

CURRICULUM VITAE



YU, SHI MING

8 May 1956; married, 3 children

EDUCATION

Dip Urban Valuation (Hons), Auckland, NZ, 1978

MSc Urban Land Appraisal (Distinction), Reading, UK, 1983

PhD Land Management, Reading, UK, 1989

Fellow, Royal Institution of Chartered Surveyors

Member, Association of Property & Facilities Management

Fellow, Singapore Institute of Surveyors and Valuers

Fellow, Asian Real Estate Society

CAREER

Valuer Trainee/Valuer, Government Valuation Department, Auckland, New Zealand, Mar 1975 to Nov 1978

Senior Tutor, School of Building & Estate Management, NUS Apr 1981 to Oct 1983

Lecturer, NUS, 1983 to 1990

Senior Lecturer, NUS, 1990-1998

Associate Professor, Department of Real Estate, NUS Jan 1989 to present

Deputy Head, School of Building and Real Estate, 1994-2000

Vice-Dean, School of Design and Environment; July 2000-Aug2007,

Head, Dept of Real Estate, NUS, Aug 2007 to July 2013; Oct 2017- Dec 2019

APPOINTMENTS OUTSIDE NUS

Chairman, Valuation & General Practice Division, Singapore Institute of Surveyors and Valuers (SISV), 1993-1994

President, SISV, 1996-97

Member, Valuation Review Board (Ministry of Finance), 2000 – 2010

Member, Resource Acquisition and Compensation Board (Ministry of Defence), 2000 – present

Member, Resource Panel for Government Parliamentary Committee for National Development, 1999 – 2004; 2011 - 2015

Member, Subject Group on Parks & Waterbodies & Identity Plans, Master Plan 2003 Review, URA, July 2002 – June 2003

Town Councillor and Exec Comm Member, West Coast Town Council, 1990 - present

Member, Housing and Development Board, October 2009 – Sep 2015

Member, Council for Estate Agencies, October 2010 – Oct 2016

Chairman, CEA Exam and Professional Development Committee, Oct 2010-Oct 2016

Member, RICS Asia Education Standards Board, Jan 2013- 2019

President, Pacific Rim Real Estate Society, 2003-2004

President (2011-12) and Member, Asian Real Estate Society

Member, Board of Directors, Global Chinese Real Estate Society, 2008-present; current term as President (2019-2021)

Member, MND Advisory Panel for Town Council Code of Governance, 1 Jan 2018 – Dec 2018.

Member, DSTA Technical Competency Accreditation Panel, 28 Dec 2017 to 27 Dec 2021.

AWARDS & PRIZES

New Zealand Institute of Valuers Prize, 1978

Archie Sherman Prize, 1993

NS Man of the Year Award, 1999

Public Service Medal, 2002

Commendation Medal (Military), 2004

RICS Pacific Rim Property Research Journal Best Paper Award 2006

Ministry of National Development Medal 2015 and 2016

Public Service Star, 2017

Long Service Medal, 2021

RESEARCH INTERESTS

Real estate investments, values, prices and appraisals

Asset and facilities management and green and sustainability issues

Housing provision, affordability, pricing and other issues

TEACHING INTERESTS AND APPOINTMENTS

Have taught various courses over the 40 years with NUS; primarily in real estate valuation, housing and housing management, quantitative methods and public policies. Have also taught in many executive education courses run by NUS as well as outside professional bodies.

Have served as member of RICS Education Committee for Asia Pacific and acted as accreditation panel member for many real estate courses offered by Universities in Malaysia, Hong Kong and Singapore. Appointed External Examiner for Queensland University of Technology (2000-2006). Appointed External Examiner for SUSS (2015-2020). Appointed External Examiner for Department of Property, University of Auckland Business School, 2017-2019.

