

Helen Xiaohui Bao

Professor of Urban Economics & Public Policy
Department of Land Economy, University of Cambridge
17 Mill Lane, Cambridge, CB2 1RX, United Kingdom
hxb20@cam.ac.uk | +44 (0)1223 337 116

Current position and past employment

Period	Role
2025 – present	Deputy Head of Department, Department of Land Economy, University of Cambridge
2024 – present	Director, Lab for Interdisciplinary Spatial Analysis, Department of Land Economy, University of Cambridge
2024 – present	Professor of Urban Economics & Public Policy, Department of Land Economy, University of Cambridge
2023 – present	Academic Project Director, School of Humanities and Social Sciences, University of Cambridge
2021 – 2024	Professor of Land Economy, Department of Land Economy, University of Cambridge
2020 – 2021	Reader in Land Economy, Department of Land Economy, University of Cambridge
2019 – present	Director of Graduate Admissions, Department of Land Economy, University of Cambridge
2017 – 2020	Senior Lecturer in Real Estate Finance, Department of Land Economy, University of Cambridge
2014 – present	Director of International Relations, Department of Land Economy, University of Cambridge
2013 – present	Fellow in Land Economy, Newnham College, University of Cambridge
2009 – 2013	Fellow in Economics, Newnham College, University of Cambridge
2006 – 2017	Lecturer in Real Estate Finance, Department of Land Economy, University of Cambridge
2004 – 2006	Instructor, Department of Management Sciences, Faculty of Business, City University of Hong Kong

Academic qualifications

Degree	Institution
Ph.D. in Statistics (2004)	City University of Hong Kong, Hong Kong. <i>Thesis: An Econometric Analysis of the Hong Kong Real Estate Market: Hedonic Price Study and Index Number Construction</i>
M.A. (Honorary, 2016)	University of Cambridge, Cambridge, UK
M.A. in Statistics (2000)	Dongbei University of Finance and Economics, Dalian, China. <i>Thesis: Risk Evaluation in the Securities Market of China</i>
B.A. in Finance (1997)	Dongbei University of Finance and Economics, Dalian, China

Visiting positions

- Honorary Associate Professor, The Bartlett School of Construction and Project Management, UCL, 2018 – 2022
- Visiting Professor, School of Public Administration, Renmin University of China, China, 2017 – present
- Visiting Professor, Nanjing Agricultural University, China, 2020 – present
- Visiting Professor, Land and Urban-rural Development Research Institute, Zhejiang University of Finance and Economics, China, 2020 – present

Professional memberships

- American Economic Association
- Asian Real Estate Society
- American Real Estate Society
- International Society for Urban Informatics (ISUI)

External examiner roles

- School of Business, Real Estate Undergraduate Programme, University of Aberdeen, October 2021 – September 2024
- Master of Science in Real Estate, Department of Real Estate and Construction, University of Hong Kong, September 2022 – August 2025
- Master of International Real Estate, Department of Building and Real Estate, The Hong Kong Polytechnic University, September 2022 – August 2025

Departmental responsibilities (Land Economy, Cambridge)

- Board of Land Economy: 2009 – 2011, 2022 – present
- Cambridge Real Estate Research Centre Management Board: 2013 – present
- Degree Committee: 2014 – 2017
- Research Committee: 2014 – present
- Director of International Relations: 2015 – present
- Director of Graduate Admissions: 2019 – present
- Director of Research (sabbatical leave cover, 2021 / 2022)
- Member of the Postgraduate Funding Competition Committee: 2022 – present

College responsibilities (Newnham College, Cambridge)

Committee memberships

- Audit Committee: 2017 – 2018
- Council: 2018 – present
- Disciplinary Committee: 2017 – 2018
- Finance Committee: 2013 – present
- Loan and Grants Committee: 2016 – present

College teaching

- Fellow in Land Economy: 80 hours of supervisions per year (Part IIA, Paper 3)
- Undergraduate Tutor: ~35 tutees per year
- Graduate Tutor: ~25 tutees per year
- Graduate Mentor: ~5 mentees per year

Equity and inclusion roles

Supporting students with disabilities, especially mental-health issues and learning difficulties such as autism. I take on a significant proportion of students with Supported Self-Declarations in Newnham (currently 11 students with declared disability among my supervisees, all with mental-health issues). I am also the College's Discrimination and Harassment Advisor.

