



EUROPEAN REAL ESTATE SOCIETY ANNUAL CONFERENCE

Conference Programme

Edinburgh, 13th – 16th June 2012

NOTTINGHAM
TRENT UNIVERSITY



Friday 15th June

Main Conference Parallel Sessions	Appleton Tower, George Square, Edinburgh
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9:00am – 10:30am	Parallel Session D
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10:30am – 11:00am	<i>Coffee break</i>
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11:00am – 12:30pm	Parallel Session E
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12:30pm – 1:30pm	<i>Lunch</i>
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1:30pm – 3:00pm	Parallel Session F
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3:00pm – 3:30pm	<i>Coffee break</i>
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3:30pm – 5:00pm	Parallel Session G
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Whisky Tasting sponsored by Edinburgh City Council

6.00pm – 7.15pm	City Chambers
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Evening Reception

7:30pm for 8:00pm	Edinburgh Castle
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Saturday 16th June

Main Conference Parallel Sessions	Appleton Tower, George Square, Edinburgh
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9:00am – 10:30am	Parallel Session H
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10:30am – 11:00am	<i>Coffee break</i>
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11:00am – 12:30pm	Parallel Session I
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ERES Annual General Meeting

11:00am – 12:30pm	Appleton Tower, Room M5
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12:30pm – 2:00pm	<i>Farewell Lunch and Close</i>
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ERES Annual General Meeting

11:00am – 12:30pm	Appleton Tower, Room M5
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12:30pm – 2:00pm	<i>Farewell Lunch and Close</i>
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SESSION A1: Thursday 14th June, 1100-1230, Room G1	Chair - Peter Byrne	
82 Arvydas Jadevicius, Brian Sloan, and Andrew Brown	<i>Napier University, Edinburgh</i>	Examination of property forecasting models - accuracy and its improvement through combination forecasting
65 Ronan Lyons	<i>University of Oxford</i>	Inside a bubble and crash: Evidence from the valuation of amenities
375 Gianluca Marcato and Anupam Nanda	<i>University of Reading</i>	How accurately do investors' attitudes forecast demand-supply mismatch across real estate sectors?
SESSION A2: Thursday 14th June, 1100-1230, Room M4	Chair - Cath Jackson	
51 Ed Trevillion, Jon Bailey, and Farida Namata	<i>Scottish Widows Investment Partnership</i>	The place of long income property in real estate portfolios
304 Tommaso Gabrieli and Davide Manstretta	<i>University of Reading and IPD</i>	Optimal portfolio allocation using transaction-based data
278 Kristin Wellner	<i>Technical University of Berlin</i>	Using clustering methods for a practicable real estate portfolio allocation process
351 Brett Robinson	<i>Seven Dials Fund Management</i>	How many leases are enough to diversify a portfolio of multi-let industrial properties?
SESSION A3: Thursday 14th June, 1100-1230, Room G3	Chair - Jim Berry	
24 Charlotte Coleman, Neil Crosby, Pat McAllister, and Pete Wyatt	<i>University of Reading</i>	Development viability appraisals: applying the residual method of valuation in a planning policy context
11 Nick French	<i>Oxford Brookes University</i>	Reversionary properties - valuation methods revisited
246 Jan Reinert	<i>University of Regensburg</i>	The German way of valuing property: Investigating the difference between discounted cash flow and the German income approach
388 Ünsal Özdilek	<i>University of Montreal</i>	On the principle of comparison
SESSION A4: Thursday 14th, 1100-1230, Room G2	Chair - Giacomo Marri	
45 Charles-Olivier Amedee-Manesme and Fabrice Barthelemy	<i>University of Cergy-Pontoise</i>	Value-at-risk: A specific real estate model
200 Andrew Baum and Nick Colley	<i>University of Cambridge, and Property Funds Research</i>	Unlisted fund performance
216 Vincent Noorman and Peter Hobbs	<i>IPD</i>	Benchmarking of pan-European real estate funds: Challenges and achievements
386 Kieran Farrelly	<i>CBRE</i>	Measuring the risk of unlisted property funds - A forward looking analysis
SESSION A5: Thursday 14th, 1100-1230, Room 211	Chair - Sotirios Thanos	
145 Ingrid Nappi-Choulet and Aurélien Decamps	<i>ESSEC Business School, and BEM Bordeaux School of Management</i>	The impact of energy efficiency and green performance on the value of corporate real estate portfolios
137 Nai Jia Lee and Tien Foo Sing	<i>National University of Singapore</i>	The allocative inefficiency of green buildings - why the number of green buildings is low and the premium for green buildings is high
42 Eeva Määttänen	<i>Aalto University</i>	Office energy conservation by motivating occupants
17 Sara Wilkinson	<i>University of Technology Sydney</i>	Conceptual understanding of sustainability in the Australian property sector
SESSION A6: Thursday 14th, 1100-1230, Room M5	Chair - Allison Orr	