PROJECTS WITH RESEARCH GRANTS

1. Valuation Practices in Singapore, NUS, 1990.
2. Singapore Property Sales Database - 1981 to 1991, NUS, 1991.
3. Use of Computer and IT by Valuation Profession, SISV, 1993.
4. Land Use Structure and Property Value Pattern in Pacific Asian Metropolis – a case study of Singapore, Collaborator, April 2000 to Dec 2001.
5. EMAPS – a GIS Application for Public Housing Management and Maintenance, for EM Services, Co-PI, Aug 2000 – Sep 2002.
6. Development of an Automated Valuation Model for JTC, May-Aug 2002
7. Impact of HDB's MUP on Resale Transaction Prices, Aug 2002 – Jun 2003.
8. Enhancing Valuation Judgment using GIS and 3-D Simulation – Jan 2003- July 2004
9. Impact of Green Mark on Property Values 2009-2011
10. Impact of Green Retrofitting on Commercial Property Values, BCA, 2011
11. Willingness to pay for Skyrise Greenery, NParks, 2013
12. Construction of Industrial Price Index, JTC, 2014

13. Proposed Methodology for the Determination of Waterfront Fee for JTC Industrial Properties, JTC, 2015
14. Study of Amenity Planning and Provision for JTC Industrial Estates, JTC, 2016, ongoing
15. Economic Evaluation of ABC Waters Design Features implemented by the private sector and public agencies, PUB, 2016, ongoing

RESEARCH & CONSULTANCY PROJECTS

1. Co-Consultant, "Computerisation of Land Titles and Deeds" for Registry of Titles and Deeds, Singapore, 1982.
2. Co-Consultant, "Review of Industrial Land Pricing Methodology" for Jurong Town Corporation, Singapore, 1989.
3. Co-Consultant, "Framework Paper on Land Development Financing" for United Nations Centre for Human Settlements, 1990.
4. Co-Consultant, "Nanshan Regional Centre Feasibility Study" for Nanshan Construction/Land Bureau, Shenzhen, China, 1991.
5. Specialist Consultant, "Jurong East Regional Centre Development Guide Plan" for Ministry of National Development, Singapore, 1992.
6. Consultant, "Survey on IT Usage Amongst the Surveying and Valuation Professions" for National Computer Board, Singapore, 1992.
7. Co-Consultant, "Valuation of Development Land in Batam, Indonesia" for ESMACO Pte Ltd, Singapore, 1992.
8. Co-Consultant, "Jurong East Town Centre - Retail Study" for Jurong East Town Centre Merchants Association, Singapore, 1992.

9. Consultant, "Jurong East Town Centre - Market and Valuation Study" for Jurong East Town Centre Merchants Association, Singapore, 1992.
10. Co-Consultant, "ASEAN Financial Markets" for Allen & Gledhill, Singapore, 1992.
11. Co-Consultant, "Prospects for ASEAN Free Trade Area and its Implications for the Automobile Industries in ASEAN" for Allen & Gledhill, Singapore, 1992.
12. Co-Consultant, "Retail and Market Study" for Jurong West Neighbourhood Centre, Singapore, 1992.
13. Property Consultant, "Proposal for Jurong East DGP", for SIA, 1993.
14. Property Consultant, "Proposal for Nanyang DGP", for SIA, 1994.
15. Co-Consultant, "Malaysian Township Feasibility Studies", for Hong Bee Land Group, 1994.
16. Co-Consultant, "Survey of Private Flatted Factories in Singapore" for JTC, 1994.
17. Co-Consultant, "Review of Office and Retail Markets in Singapore" for Chesterton International, 1995.
18. Co-Consultant, "Study on Supply and Demand of Residential Property Market in Singapore" for Applied Research Corporation, 1995.
19. Co-Consultant, "Study of Tanjong Pagar Plaza" for Retail Promotion Centre, 1995.
20. Co-Consultant, "Study of Industrial Users in Kranji, Sg. Kadut and Woodlands" for Jurong Town Corporation, 1996.
21. Co-Consultant, "Study of the HDB Retail Sector" for Retail Promotion Centre, 1997.