Research grants

As Principal Investigator

- **"Using Explainable AI in Spatial Analysis to Improve Urban Well-being and Mental Health"**, Cambridge–CityUHK Postdoctoral Research Fellow Scheme, £300,000. 1 September 2025 – 31 August 2029.
- **"Mapping and Studying Global Housing Discrimination"**, Cambridge–CityUHK Postdoctoral Research Fellow Scheme, £300,000. 1 September 2025 – 31 August 2029.
- **"Spatial Governance, Behavioural Interventions and Regional Inequality: A Tale of Two Countries"**, The Royal Society, £12,000. 1 January 2025 – 31 December 2026.
- **"Consortium-building and project development for Horizon Europe call: New sustainable business and production models for farmers and rural communities"**, Horizon Europe Pump Priming Collaboration UK–EU, British Academy, £9,994.56. March – September 2024.
- **"Nudging Towards a Better Financial Future: Applying Behavioural Insights in the Development of Financial Systems in Rural China"**, ESRC & NSFC, £318,236 (ESRC) + CNY 2,000,000 (NSFC, ~£230,000). January 2017 – August 2021.
- **"Financing the New Urbanization Plan in China"**, Xuyi Institute for Financial Research, China, £300,000. October 2016 – September 2019.
- **ESRC International PhD Partnering Initiative (China)**, ESRC, £20,360. January 2013 – December 2015.
- **PhD Partnering Scheme — Proposal Development Travel Grants for India and China**, ESRC & RCUK, £1,500. July 2013.
- **"Semi-parametric Modelling of Sample Selection Bias in Real Estate Price Indices"**, Investment Property Forum Education Trust, £2,500. September 2007 – August 2008.

As Co-Investigator

- **"Characteristic analysis, effect measurement, and governance optimization of the operation-oriented transfer of rural homesteads in typical reform pilot areas"**, National Natural Science Foundation of China (Sichuan University), CNY 632,000 (~£71,200). January 2024 – December 2027.
- **"Micro-foundation of China's Rural Land Institutional Changes: Construction and Tests of Dynamic Models"**, NSFC (Renmin University of China), CNY 480,000 (~£55,600). January 2022 – December 2025.
- **"Land Use Policies for Smart City Development in Hong Kong: A Participatory Platform Supported by Spatial Analysis Technologies"**, Interdisciplinary Research Fund in Smart Cities (IRF-SC), Smart Cities Research Institute, The Hong Kong Polytechnic University, HKD 500,000 (~£50,000). July 2021 – June 2023.
- **"Theoretical Modelling and Empirical Investigation of Risk Coupling and Contagion Mechanism"**, NSFC (Huazhong University of Science and Technology), CNY 480,000 (~£53,000). January 2017 – December 2020.
- **"Formal Rules in the Rural Land Institutional Change in China: Development, Implementation and Evolution — Based on Behavioral Economics Theory and Empirical Study"**, NSFC (Renmin University of China), CNY 676,000 (~£67,600). January 2017 – December 2020.

- **“Pricing and Risk Management of Real Estate Financial Assets and Derivatives”**, NSFC (Huazhong University of Science and Technology), CNY 260,000 (~£26,000). January 2013 – December 2017.
- **“The Impact of Land Market on Macro-economy during Transition Period: Theoretical Framework, Institutional and Resource Constraints, and Policy Framework”**, NSFC (Renmin University of China), CNY 430,000 (~£43,000). January 2012 – December 2015.
- **“Research in Integrated Risk Management System of Financial Derivatives Based on VaR”**, Huazhong University of Science and Technology Independent Innovation Research Fund, CNY 300,000 (~£30,000). December 2008 – December 2010.
- **“Urban Land and Residential Housing Markets in Post Reform China: the characteristics, outcomes and hidden problems of fast urbanization process”**, Academic Research Fund, National University of Singapore, S\$ 177,370 (~£100,000). April 2007 – April 2010.