390 Jens Lunde	<i>Copenhagen Business School</i>	Owner-occupier risks and foreclosures - over three downturns in the Danish housing market since 1979
302 Craig Depken, Harris Hollans, and Steve Swidler	<i>University of North Carolina, and Auburn University</i>	The effect of foreclosure in a downward spiraling housing market
382 Nema Dean, Rebecca McKay, and Gwilym Pryce	<i>University of Glasgow, and Scottish Government</i>	Adjusting for aggregation bias in house price indices: A clustered trajectory approach
25 Paloma Taltavull de La Paz and Michael White	<i>University of Alicante, and Nottingham Trent University</i>	The credit channel, liquidity and house prices: Evidence from UK and Spanish housing markets
SESSION A7: Thursday 14th, 1100-1230, Room M3	Chair - Karen Gibler	
369 Sebastian Keiler and David Koch	<i>Deutsche Bundesbank, and ERES.NET GmbH</i>	Living on the sunny side - the effect of sunshine duration and land prices
317 Mikael Postila and Ari Laitala	<i>Orava Funds, and Aalto University</i>	The effect of zip-code image and renovation on the prices of apartments in old residential multi-dwelling buildings
196 David Wyman, Norman Hutchison, and Piyush Tiwari	<i>Clemson University, University of Aberdeen, and University of Melbourne</i>	The value of water: pricing of waterfront amenities during a real estate bubble in the US
40 Peter Rossini, Valerie Kupke, Paul Kershaw, and Stanley McGreal	<i>University of South Australia, and University of Ulster</i>	An analysis of time on market and advertised to sale price differences over time
SESSION A8: Thursday 14th, 1100-1230, Room 204	Chair - Qiulin Ke	
153 Richard Reed	<i>Deakin University</i>	The increasing importance of social sustainability - the contribution of social area analysis in housing market analysis
87 Wolfgang Brunauer and Wolfgang Feilmayr	<i>Immobilien Rating, and Technical University of Vienna</i>	Additive hedonic regression models for the Austrian housing market
170 Piet Eichholtz, Erkan Yonder and Rogier Holtermans	<i>Maastricht University</i>	The value of property management: An empirical investigation
101 David Koch and Gunther Maier	<i>ERES.NET GmbH, and Vienna University of Economics and Business</i>	Matching in cyberspace - the search behaviour of suppliers and customers in an electronic real estate broker platform
SESSION A9: Thursday 14th, 1100-1230, Room 205	European Regional Science Association (ERSA) - ERES Joint Session	Chair - Ian Anghel
321 Michael Nadler and Stephan Thiel	<i>TU University Dortmund</i>	External benefits of urban real estate developments
178 Bugra Kagan Esen	<i>Ankara University</i>	Three pillars of urban regeneration
368 Oliver Shyr and Chen-Fu Wang	<i>National Cheng Kung University</i>	Profit allocation in urban renewal: A real options approach
67 Wen-jie Wu	<i>London School of Economics</i>	Does public investment spur the land market? New evidence from transport improvement in Beijing
LUNCH	Thursday 14th, 1245-1330, Room G1	geopii
Ian Lamont, geopii		GIS Based Valuation Toolset A Demonstration of <i>spatialtest</i> - a GIS based Valuation Toolset illustrating how geography can be used within the predictive model environment, to review results, calibrate predictive models and assist in dissemination.
SESSION B1: Thursday 14th, 1330-1500, Room G1	Chair: Peter Byrne	
79 Tzu-Chin Lin and Yu-Hsiang Tsai	<i>National Chengchi University</i>	The determinants of redeveloping sites in a city: the Taipei experience
143 Matthias Segerer and Kurt Klein	<i>International Real Estate Business School, University of Regensburg</i>	A cross-sectional model of German high street retailing rents
231 Ingrid Janssen, Jan Martijn Buruma, Jos Smeets, and Francois Viruly	<i>Eindhoven University of Technology</i>	The incorporation of small retailers by shopping mall owners: a comparison between a mature (Dutch) and an emerging (South African) market
94 Cathy Hughes, Cath Jackson, and Aidan White	<i>University of Reading and University of Sheffield</i>	Defining retail locational obsolescence: a new focus for the retail sector
SESSION B2: Thursday 14th, 1330-1500, Room M4	Chair - Bert Kramer	
264 Bart Pasmans, Erwin Van der Krabben, and Rob Van der Heijden	<i>Radboud University Nijmegen</i>	Explanations for the private investment decision in the industrial land market
334 Neil Dunse, Colin Jones, and Nicola Livingstone	<i>Heriot-Watt University, Edinburgh</i>	The changing nature of liquidity and transactions activity in UK commercial property: Cyclical and trend effects
348 Jim Berry, Lay Cheng Lim, Tony McGough, Ben Burston, and Fergus Hicks	<i>University of Ulster and DTZ</i>	Price, risk and volatility in European real estate markets
379 Tobias Dechant	<i>University of Regensburg</i>	Coskewness in European real estate equity returns
SESSION B3: Thursday 14th, 1330-1500, Room G3	Chair - Eamonn D'Arcy	
236 Neil Crosby, Colin Lizieri, Pat McAllister, and Yarim Shamsan	<i>University of Reading, and IPD</i>	Did ownership characteristics bias portfolio appraisals during the late 2000s downturn? A natural experiment from the UK commercial real estate market

