



School of  
**Economics**



**2024 SMU-Jinan Conference on Urban and Regional Economics  
December 18-19, 2024, Singapore**

*Organized by: Singapore Management University, School of Economics (SOE)  
& Jinan University, Institute for Economics and Social Research (IESR)*

# Guidelines for Presentation

## Keynote Speeches

The 2024 SMU-Jinan Conference on Urban and Regional Economics is pleased to invite prominent professors **Treb Allen**, **Carlos Garriga**, **Jessie Handbury** and **Albert Saiz** as keynote speakers.

## Parallel Sessions

All presenters in the parallel sessions should arrive in advance and make sure that his/her presentation slides are loaded. Each presentation is allocated with 30 minutes. Please respect the time limit. Session chairs have been assigned in the program. The chairs are advised to enforce the time constraints.

## OVERVIEW OF THE PROGRAM

Time	18 December (Wednesday)	19 December (Thursday)
8:30 – 9:00	Registration	Registration
9:00 – 9:10	<b>Opening Remarks by Professor Archan Misra</b> Vice Provost (Research) Singapore Management University	
9:10 - 10:10	<b>Keynote 1:</b> <b>Professor Jessie Handbury</b> University of Pennsylvania <i>Chair: Associate Professor Jing Li</i>	<b>Keynote 3:</b> <b>Professor Albert Saiz</b> Massachusetts Institute of Technology <i>Chair: Associate Professor Shimeng Liu</i>
10:10 - 10:30	Tea Break #1	Tea Break #1
10:30 - 12:00	<b>Parallel Sessions 1:</b> Session 1.1, 1.2, 1.3	<b>Parallel Sessions 4:</b> Session 4.1, 4.2, 4.3
12:00 - 13:00	Lunch	Lunch
13:00 - 14:30	<b>Parallel Sessions 2:</b> Session 2.1, 2.2, 2.3	<b>Parallel Sessions 5:</b> Session 5.1, 5.2, 5.3
14:30 - 14:50	Tea Break #2	Tea Break #2
14:50 - 16:20	<b>Parallel Sessions 3:</b> Session 3.1, 3.2, 3.3	<b>Parallel Sessions 6:</b> Session 6.1, 6.2, 6.3
16:20 - 16:30	Break (To shift back to SR 5-2)	Break (To shift back to SR 5-2)
16:30 - 17:30	<b>Keynote 2:</b> <b>Dr Carlos Garriga</b> Federal Reserve Bank of St. Louis <i>Chair: Associate Professor Lixin Tang</i>	<b>Keynote 4:</b> <b>Professor Treb Allen</b> Dartmouth College <i>Chair: Assistant Professor Lin Ma</i>
18:00 – 20:30	Dinner	Dinner

## DETAILED PROGRAM

### *Wednesday 18 December*

\* Presenters are highlighted in **BOLD**.

**8:30 – 9:00** Registration (Outside CTE Scape)

**9:00 – 9:10** Opening Remarks (Seminar Room 5.2)

**Professor Archan Misra**

**Vice Provost (Research), Singapore Management University**

**9:10 – 10:10** Keynote Speech 1 (Seminar Room 5.2)

**Professor Jessie Handbury, University of Pennsylvania**

**Title: Demographic Preferences and Income Segregation**

**Chair: Jing Li, Singapore Management University**

**10:10 – 10:30** Tea Break #1 (Foyer outside Faculty Lounge)

**10:30 – 12:00** Parallel Sessions 1

**Session 1.1, Seminar Room 5.1**

**Transportation I**

**Chair: Ben Zou, Purdue University**

Title: *Public Transit Provision and Fare Structure in U.S. Cities*

Author(s): **Binglin Wang, National University of Singapore**

Title: *The Welfare Effects of Congestion Pricing: Evidence from High-Occupancy Toll Lanes*

