

Xenith Wong (Huang Xi)

PhD Candidate
Department of Real Estate
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EDUCATION

National University of Singapore	2020-Present
Doctor of Philosophy in Management	2025-Present
Concurrent Degree Programme:	
1. Master of Urban Planning (GPA: 4.53/5.00)	2023-2025
2. Bachelor of Science (Real Estate) (Honours) (Distinction)	2020-2024
Singapore University Student Exchange Programme (SUSEP):	
1. Nanyang Technological University (NTU), undergraduate level	2023
2. Singapore Management University (SMU), PhD level	2026

RESEARCH INTERESTS

Housing and Demographic Dynamics, Household Residential Choice, Housing Affordability, Real Estate, Urban Planning

WORK-IN-PROGRESS PROJECTS

- Influence of AI-driven Automated Valuation on Property Market Prices (with *Lee Kwan Ok*)

NON-ACADEMIC/PRACTITIONER PUBLICATIONS

- *Mandai: Balancing Development and Nature*. Urban Systems Studies, Centre for Liveable Cities, 2026.
(Acknowledged for research contribution)

INDUSTRY EXPERIENCE

JTC Corporation, Ministry of Trade and Industry Intern, Urban Planning and Architecture/Design (West)	Singapore Dec 2024 - Apr 2025
Centre for Liveable Cities, Ministry of National Development Intern, Research	Singapore May 2024 - Oct 2024
CapitaLand Retail Management Pte Ltd Intern, Operations (Bugis Junction and Bugis+)	Singapore May 2023 - Jul 2023
Mapletree Investments Pte Ltd Part-time Intern, Retail Marketing (Harbourfront Centre and 18 Tai Seng)	Singapore Feb 2023 - Mar 2023
Sentosa Development Corporation, Ministry of Trade and Industry Intern, Asset Management, Lease Administration	Singapore May 2022 - Jul 2022

TEACHING

National University of Singapore, Teaching Assistant

- RE3705 Urban Planning (NUS Business School), undergraduate level 2026 (Upcoming)
- DEP5104 Urban and Regional Economics (NUS Department of Architecture), master level 2026 (Upcoming)

HONORS AND AWARDS

- NUS Research Scholarship Issued by NUS
- Cheong Koon Hean Scholarship Award AY2023/2024 (NUS Master of Urban Planning) Issued by HDB/URA
- MOE Edusave Awards for Achievement, Good Leadership and Service (EAGLES) (2016 & 2017) Issued by MOE
- MOE Edusave Good Character Award (2014) Issued by MOE
- MOE Edusave Scholarship Award (2014 & 2015) Issued by MOE

MISCELLANEOUS

- Technical Skills: STATA, R and R studio, Python, Photoshop, AutoCAD, Sketchup, QGIS
- Data Sets: **4 self-collected** data sets on real estate
- Volunteer Work: URA Draft Master Plan 2025 Exhibition Presenter/Tour Guide
- Nationality: Singaporean