

Department of Real Estate
NUS Business School
National University of Singapore
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Yu QIN (秦雨)

Appointments

Department of Real Estate, NUS Business School, National University of Singapore
Lum Chang Chair Professor, 08/2025-
Professor, 01/2025-
Dean's Chair, 01/2023-12/2024
Associate Professor (with tenure), 07/2021-12/2024
National School of Development, Peking University
Visiting Associate Professor, 09/2022 – 01/2023
Department of Construction Management, Tsinghua University
Visiting Associate Professor, 02/2023 – 06/2023
Department of Real Estate, School of Design and Environment, National University of Singapore
Associate Professor (with tenure), 01/2021-06/2021
Assistant Professor, 07/2014-12/2020

Professional Positions

Fellow, Asian Bureau of Finance and Economics Research, 2024-
External Affiliated Faculty, Cornell Institute for China Economic Research, 2022-
Research Affiliate, Sustainable and Green Finance Institute (SGFIN), 2022-
Affiliated Researcher, Institute of Real Estate & Urban Studies, NUS, 2016-

Education

PhD in Applied Economics, Cornell University, 05/2014
M.S. in Applied Economics, Cornell University, 08/2011
B.A. in Finance, Peking University, 07/2009
B.S. in Statistics (*double major*), Peking University, 07/2009

Research interests

Environmental Economics, Urban Economics, Real Estate Economics

Research impact

Google Scholar citation count: 2697; h-index: 22; i10-index: 27 (as of 6 July 2026)
World's Top 2% Scientists (2024, 2025, in the field of Economics)
Top 1% female economists (based on past 10 years' publications) by IDEAS RePEc
Top 2% economists (based on past 10 years' publications) by IDEAS RePEc

Professional Services

Co-Editor, *Journal of Environmental Economics and Management* (2026 -)
Co-Editor, *China Economic Review* (2021 -)

Editorial Board, *Journal of Economic Geography* (2021 -)

Editorial Council, *Journal of Environmental Economics and Management* (2024 - 2025)

Associate Editor, *Journal of Economic Behavior & Organization* (2021 - 2025)

Associate Editor, *China Economic Review* (2020)

Guest Editor, *Journal of Asian Economics* (Special Issue on Intercity and Intracity Transportation, with Jubo Yan and Keyang Li)

Guest Editor, *Journal of Housing Economics* (Special Issue on Superstar Cities, Globalization, and Affordability, with Yongheng Deng and Jing Wu)

Publications

(* indicates corresponding author)

(### indicates GS citation > 500; ## indicates GS citation > 200; # indicates GS citation > 100)

1. Yajie Han*, Ming Li, **Yu Qin**. "Haze and Crime: Evidence from Court Judgements in China" *China Economic Review*, Volume 98, May 2026, 102715.
2. Ruixue Jia, Hongbin Li, **Yu Qin***, Qiuyi Wang and Jing Wu. "English's Significance: Exam Performance by Subject and Future Income in China" *Journal of Development Economics*, Volume 181, April 2026, 103756.
3. Xinming Du, **Yu Qin** and Yu Xie*. "Green Regulation, Trade Friendliness, and Local Policy Adaptation" *Journal of Environmental Economics and Management*, Volume 135, January 2026, 103262.
4. Ping Qin, Jun Li, **Yu Qin** and Jie-Sheng Tan-Soo*. "Tariff Familiarity Sustains Household Water Conservation" *Nature Communications* 16.1 (2025):11235.
5. Sumit Agarwal, Mingxuan Fan and **Yu Qin***. "Avoid Urban Development Policy that Fuels Climate Risk" *Nature Climate Change*, 2025. <https://doi.org/10.1038/s41558-025-02365-3>
6. Geer Ang, **Yu Qin***, Ya Tan and Fan Zhang. "From Connections to Merit: Anti-corruption Reform and Occupational Mobility in China's Civil Service" *Economic Journal*, Volume 135, Issue 670, August 2025, Pages 1852-1890.
7. Sumit Agarwal, **Yu Qin**, Tien Foo Sing and Changwei Zhan*. "Sea Level Rise Risks, Adaptation Strategies, and Real Estate Prices in Singapore" *Journal of Public Economics*, Volume 241, January 2025, 105290.
8. Ruochen Dai, Dongmei Guo, Yajie Han and **Yu Qin***. "Pollution-induced Trips: Evidence from Flight and Train Bookings in China" *Journal of Development Economics*, Volume 171, October 2024, 103340.
9. Sumit Agarwal, Keyang Li, **Yu Qin**, Jing Wu* and Jubo Yan. "The Impact of Fertility Relaxation on the Gender Wage Gap" *forthcoming at Journal of Human Resources* DOI:

<https://doi.org/10.3368/jhr.0122-12126R2>

10. Nancy Chau, **Yu Qin** and Weiwen Zhang*. "Leader Networks and Interjurisdictional Contracting in Land Conversion Quotas" *Land Economics*, Volume 100, No 3, 2024.
11. Lei An*, **Yu Qin**, Jing Wu and Wei You. "The Local Labor Market Effect of Relaxing Internal Migration Restrictions: Evidence from China" *Journal of Labor Economics*, 42.1 (2024): 161-200. (ESI top 1% cited paper in the field of Economics & Business) #
12. Sumit Agarwal*, Yajie Han, **Yu Qin**, Hongjia Zhu. "Disguised Pollution: Industrial Activities in the Dark" *Journal of Public Economics*, Volume 223, 2023, 104904.
13. Keyang Li, **Yu Qin**, Jing Wu, and Jubo Yan*. "Perceived Economic Prospects during the Early Stage of COVID-19 Breakout." *Contemporary Economic Policy* 41.4 (2023): 696-713.
14. Sumit Agarwal, Eduardo Araral, Mingxuan Fan*, **Yu Qin**, Huanhuan Zheng. "The Effects of Policy Announcement, Prices and Subsidies on Water Consumption" *Nature Water*, 1.2 (2023): 176-186.
15. Yinghao Pan, **Yu Qin**, Fan Zhang*, Hongjia Zhu. "Acquiring Land in Cold Winter: Consequences and Possible Explanations" *Journal of Environmental Economics and Management*, Volume 116, 2022, 102721
16. Yatang Lin, **Yu Qin**, Johan Sulaeman*, Jubo Yan, Jialiang Zhang. "Expanding Footprints: The Impact of Passenger Transportation on Corporate Locations" *Review of Finance*, 27.3 (2023): 1119-1154.
17. **Yu Qin**, Jianqing Ruan, Ling Wang*, Jubo Yan. "Gene, Economic Preference and Behaviors" *Journal of Asian Economics*, Volume 83, 2022, 101535
18. Keyang Li*, **Yu Qin**, Guoxu Wei, Jing Wu. "What Drives Health-care Spending in China? A Nationwide Decomposition Analysis." *Applied Economics*, 2022: 1-16.
19. Sumit Agarwal, Eduardo Araral, Mingxuan Fan*, **Yu Qin**, Huanhuan Zheng. "Water Conservation through Plumbing and Nudging" *Nature Human Behaviour*, 6.6 (2022): 858-867. <https://doi.org/10.1038/s41562-022-01320-y> (Nature Research Highlight: How to save water: plumbing can be changed but people can't. *Nature* 604, 221 (2022) doi: <https://doi.org/10.1038/d41586-022-00947-1>)
20. Yatang Lin, **Yu Qin***, Jing Wu, Mandi Xu. "Impact of High-Speed Rail on Road Traffic and Greenhouse Gas Emissions" *Nature Climate Change*, 11.11 (2021): 952-957. (Media coverage: [The State Council of The People's Republic of China](#) | [People's Daily](#) | [China Economic Net](#) | [The Star](#) | [China Daily](#) | [Carbon Brief](#) | [SCMP \(print\)](#) | [SINA](#) | [Hangzhou.com.cn](#) | [China Economic Net](#) | [China Economic Net](#) | [China News](#) | [Science and Technology Daily](#) | [China](#)

Railway | The Paper)