8 Noriko Ashiya	<i>Meikai University</i>	The role of listed REITs in global interdependence, business cycles and real estate market
147 Terry Grissom	<i>University of Washington and University of Ulster</i>	Economics of valuation theory: The Marshallian synthesis and the theory of equivalence
378 Alan Gardner and Lulu Wang	<i>Ignis Asset Management</i>	The impact of asset management on investment performance and implications for valuation
SESSION B4: Thursday 14th, 1330-1500, Room G2		
233 Tim Clamor and Michael Voigtländer	<i>Chair - Elaine Warzala Cologne Institute for Economic Research</i>	New regulations for German open ended funds: an end to the troubles
88 Giacomo Morri and Roberto Lupieri	<i>SDA Bocconi School of Management, and Bocconi University</i>	NAV discount analysis using the appraisal reduction
149 Seung Han Ro, Paul Gallimore, and Simon Stevenson	<i>University of Reading and Georgia State University</i>	Herding in real estate security analysis
29 Kim Hiang Liow	<i>National University of Singapore</i>	Convergence dynamics in international real estate securities markets
SESSION B5: Thursday 14th, 1330-1500, Room 211		
191 Juerg R. Bernet, Sarah Sayce, Rupert C. Ledl, Maarten Vermeulen, and Fiona Quinn	<i>Chair - Hilde Remøy EURO Institute of Real Estate Management, Kingston University, Danube University Krems, and Composition Capital Partners</i>	Winning in the long run - driving sustainable financial performance on real estate
194 Gunther Maier, Michal Gluszak, Andrej Adamuscin, and Kateryna Kurylchuk	<i>Vienna University of Economics and Business, Slovak University of Technology, and Cracow University of Economics</i>	Is there a demand for green offices in Central and Eastern Europe? A comparison of Austria, Poland, Slovakia and Ukraine
113 Bob Thompson	<i>RETRI Group</i>	On track to a greener future or running into the buffers?
93 Henna Eerikainen and Anna-Liisa Sarasoja	<i>Aalto University</i>	Marketing green buildings - well structured process or forgotten minor detail? Evidence from Finland
HOUSING PANEL SESSION		
Chair - Duncan MacLennan (University of St Andrews) Housing after the crisis: Economic, social and financial aspects, In Honour of John Quigley	Thursday 14th, 1330-1500, Room M5	Panellists Ken Gibb (University of Glasgow) Jens Lunde (Copenhagen Business School) Seow Eng Ong (National University of Singapore) Paloma Taltavull de La Paz (University of Alicante) Peter Zorn (Freddie Mac)
PHD MASTERCLASS - INVESTMENT & FINANCE		
Ed Trevillion, Head of Real Estate Research	Thursday 14th, 1330-1500, Room M3 <i>Scottish Widows Investment Partnership</i>	
SESSION B9: Thursday 14th, 1330-1500, Room 205		
225 Matti Kuronen and Pekka Vaara	<i>Chair - Sandy Bond RAKLI and Aalto University</i>	Purchasing clinics in public procurement and urban development
373 Colin Elliot	<i>Heriot-Watt University</i>	Infrastructure and real estate development
289 Ion Anghel and Muler Onofrei	<i>Bucharest University of Economics, and Soravia Management SRL</i>	Regeneration in rural Transylvania
345 Yasser Zanjiri, Ali Parsa, and Stanley McGreal	<i>University of Ulster, and University of Salford</i>	Financing urban regeneration in Iran
SESSION C1: Thursday 14th, 1530-1700, Room G1		
393 Jianfu Shen and Frederik Pretorius	<i>Chair - Ingrid Janssen University of Hong Kong</i>	Empirical testing of the flexibility value in land auction prices
266 Philip Koppels and Hilde Remey	<i>Delft University of Technology</i>	Negative externalities of structurally vacant offices: the story continues
239 Colin Lizieri, Kathryn Pain, and Sandra Vinciguerra	<i>University of Cambridge and University of Reading</i>	Office real estate investment in the world city network: the effects of financial crisis
255 Steven Devaney, Patric Hendershott, and Bryan MacGregor	<i>University of Aberdeen</i>	Modelling office market dynamics: panel estimation and comparison of US metropolitan areas
SESSION C2: Thursday 14th, 1530-1700, Room M4		
389 Simon Kinne and Craig Wright	STANDARD LIFE INVESTMENTS SESSION <i>Standard Life Investments</i>	Chair - Neil Crosby Value-add or not? Assessing value in European real estate markets
50 Georgios Siligardos and Gianluca Mattarocci	<i>University of Rome Tor Vergata</i>	Investor attention for retail and institutional funds: a test on the real estate market
20 Kim Hiang Liow	<i>National University of Singapore</i>	Volatility interdependence in European securitised real estate markets: who is the most influential?
182 Martin Haran, Peader Davis, and Michael McCord	<i>University of Ulster</i>	Compatible or competing: The rationale for including unlisted real estate within a European multi-asset investment portfolio
SESSION C3: Thursday 14th, 1530-1700, Room G3		
296 Ion Anghel and Costin Ciora	<i>Chair - Cathy Hughes Bucharest University of Economics</i>	Valuation standards around the world
344 Kaarel Sahlk	<i>Estonian University of Life Sciences</i>	Real property appraisal - essential part based similarities and differences
287 Selma Carson and Chris Fortune	<i>University of Salford</i>	Towards a framework to assist commercial landlords and tenants in England achieve a sustainable relationship
162 Daniela Barbu and Ana Maria Gramescu	<i>SC management Expert International SRL Romania</i>	Statistical analysis in real estate valuation
SESSION C4: Thursday 14th, 1530-1700, Room G2		
125 Graeme Newell	<i>Chair - Kristin Wellner University of Western Sydney</i>	The significance of real estate in European pension funds
192 Anna Wojewnik-Filipkowska and Malgorzata Rymarzak	<i>University of Gdansk</i>	Municipal real estate management in Polish city of Gdansk compared with selected European cities
140 Zeno Adams, Roland Füss, and Felix Schindler	<i>European Business School, and Centre for European Economic Research</i>	The sources of risk spillovers among US REITs: Asset similarities and regional proximity
371 Ramón Sotelo and Kai Fischer	<i>Bauhaus University Weimar</i>	The relevance of management contracts in the hospitality industry
SESSION C5: Thursday 14th, 1530-1700, Room 211		
57 Mark Perkins and John McDonagh	<i>Chair - Steven Rowley Lincoln University</i>	New Zealand local government initiatives and incentives for sustainable design in commercial buildings
154 Kuang-Yih Yeh, Hao-Ching Hsia, and Hsu-Sheng Hsieh	<i>National Cheung Kung University</i>	The analysis of using psychological strategy to decrease illegal motorcycle and bike parking problems in city centres
175 Richard Grover, Natalia Yakovleva, Mikhail Soloviev, and Vasilisa Platonova	<i>Oxford Brookes University, University of Winchester, National Research University, and Far East Federal University</i>	Valuing terra nullis: Dealing with the impact of pipeline and infrastructure projects in the Arctic
166 Gaye Pottinger and Anca Tanton	<i>RETRI Group, and Achilles Information Ltd</i>	Flooding and commercial property investment: what's the risk?
SESSION C6: Thursday 14th, 1530-1700, Room M5		
112 Jia-Huey Yeh and Anupam Nanda	<i>Chair - Sotirios Thanos University of Reading</i>	Dynamic analysis of house price diffusion across Asian financial centres
135 Peter Parlasca	<i>Eurostat, European Commission</i>	House price developments in Europe
160 Terry Grissom, Michael McCord, Stanley McGreal, and David McIlhatton	<i>University of Washington and University of Ulster</i>	Analysing the cyclical co-integration of house price diffusion in Northern Ireland
209 Clare Branigan, Cal Muckley, and Paul Ryan	<i>University College Dublin</i>	Do auctions induce a winner's curse? New evidence from real estate auctions
SESSION C7, Thursday 14th, 1530-1700, Room M3		
357 Stephan Kippes and Gheorghe Mulescu	<i>Chair - Paloma Taltavull de La Paz Nurtingen-Geislingen University, and London South Bank University</i>	The impact of condition and environment on the letting and selling transaction process in the German residential market - an empirical study
83 Elena Fregonara and Patrizia Semeraro	<i>Turin Polytechnic</i>	The incidence of characteristics in housing prices and offer prices
18 Eric Le Fur and Benoit Faye	<i>INSEEC Business School</i>	Urban renewal of a port city and the dynamic of house prices: An analysis of the I ² - convergence of prices on the redevelopment of the waterfront in Bordeaux City
47 Velma Zahirovic-Herbert and Karen Gibler	<i>University of Georgia, and Georgia State University</i>	The effect of urban infill residential development on housing prices