Peer-reviewed journal articles

2026

- J Xu, M Liu, HXH Bao (2026). Beyond the ESG Facade: Measuring and Addressing Corporate ‘Lip Service’. *Business Strategy and the Environment*. <https://dx.doi.org/10.1002/bse.70759>
- P He, QC Wang, H Wang, J Xue, HX Bao, GQ Shen, S Guo, M Ni, S Wang (2026). From participation to partnership: A systematic review of public engagement in sustainable urban planning. *Environmental Impact Assessment Review*. <https://dx.doi.org/10.1016/j.eiar.2025.108187>
- AH Huang, HXH Bao (2026). Good jobs, good tenants? Understanding racial and gender discrimination in the housing market. *Housing Studies*. <https://dx.doi.org/10.1080/02673037.2025.2498377>
- H Xu, Q Liu, HXH Bao (2026). Impact of straw burning on air quality in China: An empirical analysis based on Landsat-8 moderate resolution satellite monitoring data. *Journal of Rural Studies*. <https://dx.doi.org/10.1016/j.jrurstud.2026.104152>
- C Zhang, HXH Bao, LHT Choy, KW Chau (2026). The hidden cost of uncertainty: How policy instability delays industrial land development in Shanghai, China. *Land Use Policy*. <https://dx.doi.org/10.1016/j.landusepol.2025.107825>
- L Tian, Y Li, H Bao, M Zhang, Z Shen (2026). Beyond Sensing: AI-Driven Planning Paradigm Shifts for Sustainable Development. *Sustainable Cities and Society*. <https://dx.doi.org/10.1016/j.scs.2026.107222>

2025

- T Wang, L Wan, HXH Bao (2025). Land-use efficiency and local government revenue: Evidence from 272 Chinese cities using a novel structural equation modelling approach. *Environment and Planning B: Urban Analytics and City Science*. <https://dx.doi.org/10.1177/23998083241272092>
- Z Zhao, X Zhou, Z Lin, HXH Bao, T Meng, D Fang (2025). A resident-centric framework for postdisaster infrastructure recovery: Characterizing hierarchical needs and fulfillment cycles to assess urban resilience. *Journal of Management in Engineering*. <https://dx.doi.org/10.1061/JMENA.MEENG-6248>
- NH Ismail, MZA Karim, HXH Bao (2025). Foreign Investment and Housing Market Stability in Developing Economies: Empirical Evidence from Malaysia. *Journal of Risk and Financial Management*. <https://dx.doi.org/10.3390/jrfm18040187>
- Y Liu, HXH Bao, J Liu (2025). The Effectiveness of Behavioural Interventions on Residential Location Choices and Commute Behaviours: Experimental Evidence from China. *Land*. <https://dx.doi.org/10.3390/land14061165>

2024

- TH Tang, HXH Bao (2024). Political uncertainty and carbon emission trading: Evidence from China. *Cities*. <https://dx.doi.org/10.1016/j.cities.2023.104713>
- S Chen, M Quinton, A Alharbi, HXH Bao, B Bell, B Carter, MB Duignan (2024). Propositions and recommendations for enhancing the legacies of major sporting events for disadvantaged communities and individuals. *Event Management*.
- HXH Bao (2024). Between carrots and sticks, from intentions to actions: Behavioural interventions for housing decisions. *Housing, Theory and Society*. <https://dx.doi.org/10.1080/14036096.2023.2267060>
- Q Zhao, HXH Bao, S Yao (2024). Unpacking the effects of rural homestead development rights reform on rural revitalization in China. *Journal of Rural Studies*. <https://dx.doi.org/10.1016/j.jrurstud.2024.103265>
- HXH Bao, Z Wang, RL Wu (2024). Understanding local government debt financing of infrastructure projects in China: Evidence based on accounting data from local government financing vehicles. *Land Use Policy*. <https://dx.doi.org/10.1016/j.landusepol.2023.106964>
- HXH Bao, Y Jiang, Z Wang, L Feng (2024). Social capital and the effectiveness of land use policies: Evidence from rural China. *Land Use Policy*. <https://dx.doi.org/10.1016/j.landusepol.2024.107069>
- HXH Bao (2024). Is hiding my first name enough? Using behavioural interventions to mitigate racial and gender discrimination in the rental housing market. *Urban Studies*. <https://dx.doi.org/10.1177/00420980241231712>

2023

- HXH Bao, R Saunders (2023). Reference dependence in the UK housing market. *Housing Studies*. <https://dx.doi.org/10.1080/02673037.2021.1935767>
- HXH Bao, R Cardoza (2023). Political institutions and corporate risk-taking: International evidence. *International Review of Finance*. <https://dx.doi.org/10.1111/irfi.12423>
- L Li, HXH Bao, KW Chau (2023). On the Strategic Timing of Sales by Real Estate Developers: To Wait or To Presell?. *The Journal of Real Estate Finance and Economics*. <https://dx.doi.org/10.1061/JMENEA.MEENG-6248>
- L Qiu, HXH Bao (2023). Assessing the ecological impacts of coastal reclamation on cropland protection: An integrated index system. *Land Degradation & Development*. <https://dx.doi.org/10.1002/ldr.4875>
- HXH Bao, CC Meng (2023). Housing wealth distribution, inequality and residential satisfaction. *Regional Studies*. <https://dx.doi.org/10.1080/00343404.2022.2159938>

