

Property Connect

February 2020 | A newsletter from the Department of Property

University of Auckland takes top spot in International Real Estate Competition

This November, students from the University of Auckland were awarded the grand prize in the UBC Sauder International Real Estate Case Competition held in Vancouver.

Team Jade Capital took the top spot in the five-day competition involving a complex apartment development project, going up against 14 of the world's top-ranked universities including Cambridge and Cornell.

The team consisted of students from Property, Commerce and Law. The prize of Canadian \$10,000 will be divided among the six team members. Congratulations and great work to Team Jade Capital's Jordan Parratt, Taraani Mohammed, Amaan Merchant, Ben Crosland, Reuben Payn and Rosa Henderson. The Department of Property is immensely proud of your achievement. Thanks to



the Auckland Private Educational Charitable Trust for supporting the team, and industry professionals from Colliers International and Goodman for helping to train them for the event.

Above: Winning team Jade Capital with judges at the UBC Sauder International Real Estate Case Competition in Vancouver

Property Department says goodbye to Squire Lionel Speedy

Squire Speedy, a key figure in establishing the Department of Property at the University of Auckland, passed away on 9 December 2019 at his home in Takapuna aged 95.

Born into a family of property surveyors, civil engineers and land agents going back several generations, Squire was already established as a successful valuer when he began lecturing at the University in 1964. After 20 years as a lecturer and examiner, during which he authored four textbooks and countless academic papers, Squire became a leading proponent to turn the Diploma of Valuation into a full degree – the Bachelor of Property Administration - to meet increasing demand from the industry. This led to the establishment of the Property Department in 1984, a legacy that continues to have a positive influence on the University and the wider industry.

Squire's contributions were recognised by the

Council of the New Zealand Institute of Valuers in 1985 with the creation of the Squire Speedy Prize in Property, a \$400 prize awarded each year for the most meritorious work in PROPERTY 211 and PROPERTY 261.

Head of Property Professor Deborah Levy, who spoke at Squire's funeral, had this to say about "the senior statesman of the valuation profession".

"We all have so much to thank Squire Speedy for, the avuncular gentleman who had such an incredible mind and zest for life. Thank you for everything Squire, the world is certainly an emptier place without you."

The following is an excerpt from Squire's book "Sayings for Success", handed over to the winning student of the Squire Speedy Prize every year at the Department of Property annual dinner.



Right: Squire Lionel Speedy

"NOTHING worthwhile is achieved without Courage, Determination, Effort, Enterprise, Foresight, Imagination and Trouble."

New Bachelor of Global Studies/ Bachelor of Property conjoint

The Department of Property now has a new conjoint option, with students in 2020 able to do a BProp conjoint with Bachelor of Global Studies (BGlobalSt), majoring in Global Environment and Sustainable Development.

Head of Property Professor Deborah Levy explains that she was approached by Founding Director of the Global Studies Programme Dr Hilary Chung about the idea.

“Hilary has been the vision behind this Bachelor of Global Studies that goes across faculties. And after speaking to her we both saw a really good combination between both of these degrees.”

The environmental focus of the Global Studies major was seen as an area with excellent crossover potential, with property students able to extend their knowledge into a global context.

“39 percent of carbon emissions come from buildings, so if we want to seriously champion sustainability and sustainable development globally then Property has got to be involved,” Professor Levy says.

Another benefit of the collaboration is the compulsory language component of the Global Studies degree. All languages taught at the University are available as language options and as

this is the only Global Studies degree in the world to have te reo Māori as an option, the conjoint allows students to engage with both local and international land issues.

“If we can attract Māori students to do this conjoint with the te reo option, they’ll be able to use that within New Zealand as well. So we can look at the indigenous and we can go global which involves things like understanding land value and the legal side of property ownership in different countries and cultures. For instance, the difference between Māori and western property ownership.”

While it’s early days for the collaboration, both Professor Levy and Dr Chung feel the new conjoint will be popular, as it offers students a well-rounded degree that combines specialist skills with the interdisciplinary, issues-focussed approach of Global Studies.

“It’s been a lot of work, but it hasn’t been that difficult to put together because it’s such a win-win for both departments,” Dr Chung says.