SESSION C8, Thursday 14th, 1530-1700, Room 204		
	Chair - Gwilym Pryce	
133 Silje Eretveit, Karl Robertsen, and Theis Theisen	<i>University of Agder</i>	Efficiency in the market for cooperative dwellings
313 Miikka Putto and Peggie Rothe	<i>Aalto University</i>	Relocation process: What services do tenants need?
353 Glen Bramley and Chris Leishman	<i>Heriot-Watt University, and University of Glasgow</i>	The rise and rise of private renting: Insights from supply and demand system modelling in Britain and New Zealand
392 Koloman Ivanička and Daniela Špírková	<i>Slovak University of Technology</i>	The challenges of Slovak rental housing policies in Slovakia in the broader context of Central Europe
SESSION C9: Thursday 14th, 1530-1700, Room 205		
	Chair - Gunther Maier	
211 E.W.T.M. Heurkens	<i>Delft University of Technology</i>	Private sector-led urban development projects: Collaborative and managerial lessons from the Netherlands and the UK
301 Malgorzata Zieba	<i>Krakow University of Economics</i>	Culture, identify and property markets. Redevelopment of post-industrial Zablocie in Krakow
294 Jean Dubé, François Des Rosiers, and Marius Thériault	<i>University of Quebec, and Laval University</i>	Impacts of commuter rail transit on property values - The Montreal North Shore case
130 Veronika Lang and Peter Sittler	<i>Vienna University of Applied Sciences</i>	Real estate applications for smartphones: A market overview for Austria and Germany
ERES Board Meeting, Thursday 14th, 1715-1830, St Giles Suite, Radisson Blu, High Street		
SESSION D1: Friday 15th, 0900-1030, Room G1		
	Chair - Cath Jackson	
75 Richard Barkham and Maurizio Grilli	<i>Grosvenor</i>	City rents in a global context
111 Hilde Remøy and Jurrien De Koning	<i>Delft University of Technology</i>	Future value of obsolete offices
181 Sigrid Katzler, Hans Lind, and Olof Netzell	<i>Royal Institute of Technology (KTH), Stockholm</i>	Effects of rental legislation on the office market: a game theoretic analysis
SESSION D2: Friday 0900-1030, Room M4		
	Chair - Bryan MacGregor	
180 Andreas Pfnür and Stefan Armonat	<i>TU Darmstadt</i>	Modelling uncertain operational cash flows of real estate investments using simulations of stochastic processes
197 Andrew Baum, Colin Lizieri, and Jamie Alcock	<i>University of Cambridge</i>	Capital structure and European property companies
155 Chyi Lin Lee and Ming-Long Lee	<i>University of Western Sydney and National Dong Hwa University</i>	Do European real estate stocks hedge inflation? Evidence from developed and emerging markets
235 Felix Kroell and Carsten Lausberg	<i>Nuertingen-Geislingen University</i>	Measuring real estate risk with scoring models: theoretical background, empirical evidence and requirements for future use
SESSION D3: Friday 15th 0900-1030, Room G3		
	Chair - Nick French	
312 Kaarel Sahlk	<i>Estonian University of Life Sciences</i>	Mutual recognition of valuers' qualifications
34 Marek Walacik, Richard Grover, and Sabina Žróbek	<i>University of Warmia and Mazury, and Oxford Brookes University</i>	Compulsory purchase of properties: a comparative study of Polish and UK solutions
7 Lawrence Chin and Kok Soon Yu	<i>National University of Singapore</i>	Analysis of land tenders in Singapore
37 Joseph Lipscomb and J.R. Kimball	<i>Texas Christian University, and J.R. Kimball Inc.</i>	The effect of mineral interests on land appraisals in the shale-gas regions: The case of the Barnett shale
SESSION D4: Friday 15th, 0900-1030, Room G2		
	Chair - Elaine Worzala	
184 Victoria E Ormond	<i>University of Cambridge</i>	The use of loan covenants in the European real estate sector
70 Gianluca Marcato and Giovanni Tira	<i>University of Reading</i>	Liquidity black hole and optimal behavioural model: an applied case
74 Norman Hutchison, Alastair Adair, Jim Berry, Martin Haran, and Stanley McGreal	<i>University of Aberdeen, and University of Ulster</i>	Tax incremental financing: the key ingredients
268 Graham Squires and Erwin Heurkens	<i>University of the West of England, and Delft University of Technology</i>	Tax increment finance (TIF) and alternative financing instruments for urban regeneration in the United Kingdom and the Netherlands
SESSION D5, Friday 15th, 0900-1030, Room 211		
	Chair - Karl-Werner Schulte	