2022

- J Liu, B Gao, HX Bao, Z Shi (2022). Isolating the net effect of multiple government interventions with an extended susceptible-exposed-infectious-recovered (SEIR) framework: empirical evidence from the second wave. *BMJ Open*. <https://dx.doi.org/10.1136/bmjopen-2022-060996>
- HXH Bao, J Ng (2022). Tradable parking permits as a transportation demand management strategy: a behavioural investigation. *Cities*. <https://dx.doi.org/10.1016/j.cities.2021.103463>
- HXH Bao, GM Robinson (2022). Behavioural land use policy studies: Past, present, and future. *Land Use Policy*. <https://dx.doi.org/10.1016/j.landusepol.2022.106013>
- HXH Bao, Y Song (2022). Improving food security through entomophagy: can behavioural interventions influence consumer preference for edible insects?. *Sustainability*. <https://dx.doi.org/10.3390/su14073875>

- HXH Bao, Y Lim (2022). Behavioural interventions for micro-mobility adoption: Low-hanging fruits or hard nuts to crack?. *Transportation Research Part F: Traffic Psychology and Behaviour*. <https://dx.doi.org/10.1016/j.trf.2021.12.011>

2021

- HXH Bao, CC Meng, J Wu (2021). Reference dependence, loss aversion and residential property development decisions. *Journal of Housing and the Built Environment*. <https://dx.doi.org/10.1111/irfi.12423>
- Q Zhao, HXH Bao, Z Zhang (2021). Off-farm employment and agricultural land use efficiency in China. *Land Use Policy*. <https://dx.doi.org/10.1016/j.landusepol.2020.105097>
- HXH Bao, JP Larsson, V Wong (2021). Light at the end of the tunnel: The impacts of expected major transport improvements on residential property prices. *Urban Studies*. <https://dx.doi.org/10.1177/0042098020967308>

2020

- HXH Bao, SH Li (2020). Housing wealth and residential energy consumption. *Energy Policy*. <https://dx.doi.org/10.1016/j.enpol.2020.111581>
- HXH Bao, S Shah (2020). The impact of home sharing on residential real estate markets. *Journal of Risk and Financial Management*. <https://dx.doi.org/10.3390/jrfm13080161>
- HXH Bao, SH Li (2020). Investor overconfidence and trading activity in the Asia Pacific REIT markets. *Journal of Risk and Financial Management*. <https://dx.doi.org/10.3390/jrfm13100232>
- L Li, HXH Bao, GM Robinson (2020). The return of state control and its impact on land market efficiency in urban China. *Land Use Policy*. <https://dx.doi.org/10.1016/j.landusepol.2020.104878>
- Z Deng, Q Zhao, HXH Bao (2020). The impact of urbanization on farmland productivity: Implications for China's requisition–compensation balance of farmland policy. *Land*. <https://dx.doi.org/10.3390/land9090311>
- J Liu, J Hao, Z Shi, HXH Bao (2020). Building the COVID-19 Collaborative Emergency Network: a case study of COVID-19 outbreak in Hubei Province, China. *Natural Hazards*. <https://dx.doi.org/10.1016/j.landusepol.2025.107825>

2019

- HXH Bao, L Li, C Lizieri (2019). City profile: Chongqing (1997-2017). *Cities*. <https://dx.doi.org/10.1016/j.cities.2019.06.011>
- CM Gong, C Lizieri, HXH Bao (2019). "Smarter information, smarter consumers"? Insights into the housing market. *Journal of Business Research*. <https://dx.doi.org/10.1016/j.jbusres.2018.12.036>

2018

- M Wang, HXH Bao (2018). Mega-event effects on the housing market: Evidence from the Beijing 2008 Olympic Games. *Cities*. <https://dx.doi.org/10.1016/j.cities.2017.07.014>
- JH Yan, HXH Bao (2018). A prospect theory-based analysis of housing satisfaction with relocations: Field evidence from China. *Cities*. <https://dx.doi.org/10.1016/j.cities.2018.06.022>
- Y Deng, HXH Bao, P Gong (2018). Increased Tail Dependence in Global Public Real Estate Markets. *International Real Estate Review*.
- S Monson, HXH Bao, C Lizieri (2018). A Behavioral Interpretation of the NAV Discount Puzzle in Listed Real Estate Companies. *Journal of Real Estate Portfolio Management*. <https://dx.doi.org/10.1016/j.jrepm.2018.06.001>

