02.10pm - 03.10pm	<b>International Real Estate Society - 2023 IRES PANEL at PRRES - The Relevance of our Academic Research.</b> Industry practitioners often criticize academic real estate research. While it promises fresh wisdom on important topics, many of our published papers, they claim, become so overloaded with formulaic statistical analyses (often in compliance with traditional peer-review criteria) that the final outcomes lose their impact. Is this fair? Do our institutions and journals need to re-think their review criteria? Do researchers need to look beyond career advancement goals? Or is it just a case of awareness, communication and forging stronger links between academics and practitioners?	
03:10pm - 03:30pm	Afternoon Tea/Coffee Break - PreFunction Area Level R (includes Halal food)	
3.30pm - 4.50pm	Parrallel Session 6 (F1, F2)	
	<i>a) Public Private Partnerships; b) Senior Housing and the Aged Care Sector</i>	<i>Valuation</i>
	<b>Blackwattle 1</b>	<b>Blackwattle 2</b>
	Session Chair: Sharon Yam	Session Chair: Jae Won Kang
03.30pm - 03.50pm	<b>Paper ID 4400</b> <b>Intellectual Structure of Public-Private Partnership (PPP) Articles from 1997 to 2020</b> Muzzammil Zekri, Deborah Levy, Abdul-Rasheed Amidu	<b>Paper ID 9411</b> <b>Collaborative Decision Making within the Commercial Property Valuation Process: Motivations and Challenges</b> Hassan Liman, Abdul-Rasheed Amidu, Deborah Levy
03.50pm - 04.10pm	<b>Paper ID 8037</b> <b>The role of the state in encouraging the supply of senior housing: housing-with-care and retirement villages in Scotland and New Zealand</b> Andrew Fyfe, Norman Hutchison, Graham Squires	<b>Paper ID 3455 Refereed</b> <b>The Valuation of Mining Impacted Property for Compensation: Insights from a Ghanaian Case Study and Transformative Suggestions</b> Effah Amponsah, Dulani Halvitigala, Hyemi Hwang, Chris Eves
04.10pm - 04.30pm	<b>Paper ID 2598</b> <b>Capital Financing Challenges in Residential Aged Care within Australia</b> Adam Fahey, Hassan Fereidouni, Sharon Yam	<b>Paper ID 1521</b> <b>The practice of investment valuation in Australian government funded disability property</b> Jae Won Kang, David McLennan, John Nicols, Sam Cuccurullo
continued 4.30pm-4.50pm	next page please	

## CONFERENCE PROGRAMME SCHEDULE

TUESDAY 17th JANUARY 2023 - DAY 3		
04.30pm - 04.50pm	<b>Paper ID 9404 Refereed - Late Notification - Authors not attending to present paper</b> <b>The Elements of Active Aging for the Elderly CoHousing Development in Malaysia</b> Fitriyah Razali, Wan Ibrizam Fikry Wan Ismail, Dzurllkanian Daud, Nur Farah Atikah Mohd Razif, Noorsidi Aizuddin Mat Noor, Nurul Hana Adi Maimun, Fatin Afiqah Md Azmi	<b>Paper ID 8221 Refereed</b> <b>Technology use for Specialised Property Valuation: A Review</b> Terans Gunawardhana
06:30pm - 09:30pm	<b>PRRES Conference Gala Dinner - Blackwattle 1 and 2 (includes Halal food)</b>	

<b>PRRES 2023 conference is managed by Conference Solutions</b> <b>Greg Vickers – Managing Director</b> Phone 02 6285 3000 e-mail <a href="mailto:greg@con-sol.com">greg@con-sol.com</a>		