Author(s): **Yooseon Hwang, NYU Abu Dhabi**

Title: *Fare Structure and the Demand for Public Transit*

Author(s): Yizhen Gu, Peking University

Qu Tang, Jinan University

Yacan Wang, Beijing Jiaotong University

**Ben Zou, Purdue University**

**Session 1.2, CTE Scape**

**Urban Policy I**

**Chair: Xin Lin, The Hong Kong Polytechnic University**

Title: *How Does Land Use Policy Affect Local Labor and Housing Markets?*

Author(s): **Meng-Ting Chen, National Taiwan Normal University**  
Jiakai Zhang, New Mexico Institute of Mining and Technology

Title: *How Real Estate Responds to Regulatory Changes over the Long Run: Evidence from the Closure of Hong Kong's Downtown Airport*

Author(s): **Jingwen Zheng, George Washington University**

Title: *The Formalization of Land Transfer and Rural Entrepreneurship: Evidence from China's Rural Construction Land Reform*

Author(s): **Xin Lin, The Hong Kong Polytechnic University**  
Eddie C.M. Hui, City University of China  
Zhenglong Cong, Renmin University of China  
Jianfu Shen, The Hong Kong Polytechnic University

**Session 1.3, Seminar Room 5.2**

**Amenities I**

**Chair: Kohei Takeda, National University of Singapore**

Title: *Amenities, residential agglomeration externalities, and efficient city design - Evidence from Singapore*

Author(s): Siew Ann Cheong, Nanyang Technological University  
Peter Egger, ETH Zurich  
**Einar Kjenstad, Singapore-ETH Centre**

Title: *Welcome to the night: Nighttime amenities, travel to consume, and urban economic spillover*

Author(s): **Ying Fan, The Hong Kong Polytechnic University**  
Ming Chen, The Hong Kong Polytechnic University  
Chen Wang, The University of Hong Kong  
Jintao Ke, The University of Hong Kong

Title: *Universities and the Rise of Services*

Author(s): **Kohei Takeda, National University of Singapore**  
Chang Liu, National University of Singapore

**12:00 – 13:00 Lunch** (Foyer outside Faculty Lounge)

**13:00 – 14:30 Parallel Sessions 2**

## **Session 2.1, Seminar Room 5.1**

### **Digital Economy I**

**Chair: Chong Peng**, Nanjing Audit University

Title: *Are Cities Losing Innovation Advantages? Online versus Face-to-face Interactions*

Author(s): Ruben Gaetani, University of Toronto  
Naqun Huang, Nanjing Audit University  
**Jing Li, Singapore Management University**  
Yanmin Yang, Nanjing Audit University

Title: *Identifying the Growth Effect of Internet Penetration*

Author(s): **Mengyuan Cai, Nanyang Technological University**  
Guiying Laura Wu, Nanyang Technological University

Title: *Neighborhood-centric Digital Service and Local Population Density: Is Distance Dead ?*

Author(s): Weichen Huang, Shanghai Jiao Tong University  
Ming Lu, Shanghai Jiao Tong University  
**Chong Peng, Nanjing Audit University**

## **Session 2.2, CTE Scape**

### **Housing I**

**Chair: Hefan Zheng**, Tsinghua University

Title: *Atypicality and Local Comovements in Real Estate Returns*

Author(s): **Alexander Cameron, The University of Queensland**  
Shaun Bond, The University of Queensland  
Stephen Gray, The University of Queensland

Title: *Extrapolative Beliefs in Residential Real Estate Investments*

Author(s): **Yang Shi, Deakin University**  
Garry Twite, University of Melbourne  
Wayne Xinwei Wan, Monash University  
Liuming Yang, The Chinese University of Hong Kong

Title: *Hot and Cold: The Tale of Housing Speculators in China*

Author(s): **Hefan Zheng, Tsinghua University**  
Rongjie Zhang, Tsinghua University  
Jing Wu, Tsinghua University

**Session 2.3, Seminar Room 5.2**

**Spatial Economics I**

**Chair: Yang Tang, Nanyang Technological University**

Title: *Spatial Scale of Agglomeration and Dispersion: Number, Spacing, and the Spatial Extent of Cities*

Author(s): Takashi Akamatsu, Tohoku University  
Tomoya Mori, Kyoto University  
**Minoru Osawa, Kyoto University**  
Yuki Takayama, Institute of Science Tokyo