[//dx.doi.org/10.1080/10835547.2018.12090015](https://dx.doi.org/10.1080/10835547.2018.12090015)

- YT Xu, XJ Huang, HXH Bao, X Ju, TY Zhong, ZG Chen, Y Zhou (2018). Rural land rights reform and agro-environmental sustainability: Empirical evidence from China. *Land Use Policy*. <https://dx.doi.org/10.1016/j.landusepol.2017.07.038>

2017

- HXH Bao, CM Gong (2017). Reference-dependent analysis of capital structure and REIT performance. *Journal of Behavioral and Experimental Economics*. <https://dx.doi.org/10.1016/j.socecon.2017.05.008>
- HXH Bao, CC Meng (2017). Loss Aversion and Housing Studies. *Journal of Real Estate Literature*.
- HXH Bao, SH Li (2017). House Price Determinants: The Roles of Fundamentals and Sentiments. *Journal of Real Estate Practice and Education*. <https://dx.doi.org/10.1080/10835547.2017.12091770>
- HXH Bao, CC Meng, J Wu (2017). Are We Humans or Are We Econs? Effect of Sunk Cost Fallacy on Real Estate Development Decisions. *Journal of Real Estate Practice and Education*. <https://dx.doi.org/10.1080/10835547.2017.12091769>

2016

- FZ Xia, Y Shen, JM Yan, HXH Bao (2016). On the potential of urban three-dimensional space development: The case of Liuzhou, China. *Habitat International*. <https://dx.doi.org/10.1016/j.habitatint.2015.10.012>
- HXH Bao, CM Gong (2016). Endowment effect and housing decisions. *International Journal of Strategic Property Management*. <https://dx.doi.org/10.3846/1648715x.2016.1192069>
- F Xu, HXH Bao, H Li, MP Kwan, XJ Huang (2016). Land use policy and spatiotemporal changes in the water area of an arid region. *Land Use Policy*. <https://dx.doi.org/10.1016/j.landusepol.2016.02.027>
- HXH Bao, SH Li (2016). Overconfidence and Real Estate Research: A Survey of The Literature. *Singapore Economic Review*. <https://dx.doi.org/10.1142/s0217590816500156>

2015

- M Wang, HXH Bao, PT Lin (2015). Behavioural insights into housing relocation decisions: The effects of the Beijing Olympics. *Habitat International*. <https://dx.doi.org/10.1016/j.habitatint.2015.01.001>
- JM Yan, FZ Xia, HXH Bao (2015). Strategic planning framework for land consolidation in China: A top-level design based on SWOT analysis. *Habitat International*. <https://dx.doi.org/10.1016/j.habitatint.2015.03.001>
- HXH Bao, P Gong, B Yang (2015). Real Estate Investment Trust Returns: Predictability and Determinants. *Journal of Real Estate Practice and Education*. <https://dx.doi.org/10.1080/10835547.2015.12091741>
- H Li, XJ Huang, MP Kwan, HXH Bao, S Jefferson (2015). Changes in farmers' welfare from land requisition in the process of rapid urbanization. *Land Use Policy*. <https://dx.doi.org/10.1016/j.landusepol.2014.09.014>

2014

- HXH Bao, J L. Glascock, S Z. Zhou, L Feng (2014). Land value determination in an emerging market: empirical evidence from China. *International Journal of Managerial Finance*. <https://dx.doi.org/10.1108/IJMF-03-2012-0033>
- HXH Bao, L Feng (2014). Land Market in Beijing: Goldmine or Landmine?. *Journal of Real Estate Practice and Education*. <https://dx.doi.org/10.1080/10835547.2014.12091728>
- L Feng, HXH Bao, Y Jiang (2014). Land reallocation reform in rural China: A behavioral

economics perspective. *Land Use Policy*. <https://dx.doi.org/10.1016/j.landusepol.2014.05.006>

2011

- L Brogan, HXH Bao (2011). Real Estate Investment in Guernsey's Two-Tiered Housing Market. *Journal of Real Estate Practice and Education*. <https://dx.doi.org/10.1080/10835547.2011.12091698>

2010

- J Yan, L Feng, HXH Bao (2010). House Price Dynamics: Evidence from Beijing. *Frontiers of Economics in China*. <https://dx.doi.org/10.1007/s11459-010-0003-6>
- HXH Bao, M Wang (2010). The Impact of the 2008 Olympic Games on Residential Property Prices in Wangjing, Beijing. *Journal of Real Estate Practice and Education*. <https://dx.doi.org/10.1080/10835547.2010.12091671>

2009

- Y Tu, HXH Bao (2009). Property Rights and Housing Value: The Impacts of Political Instability. *Real Estate Economics*. <https://dx.doi.org/10.1111/j.1540-6229.2009.00241.x>
- SZ Zhou, HXH Bao (2009). Modelling price dynamics in the Hong Kong property market. *Theoretical and Empirical Researches in Urban Management*.