22. Co-Consultant, "Land use and economic study of Pasir Panjang Terminal site" for Maritime Port Authority, 1997.
23. Co-Consultant, "Sources of Information on Building Materials for the Construction Industry in Singapore" for Reed Exhibitions Companies Pte Ltd, 1997.
24. Co-Consultant, "Study on JTC's Share of Rentable Flatted Factory Space in Singapore" for Jurong Town Corporation, 1998.
25. Co-Consultant, Valuation of 30-storey Office Development at 3 Church St, Samsung Corp, 2003; acted as expert consultant for Samsung for their case against Capitaland.
26. Consultant/Expert Witness (Court), Impact of reduced view on property values at Fortune Jade, Fortune Jade Realty and Wong Partnership, 2005
27. Consultant, Facilities Management of Military Camps, DSTA, 2007
28. Co-Consultant, Impact of Removal of Fee Guidelines on Real Estate Brokerage Services In Singapore, Competition Commission of Singapore, Feb 2010
29. Co-Consultant, "Affordable housing for Angola", Surbana Consultants, 2015
30. Consultant/Expert Witness (Court), "Ngee Ann Development v Takashimaya Singapore" for Allen & Gledhill, March 2016
31. Consultant, "Expert Report on the Service Agreement Between A-Sonic Cargoplus Pte Ltd and CWT Ltd" for Global Law Alliance, Jan 2017.
32. Consultant, "Valuation Expert Advice on Impact of the Absence of Anchor Tenants on Property Values in the Strata-Titled King Albert Park Mall" for CNPLaw, May 2019.
33. Consultant/Expert Witness (Court), "Expert Opinion on Alleged Loss of Rental Income Claim (High Court Suit No. 477 of 2015)" for Dentons, Rodyk, Davidson, June 2020.

RECENT RESEARCH PUBLICATIONS & SEMINAR PRESENTATIONS

Burrman, JJG, TK Lee, MS Iftekhar & SM Yu, (2021), Strategies to promote the adoption of sustainable drainage by private developers: a case study from Singapore, *Urban Water Journal*, Vol 18/1.

Co-author for a chapter "Valuations and their importance for real estate investments" (Crosby N, Hutchison N, Lusht K and Yu SM) in "Routledge Companion on Real Estate Investments" (ed. MacGregor, B, Schultz R and Green R) (2019).

The World Scientific Publishing book (with Seek Ngee Huat and Sing Tien Foo) "Singapore Real Estate – 50 years of transformation" has been translated into Chinese and published by CITIC (Chinese publisher).

Invited to speak on "Singapore's Real Estate Transformation" at the International Conference on Real Estate organized by the American University in Cairo and the Egyptian Real Estate Chamber, 13-15 April 2019

Invited by the Hangzhou Municipal Government to speak on "Singapore's Community Development and Local Governance" 31 May 2019 at Zhejiang University, Hangzhou, China.

Invited by the Chinese Rail Transport Association to speak on their webinar (20 March 2020) on "Transit Oriented Developments: Singapore's Experience).

OLDER PUBLICATIONS AND RESEARCH ACTIVITIES

Journal Article (48)

- 1 *SHI MING YU; TU Y (2014)*
Are Green Buildings Worth More Because They Cost More? *Journal of Real Estate (Chinese)* Vol. 1 (2)
Publisher: Global Chinese Real Estate Congreee (GCREC)
- 2 *Ooi JTL; Yu SM (2011)*
Graduate real estate education in Singapore: What prospective students look for *Journal of Real Estate Practice and Education* Vol. 14 (1) pp. 35 - 52
- 3 *Yao Chen F; Ming Yu S (2009)*
Client influence on valuation: Does language matter? A comparative between Taiwan and Singapore *Journal of Property Investment and Finance* Vol. 27 (1) pp. 25 - 41
10.1108/14635780910926658
- 4 *Yu SM; Liow KH (2009)*
Do retail firms benefit from real estate