(Nature Climate Change's News & Views on this paper) **##**

21. **Yu Qin**, Jing Wu, Rongjie Zhang*. "Can Professional Football Players Adapt to Air Pollution? Evidence from China" *Journal of Sports Economics*, 23.3 (2022): 277-300.
22. Sumit Agarwal, Peiying Huang, Chenxi Luo, **Yu Qin**, Changwei Zhan*. "Assessment of Online Food Ordering and Delivery in Singapore During the COVID-19 Pandemic" *JAMA Network Open*, 2021;4(9):e2126466
23. Sumit Agarwal, **Yu Qin**, Luwen Shi, Guoxu Wei, Hongjia Zhu*. "Impact of Temperature on Morbidity: New Evidence from China" *Journal of Environmental Economics and Management*, September 2021: 102495 **#**
24. Yatang Lin*, **Yu Qin**, and Zhuan Xie. "Does foreign technology transfer spur domestic innovation? Evidence from the high-speed rail sector in China" *Journal of Comparative Economics*, 2021 Vol 49(1): 212-229
25. Sumit Agarwal, Keyang Li, **Yu Qin***, Jing Wu and Jubo Yan. "Tax Evasion, Capital Gain Taxes, and the Housing Market," *Journal of Public Economics* Volume 188, 2020: 104222.
26. Yatang Lin, **Yu Qin**, Zoe Yang Yang, Hongjia Zhu*. "Can Price Regulation Improve Land-Use Intensity? Evidence from Industrial Land Market in China, " *Regional Science and Urban Economics*, 2020 Vol 81: 103501.
27. Keyang Li, **Yu Qin**, Jing Wu*. "Recent Housing Affordability in Urban China: A Comprehensive Overview, " *China Economic Review*, 2020 Vol 59: 101362. **#**
28. Yongheng Deng*, **Yu Qin**, Jing Wu. "Superstar Cities and the Globalization Pressures on Affordability," *Journal of Housing Economics*, 2019 Vol 45: 101638.
29. **Yu Qin**, Jing Wu*, Jubo Yan. "Negotiating Housing Deal on a Polluted Day: Consequences and Possible Explanations." *Journal of Environmental Economics and Management*, 2019 Vol 94: pp161-187.
30. **Yu Qin***, Hongjia Zhu. "Run Away? Air Pollution and Emigration Interests in China. " *Journal of Population Economics*, 2018 Vol 31 (1): pp235-266. **##**
31. **Yu Qin**, Fei Wang*. "Too Early or Too Late? What have we Learned from the 30-year Two-Child Policy Experiment in Yicheng, China?" *Demographic Research*, 2017 Vol 37: pp929-956.
32. **Yu Qin***. ""No County Left Behind? " The Distributional Impact of High-Speed Rail Upgrades in China. " *Journal of Economic Geography*, 2017 Vol 17(3): pp489-520. (ESI

top 1% cited paper in the field of Social Sciences) ###

33. **Yu Qin**, Hongjia Zhu, Rong Zhu*. "Changes in the Distribution of Land Prices in Urban China during 2007-2012. " *Regional Science and Urban Economics*, 2016 Vol 57: pp77-90.
34. **Yu Qin***, Xiaobo Zhang. "The Road to Specialization in Agricultural Production: Evidence from Rural China." *World Development*, 2016 Vol 77: pp1-16. #
35. Mi Diao, **Yu Qin**, Tien Foo Sing*. "Negative Externality of Rail Noise and Housing Values: Evidence from the Cessation of Railway Operations in Singapore. " *Real Estate Economics*, 2016 Vol 44(4): pp878-917.
36. **Yu Qin***. "China's Transport Infrastructure Investment: Past, Present and Future. " *Asian Economic Policy Review*, 2016 Vol 11(2): pp199-217.
37. Nancy H. Chau, Ravi Kanbur and **Yu Qin***. "Do Public Work Schemes Deter or Encourage Outmigration? Empirical Evidence from China." *IZA Journal of Labor & Development*, 2014 3:4