2008

- HXH Bao, P Sweeney (2008). Hedonic Valuation of Schooling in the U.K.: The Case of Hertford Town. *Journal of Real Estate Practice and Education*. <https://dx.doi.org/10.1080/10835547.2008.12091633>
- HXH Bao, S Zhou (2008). The Land Market in Hong Kong: Price Index and Relationship with the Property Market. *Journal of Real Estate Practice and Education*. <https://dx.doi.org/10.1080/10835547.2009.12091646>

2007

- HXH Bao, ATK Wan (2007). Improved estimators of hedonic housing price models. *Journal of Real Estate Research*.

2004

- HXH Bao, ATK Wan (2004). On the use of spline smoothing in estimating hedonic housing price models: Empirical evidence using Hong Kong data. *Real Estate Economics*. <https://dx.doi.org/10.1111/j.1080-8620.2004.00100.x>

Books and book chapters

- H Bao, L Feng (2025). *Behavioural Economic Analysis of Institutional Changes: Lessons Learned from China's Land System Reforms*. Taylor & Francis. <https://www.routledge.com/Behavioural-Economic-Analysis-of-Institutional-Changes-Lessons-Learned-from-China-s-Land-System-Reforms/Bao-Feng/p/book/9781032867366>
- H Bao, C Lizieri (2024). *Behavioural Finance and the Housing Market*. The Routledge Handbook of Housing Economics. <https://www.routledge.com/The-Routledge-Handbook-of-Housing-Economics/Gibb-Leishman-Marsh-Meen-OngViforJ-Watkins/p/book/9781032674643>
- HXH Bao (2021). "Urbanisation, Environmental Externalities and House. Emerald Publishing Limited. <https://www.emerald.com/books/edited-volume/11350/chapter-abstract/81181739/Urbanisation-Environmental-Externalities-and-House>
- H Bao (2020). *Behavioural science and housing decision making: A case study approach*. Rout-

ledge. <https://www.routledge.com/Behavioural-Science-and-Housing-Decision-Making-A-Case-Study-Approach/Bao/p/book/9780367135768>

- Md Morshed Alam, Helen X. H. Bao, P.X.W. Zou, Jay Sanjayan (2017). *Behavior Change of Building Users and Energy Consumption*. Reference Module in Earth Systems and Environmental Sciences.

Invited talks and presentations

2026

- “Beyond the ESG Facade: Measuring and Addressing Corporate ‘Lip Service’”, College of Business, Universiti Utara Malaysia, 13 May, Kedah Darul Aman, Malaysia.
- *Keynote*: “The Psychological Blueprint Scaling Behavioural Signals for Inclusive Real Estate Innovation”, International Real Estate Research Symposium (IRERS) 2026, 12 May 2026, Kuala Lumpur, Malaysia.
- “Housing Exclusion and Behavioural Geography in the Age of AI”, School of Hotel and Tourism Management, Chinese University of Hong Kong, 9 April 2026.
- “Urban Outcomes, Micro Behaviour, and Macro Structures Evidence and methods from the housing market”, Asian-African-European Scholarly Dialogue, 8 April 2026, City University of Hong Kong, Hong Kong.