Title: *How Uncertainty Shapes the Spatial Economy*

Author(s): **Peter Egger, ETH Zurich**  
Katharina Erhardt, University of Duesseldorf  
Davide Suverato, ETH Zurich

Title: *Housing and Migration in Spatial Economy*

Author(s): **Yang Tang, Nanyang Technological University**  
Lin Ma, Singapore Management University  
Carlos Garriga, Federal Reserve Bank of St. Louis

**14:30 – 14:50 Tea Break #2 (Foyer outside Faculty Lounge)**

**14:50 – 16:20 Parallel Sessions 3**

**Session 3.1, Seminar Room 5.1**

**Amenities II**

**Chair: Yi Fan, National University of Singapore**

Title: *Perceived Risks of Energy Supply Uncertainty in the Housing Market: Evidence from a Large-Scale Electricity Crisis*

Author(s): **Yilan Luo, The University of Hong Kong**  
Yajie Sun, Nanjing University of Aeronautics and Astronautics

Title: *Gone with the Flood: Natural Disasters, Selective Migration, and Media Sentiment*

Author(s): **Yi Fan, National University of Singapore**  
Qiuxia Gao, National University of Singapore  
Yinghao Elliot Sitoh, National University of Singapore  
Wayne Xinwei Wan, Monash University

**Session 3.2, CTE Scape**

**Transportation II**

**Chair: Yatang Lin**, Hong Kong University of Science and Technology

Title: *High-Speed Railroads and Local Agricultural Development?*  
Author(s): **Xiaoguang Chen, Southwestern University of Finance and Economics**  
Binlei Gong, Zhejiang University  
Zhilong Qin, Southwestern University of Finance and Economics

Title: *The Bigger, The Better? Unraveling the Returns to Scale in the Welfare Effects of Urban Transportation Networks*  
Author(s): **Jiaxuan Lu, Harvard University**  
Xin Li, Yunnan Minzu University

Title: *Roads to Peace or Discord: How does Infrastructure Shape Conflict Dynamics in Africa?*  
Author(s): **Yatang Lin, Hong Kong University of Science and Technology**  
Mingjie Xu, University of Mannheim

**Session 3.3, Seminar Room 5.2**

**Digital Economy II**

**Chair: Chenying Yang**, Singapore Management University

Title: *Digital Infrastructure Investment and Productivity: Is China Catching Up with the US?*  
Author(s): Zhifeng Wang, Liaoning University  
**Guiying Laura Wu, Nanyang Technological University**  
Qu Feng, Nanyang Technological University

Title: *The Digital Revolution: Bridging the Information Gap in the Consumer Credit Market*  
Author(s): Sumit Agarwal, National University of Singapore  
**Yonglin Wang, Lingnan University**  
Jian Zhang, The University of Hong Kong

Title: *Industrial policies for multi-stage production: The battle for battery-powered vehicles*  
Author(s): Keith Head, University of British Columbia  
Thierry Mayer, Sciences Po  
Marc Melitz, Harvard University  
**Chenying Yang, Singapore Management University**

**16:20 – 16:30 Break** (To shift back to Seminar Room 5.2)

**16:30 – 17:30 Keynote Speech 2 (Seminar Room 5.2)**

**Dr Carlos Garriga, Federal Reserve Bank of St. Louis**

**Title: Amazon HQ2: An Anatomy of Shocks to Housing Price Expectations**

**Chair: Lixin Tang, Jinan University**

**18:00 – 20:30 Day 1 Dinner (Café Mosaic, 76 Bras Basah Rd, Carlton Hotel Singapore, Singapore 189558)**



## Thursday 19 December

\* Presenters are highlighted in BOLD.