For more information about the new conjoint, please contact Professor Deborah Levy.

Email: d.levy@auckland.ac.nz



Head of Property Professor Deborah Levy



Ihumātao highlights need for greater understanding of Māori land issues.

With the Ihumātao protests as a case in point, the Property Department’s Dr Kiri Dell feels there is a need for greater knowledge of Māori land issues within the property industry.

“Each land block has its own history and story, so nationally we need more people to understand the history of our land because people don’t.”

Dell suggests a good starting point would be increasing Maori land education, especially of property developers, to minimise the risk of building on sensitive Maori land.

“If we can create a greater understanding of the complex dynamics between Māori land and property development that could help to stop situations like the one at Ihumātao occurring in future.”

Property Department holds its first-ever PhD seminar

The Property Department held its first-ever PhD seminar on 7 October.

The seminar was organised by recent PhD graduate Dr Raewyn with the support of Dr Abdul-Rasheed Amidu, the department's PhD Graduate Advisor. The department have a record number of property students currently undertaking their PhD at different stages in their PhD journey.

"I thought it would be a good idea to have a within-department seminar for students to present their work-to-date as a group, so the academic staff are aware of what they are doing with their research," Dr Hills says.

To create a collegial environment for the students to present their work and receive feedback from academic staff, the six PhD students that took part were assigned a timeframe to reflect conference conditions, allowing for their presentation and following questions.

"Opportunities like this give our students more confidence to present at conferences generally, and in particular I wanted to encourage students to become involved in the up-coming Business School conference to showcase their work and the type of work the department is involved in," Dr Hills says.



Property student wins faculty 3MT

Yang Yang, a PhD student in the Property Department, won the top award in the Business School faculty heat of this year's Three Minute Thesis competition held in August.

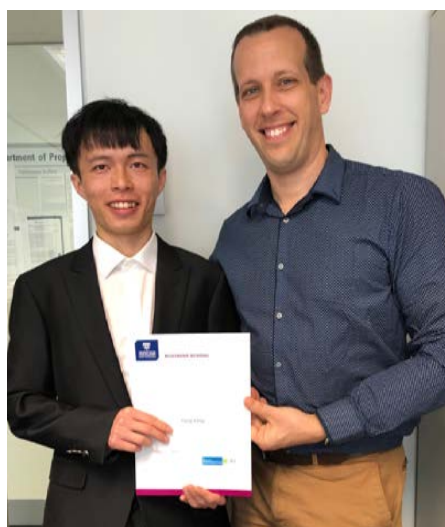
Yang's 3MT Presentation, titled "Property Investors: Big Players in Housing Markets", is an important part of his PhD study.

Yang Yang also presented his PhD research on the Auckland housing market, co-authored with his supervisor Dr Michael Rehm, at the 19th Latin American Real Estate Society Conference.

The research, titled "betting on capital gains: Housing speculation in Auckland, New Zealand", examines housing speculation in Auckland and asserts that "the government's main anti-speculation tool – the Income Tax Act's intention test – sits idle and inoperable."

The study suggests methods to distinguish speculators from genuine investors, measures the speculative pressure applied by individual rental property purchasers and outlines an evidence-

based approach to use the intention test and the nexus between expenditure and taxable income. The study's findings indicate that housing speculation in Auckland is endemic and its housing market is a "politically condoned, finance-fuelled casino with investors broadly betting on tax-free capital gains."



Yang Yang with Dr Michael Rehm

Following the seminar, several students presented their work at the faculty-wide Business School PhD conference on 8 November.

As a result of the property PhD seminar's success, the department is looking to make it an ongoing annual event.

The presentations on 7 October were:

- **Chris Farhi** - Office relocation, employee resignation? The impact of office relocations on employee turnover.
- **Yang Yang** - Housing prices and speculation dynamics: a study of the Auckland housing market.
- **Muhammed Bolomope** - Understanding the adaptive behaviour of property investors to market disruptions: An institutional approach.
- **Hassan Liman** - Collaborative Decision Making: A Paradigm for Improving Valuation Practice in the Digital Era.
- **Rochelle Ade** - Isn't it Ironic: The erosion of trust in green building rating tools.
- **Chuyi Xiong** - Trade-off in Residential Location Decisions: Housing Affordability versus Other Factors.