2025

- *Keynote*: “From Exclusion to Belonging: Data-Driven Strategies for Sustainable Urban Communities”, National Academy of Development and Strategy & the Research Center of Urban Regeneration, Renmin University, 25 July 2025, Beijing, China; Center for Land Use and Housing Policies, Tsinghua University and Innovation Center for Smart Human Settlements and Space Planning & Governance, Ministry of Natural Resources, 25 July 2025, Beijing, China; and Symposium of Urban Regeneration & Spatial Personality Studies, Hangzhou City University, 29 July 2025, Hangzhou, China.
- “Housing Exclusion and Behavioural Geography: Emerging Evidence from Discrimination Studies and Spatial Personality Mapping”, School of Public Administration and Policy, Renmin University, 27 July 2025, Beijing, China.
- *Keynote*: “The Hidden Cost of Uncertainty: How Policy Instability Delays Industrial Land Development”, International Symposium on Land and Real Estate Policy Research, Nanjing Agriculture University, 31 July 2025, Nanjing, China.
- “Beyond the ESG Facade: Measuring and Addressing Corporate ‘Lip Service’”, School of Economics and Management, Inner Mongolia Agriculture University, 1 August 2025, Hohhot, China.
- “Online Panel Methods for Social Research: Lessons from Urban Studies”, Advanced School in Methods, College of Liberal Arts and Social Sciences, City University of Hong Kong, 4 June 2025, Hong Kong.
- *Keynote*: “The Geography of Exclusion: Urban Regeneration and Mobility through the Lens of Spatial Personality and Housing Discrimination”, International Symposium on Urban Regeneration and Mobility. School of Urban Planning and Design, Peking University, 3 June 2025, Shenzhen, China.
- “Perception and Prejudice: A Survey Experiment on Housing Discrimination in Tokyo”, Department of Public and International Affairs & Department of Accountancy, City University of Hong Kong, 30 May 2025, Hong Kong.
- “How is rising housing wealth changing energy consumption?” Understanding Society Insights 2025 – Housing at the heart: creating healthy, equitable and sustainable communities, Understanding Society, 26 February 2025, London, UK..

2024

- “Between Carrots and Sticks, from Intentions to Actions: Behavioural Policy Interventions for Housing Decisions”, School of Business and Economics, Chang’an University, 5 December 2024, Xi’an, China.
- “Interdisciplinary Spatial Analysis for Urban Management: - The nexus of data sciences, behavioural insights, built environments, and spatial dynamics”, The 4th International Forum on Engineering Education & Tsinghua Design Science Conference, 28 November 2024, Beijing, China.
- “Can you hear my knock on the door? Racial and gender discrimination in responses to housing inquiries”, College of Business, City University of Hong Kong, 1 November 2024, Hong Kong.
- “Global mobility in research – enriching doctoral projects through exposure to diverse research cultures”, Panel member, 2024 THE World Academic Summit, 8 – 9 October 2024, Manchester, UK.
- *Keynote*: “Using Behavioural Interventions to Mitigate Discrimination in the Rental Housing Market”, 3rd Workshop on Residential Housing Markets A Market in Distress and Potential Solutions. 26 – 27 June 2024, Vienna, Austria.
- “Between Carrots and Sticks, from Intentions to Actions: Behavioural Policy Interventions for Housing Decisions”, Department of Public and International Affairs, City University of Hong Kong, 11 June 2024, Hong Kong.
- “Applications of Correspondence Tests in the Study of Discriminatory Behaviours”, Surrey Business School, Centre for Competitiveness of the Visitor Economy. 18 April 2024, Surrey, UK.
- “The Use of Online Panel Data in Urban Studies”, IACP Academic Workshop - Mixed Research Methodology in Urban Studies, IACP, 29 March 2024, online.

2023

- *Keynote*: “Is the sum greater than its parts? Strategies of rural homestead development rights reform and their impacts on rural revitalization”, 7th Joint Forum on Land Use Policy by SSCI Journal: Land Rights and Spatial Governance, Hangzhou, China, 14 – 15 October 2023.
- “The effectiveness of behavioural interventions on residential location choices and commute behaviours”, Zhejiang University, Hangzhou, China, 22 September 2023.
- “When the cat is away, the mice will not play: The political economy of carbon emission trading systems”, Zhenjiang City University, Hangzhou, China, 22 September 2023.
- “The effectiveness of behavioural interventions on residential location choices and commute behaviours”, Huazhong Agriculture University, Wuhan, China, 24 September 2023.

2022

- “Between Carrots and Sticks, from Intentions to Actions: How Technology Changes the Application of Behavioural Insights in Social Science Research and Practice”, 2nd IAS Annual Conference, University of Macau, 11 – 13 May 2022.
- “Healthy Cities, Happy Cities: The Nexus between Mental Health, Subjective Wellbeing, and Urban Environment”, International Conference on National Spatial Planning and Advanced Urban Development, Zhejiang University City College, 18 – 19 June 2022, Hangzhou, China.
- “Is hiding my first name enough? Using behavioural interventions to mitigate racial and gender discrimination in housing markets”, HKU – Cambridge Joint Seminar Series on Field and National Experiments: Housing, Transport and Health, 17 June 2022, Hong Kong, China.
- “Housing and the city: livability, equity and well-being” (panel), Asia-Pacific Network for

Housing Research Annual Forum, 2 – 3 July 2022, Shanghai, China.