**8:30 – 9:10 Registration** (Outside CTE Scape)

**9:10 – 10:10 Keynote Speech 3** (Seminar Room 5.2)

**Professor Albert Saiz, Massachusetts Institute of Technology**

**Title: Immigration and Urban Segregation**

**Chair: Shimeng Liu, Jinan University**

**10:10 – 10:30 Tea Break #1** (Foyer outside Faculty Lounge)

**10:30 – 12:00 Parallel Sessions 4**

### Session 4.1, Seminar Room 5.1

#### **Housing II**

**Chair: Cheng Keat Tang, National Technological University**

Title: *Shill Bidders in Online Auctions*

Author(s): Maggie Rong Hu, City University of New York  
**Yiyi Zhao, The Chinese University of Hong Kong**

Title: *Eviction Threats and Employment Choice*

Author(s): **Anh Tran, Princeton University**

Title: *The economic implications of map distortion: evidence from the housing market*

Author(s): **Cheng Keat Tang, National Technological University**  
Eugene Or, Nanyang Technological University

### Session 4.2, CTE Scape

#### **Transportation and Labor**

**Chair: Yuming Fu, National University of Singapore**

Title: *Beyond Lost Earnings: Job Displacement and the Cost of Commuting*

Author(s): **Yige Duan, Shanghai Jiao Tong University**  
Oskar Jost, Institute for Employment Research  
Ramona Jost, Institute for Employment Research

Title: *Ride-Hailing Tax and Flexible Mobility: Evidence from Chicago*

Author(s): **Binzhe Wang, Hong Kong University of Science and Technology (Guangzhou)**

Title: *Job-Polarization Trend across American Cities: A City-Level Skill Demand and Supply Analysis*  
Author(s): **Yuming Fu, National University of Singapore**  
Hao Yang, National University of Singapore  
Shangming Yang, National University of Singapore

**Session 4.3, Seminar Room 5.2**

**Cities in Developing Countries I**

**Chair: Xiaofang Dong, Xiamen University**

Title: *Spatial disequilibrium, provincial inequality and individual inequality in urban China*  
Author(s): **Jeffrey Zax, University of Colorado Boulder**

Title: *Slum Redevelopment and Brain Gain: Evidence from China*  
Author(s): **Shimeng Liu, Jinan University**  
Hanxiong Li, Xi'an University of Architecture and Technology  
Weizeng Sun, Nanjing Audit University  
Nan Wu, Central University of Finance and Economics

Title: *City Texture: The Role of Geographic Barriers in Urban Spatial Structure*  
Author(s): **Xiaofang Dong, Xiamen University**  
Yalin Wang, Xiamen University

**12:00 – 13:00 Lunch** (Foyer outside Faculty Lounge)

**13:00 – 14:30 Parallel Sessions 5**

**Session 5.1, Seminar Room 5.1**

**Cities in Developing Countries II**

**Chair: Wenquan Liang, Jinan University**

Title: *Isolated Markets, Spatial Price Anomalies, and Shipping Access in Indonesia*  
Author(s): Samuel Nursamsu, The World Bank  
**William Seitz, The World Bank**

Title: *Metropolitan Area Delineation and Resilience under a Public Health Crisis: Evidence from the Philippines*  
Author(s): **Yi Jiang, Asian Development Bank**  
Jade Laranjo, Asian Development Bank

Title: *Spatial Child Penalty in China*  
Author(s): **Wenquan Liang, Jinan University**  
Ruiting Zhong, Xiamen University

**Session 5.2, CTE Scape**

**Spatial Economics II**

**Chair: Zi Wang, Hong Kong Baptist University**

Title: *Return Migration in China*  
Author(s): **Chi Zhang, Shandong University**  
Lin Ma, Singapore Management University  
Jipeng Zhang, Shandong University

Title: *Estimating Firm-Level Production Functions with Spatial Dependence*  
Author(s): **Pao-Li Chang, Singapore Management University**  
Ryo Makioka, Research Institute of Economy, Trade and Industry  
Bo Lin Ng, Singapore Management University  
Zhenlin Yang, Singapore Management University

Title: *Optimal Spatial Emissions*  
Author(s): Mengyuan Wang, Shanghai University of Finance and Economics  
**Zi Wang, Hong Kong Baptist University**  
Zhengying Xie, Zhejiang University of Technology

**Session 5.3, Seminar Room 5.2**

**Amenities III**

**Chair: Ying Chen, Xiamen University**

Title: *The Welfare Impact of Dollar Stores*  
Author(s): **Yue Cao, The Chinese University of Hong Kong, Shenzhen**