Property Alumnus honoured at PINZ

Andrew Vincent was honoured this year to receive the premier innovation prize at the 2019 Property Institute (PINZ) Awards. Andrew received the award for co-founding PropertyPrompt, a cloud-based property management platform that enables the efficient lodging and management of property-related issues. PropertyPrompt uses an integrated Indoor Positioning System in its app so users can pinpoint the location of issues or hazards with an accuracy of one meter without the use of any additional hardware.

Andrew feels that the team's success at this year's awards came down to solving an everyday problem within the industry, with the PropertyPrompt app connecting building users with property management staff and conveying more detailed information about issues within a building to streamline the whole process.

"It was a great honour to receive the PINZ award after all the work that the PropertyPrompt team has put in over the last couple of years. Like any start up there are a lot of ups and downs and work behind the scenes so this award was very special to receive," Andrew says.

Andrew would like to give a huge thank you to his co-founder Jono Lester and the whole PropertyPrompt team for their hard work over the years.



Andrew Vincent (right)

Pelican Property Partnership wins MCC Property Case Competition

This annual competition gives property students 48 hours to develop and present a solution for a property developer or company using real world content.



MCC winners Pelican Property Partnership - Taraani Mohammed, Giulia Dressler, Ben Seto and Ben Crosland

This year's case was developed specifically for the competition by Chris Farhi of Colliers International and focused on a development site at 31-33 Manukau Station Road, Manukau Central. The site was nominated by Panuku Development Auckland and related to their Transform Manukau initiative. This year's competition saw nine teams compete, with four finalists making it through to present to the group of industry judges made up of Clive Fuhr from Panuku Development Auckland, Tim Fitzsimmons and Jordan Parratt from Goodman, Simone Sharp from AECOM and Chris Farhi from Colliers.

Congratulations to Taraani Mohammed, Ben Crosland, Ben Seto and Giulia Dressler that made up the winning team Pelican Property Partnership who received a shared \$2,500 prize for taking the top spot.

Investigating Valuation Quality



In September, the Property Department's Dr Abdul-Rasheed Amidu presented a research paper he co-authored with Professor Deborah Levy at the 11th annual International Valuers Conference (IVC) held this year at Auckland's Cordis Hotel.

Dr Amidu presented Investigating Valuation Quality in a Fast Changing Valuation Profession: a Valuer Perspective to the audience of international speakers and guests.

The paper discusses the difficulty in determining valuation quality following the mandatory adoption of global valuation standards. The research undertaken by the pair adopted a

process (behavioural) orientation approach to measure decision quality "to explore and compare experiences of stakeholders within New Zealand valuation industry who are cognisant of the changes that are being experienced within the profession and the importance to retain the relevance of the profession by contributing to the property market information that is of the highest quality and appropriate for use to inform real estate decisions."

The presentation was well received by the International Committee of the IVC who plan to publish Professor Levy and Dr Amidu's paper in a compilation journal of topics from the conference.

Understanding property investment and land development patterns for high-density developments

This is the name of the ongoing research project that Dr Zhi Dong of the Property Department is currently engaged in. Dr Dong explained that the project has been through several stages over the years, going back to initial research carried out in 2014. Different papers completed with several collaborators over successive years have also added to the body of research work in the overall project's development.

The project's main focus is to look at the patterns of success and failure in high-density developments. This includes looking at patterns of profit margins based on the style and size of developments, the way they are developed i.e. two-room/single room, and the quality of life they deliver to occupants.

Data for this project has mostly come from Singapore, but Dr Dong has incorporated some general observations on patterns within New

Zealand building consents as background information in the study.

Response to the project has been positive, with Dr Dong invited to present her research findings at the 10th ReCapNet Conference in Mannheim, Germany in 2018, and the Built-to-Rent Forum in Auckland this September. Research that Dr Dong co-authored was also presented at the 2018 North American Regional Science Council Annual Meeting, in San Antonio, Texas.



