

# ANREV

## EVENTS

### ANREV RESEARCH CONFERENCE

#### Asia Pacific Real Estate: Bridging Academia, Policy and Industry

ANREV Research committee is pleased to invite you to the inaugural ANREV Research conference in partnership with NUS in Singapore on August 14th.

Date      Wednesday 14 August 2019

Time      08:30 – 16:30

Location   National University of Singapore (NUS)  
SDE4 building, 2 Architecture Drive,  
Singapore 117565

RSVP      [flora.fung@anrev.org](mailto:flora.fung@anrev.org)

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## CONFERENCE PROGRAMME

08:30-08:45	<b>Registration</b>
08:45-09:00	<b>Welcome by conference moderator</b> Dr Megan Walters, Head of Research, Asia Pacific JLL  <b>Opening Remarks</b> Prof Yu/ Prof Sing Tien Foo NUS / Glyn Nelson Chair of ANREV Research Committee
09:00-09:30	<b>Key note - on Singapore Green initiatives</b> Hwang Yu-Ning, Chief Planner & Deputy Chief Executive Officer Urban Redevelopment Authority
09:30-10:15	<b>Green typographies and metrics</b> Prof Sacha Menz/ Mayank Kaushal– Chair of Architecture and the Building Process ETH Zurich <b>Magnify Green Building certification</b> Jonathan Hsu, M&G Investments Open floor discussion
10:15-10:45	Coffee Break
10:45-12:00	<b>GIS Analysis</b> Prof James Pang, Associate Professor at the NUS Business School, NUS NUS School of Computing Other speakers to be confirmed Open floor discussion
12:00-13:15	Lunch
13:15-13:30	<b>Introduction to ANREV</b> Amélie Delaunay, ANREV Director of Research and Professional Standards Glyn Nelson, Chair of ANREV Research Committee
13:30-14:45	<b>Capital Flows and Performance Metrics</b> Dr Cristian Badarinza, Imperial / NUS Tokyo Open floor discussion
14:45-15:00	Coffee break
15:00-16:30	<b>Student / PhD Presentation</b> Moderator: Dr Shane Taylor, CBRE GI <b>Speculators and Certainty Effects: Evidence from the Redevelopment (En Bloc) Market</b> Chia Liu Ee, Institute of Real Estate, NUS <b>Informal Interactions and Economic Consequences</b> Zhang Xiaoyu, Department of Real Estate, NUS Open floor discussion
16:30	<b>Closing Remarks</b> Glyn Nelson, Chair of ANREV Research Committee

## SPEAKER'S BIO

**Amélie Delaunay**

Director, Research & Professional Standards  
ANREV

Amélie Delaunay is the Director of Research and Professional Standards for ANREV. She is responsible for the development and implementation of ANREV's Research, Performance Measurement and Professional Standards programmes in Asia Pacific, including market information and performance indices, global surveys and promotion of best practices for the industry.

Amélie has more than 17 years of experience in the real estate industry and a strong real estate consulting background initially with Ernst & Young. She has been based in Asia for more than 13 years.

Educated at the Sorbonne in Paris, where she was awarded a post graduate degree in Urban Geography, Town Planning and Real Estate, Amélie also has an Advanced Master's Degree in Urban and Real Estate Management from ESSEC Business School in Paris. Amélie is a member of the Royal Institution of Chartered Surveyors.

**Glyn Nelson**

Director of Research  
AEW Asia Pacific

Mr. Nelson is Director of Research for AEW in Asia Pacific with responsibility for directing the firm's research activities in the region. Based in Singapore, he is a member of the AEW Asia Pacific Investment Committee and a member of the firm's Global Securities Allocation Committee. Mr. Nelson's responsibilities include monitoring, evaluating and forecasting the macroeconomic environment, demographic trends and capital market conditions across the Asia Pacific region. He interprets this information for AEW's senior professionals in order to provide decision support to the investment, asset management and portfolio management activities of AEW in the region. Prior to joining AEW, Mr. Nelson served as Head of Asia Pacific Property Research for Aberdeen Asset Management and as Head of Real Estate Intelligence for Jones Lang LaSalle, both based in Singapore. He has also held property market research positions at CB Richard Ellis and DTZ in Auckland, New Zealand. He is a graduate of University of Auckland and University of Texas at Arlington (M.S. in Real Estate).

**SPEAKER'S BIO****Shane Taylor**

Head of Asia Pacific Strategy & Research  
CBRE Global Investors

Shane Taylor is Director and Regional Head of Strategy and Research. Based in Hong Kong, he is responsible for the Firm's research function in Asia Pacific. He is also a member of the Regional Investment Committee.