283 Berna Keskin, Ian Mell, Sigrid Hehl-Lange, Simone Allin, and John Henneberry	<i>University of Sheffield, and Nottingham Trent University</i>	Estimating the value of green infrastructure: A contingent valuation approach
247 Sarah Sayce and Anna Hirschfeld	<i>Kingston University and Ethical Property Foundation</i>	Towards a fairplace award: the evolution of a scheme to reward property management which respect people, planet and community
221 Annika Feige, Holger Wallbaum, Lukas Windlinger, and Marcel Janser	<i>Swiss Federal Institute of Technology, and Zurich University of Applied Sciences</i>	Quality of sustainable office buildings: The impact of sustainable buildings on the comfort, well-being and productivity of building users
179 Jorn Van De Wetering, Franz Fuerst, and Pete Wyatt	<i>University of Reading, and University of Cambridge</i>	How does BREEAM impact on the pricing levels of commercial offices in the UK?
SESSION D6: Friday 15th, 0900-1030, Room M5		
	Chair - Koloman Ivanička	
114 Ramiro Gil-Serrate and Jesus Mur	<i>Centro Universitario de la Defensa and LSE, and University of Zaragoza</i>	Structural breaks in the Spanish housing markets: Evidence from a spatial panel for the period 1995-2010
63 Maximilian Brauers	<i>European Business School</i>	Predictability of downturns in housing markets - A complex system
362 Mei-Se Chien and Chien-Chiang Lee	<i>National Kaohsiung University of Applied Sciences, and National Sun Yat-sen University</i>	House price diffusion and cross-border house price dynamics in Asia
59 Elias Oikarinen and Janne Engblom	<i>University of Turku</i>	Regional differences in housing price dynamics: panel data evidence
SESSION D7: Friday 15th, 0900-1030, Room M3		
	Chair - Bob Thompson	
76 Ali Hepsen and Metin Vatansever	<i>Istanbul University, and Yildiz Technical University</i>	A segmentation study on global real estate market
3 Gary Owen Garner	<i>Lincoln University</i>	The significance of financial barriers caused by holding costs in greenfield residential development
41 Marsha Courchane, Rajeev Darolia, and Peter Zorn	<i>Charles River Associates, and Freddie Mac</i>	Broker compensation patterns and trends: 2005 - 2009
62 Michael Hefferan	<i>University of Sunshine Coast</i>	Ad valorem - new challenges to a very old tax
SESSION D8: Friday 15th, 0900-1030, Room 204		
	Chair - Richard Reed	
72 Bob Martens	<i>Vienna University of Technology</i>	Access to literature in real estate education: Libraries and related solutions
350 Joanna Poon, Paul Royston, and Richard Stevens	<i>Nottingham Trent University</i>	Enhancing graduate employability: Development of a taxonomy of commercial awareness
96 Clive M J Warren	<i>University of Queensland</i>	Academic integrity: Achieving best practice in built environment degree programs
16 Dermot McGeown and Catherine Howell	<i>University of Melbourne</i>	Developing real estate students professional capacities: The role of group work
SESSION D9: Friday 15th, 0900-1030, Room 205		
	Chair - Qiulin Ke	
288 Magdalena Zaleczna and Agata Antczak	<i>University of Lodz</i>	The institutional environment of housing developer clients protection in Poland
55 Ryszard Zrobek	<i>University of Warmia and Mazury</i>	Current issues in real estate management
299 Heidi Rasila, Peggie Rothe, and Suvi Nenonen	<i>Aalto University</i>	Improving open plan offices - balancing technical and use-based solutions
329 Malawi Ngwira, David Manase, and Ali Parsa	<i>Glasgow Caledonian University, and University of Salford</i>	Evaluation of operational property asset management processes in Scottish Local Authorities
SPR/GIF/VOGON/AREIM PANEL SESSION		
	Friday 15th, 1100-1230, Room M4	Panellists
Chair - Henri Vuong (Royal Bank of Scotland)		SPR: Robin Goodchild (LaSalle Investment Management & SPR President)
Comparative Market Prospects for European Real Estate: Views from Amsterdam, London and Paris		AREIM: Etienne Dupuy (BNP Paribas and AREIM President)
		VOGON: Peter van Gool (SPF Beheer and University of Amsterdam)
SESSION E5: Friday 15th, 1100-1230, Room G1		
	Chair - Pete Wyatt	
207 Yuko Tomizuka	<i>WIB Real Estate Finance</i>	The implementation of sustainability standards in Japanese real estate market: Analysis from the financial and valuation aspects