The journey from BProp to lecturer

Raewyn Hills is thought to be the first BProp graduate to go on to complete her PhD with the Department of Property and take up a position as a lecturer and researcher.

Left to right:
Dr Barbara Plester,
Dr Raewyn Hills and
Prof Deborah Levy



Dr Hills started her journey with the department in 2007, studying first part-time then full-time before doing her BProp (Honours). Following a stint back in the property industry, Dr Hills returned to the department to begin the PhD process.

Dr Hill says that Property has always been in her DNA.

"I was a commercial interior designer years ago and I have always had an affinity with the interface between people and the built environment and peoples' perceptions and experiences of that."

Dr Hills attributes this passion for the subject - coupled with a naturally investigative approach to life - to her pursuing property through to the PhD level.

Dr Hills would like to acknowledge the support of Professor Deborah Levy (Primary Supervisor and HoD) and Dr Barbara Plester (Secondary Supervisor) from the Business School's Department of Management and International Business for their support in her journey. Dr Plester

provided valuable guidance on the cross-disciplinary research techniques she used in her PhD research project.

Publications Corner

A summary of the publications by Property Department staff and postgraduate students during 2019.

Amidu, A-R., Boyd, D. and Agboola, A. (2019), "The role of knowledge in valuation practice: expert valuers' perceptions", *Journal of Property Investment & Finance*, Vol. 37 No. 6, pp. 524-540.

Amidu, A-R., Boyd, D. and Gobet, F. (2019), "A protocol analysis of use of forward and backward reasoning during valuation problem solving", *Property Management*, Vol. 37 No. 5, pp. 638-661

Rehm, M., Cheung, K. S., Filippova, O. & Patel, D. (2019) Stigma, risk perception and the remediation of leaky homes in New Zealand, *New Zealand Economic Papers*, DOI: 10.1080/00779954.2019.1631878

Ade, R. & Rehm, M. (2019) Reaching for the stars: green construction cost premiums for Homestar certification, *Construction Management and Economics*, DOI: 10.1080/01446193.2019.1640370

Ade, R. & Rehm, M. (2019) The unwritten history of green building rating tools: a personal view from some of the 'founding fathers', *Building Research & Information*, DOI: 10.1080/09613218.2019.1627179

Ade, R. & Rehm, M. (2019) Buying limes but getting lemons: Cost-benefit analysis of residential green buildings: A New Zealand case study, *Energy and Buildings*, 186, 284-296, DOI: 10.1016/j.enbuild.2019.01.040

Filippova, O. & Noy, I. (2020). Earthquake-Strengthening Policy for Commercial Buildings in Small-Town New Zealand. *Disasters*.

Aigwi, I. E., Egbelakin, T., Ingham, J., Phipps, R., Rotimi, J., & Filippova, O. (2019). A performance-based framework to prioritise underutilised historical buildings for adaptive reuse interventions in New Zealand. *Sustainable Cities and Society*.

Esnaashari, S., Gardner, L., Rehm, M. & Filippova, O. (2019). Students' Use of Educational Tools: an SRL Focused Longitudinal Study. *Twenty-Third Pacific Asia Conference on Information Systems*, China 2019.

Puranam A, Filippova O, Pastor-Paz J, Stephens M, Elwood K, Ismail N, Noy I, Opabola E. (2019). A detailed inventory of medium to high-rise buildings in Wellington's central business district. *Bulletin of the New Zealand Society for Earthquake Engineering*, 52(4):172-192.

Rehm, M., Cheung, W., Filippova, O. & Patel, D. (2019). Stigma, Risk Perception and the Remediation of Leaky Homes in New Zealand. *New Zealand Economic Papers*

Deborah Levy, Harvey C. Perkins & Danli Ge (2019), Improving the management of common property in multi-owned residential buildings: lessons from Auckland, New Zealand, *Housing Studies*, 1-25, DOI: 10.1080/02673037.2018.1563672

Ikenna Cosmos Chukwudumogu, Deborah Levy & Harvey Perkins (2019), The influence of sentiments on property owners in post-disaster rebuild: A case study of Christchurch, New Zealand, *Property Management*, 37:2, 243-261, DOI 10.1108/PM-04-2018-0031

Richard Dunning, Deborah Levy, Craig Watkins & Gareth Young (2019) Technological change and estate agents' practices in the changing nature of housing transactions, *Housing Studies*, 34:5, 849-867, DOI: 10.1080/02673037.2018.1487041

Liang, J. & Dong, Z. (2019) The Impact of the Security Structure on the Quality of Financial Disclosure: Evidence from Australian Real Estate Investment Trusts. *Journal of Contemporary Accounting and Economics*, 15(2), 206-223.