Under Revision/Acceptance

38. "From Employer Responsibility to Environmental Irresponsibility: Unintended Effects of Social Insurance Law on Emissions" (with Yanan Li and Wenjun Wang) *Accepted at Management Science*
39. "Subsidized Credit Supply and Housing Market" (with Keyang Li, Qiuyi Wang and Jing Wu) *Revise & Resubmit at Management Science*
40. "Beyond the Womb: Gender Differences in the Effects of Prenatal Heat Exposure on Human Capital" (with Huan Chen and Yanni Yu) *Reject & Resubmit at Journal of Environmental Economics and Management*
41. "Global Plastic Waste Reallocation and Pollution: Evidence from China's Import Ban" (with Qiuxia Gao and Bingjing Li) *Revise & Resubmit at Journal of Environmental Economics and Management*
42. "Eating Smart: Reducing Unhealthy Food during High Pollution" (with Sumit Agarwal, Mingxuan Fan, Pulak Ghosh, Yajie Han and Akshar Saxena) *Revise & Resubmit at JAERE*

Under Submission

43. "Extrapolative Belief and Financial Decisions: Causal Evidence from Renewable Energy Financing" (with Li An, Yajie Han and Yinghao Pan)

44. "Size Matters: Differential Response of Industrial Electricity Consumption to Temperature Variations Across Firms" (with Guoxing Zhang, Jilei Han, Hongbo Duan, Yajie Han and Zhicheng Ma)
45. "From Efficiency to Excess: Understanding Utility Usage in Green-certified Homes" (with Sumit Agarwal, Ed Araral, Mingxuan Fan and Huanhuan Zheng)
46. "The Impacts of Board's Unexpected Flood Experiences on Corporate ESG Performance" (with Ruochen Dai, Dongmei Guo and Yajie Han)
47. "Place-based Policies, Agglomeration, and Firm Innovation: Evidence from China" (with Haiwei Jiang, Yousha Liang and Hanyi Tao)
48. "The Spatial Consequences of Hukou Reform" (with Da Fang, Fan Zhang and Yepeng Zhang)
49. "Heat, Shade, and Pedestrians: Leveraging Street View Images with Computer Vision" (with Dongwei Liu and Changwei Zhan)
50. "Building Climate-Resilient Mobility: Infrastructure Adaptation and Travel Behavior Responses to Flood Disruptions" (with Jinze Cao, Ruochen Dai, Mingxuan Fan and Dongmei Guo)
51. "Buzzworthy Solutions: Dengue Control and Energy Consumption" (with Sumit Agarwal, Yifan Chen, Mingxuan Fan and Akshar Saxena)
52. "Rural Roads and Local Economic Development in China" (with Yajie Han, Nino Pkhikidze and Yi Yang) World Bank Policy Research Working Paper 11212, September 2025.
53. "Digital Platforms as Catalysts for Green Premium: Evidence from the Hotel Sector" (with Jinze Cao, Ruochen Dai, Mingxuan Fan and Dongmei Guo)
54. "Regulatory Crowding Out under Capacity Constraints: Evidence from Multi-Task Environmental Enforcement" (with Yu Luo and Ming-ang Zhang)
55. "When the Fields Fail: Floods and Labor Reallocation in China" (with Jinze Cao, Haoyu Gao and Xin Lin)

Conference and Seminar Presentations

(*: *presented by coauthor*)

2026: University of Gothenburg

Chinese University of Hong Kong

The University of Hong Kong

Geneva Institute

MBZUAI (postponed due to war)

Workshop on Climate Risk, Sustainability, and Real Estate (Hong Kong)

The 13th International Workshop on Regional, Urban, and Spatial Economics in China (RUSE)

(keynote speech)

2026 AsRES-GCREC Joint Conference (invited speakers on a few panels)

2025: Environment and Sustainability in Asia Workshop

NUS DRE Brownbag

Peking University

Shandong University

NUS Sustainable Futures Forum **(invited panelist)**

University of Nottingham Ningbo China

HKUST

Editors-in-Chief Face-to-Face Conference on Economics **(invited discussant)**

2025 Chinese Economists Society Dean's Forum **(invited special guest)**

2025 Chinese Economists Society Session Chair (for China Economic Review's 35 Year Anniversary)

Kyoto University

IDE-JETRO, Japan

Behavioural Insights for Sustainable Development Conference, Guanghua School of

Management, Peking University **(keynote speech)**

Central University of Finance and Economics

Tsinghua University

Xi'an Jiaotong University

Workshop on Sustainability, VinUniversity, Vietnam **(invited distinguished speaker)**