164	Anthony De Francesco, Peter McGuinness, and Drew Slater	IPD	Constructing investment performance sustainability indices for commercial office buildings in Australia
177	Samriti Sharma and Malawi Ngwira	Glasgow Caledonian University	An analysis of low carbon design and its effects on the value of a property including valuation approaches
359	Georgia Warren-Myers	Deakin University	Is the valuer the barrier to identifying the value of sustainability?
SESSION E6: Friday 15th, 1100-1230, Room M5			
174	Paul Ernesto Carrillo, Erik Robert de Wit, and William Larson	George Washington University, and University of Amsterdam and QuantVile Finance	Can housing liquidity help forecast subsequent house price appreciation: Evidence from the US and the Netherlands
187	Elaine Worzala and Thomas Springer	Clemson University	Measuring the elasticity of local housing markets with changing macroeconomic conditions using a varying parameter model
119	Laura Gabrielli and Paloma Taltavull de La Paz	University of Ferrara, and University of Alicante	Housing supply and price reactions: A comparative approach between Spanish and Italian markets
85	Yener Coşkun and Ali Hepsen	University of Ankara, and Istanbul University	Causal relationship between macroeconomic indicators and housing prices: Evidence from Turkey
SESSION E7: Friday 15th, 1100-1230, Room M3			
90	Gunther Maier, Doris Grill, and Kateryna Kurylchuk	Vienna University of Economics and Business	Heating costs and rent - How efficient is the Austria rental housing market?
260	Alan W. Evans	University of Reading	Planning, density, and fuel use: A review
274	Neil Dunse and Sotirios Thanos	Heriot-Watt University	Housing characteristics and the effects on domestic energy expenditure
217	Kinga Szopińska, Małgorzata Krajewska, and Mirosław Belej	Nicolau Copernicus University, University of Technology and Life Sciences, Bydgoszcz, and University of Warmia and Mazury	Apartment market analysis considering environmental noise levels in Poland
SESSION E8: Friday 15th, 1100-1230, Room G3			
322	Bartłomiej Marona and Michał Gluszak	Krakow University of Economics	Real estate education in Poland: Report of survey
307	Gethin Edwards and Gaye Pottinger	University of Reading, and RETRI Group	Ethics in real estate practice: Education matters
275	Graeme Jay	University of the Witwatersrand	The implications of a change in the mode of study for a postgraduate real estate programme in South Africa
134	Bob Thompson and Qiulin Ke	RETRI Group, and Nottingham Trent University	Taming the elephant: Helping landlords to invest for tenants benefit
SESSION E9: Friday 15th, 1100-1230, Room G2			
257	Annette Kämpf-Dern and Andreas Pfnür	TU Darmstadt	Best practice, best fit, best model? Strategic configurations of corporate real estate management in Europe
229	Ari Laitala and Kauko Viitanen	Aalto University	Determinants of innovation diffusion in the real estate sector: A case of monitoring building commissioning for existing buildings
138	Chyi Lin Lee and Graeme Newell	University of Western Sydney	The impact of corporate social responsibility practices on the performance of property companies
LUNCH Tyler Lux, SNL Friday 15th, 1245-1330, Room G1			
			SNL Real Estate - 360° Global Market Intelligence Join one of ERES sponsors for a topic focused overview of the global REIT market
IRES EDUCATION PANEL Friday 15th, 1330-1500, Room M3			
Chair - Eliane Monetti (University of São Paulo) Opportunities for international mobility in real estate education and research		Panelists Paloma Taltavull de La Paz (University of Alicante) Éamonn D'Arcy (University of Reading) Elaine Worzala (Clemson University) Karl-Werner Schulte (University of Regensburg)	
PhD - MASTERCLASS - ECONOMETRICS Friday 15th, 1330-1500, Room M2			
Marc Francke		University of Amsterdam	
SESSION F1: Friday 15th, 1330-1500, Room G1			
188	David Scofield and Steven Devaney	University of Aberdeen	Brokers and markets: an analysis of transaction data for London and New York
121	Mirosław Belej and Sławomir Kulesza	University of Warmia and Mazury	Modelling the real estate market dynamics with catastrophe theory
110	Hilde Remøy and Philip Koppels	Delft University of Technology	Structural vacancy revisited: are user demands changing?
30	Ed Nozeman and Arno Van der Vlist	Rijksuniversiteit Groningen	Planning regulations and their impact on European metropolitan commercial property dynamics
SESSION F2: Friday 15th, 1330-1500, Room M4			
282	Benedikt Fleischmann and Konrad Finkenzeller	International Real Estate Business School - University of Regensburg	The interactions between direct and securitized infrastructure and its relationship to real estate
146	Xiaohui Bao, Malcolm Frodsham, and Ge Xu	University of Cambridge and IPD	Shaping portfolio strategy using income security and asset quality segmentation
23	Seow Eng Ong and Cheng Xiang Wong	National University of Singapore	Evaluating REIT exchange traded funds
26	Stephen Lee	City University, London	The investment performance of freehold income trust
SESSION F3: Friday 15th, 1330-1500, Room G3			
310	Kaarel Sahlk	Estonian University of Life Sciences	Real estate appraisal development during the II independency, the past, the present and the future
127	Douw G B Boshoff and Leane De Kock	University of Pretoria, and DDP Valuers	Assessment of the suitability of automated valuation models in commercial real estate valuation
376	Peter Öhman, Bo Söderberg, and Stig Westerdaahl	Mid Sweden University, Uppsala University, and Malmö University	Property investor behaviour: qualitative analysis of a very large transaction
265	Peader Davis, William McCluskey, Michael McCord, David McIlhatten, Martin Haran, Erin Montgomery, and Jamie Russell	University of Ulster, and Appalachian State University	From CAMA to EPC: an ABC of automated energy efficiency appraisal
SESSION F4: Friday 15th, 1330-1500, Room G2			
27	Eric Heberlig, Suzanne Leland, and Dustin Read	University of North Carolina at Charlotte	Understanding the relative influence of local government interest groups within the domain of land use policy
84	Normunds Strautmanis	University of Latvia	Spatial division of real estate investment and formation inhabitants' perceptions of their area of residence: Selected neighbourhoods in Riga
9	Sandy Bond and Zoltan Moricz	Lincoln University and CBRE	The impacts of the Canterbury earthquake on the commercial office market in Christchurch, NZ
352	Anil Kashyap, Jim Berry, and Surjit Singh	University of Ulster, and Institute for Spatial Planning and Environment Research	Impact of land use regulations on density and development patterns in the National Capital Region in India
SESSION F5: Friday 15th, 1330-1500, Room 211			
165	Hsu-Sheng Hsieh, Kuang-Yih Yeh, and Hao-Ching Hsia	National Cheung Kung University	The econometric analysis of parking location choice behaviour considering the presence of social interaction effects
253	Magnus Bonde	Royal Institute of Technology (KTH), Stockholm	The impact of energy performance certificates on the market value of commercial buildings
277	Thomas Braun, Marcelo Cajias, and Ralf Hohenstatt	University of Regensburg	Green diffusion: Determining the diffusion process of green buildings in the US
338	Stanisław Belniak, Michał Gluszak, and Małgorzata Zieba	Krakow University of Economics	Barriers and drivers for sustainable property investment in Poland
SESSION F6: Friday 15th, 1330-1500, Room M5			
48	Greg Costello and Chris Leishman	Curtin University, and University of Glasgow	Land leverage dynamics in property markets
142	Ene Kolbre and Angelika Kallakmaa-Kapsta	Tallinn University of Technology	Estonian housing market after crisis: Searching for origins of the demand change
293	Bing Zhu	University of Regensburg	Nonlinear interference and synchronization in housing, credit, and real activity cycles
210	Ali Turel	Middle East Technical University	High housing production under less regulated market conditions in Turkey