2021

- “Globalization, Real Estate and Urban Development” (panel), Cátedra Europa International Conference, The University of the North, 26 October 2021, Colombia.
- “Designing and Structuring a Research Project”, Northeast Forestry University, 29 November 2021, Heilongjiang, China.

2020

- “Behavioural Sciences and Applications in Real Estate Finance”, Northeast Forestry University, 19 October 2020, Heilongjiang, China.
- “Housing Provident Fund and Homeownership”, School of Public Administration, Zhejiang University, China, 24 May 2020, Hangzhou, China.

2019

- *Panelist*: Effective Teaching using Case Studies (Education Track), 2019 American Real Estate Society Annual Meeting, Arizona, USA.
- “Nudging Towards a Better Financial Future: Applying Behavioural Insights in the Development of Financial Systems in Rural China”, Henley Business School, University of Reading, 16 January 2019, Reading, UK.

2018

- “Nudging Towards a Better Financial Future”, Bartlett School of Planning, 21 November 2018, London, UK.
- *Panelist*: Tenure, Publication and Careers for Young Scholars, 2018 Asian Real Estate Society Annual Meeting, Incheon, South Korea.
- *Session Chair*: IRES Global Real Estate and Property Education Panel, 2018 European Real Estate Society Annual Meeting, Reading, UK.
- “Applying Behavioural Insights in Land Economy Research: Examples from the UK”, Ministry of Natural Resources, 23 July 2018, Beijing, China.
- “Land and property market in the UK, and applications of behavioural sciences in land economy research”, Chinese Academy of Land and Resource, 18 July 2018, Beijing, China.

2017

- “Nudging Towards a Better Financial Future”, MIT Center for Real Estate and Department of Urban Studies and Planning, MIT, 7 November 2017, Boston, USA.
- “Nudging Towards a Better Financial Future”, School of Public Administration, Zhejiang University, 11 October 2017, Hangzhou, China.
- “Trust and the Effectiveness of Land Use Policies: Perception, Attitude and Behavior of Rural Residents in China”, 2017 Academic Seminar of Lin Zengjie Land Science Fund, Renmin University of China, 2 October 2017, Beijing, China.
- “Housing Wealth and Energy Consumption: A Behavioural Analysis”, Department of Public Policy, City University of Hong Kong, 21 September 2017, Hong Kong.
- “Housing Markets in China”, Centre for Real Estate and Urban Economics, University of Connecticut, 19 May 2017, Storrs, USA.
- “Housing Wealth and Energy Consumption: A Behavioural Analysis”, The Bartlett School of Construction & Project Management, UCL, 30 March 2017, London, UK.

Earlier conference presentations (2005–2016) available on request.

Editorial work

Editor / Associate / Section Editor

- **Associate Editor**, *Cities* (2021 – present)
- **Section Editor (Land Planning & Landscape Architecture)**, *Land* (2024 – present)

Guest Editor

- *Sustainable Cities and Society*, Special Issue on “Integrating AI into Sustainable Urban Development: Planning Approaches and Strategies” (2025 – 2026)
- *Management & Organization Review*, Special Issue on “Data-Driven Innovation: Unravelling the Dynamics of Organizational Transformation” (2025 – 2026)
- *Land*, Special Issue on “Green Sustainable Development, Technology Innovation and Sustainable Land Management” (2023 – 2024)
- *Cities*, Special Issue on “Healthy Cities, Happy Cities: Behavioural Insights” (2019 – 2020)
- *Land Use Policy*, Special Issue on “Behavioural Land Use Policy Studies” (2019 – 2020)

Editorial board memberships

- *Cities* (2020 – present)
- *Economic and Political Studies* (2014 – present)
- *International Journal of Real Estate Studies* (2020 – present)
- *Journal of Risk and Financial Management* (2020 – present)
- *Land Use Policy* (2016 – present)

Reviewer for

Cities, Environment and Planning B, Habitat International, Housing Policy Debate, Journal of Business Research, Journal of Real Estate Finance and Economics, Journal of Regional Science, Journal of Urban Management, Land Use Policy, PNAS, Nature – Cities / Human Behaviours / Communication, Real Estate Economics, Regional Studies, Social Indicators Research, Urban Studies.