Title: *Big-box Store Expansion and Consumer Welfare*  
Author(s): Justin Leung, Chinese University of Hong Kong  
**Zhonglin Li, National University of Singapore**

Title: *Valuing Consumption Services as Technology Transforms Accessibility: Evidence from Beijing*  
Author(s): **Ying Chen, Xiamen University**  
Paul Cheshire, London School of Economics and Political Science  
Xiangqing Wang, Xiamen University  
You-Sin Wang, Beike Zhaofang (Beijing) Technology Co., Ltd

**14:30 – 14:50 Tea Break #2 (Foyer outside Faculty Lounge)**

## 14:50 – 16:20 Parallel Sessions 6

**Session 6.1, Seminar Room 5.1****Housing III****Chair: Jan Rouwendal, Vrije Universiteit Amsterdam**

Title: *Subway Expansions and Mortgage Repayment: Role of Automobile Purchases*

Author(s): Sumit Agarwal, National University of Singapore  
 Yeow Hwee Chua, Nanyang Technological University  
 Pulak Ghosh, Indian Institute of Management Bangalore  
 Soumya Kanti Ghosh, State Bank of India  
**Liuyang She, Nanyang Technological University**

Title: *Tale of the Rotten-Tail Buildings: Information Contagion and Risk Spillover Effect of The Mortgage Boycotts in China*

Author(s): **Yingxin Lin, The Chinese University of Hong Kong**  
 Desmond Tsang, The Chinese University of Hong Kong  
 Bo Yu, Central University of Finance and Economics

Title: *Borrowing constraints and buy-to-let investment: An assignment model and empirical evidence*

Author(s): **Jan Rouwendal, Vrije Universiteit Amsterdam**  
 Florian Sniekers, Tilburg University  
 Jing Nia, Vrije Universiteit Amsterdam

**Session 6.2, CTE Scape****Urban Policy II****Chair: Yue Hua, Hunan University**

Title: *Announcement of Northern Metropolis Plan Raises Housing Prices, Consumption, and School Enrolment, though Inconclusive on Inequality*

Author(s): Yi Fan, National University of Singapore  
 Chongyu Wang, Florida State University  
**Ke Xu, The University of Hong Kong**

Title: *Pro-Manufacturing Land Policies of Competing Local Governments: A Quantitative Analysis of China*

Author(s): Ming Lu, Shanghai Jiao Tong University  
 Yuta Suzuki, Shanghai Jiao Tong University  
 Xican Xi, Fudan University  
**Le Xu, Shanghai Jiao Tong University**  
 Yuejun Zhong, East China Normal University

Title: *Place-based policy and public service provision: Evidence from China's regional development programme*

Author(s): Haotian Zhang, Wuhan University  
**Yue Hua, Hunan University**

Shengfeng Lu, Wuhan University  
Wendong Zhang, Cornell University

**Session 6.3, Seminar Room 5.2**

**Trade**

**Chair: Chen Liu, National University of Singapore**

Title: *The Geography of Commodity Booms*  
Author(s): **Luis Baldomero-Quintana, William&Mary**

Title: *Moving Online under De Minimis? The Trade War and Cross-Border E-Commerce*  
Author(s): Te Du, Zhejiang University  
Chao Fang, Zhejiang Gongshang University  
Shuzhong Ma, Zhejiang University  
**Lixin Tang, Jinan University**  
Zhihong Yu, University of Nottingham

Title: *Shift-Share Design Under Imperfect Substitution*  
Author(s): **Chen Liu, National University of Singapore**