SESSION F7: Friday 15th, 1330-1500, Room 204	Chair - Glen Bramley	
167 Eric Fesselmeier, Le Kien, and Seah Kiat Ying	National University of Singapore, and Qatar University	Changes in the White-Black house value distribution gap from 1997 to 2005
43 Jane Londerville	University of Guelph	Do landlords discriminate against families with children?
77 Frans Schilder and Leonie Janssen-Jansen	University of Amsterdam	Amsterdam: A just housing market? Measuring the 'justness' of Dutch housing market policy
78 Steven Rowley	Curtin University	Booming housing markets, dying communities: mining led population growth in regional Australia
SESSION G1: Friday 15th, 1530-1700, Room G1	Chair - David McIlhatton	
364 Jo P. Soeter and Peter de Jong	Delft University of Technology	Real estate development between stagnation and modernization
168 Dennis Schoenmaker and Arno Van der Vlist	University of Groningen	Dynamics in real estate development: on the relationship between residential and commercial real estate markets
230 Dominique Loesch and Carsten Lausberg	Ericsson and Nuertingen-Geislingen University	The influence of intuition on decision making in property development
383 Quan Gan and Barry Haynes	Sheffield Hallam University	Office occupiers: Cultural Differences and Preferences
SESSION G2: Friday 15th, 1530-1700, Room M4	Chair - Norman Hutchison	
215 Lesley Hemphill, Jim Berry, and Stanley McGreal	University of Ulster	An analysis of the financial and investment capacity of business improvement districts
323 Peter Elliott	University of Queensland	High Voltage Overhead Power Lines in Queensland and their Externalities: Perceived Risks to Homeownership and Impacts on Property Value
206 Kiat Ying Seah	National University of Singapore	Inflation illusion and institutional ownership in REITs
106 Isil Erol	Middle East Technical University	Corporate governance and REIT performance: Turkish REIT industry with concentrated ownership and no dividend payout rule
SESSION G3: Friday 15th, 1530-1700, Room G3	Chair - Michael McCord	
33 Gianluca Mattarocci and Lucia Gibilaro	University of Rome Tor Vergata and University of Bergamo	Landmark buildings and diversification opportunities in the residential market
276 Markus Gaebel and Annika Feige	University of Zurich and Swiss Federal Institute of Technology	Estimating the impact of sustainability criteria on Swiss residential real estate returns
286 Verena Rock and Christian Foche	University of Applied Sciences, Aschaffenburg	Social media in real estate
5 Jean Dube and Diego Legros	University of Quebec, and University of Bourgogne	Using spatial econometric specification in hedonic pricing model: Is there a problem?
SESSION G4: Friday 15th, 1530-1700, Room G2	Chair - Koloman Ivanička	
52 Ali Parsa and Azadeh Farhoush	University of Salford	Sharia compliant real estate finance
237 Alexander Woestenburg, Erwin Van der Krabben, and Tejo Spit	Council for the Environment and Infrastructure (Rli), Radboud University Nijmegen, and Utrecht University	Price-making of greenfield land: Determining institutional factors
337 Kaarel Sahlk	Estonian University of Life Sciences	Chronotope and real estate
176 Jorn van de Wetering, Franz Feurst, and Pete Wyatt	University of Reading, and University of Cambridge	Measuring the impact of operational energy ratings on office leases in the UK
SESSION G5: Friday 15th, 1530-1700, Room 211	Chair - Deborah Levy	
129 Hermann Lebherz	WLS Project Management	The German Passiv Haus System: A case study of a Frankfurt sustainable green building project - EuropaQuartett
222 Marcelo Cajias and Daniel Piazolo	IREBS University of Regensburg, and IPD	The effect of energy performance certificates on the value of buildings
318 David Steixner, Wolfgang Brunauer, and David Koch	IVG Austria, ERES.NET, and Immobilien Rating	From energy guzzler to passive house: Analysing efficiency trends in the residential sector
270 Jens Hirsch, Thomas Braun, and Sven Bienert	IREBS, University of Regensburg	Risk assessment of the future climate impact on real estate in Germany
SESSION G6: Friday 15th, 1530-1700, Room M5	Chair - Dilek Pekdemir	
245 Allison Orr and Gwilym Pryce	University of Glasgow	A risk-based pricing systems model of the UK residential mortgage market
12 Ruben Cox	Erasmus University	Households, intermediaries and originators in mortgage markets
80 Frans Schilder and Marc Francke	University of Amsterdam	Underwater mortgages and mortgage default risk in a recourse market
99 Colleen Donovan and Calvin Schnure	Charles River Associates International, and National Association of Real Estate Investment Trusts	Locked in the house: Do underwater mortgages reduce labor market mobility?
SESSION G7: Friday 15th, 1530-1700, Room M3	Chair - Marieke Leussink	
226 Arno Van der Vlist	Rijksuniversiteit Groningen	Is social housing in the wrong hands? Comparing the value of property characteristics to households in controlled and uncontrolled rental housing
39 Sacha Lategan, David Manase, Malawi Ngwira, and James Somerville	Glasgow Caledonian University	Why do people buy second homes? A needs based review of second home purchase motives
202 Ella Stoop, Marieke Leussink, and Jos Smeets	Eindhoven University of Technology	The right to buy: A pitfall in Dutch housing policy
6 Keener Hughen and Dustin Read	University of North Carolina, Charlotte	Extending the real option framework to analyse the economic effects of inclusionary housing policies in different types of markets
SESSION G8: Friday 15th, 1530-1700, Room 204	Chair - Maria Hullgren	
254 Daniel Yet Fhang Lo	University of Hong Kong	Building age as a factor affecting spatial autocorrelation in housing prices
354 Berna Keskin and Craig Watkins	University of Sheffield	The impact of earthquake risk on the spatial pattern of house prices: A multi-level analysis
208 Ranoua Bouchouicha and Modibo Sidibe	University of Lyon	Housing market spillover: Evidence from an equilibrium search model
271 Frans Sijtsma	University of Groningen	Where to live in 2100? An exploration of long term future housing preferences by looking at the preferences of today's millionaires
SESSION G9: Friday 15th, 1530-1700, Room 205	Chair - Colin Elliot	
2 Daniel Domeher and Raymond Abdulai	Liverpool John Moores University	Land registration and access to SME credit: preliminary findings
169 Andreas Pfnür and Kevin Meyer	TU Darmstadt	Efficiency effect of partnership models in the procurement of corporate real estate
223 Matti Christersson, Peggje Rothe, and Anna-Liisa Sarasoja	Aalto University	Consequences of corporate relocation: A literature review
224 Marleen Kleijn, Rianne Appel-Meulenbroek, Astrid Kemperman, and Hendriks Els	Twynstra Gudde, Eindhoven University of Technology, and Wicely	CREM and activities at the modern workplace: A study of the variables influencing the use of workplaces in an activity based office design
SESSION H1: Saturday 16th, 0900-1030, Room G1	Chair - Michael White	
381 Éamonn D'Arcy	University of Reading	A market structure perspective on the new reality of core vs. non-core real estate markets in Europe
204 Shreyas Phadnis	IPF, SinoGulf Investments	Tracking real estate cycles
152 Laurence Murphy	University of Auckland	The rise and fall of Irish property developers
332 Jim Berry, Lay Cheng Lim, Tony McGough, Ben Burston, and Fergus Hicks	University of Ulster, and DTZ	Estimating the effect of financial crisis on expected returns and the attractiveness of real estate
SESSION H2: Saturday 16th, 0900-1030, Room M4	Chair - Jim Berry	
232 Martin Hoesli and Elias Oikarinen	University of Geneva and University of Turku	Are REITs real estate? Evidence from international sector level data
19 Bert Kramer	Ortec Finance	CVaR optimization of real estate portfolios in an ALM context
159 David Parker	University of South Australia	REIT property investment decision making: theory and evidence
252 Dilek Pekdemir and Firuz Soyuer	DTZ	Turkish REITs or REDCs: Analysis of the effect of asset allocation on Return
SESSION H3: Saturday 16th, 0900-1030, Room G3	Chair - Ya Ping Wang	
198 Deborah S. Levy, Christina K.C. Lee, and Crystal Yap	University of Auckland, Monash University, and AUT University	Places and their distinctive personalities: A multi-stakeholder approach
285 Rafal Wolski and Magdalena Zalcznca	University of Lodz	Polish real estate market as an area of investment for insurance companies. Differences and similarities in relation to selected foreign markets

