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Ph.D. Candidate in Real Estate
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EDUCATION

- 2021- National University of Singapore, NUS Business School, Singapore
Ph.D. in Real Estate
(Expect to graduate by the end of 2026)
- 2019-2021 University of Southern California, Price School of Public Policy, USA
Master in Urban Planning
- 2015-2019 Zhejiang University, School of Public Affairs, China
Bachelor of Management Science in Public Administration

RESEARCH INTERESTS

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| Urban planning and policy | Housing policy |
| Land use planning | Residential mobility and travel behavior |

WORKING PAPERS

“Policy-induced re-sorting and congestion in rationed housing markets.” *with Cristian Badarinza, Kwan Ok Lee, and Hau Wei Teng.*

“Neighborhood Public Space, Quarantine Experience, and Depression: Evidence from Beijing, China.” *with Yuming Fu, Tao Liu, and Xize Wang.*

“Linking Neighborhoods to Transit: Climate-resilient Mobility Through Sheltered Walkways.” *with Qiuxia Gao, Kwan Ok Lee, and Shuting Zhang.*
(*Under Review, npj Sustainable Mobility and Transport*)

“High-speed railway station siting and anisotropic urban expansion: Evidence from China.” *with Xuewen Li, Wu Xiao, and Jiatong Zhou.*

WORK-IN-PROGRESS

“When mismatch meets mixed use: Urban land use and passenger-driver outcomes in the ride-hailing market.” *with Shih-Fen Cheng, Sylvia He, and Kwan Ok Lee.*

“Capacity dividend vs. Perceived negative externalities: A study on the effects of large grid nodes on land and housing markets in China.” *with Xuewen Li and Shaojun Wang.*

“Information, expectations, and housing pathways under public housing segmentation.” with *Cristian Badarinza, Kwan Ok Lee, and Hau Wei Teng*

CONFERENCE PRESENTATIONS

(Note: “*” indicates presented by co-author)

- 2027 The American Real Estate and Urban Economics Association (AREUEA) – Allied Social Science Associations (ASSA) Annual Conference, Washington DC, USA. *(scheduled)*
- 2026 Singapore Rising Scholars Conference, Singapore.
- International Academic Workshop on Housing Affordability and Demographic Dynamics, Seoul, South Korea*.
- 6th World Planning School Conference, Helsinki, Finland*. *(scheduled)*
- European Network for Housing Research (ENHR) Annual Conference, Oslo, Norway*. *(scheduled)*
- 20th International Association for China Planning (IACP) Annual Conference, Xi’an, Shaanxi, China. *(scheduled)*
- Asian Real Estate Society (AsRES) – Global Chinese Real Estate Congress (GCREC) Joint International Real Estate Conference, Hangzhou, China. *(scheduled)*
- The 4th Summer Meeting in Urban Economics, China Urban Economics Association (CUEA), Wuhan, Hubei, China. *(scheduled)*
- The Urban China Research Network (UCRN) Annual Conference, Zhengzhou, Henan, China. *(scheduled)*
- 2025 Asian Association for Investors in Non-Listed Real Estate Vehicles (ANREV)-Institute of Real Estate and Urban Studies (IREUS) Research Conference, Singapore
- NUS Institute of Real Estate and Urban Studies (IREUS) – Penn Institute of Urban Research (PIUR) Joint Workshop: Housing & Demographic Dynamics, Singapore.*
- The Urban China Research Network (UCRN) Annual Conference, Chengdu, Sichuan, China
- Asia-Pacific Network for Housing Research (APNHR) Annual Conference, Beijing, China
- 12th International Workshop on Regional, Urban, and Spatial Economics in China, Wuhan, China.*
- Asian Real Estate Society (AsRES) International Real Estate Conference, Melbourne, Australia.
- Association of Collegiate Schools of Planning (ACSP) 65th Annual Conference. Minneapolis, MN, USA.
- 2024 18th International Association for China Planning (IACP) Annual Conference. Hangzhou, Zhejiang, China.
- 2nd Global Urban Governance and Policy Conference. Shanghai, China.

- Association of Collegiate Schools of Planning (ACSP) 64th Annual Conference. Seattle, WA, USA.
- 2023 17th International Association for China Planning Annual (IACP) Conference. Tianjin, China.

INVITED TALKS AND SEMINARS

- 2025 CityPlus Online Talk (Vol. 23)
Title: Walking under shelter: Mobility impacts of sheltered walkways in Singapore [[Link](#)]

TEACHING

National University of Singapore

- Urban Economics, undergraduate level (Teaching Assistant, Spring 2023, Fall 2023)
- Real Estate Research Seminar, Ph.D. level (Student Assistant, Spring 2024)
- Advanced Urban Planning, undergraduate level (Student Tutor, Fall 2024)
- Urban Planning, undergraduate level (Teaching Assistant, Fall 2025)

Zhejiang University

- Governing World Cities, undergraduate level (Teaching Assistant, Fall 2018)

SERVICE AND AFFILIATIONS

Affiliations

- 2025- Member of *Urban Affairs Association (UAA)*
- 2024- Member of *International Association of China Planning (IACP)*
Member of *Association of Collegiate Schools of Planning (ACSP)*

Voluntary Work

- 2022-2025 Voluntary abstract translator for *Journal of Transportation and Land Use*
- 2021- Voluntary translator for *Citypedia – Sustainable City and Transportation (一览众山小—可持续城市与交通)*

HONORS AND AWARD

- 2021-2026 NUS Research Scholarship, Department of Real Estate, NUS Business School
- 2019-2021 Dean's Merit Scholarship, Price School of Public Policy, University of Southern California

2018

Second-Class Scholarship for 2017-2018 Academic Year, Zhejiang University

Updated June 2026