2024: Cornell University

Nanyang Technological University

NUS SGFIN

FMA Asia/Pacific Conference

Global Graduate Student Summer Forum **(invited academic mentor)**

ABFER (discussant)

China Economic Summer Institute (session chair)

NUS Cities

The 4th Frontiers Forum on Environmental Economics

2023: AREUEA-ASSA Conference*

University of Western Australia

Guanghua School of Management, Peking University

Shandong University

Nankai University

Peking University Health Science Center

University of International Business and Economics

Lanzhou University

Central University of Finance and Economics

Beijing Normal University

CCER Summer Institute*

AsRES-GCREC Conference (**invited panelist**)

Deakin Business School (**keynote speech**)

The 10th Biennial International Conference on Transition and Economic Development

Conference on Urban Development and the Open Economy in China (**keynote speech**)

Shanghai Jiaotong University

ShanghaiTech University

East China Normal University

Fudan University

Shanghai University of Finance and Economics

2022: CCER-NCER Conference on Chinese Economy (**keynote speech**)

Zhejiang University

University of Chinese Academy of Social Sciences

NUS Department of Finance Brownbag

NUS Department of Real Estate Brownbag

Fudan University

Renmin University

Capital University of Economics and Business

Xiamen University & Chinese Academy of Sciences

Peking University

SMU-Jinan Conference on Urban and Regional Economics*

2021: NUS BIZWIP

ABFER, Singapore (discussant)

Xiamen University (virtual)

Eastern China Normal University (virtual)

Southwestern University of Finance and Economics (virtual)

Peking University (virtual)

Chinese University of Hong Kong (virtual)

UEA North American Conference*

Jinan-SMU-ABFER Conference on Urban and Regional Economics*

2020: SMU Urban Economics Conference (virtual)

Duke Kunshan University (virtual)

Chinese University of Hong Kong (Shenzhen) (virtual)

China Economics Summer Institute*

Urban Economics Group Online Seminar (virtual)

Zoom in China Virtual Seminar (virtual)

Applied Economics Workshop (virtual)

AREUEA-ASSA, San Diego, U.S.

2019: 7th International Workshop on Economic Analysis of Institutions, Xiamen University

ABFER, Singapore*

Tsinghua University, Beijing China

Peking University, Beijing China

Renmin University, Beijing, China

AREUEA International Conference, Milan Italy

CICF, Guangzhou China
AsRES, Shenzhen China
HKUST, Hong Kong (postponed)
NUS CFPR, Singapore
NUS EAI, Singapore
NUS SMART, Singapore
Zhongshan University, China
NUS DRE Seminar, Singapore
Zhejiang University, Hangzhou China
Fudan University, Shanghai China
Shanghai Tech University, Shanghai China

2018: ABFER, Singapore (discussant)

AREUEA, Guangzhou, China*
GCREC, Qingdao, China*
CCER Summer Institute, Yantai, China*
AsRES Conference, Incheon, Korea*
Jinan University, Guangzhou, China
Chinese University of Hong Kong, Hong Kong
SMU Urban Economics Conference, Singapore
SFS Calvacade Asia Pacific Conference, Singapore (presentation and discussant)

2017: NUS Department of Real Estate, Singapore

Jinan University, Guangzhou, China
IRES Research Symposium, Singapore (discussant)
3rd Biennial Conference for China Development Studies, Shanghai, China*
Conference on Entrepreneurship, Innovation and Development, Beijing, China
Southwest University of Finance and Economics, Chengdu, China
CCER Summer Institute, Yantai, China
Tsinghua University, Beijing, China
Capital University of Economics and Business, Beijing, China
National School of Development, Peking University, Beijing, China
Cambridge-Florida-Singapore Symposium on Real Estate Finance & Investment (discussant)
NUS Mini-Workshop on Air Pollution, Singapore*
SMU Urban and Regional Economics Conference, Singapore*