**16:20 – 16:30 Break** (To shift back to Seminar Room 5.2)

**16:30 – 17:30 Keynote Speech 4** (Seminar Room 5.2)

**Professor Treb Allen, Dartmouth College**

**Title: The Economic Geography of American Slavery**

**Chair: Lin Ma, Singapore Management University**

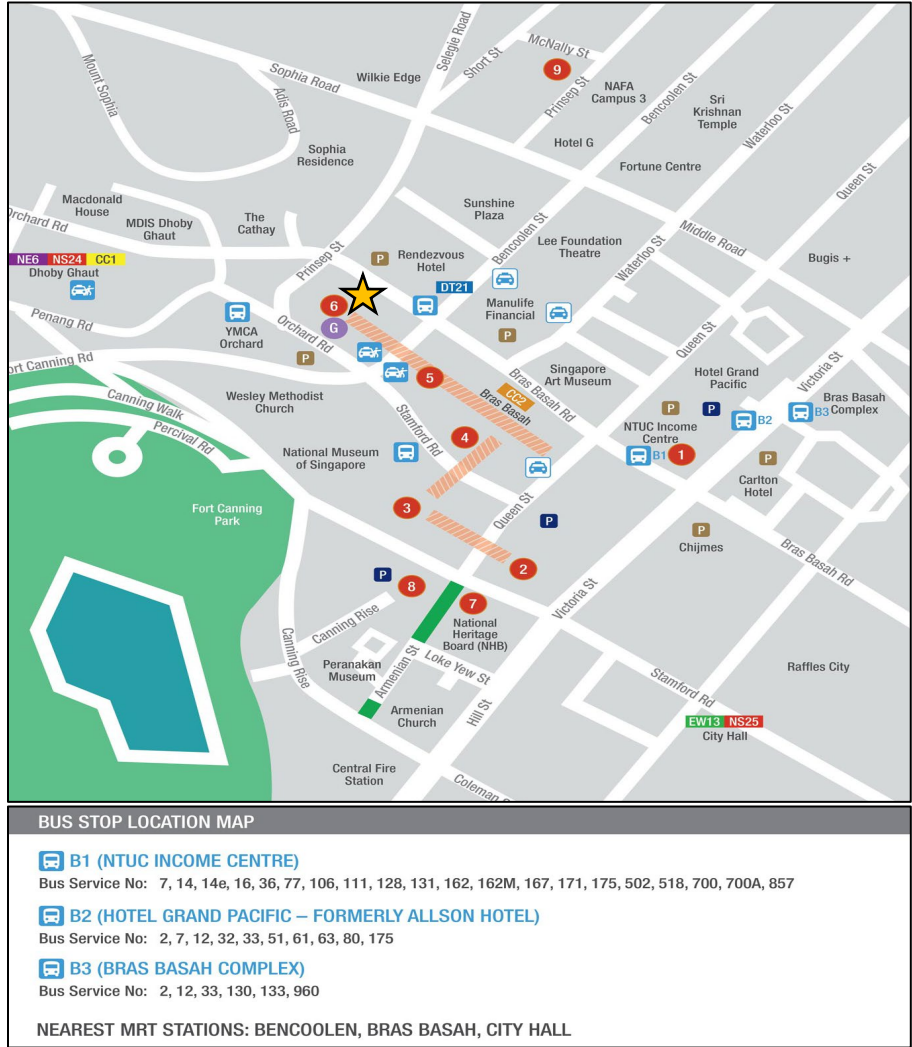
**18:00 – 20:30 Day 2 Dinner** (Lei Garden Restaurant, 30 Victoria St, #01-24 Chijmes, Singapore 187996)

# APPENDIX

## *SMU Campus Map*

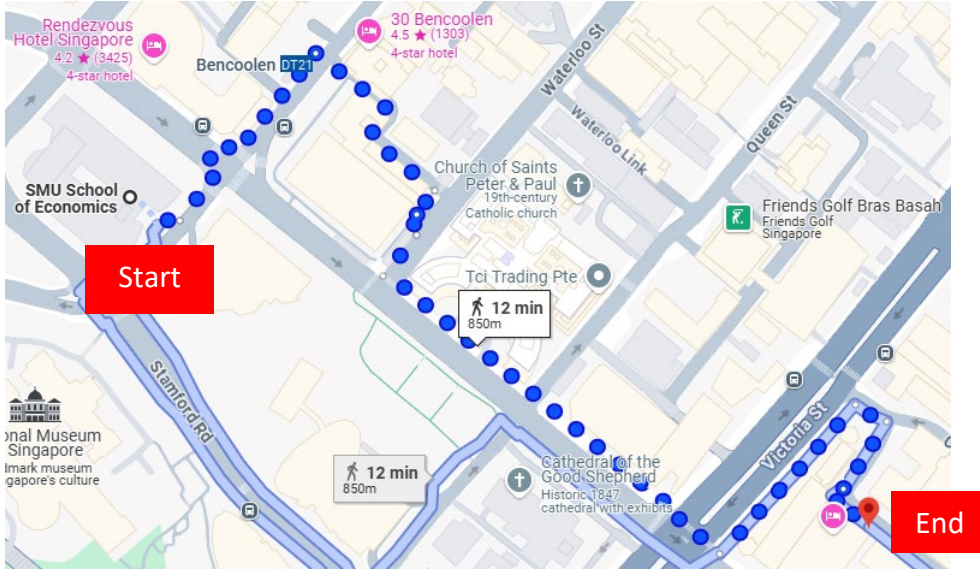
**SOE Address: Level 5, 90 Stamford Road, Singapore 178903**