- ownership? Journal of Property Research
Vol. 26 (1) pp. 25 - 60
10.1080/09599910903290003
- 5 *Yu SM; Han SS; Chai CH (2007)*
Modeling the value of view in high-rise apartments: A 3D GIS approach
Environment and Planning B: Planning and Design Vol. 34 (1) pp. 139 - 153
10.1068/b32116
- 6 *TU Y; Sun H; Yu SM (2007)*
Spatial Autocorrelations and Urban Housing Market
Segmentation Journal of Real Estate Finance and
Economics Vol. 34 (2) Publisher: SPRINGER
- 7 *SHI MING YU (2007)*
What impact does an obstruction of view have on residential apartment
prices? The Chartered Surveyor : Journal of the Royal Institution of
Chartered Surveyors Publisher: RICS
- 8 *SHI MING YU; HO K (2006)*
Planned urban industrialization and its effect on urban industrial real estate valuation: The Singapore
experience Habitat International Vol. Vol. 30 (3)
Publisher: PERGAMON-ELSEVIER SCIENCE LTD
- 9 *Ming YS; Hin HK (2006)*
Planned urban industrialization and its effect on urban industrial real estate valuation: The Singapore
experience Habitat International Vol. 30 (3) pp. 509 - 539
10.1016/j.habitatint.2004.12.006
- 10 *Sun H; Tu Y; Yu SM (2005)*
A Spatio-temporal Autoregressive model for multi-unit residential market
analysis Journal of Real Estate Finance and Economics Vol. Vol. 31 (2)
Publisher: SPRINGER
- 11 *Sun H; Tu Y; Yu SM (2005)*
A spatio-temporal autoregressive model for multi-unit residential market analysis
JOURNAL OF REAL ESTATE FINANCE AND ECONOMICS Vol. 31 (2) pp. 155 - 187 (33
pages)
Publisher:
SPRINGER
10.1007/s11146-
005-1370-0
- 12 *SHI MING YU (2005)*

- Obstruction of View and Its Impact on Residential Apartment
Prices Pacific Rim Property Research Journal Vol. Vol. 11 (3)
Publisher: University of Technology, Sydney
- 13 *Ming YS; Hian CC (2005)*
Obstruction of view and its impact on residential
apartment prices Pacific Rim Property Research Journal
Vol. 11 (3) pp. 299 - 315
10.1080/14445921.2005.11104189
- 14 *TU Y; SHI MING YU; Sun H (2004)*
Transaction-based office price indexes: a spatio-temporal modeling
approach Real Estate Economics Vol. 32 (2)
Publisher: BLACKWELL PUBLISHING
- 15 *SHI MING YU (2003)*
Public housing and ethnic integration in
Singapore Habitat International Vol. Vol. 27
(2)
Publisher: PERGAMON-ELSEVIER SCIENCE LTD
- 16 *Sim LL; Yu SM; Han SS (2003)*
Public housing and ethnic integration in
Singapore Habitat International Vol. 27 (2)
pp. 293 - 307 10.1016/S0197-
3975(02)00050-4
- 17 *SHI MING YU (2003)*
Refining the Effects of Location in Computer Assisted Rating
Valuation Pacific Rim Property Research Journal Vol. Vol. 9 (3)
Publisher: University of Technology, Sydney
- 18 *Ming YS; Siu K (2003)*
Refining the effects of location in computer-assisted rating
valuation Pacific Rim Property Research Journal Vol. 9 (3) pp.
224 - 247 10.1080/14445921.2003.11104141
- 19 *FOO ST; SHI MING YU; ONG S (2002)*
"White" site valuation: A real option
approach Pacific Rim Property Research
Journal Vol. Vol. 8 (2) Publisher: University of
Technology, Sydney
- 20 *ONG S; SHI MING YU (2002)*