2016: Population Association of America Annual Meeting, D.C., U.S.*

LKYSPP DeEP conference, Singapore*
IRES Research Symposium, Singapore (discussant)
CESA, Australia
China Economic Summer Institute, Hong Kong
NUS Department of Real Estate, Singapore
ISAS Workshop, NUS, Singapore
NUS EAI, Singapore
National School of Development, Peking University, Beijing, China
Department of Construction Management, Tsinghua University, Beijing, China
Dalian University of Technology, Dalian, China

- 2015:** Royal Economic Society Conference, Manchester, U.K.
Shanghai University of Finance and Economics, Shanghai, China
Renmin University, Beijing, China
LAGV, Aix-en-Provence, France
EAERE, Helsinki, Finland
Peking University, Beijing, China
AEPR conference, Tokyo, Japan
UEA, Portland, U.S.
NEUDC, Brown University, U.S.
- 2014:** Chinese University of Hong Kong, Hong Kong
The University of Hong Kong, Hong Kong
National University of Singapore, Singapore
NBER China Meeting, Boston, U.S.*
NEUDC, Boston, U.S.
RSAI North American Meeting, Washington D.C., U.S.
- 2013:** NEUDC, Boston, U.S.
Advanced Graduate Workshop, Bangalore, India
- 2012:** ICAE Conference, Foz do Iguacu, Brazil
Chinese Economist Society (CES) Annual Conference, Kaifeng, China
Guanghua-BREAD Summer School, Beijing, China
Pacific Development Conference, UC Davis, U.S.
- 2011:** AAEA Meeting, Pittsburgh, U.S.
Brownbag Seminar, Dyson School of Applied Economics, Cornell University, U.S.
- 2010:** Western Social Science Association, Reno, U.S.
Eastern Economic Association, Philadelphia, U.S.

Research Grants

China National Natural Science Foundation (2024-2027, 2,000,000 RMB, Collaborator)
MOE SSRTG Grant (2020-2023, SGD \$832,816, Co-PI)
HSS Seed Fund (2016-2017, SGD \$34,000, Co-PI)
Ministry of Education Tier 1 Grant (2014-2017, SGD \$120,000, PI)

Referee (Journals)

American Economic Review; Proceedings of the National Academy of Sciences; Review of Economics and Statistics; Economic Journal; American Economic Journal: Applied Economics; American Economic Journal: Economic Policy; Management Science; Journal of Public Economics; Journal of Health Economics; Journal of Environmental Economics and Management; Journal of the Association of Environmental and Resource Economists; Journal of Development Economics; Journal of Urban Economics; Journal of Comparative Economics; Journal of Economic Geography; Annals of the American Association of Geographers; World Development; Journal of Population Economics; China Economic Review; Real Estate Economics; Regional Science and Urban Economics; Journal of Regional Science; Journal of Real Estate Finance and Economics; Small Business Economics; Economic Development and Cultural Change; Economic Inquiry; Economic Letters; Transportation Research Part A: Policy and Practice; Urban Affairs Review; Population;

Singapore Economic Review; Growth and Change: A Journal of Urban and Regional Policy; Housing Studies; Habitat International; Journal of Housing Economics; Annals of Regional Science; Journal of Rural Studies.

Referee (Grants)

Hong Kong Research Grant Council (2018-2025)

Conference Organizing Committee

2026 GCREC Best Paper Award Committee
2026 SMUE Conference Program Committee
2026 ABFER Session Organizer
2026 SGFIN Annual Research Conference on Sustainability
2026 Baruch-NUS Conference on Real Estate
2025 GCREC Best Paper Award Committee
2025 GCREC PhD Forum Award Committee
2025 SMUE Conference Program Committee
2025 AREUEA DC National Conference Committee
2025 ABFER Session Organizer and Session Chair
2024 SMUE Conference Program Committee (Vice Chair)
2024 ABFER Session Organizer
2024 SGFIN Annual Research Conference on Sustainability
2023 SMUE Conference Program Committee
2023 AsRES-GCREC Best Paper Award Committee
2023 ABFER Session Organizer
2023 SGFIN Annual Research Conference on Sustainability
2022 ABFER Session Organizer
2021 AREUEA ASSA Program Committee
2021 AsRES Organizing Committee
2020 AREUEA ASSA Program Committee
2019 AsRES Program Committee

