

# Minghang YU 余铭航

Ph.D. Candidate in Real Estate  
Department of Real Estate  
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## EDUCATION

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- 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

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“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

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“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

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(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\*.
- 6<sup>th</sup> World Planning School Conference, Helsinki, Finland\*. *(scheduled)*
- European Network for Housing Research (ENHR) Annual Conference, Oslo, Norway\*. *(scheduled)*
- 20<sup>th</sup> 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 4<sup>th</sup> 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
- 12<sup>th</sup> 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) 65<sup>th</sup> Annual Conference. Minneapolis, MN, USA.
- 2024 18<sup>th</sup> International Association for China Planning (IACP) Annual Conference. Hangzhou, Zhejiang, China.
- 2<sup>nd</sup> Global Urban Governance and Policy Conference. Shanghai, China.

Association of Collegiate Schools of Planning (ACSP) 64<sup>th</sup> Annual Conference. Seattle, WA, USA.

2023 17<sup>th</sup> International Association for China Planning Annual (IACP) Conference. Tianjin, China.

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## INVITED TALKS AND SEMINARS

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2025 CityPlus Online Talk (Vol. 23)

*Title: Walking under shelter: Mobility impacts of sheltered walkways in Singapore* [[Link](#)]

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## TEACHING

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### 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)

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## SERVICE AND AFFILIATIONS

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### 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)*

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## HONORS AND AWARD

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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*