- A long run initial yield for offices: a panel
cointegration test *Journal of Property Research* Vol.
19 ((1))
Publisher: E & FN Spon
- 21 *Ong SE; Lim LY; Yu SM; Khor A (2002)*
A long run initial yield for offices: A panel
cointegration test *Journal of Property Research* Vol.
19 (1) pp. 1 - 12 10.1080/09599910110110680
- 22 *SHI MING YU; LEE L (2002)*
Dynamics of property value distribution in an Asian metropolis: The case of landed housing in Singapore,
1991- 2000
Journal of Property Investment & Finance Vol. Vol.20
(2) Publisher: Emerald Group Publishing Limited
- 23 *SHI MING YU (2002)*
Reducing Property Tax Rate in a Changing Economic Environment - A Case Study of
Singapore *Journal of Property Tax Assessment & Administration* Vol. Vol. 7 (3)
Publisher: University of Ulster, Real Estate Studies Unit
- 24 *SHI MING YU; LEE L (2002)*
Re-Examining The Retail Hierarchy In Singapore: Are The Town Centres And Neighbourhood Centres
Sustainable? *Town Planning Review* Vol. Vol. 73 (1)
Publisher: University of Liverpool
- 25 *Sim LL; Yu SM; Malone-Lee LC (2002)*
Re-examining the retail hierarchy in Singapore: Are the town centres and neighbourhood centres
sustainable? *Town Planning Review* Vol. 73 (1) pp. 63 - 81
10.3828/tp.73.1.4
- 26 *SHI MING YU (2001)*
A case study of GIS application in town council management in
Singapore *Urban Planning Overseas* Vol. 3
Publisher: China Academy of Urban Planning and Design
- 27 *SHI MING YU (2001)*
EMAPS - A GIS Application in Public Housing Management & Maintenance
CRESTimes Vol. 1 (1)
Publisher: Department of Real Estate
- 28 *SHI MING YU (2001)*
EMAPS - a GIS application in Town Council management in
Singapore *Facilities* Vol. Vol. 19 (11/12)
Publisher: MCB University Press

- 29 *SHI MING YU (2001)*
Information systems in public housing management: case study of a town council in Singapore
Facilities Vol. Vol 19 (No 5/6)
Publisher: MCB University Press
- 30 *Yu SM; Han SS (2001)*
Information systems in public housing management: Case study of a town council in Singapore
Facilities Vol. 19 pp. 233 - 239
10.1108/02632770110387823
- 31 *SHI MING YU (2001)*
Natural Vacancy in the Singapore Office
MarketCRESTimes Vol. 1 (2)
Publisher: Department of Real Estate
- 32 *SHI MING YU (2001)*
New paradigms in real estate education
Pacific Rim Property Research Journal Vol. Vol. 7 (2)
Publisher: University of Technology, Sydney
- 33 *SHI MING YU (2000)*
The Internet and the real estate
professionNew Zealand Valuer
Publisher: New Zealand Institute of Valuers
- 34 *Amy K; Ming YS; Yuan L (2000)*
The natural vacancy rate of the singapore office
marketJournal of Property Research Vol. 17 (4)
pp. 329 - 338 10.1080/09599910010001448
- 35 *SHI MING YU (2000)*
Using response surface analysis in computer-assisted mass appraisal to examine the influence of location
on property values
Journal of Property Tax Assessment & Administration Vol. Vol 5
(No 4)Publisher: University of Ulster, Real Estate Studies Unit
- 36 *SHI MING YU (1999)*
Valuation of leisure properties-a Singapore
studyNew Zealand Valuer
Publisher: New Zealand Institute of Valuers
- 37 *SHI MING YU (1996)*
SISV - a symbol for quality and
professionalismYearbook (SISV)

Publisher: Singapore Institute of Surveyors & Valuers

- 38 *SHI MING YU (1996)*
Towards the development of price performance measurement of commercial office space in
Singapore Journal of Real Estate and Construction Vol. 1996/7 (1)
Publisher: SBEM
- 39 *SHI MING YU (1994)*
Open market value: Concept and
issuesYearbook (SISV)
Publisher: Singapore Institute of Surveyors & Valuers
- 40 *SHI MING YU (1993)*
The application of information technology by the surveying, valuation and real estate professions: an
overview of its impact and implementation
SISV Journal Vol. 1 (5)
Publisher: The Singapore Institute of Surveyors & Valuers
- 41 *SHI MING YU*
(1991) Focus
on Singapore
The Valuer
Vol. 60 (4)
Publisher: Incorporated Society of Valuers and Auctioneers
- 42 *SHI MING YU (1991)*
The valuation profession and its
practicesSISV Journal Vol. 1 (1)
Publisher: The Singapore Institute of Surveyors & Valuers
- 43 *SHI MING YU; WONG K (1991)*
Upgrading the housing stock
Focus on Property and Construction in Singapore
Vol. 2Publisher: School of Building and Estate
Management
- 44 *SHI MING YU (1990)*
Looking back at 1989
Focus on Property in Singapore : With Building Tender Price
Index Vol. 1Publisher: School of Building and Estate
Management, NUS
- 45 *SHI MING YU (1988)*
Education and the property
professionalUnibeam Vol. 17