Internal Services

University level:

Facilitator of Pre-Tenure Faculty Workshop (2021)
Teaching peer reviewer for LKY School of Public Policy, Department of Economics and Department of Sociology (2017, 2021, 2022, 2024)
2024 Selection Committee, NUS Fellow Programme (Southeast Asia)

School level:

Faculty Promotion and Tenure Committee (July 2025 – June 2026)
Faculty PhD Committee member (Jan 2022 – June 2024)
Faculty Research Committee member (Jan 2022 – June 2025)
Female Faculty Representative (Aug 2023 – June 2024)

Department level:

Department Faculty Recruitment Interview Panel (Jan 2020)

Deputy Program Director of B.S. Program (May 2020 – June 2021)

Department Faculty Recruitment Committee (2021–)

Coordinator of Undergraduate Dissertation and Academic Exercise (July 2021 – June 2022)

Program Director of PhD Program (Jan 2022 – June 2024)

Department Evaluation Committee (Aug 2022 –)

Department MTAR Committee (2022, 2023, 2024)

Department Teaching Committee (2025-)

Selected Media Impact

World Bank “[Regional Economic Impact Analysis of High Speed Rail in China](#)” 2014

CNPPolitics (政见) “[Air Pollution and Emigration Interests](#)” 2016

Caixin (财新周刊) “[Air Pollution and Emigration Interests](#)” 2016

Mainichi Newspapers “Air Pollution and Emigration Interests” (in Japanese, paper media, June 2016)

LSE Business Review “[China’s highly successful demand for technology transfer in high-speed trains](#)” 2016

Free Malaysia Today “[M’sian towns will suffer due to high speed rail, says expert](#)” 2016

Today Online “[Avoid Malaysian property, especially Iskandar](#)” 2016

CEC (香樟经济学术圈) “[Air Pollution and Emigration Interests](#)” 2017

CEC (香樟经济学术圈) “[High-Speed Rail and County Economic Growth](#)” 2017
([ranked as top 4 in terms of number of views among 300+ twitted papers in 2017](#))

CEC (香樟经济学术圈) “[High-Speed Rail and County Economic Growth](#)” 2018

163.com (网易) “[Impact of High-Speed rail on Counties being Bypassed](#)” 2019

21Jingji (21 经济网) “[High-Speed Rail Strengthens Agglomeration](#)” 2019

Sina (新浪) “[High-Speed Rail Strengthens Agglomeration](#)” 2019

CEC (香樟经济学术圈) “[PM2.5 and Housing Transactions](#)” 2019

Today Online “[What’s the link between developers playing golf with each other and their bids for government land auctions? An NUS study has the answer](#)” 2020

Bloomberg “[How 'Insider Trading' on the Golf Course Lowers Singapore Land Prices](#)” 2020

Lianhe Zaobao. “[回应发展商打高尔夫球报告：国大：交流有助土地标价更合理 非指发展商有内幕交易](#)” 2020

The Business Times “[Study finds ‘insider trading’ on the golf course lowers Singapore land prices](#)” 2020

Connected to India “[Increased golfing activities by developers lead to lower bids for land parcels: NUS study](#)” 2020

The State Council of The People’s Republic of China “[Green trucks to be used for coal transportation](#)” 2021

China Daily “[Green trucks to be used for coal transportation](#)” 2021

Lianhe Zaobao “[秦雨：中国对房价的预期能否实现“软着陆”](#)” 2021

ThinkChina “[Can China achieve a soft landing for its housing market?](#)” 2021

Lianhe Zaobao “[本地研究：政府应对气候风险高危区屋价下滑放缓](#)” 2022

Bloomberg “[Want People to Use Less Water? Tell Them It’s Going to Cost More](#)” 2023

CNA “[Malaysia's \\$100B Forest City Turned “Ghost Town”: Can The Megaproject Be Revived? | Insight](#)” 2025

Professional Working Experiences and Consultation

Consultation for the World Bank (on transportation infrastructure and poverty alleviation) (July 2022 – December 2023)

Consultation for the World Bank (on the economic impacts of China’s ports) (May 2019-June 2021)