339	Marieke Leussink, Jos Smeets, and Roel Tijssens	<i>Eindhoven University of Technology</i>	Toward a sustainable housing stock: How to optimize between costs of energy and housing costs
290	Karen McGrath	<i>University of Coventry</i>	The effects of eco-certification on office properties: a cap rates-based analysis
SESSION H6: Saturday 16th, 0900-1030, Room M5			
Chair - Stephen Lee			
92	Maria Hullgren and Inga-Lill Söderberg	<i>Royal Institute of Technology (KTH), Stockholm</i>	The importance of past experiences and social status for mortgage holders interest rate choices
28	Ruben Cox	<i>Erasmus University</i>	Behavioral aspects of insurance purchase: Evidence from mortgage insurance
103	Yener Coşkun	<i>University of Ankara</i>	Housing loans and economic trends: An empirical analysis for Turkey
156	Quan Gan	<i>University of Sydney</i>	Platform competition of government sponsored enterprises and investment banks in mortgage securitization market
SESSION H7: Saturday 16th, 0900-1030, Room M3			
Chair - Andreas Loepfe			
305	Claus Michelsen, Sebastian Rosenschon, and Christian Schulz	<i>Halle Institute for Economic Research</i>	About real estate company's firm size and the production of energy-efficient housing services - Evidence from Germany's residential buy-to-let market
38	Sacha Lategan, David Manase, Malawi Ngwira, and James Somerville	<i>Glasgow Caledonian University</i>	Is second home price appreciation explained by production costs? Evidence from the Swedish second home market
355	Graham Ive and Regina Fang-Ying Lin	<i>University College London</i>	A comparative framework for commercial and residential markets
161	Blanca Arellano and Josep Roca	<i>Technical University of Catalonia</i>	Urban sprawl in megacities: Is it an unsustainable model?
SESSION H8: Saturday 16th, 0900-1030, Room 204			
Chair - Kaarel Sakk			
306	Nikolai Siniak, Oleg Dormeshkin, and Aliaksandr Dalhikh	<i>Belarussian State Technological University</i>	The Cluster Approach to the real estate education: the Lessons from Belarus and Lithuania
314	Moses Mpolgole Kusiluka	<i>Ardhi University</i>	Challenges in establishing sustainable mortgage markets in African countries: Lessons from Tanzania
46	Samuel Wapwera, Ali Parsa, and Charles Egbu	<i>University of Salford</i>	The affordable housing policy in Jos, Nigeria: A diminishing dream after 35 years
SESSION H9: Saturday 16th, 0900-1030, Room 205			
Chair - Nicola Livingstone			
123	Michael J Hefferan and Pamela Wardner	<i>University of Sunshine Coast</i>	New firms, old assets: Using Delphi technique to identify accommodation priorities for knowledge intensive firms
203	Hsiu-yin Ding	<i>National Chengchi University</i>	The impacts of building life on the implementation of urban renewal business
91	Malgorzata Rymarzak and Ewa Sieminska	<i>University of Gdansk, and Nicolaus Copernicus University</i>	Factors affecting the location of various types of real estate
56	Barry P Haynes	<i>Sheffield Hallam University</i>	Adding value through corporate real estate asset management alignment
PhD MASTERCLASS - ACADEMIC PUBLICATION			
Stephanie Hull - Emerald			
Stanley McGreal, University of Ulster & Editor of ERES Journal, the <i>Journal of European Real Estate Research</i>			
SESSION I1: Saturday 16th, 1100-1230, Room G1			
Chair - Laurence Murphy			
89	Tzu-Chin Lin and Wan-Ling Chang	<i>Li-Gang Land Registration Office, Pingtung</i>	Are the auction prices of government-owned land too low? A retrospective perspective
328	Anna Radzewicz, Radosław Wiśniewski, Justyna Brzezicka, Oksana Kurji-Wysocka, and Marek Walacik	<i>University of Warmia and Mazury</i>	Rationality of actors and impulsive action in the property market
131	Erik Louw	<i>Delft University of Technology</i>	A critical analysis of industrial land demand forecasting
263	Jasper Beekmans and Pascal Beckers	<i>Radboud University Nijmegen and Netherlands Environmental Assessment Agency</i>	Analysing the value of industrial estates
SESSION I2: Saturday 16th, 1100-1230, Room M4			
Chair - Karen McGrath			
256	Peter Geiger, Marcelo Cajias, and Franz Fuerst	<i>University of Regensburg and University of Cambridge</i>	The role of sustainable real estate within a multi-asset portfolio: protagonist or antagonist?
280	Maisin Massimo, Giacomini Emanuela, and Anna Grazia Quaranta	<i>University of Milan and University of Florida</i>	(Italian) REIT managers' compensation structure. The effects on investment performance
66	Isil Erol	<i>Middle East Technical University</i>	Macroeconomic risk factors in Turkish REIT returns
297	Gheorghe Multescu and Martin Lake	<i>London South Bank University</i>	The role of German open-ended funds in the city of London office market
SESSION I7: Saturday 16th, 1100-1230, Room M3			
Chair - Neil Dunge			
183	Chung Hsien Yang	<i>National Pingtung Institute of Commerce, Taiwan</i>	The value of investment of YIMBY & NIMBY facilities on housing market
81	Steven Rowley	<i>Curtin University</i>	Delivering high density development in a low density city: the challenges faced by Perth, Western Australia
279	Ya Ping Wang	<i>Heriot-Watt University, Edinburgh</i>	Housing policy changes, market performance and future challenges in China
243	Ewa Kucharska-Stasiak and Konrad Zelazowski	<i>University of Lodz</i>	Socio-economic aspects of municipal housing policy in Poland
SESSION I8: Saturday 16th, 1100-1230, Room G2			
Chair - Colin Jones			
213	Surjit Singh and Kanwar Navdeep Singh Guleria	<i>Institute for Spatial Planning and Environment Research</i>	Housing and realty: Policies and dynamics of urban economics in Indian capital cities
269	Huub Ploegmakers and Pascal Beckers	<i>Radboud University Nijmegen, and Netherlands Environmental Assessment Agency</i>	Evaluating regeneration policies for rundown industrial sites in the Netherlands
262	Renita Niemi and Suvi Nenonen	<i>Aalto University</i>	Servicability of urban areas: Definition and key elements
295	Emilio Haddad	<i>University of Sao Paulo</i>	Characteristics of the Housing Market in a Developing Country: the case of Brazil
SESSION I9: Saturday 16th, 1100-1230, Room 205			
Chair - Barry P Haynes			
117	Hermann Lebherz	<i>WLS Project Management</i>	Urban renewal of an inner city derelict plant area as a green building shopping centre
172	Tuuli Jylhä, Seppo Junnila, and Edward Finch	<i>Aalto University, and University of Salford</i>	The emergence of lean management in property markets
173	Wolfgang Breuer and Dominique Schaeling	<i>Aachen University</i>	Determining indicators of quality of life differences in European cities
116	Peter de Jong	<i>Delft University of Technology</i>	Dutch high rise ability after a downtime
ERES	AGM	Saturday 16th, 1100-1230, Room M5	