Publisher: Building & Estate Management Society, National University of Singapore

46 *SHI MING YU (1985)*

Valuation of leaseholds - A
review: IJournal of Valuation
Vol. 3 (2) Publisher: Henry
Stewart

47 *SHI MING YU (1985)*

Valuation of leaseholds - A
review: IIJournal of Valuation
Vol. 3 (3) Publisher: Henry
Stewart

48 *SHI MING YU (1982)*

Singapore residential property
pricesUnibeam
Publisher: Building & Estate Management Society, National University of Singapore

Conference Paper (85)

49 *SHI MING YU (2016)*

The impact of stigma of red-light district on residential property
prices GCREC

50 *SHI MING YU (2015)*

Underground developments: costs and benefits in land scarce
Singapore Global Real Estate Summit

51 *TU Y; SHI MING YU; Li P (2014)*

Constructing Transaction Price Index for Industrial Properties: Issues and Challenges
Global Chinese Real Estate Congress (GCREC) Annual Conference. Nanjing China (11 Jul 2014 - 16 Jul 2014)

52 *SHI MING YU (2013)*

Green Building
Valuation StudyBCA-
IGBC

53 *SHI MING YU; LIAO WEN-CHI (2013)*

Skyrise greenery in Singapore: perceptions, knowledge and willingness to
pay AsRES

54 *SHI MING YU (2012)*

Enhancing Commercial Property Value: the case green
retrofittingIGBC

- 55 *SHI MING YU (2012)*
Transforming FM: The Keys to Enhancing the
IndustryWorld Workplace Asia 2012
- 56 *SHI MING YU (2012)*
Valuation of Green Commercial
PropertiesRICS Asia Valuation
Conference 2012
- 57 *SHI MING YU; TU Y (2011)*
Are Green Buldings worth more because they cost more: some preliminary evidence from
Singapore Global Chinese Real Estate Congress 2011
- 58 *SHI MING YU (2011)*
Best Practices for Real Estate
ProfessionalNational Real Estate
Congress
- 59 *SHI MING YU (2011)*
Green Retrofitting Costs & Benefits: Implications for
Valuation"BCA CEO Breakfast Talk
- 60 *SHI MING YU; TU Y (2011)*
Green retrofitting costs and benefits: a new research
agendaAsian Real Estate Society Conference 2011
- 61 *SHI MING YU (2011)*
Impact of BCA's green mark on residential
property valuesGreen Building Seminar
- 62 *SHI MING YU (2011)*
Impact of BCA's green mark on residential
property valuesInternational Green Building
Conference 2011
- 63 *SHI MING YU; TU Y (2010)*
Development of Green Buildings and their Impact on Property Values: Evidence from
Singapore The 15th Asian Real Estate Society (AsRES) International Conference
- 64 *SHI MING YU (2010)*
Exploring Sustainability and Real Estate:A Global Review of Current
Research ARI Symposium - Developing Sustainable Asian Cities -
Institutions and Markets
- 65 *SHI MING YU (2010)*
Impact of green mark on property values preliminary evidence from the Singapore