Mr. Taylor joined ING Real Estate Investment Management, which is now CBRE Global Investors, in 2006. He was based in New York City, and relocated to Hong Kong in 2011 for his current role. Before joining CBRE Global Investors he spent three years as a Researcher with the Australian Housing and Urban Research Institute in Brisbane, before joining RP Data-Marketshare – a real estate consultancy in Sydney. Upon relocating to New York to pursue higher studies he undertook consultancies for the World Bank, the United Nations Development Program, and the Earth Institute. Mr. Taylor has been involved in various capacities in real estate research since 1995.

In 2013, Mr. Taylor won an ICSC award for outstanding service to the research community.

Mr. Taylor holds a B.A. (Hons) from Queensland University, a M.App.Sc in Economic Geography from the Queensland University of Technology in Brisbane and a PhD in Urban Planning from Columbia University in New York City.

**SPEAKER'S BIO****Jonathan Hsu**

Director, Head of Research, Asia  
M&G Real Estate

Jonathan is responsible for the development of investment views on Asia-Pacific real estate markets and makes strategic and tactical recommendations for investments across these markets, supporting the investment objectives of M&G Real Estate property portfolios. He works closely with the team based in London. Prior to joining the business, he was Associate Director at Invesco Real Estate Hong Kong, responsible for conducting market studies and presenting market views, forecasts, and key fund strategies to investors. He has also held various senior positions at CBRE Limited, Barclays and UBS in Hong Kong. Jonathan holds a B.S in Management Science with a focus on Finance from the University of California, San Diego.

## SPEAKER'S BIO

**Megan Walters**

International Director and Head of Research  
JLL

Dr Megan Walters is an International Director at JLL and Head of Research, leading a team of 170 researchers in Asia-Pacific, part of a team of 300 researchers globally. The team provides research thought leadership, data collection and analysis across the markets, including JLL's Real Estate Intelligence Service, considered the industry's leading market research service for real estate.

Dr Walters is a Fellow of RICS with a PhD from the University of Hong Kong in Institutional Economics of Real Estate. Megan has an interest in the issues of multiple ownership property (strata title), property rights on urban environments and city development. Megan joined JLL in 2010 as Head of Research, Asia-Pacific Capital Markets, a role responsible for advising investor clients and generating publications on office, retail and industrial real estate trends in capital markets. She is also a member of the JLL Global Research Executive with responsibility for coordination of the JLL Global Office Leasing Group research requirements.

Megan sits on the research committees of ANREV and APREA and was the ULI Women's Leadership representative for Asia-Pacific on the WLI Global Committee. Megan held an Adjunct Associate Professor position at the National University of Singapore and served on the RICS International Governing Council for 2009 to 2015.

## SPEAKER'S BIO

**Dr. Cristian Badarinza**

Assistant Professor  
National University of Singapore

Dr. Badarinza is an Assistant Professor at the National University of Singapore, a Research Fellow of the Institute of Real Estate and Urban Studies, and a Network Associate of the Centre for Economic Policy Research, London. He has been teaching undergraduate, graduate and PhD-level courses in real estate finance and valuation, financial macroeconomics, portfolio and asset management and asset pricing over the last decade. His research interests are in the areas of cross-border real estate finance and investment. Before joining NUS, Dr. Badarinza has been a Postdoctoral Fellow at the University of Oxford, and a Research Assistant in the Monetary Policy Research Division of the European Central Bank in Frankfurt am Main. Dr. Badarinza has obtained a PhD and an MSc in Economics from Goethe University, Frankfurt am Main. He is also part of the Initiative for International Comparative Household Finance. This research initiative connects academics which seek to explore how household financial markets (such as mortgage, pension, and risky asset markets) are set up around the world, and whether there are international best practices that can be established.

## SPEAKER'S BIO

**Mayank Kaushal**

Research Associate

Science of Cities: Urban Science and Design for Density

Architecture and Sustainable Design

Singapore University of Technology and Design (SUTD)

Mayank Kaushal is an architect, urban designer, researcher and an avid writer with sustainable design expertise and has worked on diverse typologies in the public and private sector, spanning various cultural and climatic regions across Asia. Over the years, he was involved in distinguished award-winning projects that celebrate sustainability by qualitatively and quantitatively sculpting environmental resilience. He is continuously working to harmonise research with practical application. He has contributed to the Masters' programme as a juror for studio presentations at the National University of Singapore and through his recent editorial work 'SG3 – Decoding Sustainable Urbanism, Singapore', he advocates of a rethink at the drawing board through objective research and analysis. He has worked with Future Cities Laboratory, Singapore ETH Centre, ETH Zurich, as a researcher, where he focused on understanding qualitative and quantifiable design benefits of Dense and Green Building Typologies. His current role as a researcher at Singapore University of Technology and Design (SUTD) focuses on exploring challenges with liveability through research project 'Science of Cities: Urban Science and Design for Density'.