Short Term Consultant, Transport Unit, World Bank Beijing Office (May-August, 2013)

Research Intern, International Food Policy Research Institute, D.C. (June-August, 2010)

Teaching Experiences

PhD level

Instructor, Real Estate Economics Seminar (PhD), NUS (Spring 2016, 2017, 2018)

Master level

Instructor, Real Estate Economics (Master), NUS (Fall 2020, 2021, 2023, 2025)

Instructor, Real Estate Finance (Master), NUS (Spring 2024, Spring 2025)

Instructor, Asian Real Estate Markets & Field Study, NUS (Spring 2025)

Instructor, Urban Policy & Real Estate Markets (Master), NUS (Spring 2020)

Undergraduate level

Instructor, Real Estate Finance (Undergraduate), NUS (Spring 2015, Fall 2015, 2016)

Instructor, Real Estate Finance and Accounting (Undergraduate), NUS (Spring 2018, 2019, 2020, 2021, Fall 2021)

Instructor, Real Estate and Infrastructure Finance (Undergraduate), NUS (Spring 2019, 2021, 2022, 2024)

Instructor, Real Estate Market Analysis (Undergraduate), NUS (Fall 2014, 2015, 2016, 2017)

Instructor, Research Methodology (Undergraduate), NUS (Spring 2022)

Instructor, Real Estate, Society and Enterprise (Undergraduate), NUS (Fall 2024, Spring 2025, Fall 2025)

Executive Education

Facilitator, Technology and Business Frontiers, EMBA-Chinese Overseas Segment at Berkeley, NUS (Fall 2025)

Instructor, Urban Planning, Real Estate Finance and the Capital Market (Master of Public Administration and Management, taught in Chinese), NUS (Fall 2016, 2017, 2018, 2019; Spring 2021)

Dissertation and Examination Committees

Doctoral Dissertation Committee

Xiaoyu Zhang, degree conferred in 2020 (co-supervisor; first placement: tenure track AP position at Sun Yat-Sen University)

Yinghao Pan, degree conferred in 2022 (main supervisor; first placement: tenure track AP position

at Renmin University)

Changwei Zhan, degree conferred in 2023 (co-supervisor; first placement: tenure track AP position at the University of Hong Kong)

Yajie Han, degree conferred in 2025 (main supervisor; first placement: tenure track AP position at Fudan University)

Jinze Cao, in progress (main supervisor)

Doctoral Examination Committees

Mahanaaz Sultana, degree conferred in 2020

Zoe Yang Yang, degree conferred in 2018

Long Wang, degree conferred in 2018

Yanjiang Zhang, degree conferred in 2018

Advisor for Visiting PhD Students

Xinru Shen, Peking University, 2025-2026

Xinru Yin, Tsinghua University, 2025-2026

He Huang, Tsinghua University, 2025

Zhujun Chen, Shanghai Jiaotong University, 2024-2025

Xin Lin, Hong Kong Polytechnic University, 2024-2025

Jiaxin Zheng, Tsinghua University, 2024-2025

Huan Chen, Shandong University, 2023-2024

Yu Xie, Fudan University, 2023-2024

Yushi Yang, Jinan University, 2021-2022

Lei An, Xi'an Jiaotong University, 2019-2020

Keyang Li, Tsinghua University, 2019-2020

Ling Wang, Zhejiang University, 2017-2018

Selected Honors and Awards

2026 CAERE Conference Best Paper Award (Second Prize)

2025 GCREC Conference Best Paper Award (Second Level)

2024 China Association of Real Estate Academicians Annual Conference Best Paper Award (First Level)

School Teaching Excellence Award Honour Roll (2020-)

NUS Annual Teaching Excellence Award (2018-2019)

School Teaching Excellence Award (2018-2019)

School Teaching Excellence Award (2017-2018)

School Teaching Excellence Award (2016-2017)

2019 CFA Award of the Australasian Finance and Banking Conference

2019 GCREC Conference Best Paper Award (Second Level)

Gregory Chow's Best Paper Award of CES Annual Conference (2012)

Outstanding Graduate of Beijing (2009)

Outstanding Graduate of Peking University (2009)

Language

English (Fluent); Chinese (Native)