Coulson, E., Dong, Z., & Sing, T. F. (2019) Estimating Supply Functions for Residential Real Estate Attributes. *Real Estate Economics*, Early View at Wiley Online.

Cheung, K. S., & Li, L. H. (2019). The hysteresis effect of overtourism on visitor-resident irritants. *Journal of Sustainable Tourism*, <https://doi.org/10.1080/09669582.2019.1606815> published online, [ABDC: A*; IF: 3.222]

Cheung, K. S., Chan, T. K., & Makkonen, P. (2019). Marriage-induced homeownership as a driver of housing booms: Evidence from Hong Kong. *Housing Studies*, <http://dx.doi.org/10.1080/02673037.2019.1632422> [ABDC: A; IF: 1.787], forthcoming.

Rehm, M., Cheung, K. S., Filippova, O., Patel, D. (2019). Stigma, Risk Perception and the Remediation of Leaky Homes in New Zealand. *New Zealand Economic Papers* <https://doi.org/10.1080/00779954.2019.1631878>, published online. [ABDC: B; IF: 0.412]

Wong, S. K. & Cheung, K. S. (2019). Housing Price Dispersion in the Presale Market. *Economic and Political Studies*, Special Issue on: Housing Markets in the Greater China Area [non-ABDC; newly included in Emerging SCI]

Cheung, K. S., & Wong, S. K. (2019). Entry and exit affordability of subsidised homeownership. *International Journal of Housing Market Analysis*, <https://doi.org/10.1108/IJHMA-06-2019-0059> [ABDC: B; IF: 0.771], forthcoming

Wong, S. K., Deng, K. K., & Cheung, K. S. (2019). Starter Homes' Premium and Housing Affordability. Accepted by the 2019 Asia Pacific Real Estate Research Symposium for the special issue of *Journal of Real Estate Finance & Economics* [ABDC: A; IF: 1.352]

2019 proves to be another great year for ALES

2019 can be considered a successful year with a wide range of opportunities and activities provided by ALES in semester two, building on from an amazing semester one. Notable events such as Women in Property and First-Year Mentoring gave our students the opportunity for close interactions with industry that helped them develop insight into possible careers. The ALES committee greatly appreciates the time these industry professionals took for our Property students.

Reinforcing the idea of building networks and relationships, we undertook a lost-at-sea themed Pubcrawl which took us on a journey around some of Auckland's finest establishments.

The Department of Property had an awesome showing on the sporting front, participating in netball, indoor cricket, futsal and Volleyball across

semester two. The Department received recognition for sportsmanship and featured significantly within the sports awards with four nominations. Special recognition needs to be awarded to the Volleyball team who earned our best ever sporting finish gaining a bronze medal.

Don't forget to sign up to the ALES Facebook page to stay in the loop on networking, and career-building events. We would like to thank Colliers International as our sponsors this year for the ongoing support and enabling ALES to host a wide range of events. A final message from the 2019 ALES committee is to wish those students graduating and those who are returning next year the best luck for future endeavours.



GOLD SPONSORS



SILVER SPONSORS



BRONZE SPONSORS



SCHOLARSHIP SPONSORS



Balmoral Asset Management | Auckland Private Education Charitable Trust | Late Jeannette and David Allison



BUSINESS SCHOOL
DEPARTMENT OF PROPERTY

Department of Property
Sir Owen G Glenn Building
12 Grafton Road
Auckland

Phone: +64 9 923 8632 or
+64 9 923 6290
Web: www.property.auckland.ac.nz