## SPEAKER'S BIO

**Prof Sacha Menz**

Chair of Architecture and the Building Process  
ETH-Zurich

Sacha Menz has been Full Professor for Architecture and Building Process at the ETH-Zurich since October 2004.

In 1997 he founded SAM Architects and Partners where he is still actively engaged in architectural competitions through the world. He served as Dean of the Department of Architecture and over ten years he founded and lead the Institute of Technology in Architecture (ITA) where he designed and coordinated the building process of the Arch\_Tec\_Lab, the institutes new home. His publications include Three Books on the Building Process, VDF Editors and Public Space Evolution in High-Density Living in Singapore.

He also was appointed as Guest Professor at the South-Eastern-University in Nanjing, China. His research is focused on the future of the building processes, the influences of economics in architecture and construction and in public space in the urban context. He is co-leading the Dense and Green Section at the Singapore-ETH Centre Future Cities Laboratory. Invitations to international conferences and architectural juries follow.

Sacha Menz is member of the Architectural Board of Consultants for the city of Ostfildern, Germany, has been Member of the Board of Directors of SIA (Swiss Engineers and Architects Association) and is involved in several cultural foundations in Switzerland and abroad. Currently he is based in Zurich and recently he joined the Reviewing Board for Clusters of Excellence of the DFG (German Research Foundation) and is a member of the Strategy Commission of ETH-Zurich.

## SPEAKER'S BIO

**Hwang Yu-Ning**

Chief Planner

Urban Redevelopment Authority

Yu-Ning is currently the Chief Planner, a role in which she oversees the urban planning of Singapore. She is also a Deputy Chief Executive Officer with the Urban Redevelopment Authority (URA), Singapore's land use planning and conservation authority.

She has served various roles in the public service including in the Strategy Group of the Prime Minister's Office (PMO), in the Ministry of National Development and in URA. Her key experience is in urban planning and also extends to land use and development control policies, the conservation of built heritage and government land sales.

She is a global governing trustee with the Urban Land Institute (ULI). In Singapore, she co-chairs ULI Women's Leadership Initiative and serves as a National Council executive committee member. She is a board member of Science Centre Board and the IJ Board of Management and sits on the scientific advisory committee for the research project "Natural Capital Singapore".

Yu-Ning studied architecture at the National University of Singapore and has a Master in Public Policy & Urban Planning degree from Harvard University. She is married with 2 children.

**SPEAKER'S BIO****Dr. James Pang**

Associate Professor at the NUS Business School  
National University of Singapore

Dr. James Pang is currently an Associate Professor at the NUS Business School at National University of Singapore. He is also the Co-Director of NUS Business Analytics Center. His research focuses on Big Data Analytics, BlockChain, Business Analytics (BA) architecture, modelling methodology and algorithm development. He has rich multi-industry experience in Manufacturing, Supply Chain/Logistics, Finance, Healthcare, and Retail sectors, and has been working in analytics and optimization areas in the last 15 years. Prior to the current role, he was the Client Technical Advisor (Chief Architect) in Analytics and Optimization at IBM, and led the IBM technical solution design in ASEAN Public Sector. Previously, he was also a Senior Manager and Lead Architect at IBM R&D Labs in charge of analytics and optimization product development. Before joining IBM, Dr. Pang was a Research Scientist at Motorola Labs and focused on development and implementation of Operations Research models and methods to solve problems in supply chains and manufacturing systems. Dr. Pang is the recipient of a number of prestigious industry and academic awards, including IBM Outstanding Technical Achievement Award (OTAA), IBM Invention Plateau Award, finalist of the Andrew Fraser Prize 2007 (best PhD Thesis) of IMechE (Institute of Mechanical Engineers), etc. Dr. Pang is also sitting on several industry advisory board, including IBM BAO (business analytics and optimization) architecture board, IBM SDE (software defined environment) architecture board, IBM AP Invention Disclosure Review Board, China 12th five-year development advisory board (IT chapter), Singapore BlockChain Foundation, etc.

Dr. Pang filed and published a number of patents and papers in analytics, optimization, supply chain management, healthcare analytics and cloud computing areas. Dr. Pang holds a Ph.D. from National University of Singapore (NUS) jointly with Massachusetts Institute of Technology (MIT), and Master and Bachelor from Zhejiang University (ZJU), China.