**Instructions: Enter via the visitor’s gate and inform the security staff at Level 1 that you are here for the conference and they will grant you access to Level 5, which is accessible only via the lift.**

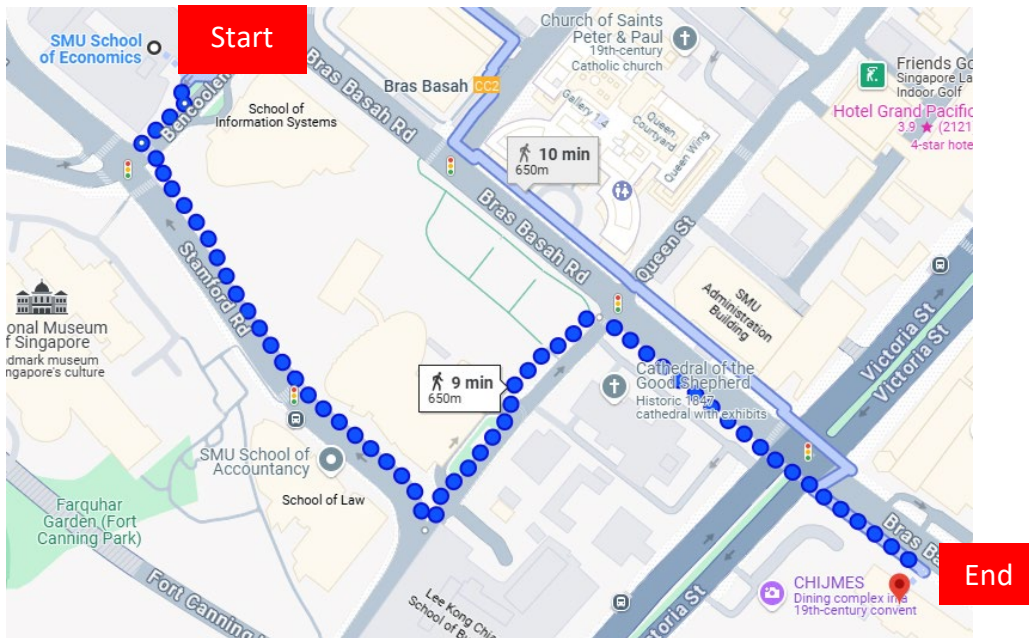


# Directions to Restaurants from SOE

**Day 1 Dinner Location: Café Mosaic, 76 Bras Basah Rd, Carlton Hotel Singapore, Singapore 189558**



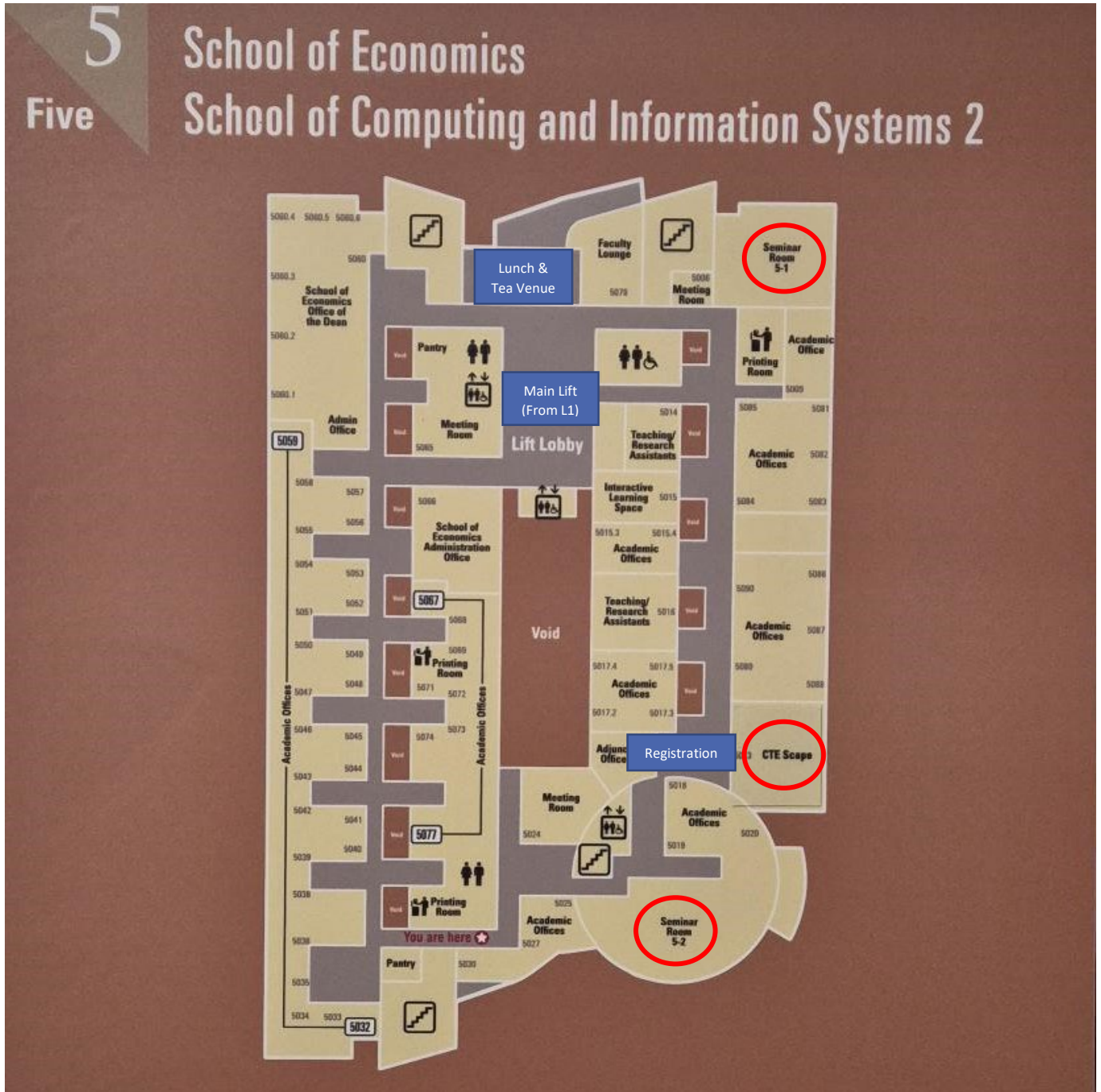
**Day 2 Dinner Location: Lei Garden Restaurant, 30 Victoria St, #01-24 Chijmes, Singapore 187996**





# Floor Map of SOE/SCIS2 Level 5

\*Location of keynote sessions, parallel sessions and registration venue.





## *Instructions for WIFI Connection*

### **Internet Access (WLAN)**

Wireless internet access will be available for the conference participants.

Please refer to the guide here:

[https://iits.smu.edu.sg/sites/iits.smu.edu.sg/files/diy\\_guides/TSS\\_DIY\\_Guides/WiFi/WLAN\\_Visitor%20Self%20Registration.pdf](https://iits.smu.edu.sg/sites/iits.smu.edu.sg/files/diy_guides/TSS_DIY_Guides/WiFi/WLAN_Visitor%20Self%20Registration.pdf)