residential marketRICS Breakfast Talk 2010

- 66 *SHI MING YU (2010)*
Policies and Issues on Sustainability and Real Estate: A Research
FrameworkGlobal Chinese Real Estate Congress 2010
- 67 *SHI MING YU (2010)*
Property Tax Valuation in the New Economy:Some Lessons from
Singapore 5th IPTI Mass Appraisal Valuation Symposium
- 68 *SHI MING YU (2010)*
Valuation of Green Buildings: Standards and Practices
The 15th Asian Real Estate Society (AsRES) International Conference
- 69 *LIOW K; SHI MING YU (2009)*
Corporate real estate ownership and retail firms' performance
characteristics 14th Asian Real Estate Society Conference
- 70 *SHI MING YU (2009)*
Securing Home Ownership during Economic Crisis: Lessons from Singapore
Shanghai Forum 2009
- 71 *SHI MING YU (2008)*
Client Influence on Valuation: Does Language Matter? A Comparative Analysis of Taiwan &
Singapore Fourteenth Pacific Rim Real Estate Society Conference 2008
- 72 *SHI MING YU; LIOW K (2008)*
CORPORATE REAL ESTATE'S IMPACT ON THE STOCK MARKET PERFORMANCE: FURTHER EVIDENCE FROM
INTERNATIONAL RETAILERS
13TH ASIAN REAL ESTATE SOCIETY ANNUAL CONFERENCE
- 73 *SHI MING YU (2008)*
Real Estate Education in the 21st Asian Century
13th Annual Meeting of CRIOCM & 2008 International Symposium on Advancement of Construction
Management and Real Estate
- 74 *Tu Y; Sun H; Yu S-M (2007)*
Spatial autocorrelations and urban housing market segmentation
JOURNAL OF REAL ESTATE FINANCE AND ECONOMICS Vol. 34 (3) pp. 385 - 406 (22 pages)
3rd NUS-HKU Annual Symposium on Real Estate Research Hong Kong, SINGAPORE (14 Jul 2005 - 15 Jul
2005) Publisher: SPRINGER
10.1007/s11146-007-9015-0
- 75 *SHI MING YU (2006)*
Comparative Analysis of House Price Determinants Between Beijing
& Singapore Joint AREUEA-AsRES International Conference

- 76 *SHI MING YU (2006)*
Impact of Orientation on Residential
Property ValueJoint AREUEA-AsRES
International Conference
- 77 *SHI MING YU (2006)*
Should Public Housing be Built on Prime Residential Land: Comparing the Values of View on Public &
Private Housing
12th Pacific Rim Real Estate Society Conference
- 78 *SHI MING YU (2005)*
Modeling the Value of View in Real Estate Valuation: A 3D GIS
Approach Pacific Rim Real Estate Society Conference
- 79 *TU Y; YU SM; Sun H (2004)*
A Spatio-temporal Model for Singapore Office Transaction
Prices AREUEA Annual Meeting San Diego USA (03 Jan 2004 - 05
Jan 2004)
- 80 *Sun H; Tu Y; Yu SM (2004)*
A Two Order Spatio-temporal Model Incorporating both Building Effects and Neighborhood
Effect AREUEA Annual Meeting San Diego USA (03 Jan 2004 - 05 Jan 2004)
- 81 *SHI MING YU (2004)*
Housing Market in Singapore under Shanjing Economic
ConditionsInternational Housing Conference, Hong Kong
Housing Association
- 82 *SHI MING YU (2004)*
Impact of Public Housing Upgrading on Residents
Asia Pacific Network for Housing Research Conference
- 83 *SHI MING YU (2004)*
Obstruction of View and its Impact on
House Prices9th Asian Real Estate Society
Conference
- 84 *Tu Y; Yu SM; Sun H (2004)*
Transaction-based office price indexes: A spatiotemporal modeling
approach REAL ESTATE ECONOMICS Vol. 32 (2) pp. 297 - 328 (32
pages)
Conference on Commercial Property Isl Skye, SCOTLAND (01 Aug
2003) Publisher: WILEY
10.1111/j.1080-8620.2004.00093.x

- 85 *SHI MING YU (2004)*
Transformation of Public Housing: Singapore's
Experience Hong Kong Institute of Housing 15th
Anniversary Conference
- 86 *TU Y; SHI MING YU (2004)*
Using Spatial Models to Identify Urban Housing
SubmarketsAREUEA 2004 International Conference
- 87 *SHI MING YU (2003)*
Optimising Industrial Land Use: The Case of Estate
RedevelopmentPacific Rim Real Estate Society
Conference
- 88 *TU Y; SHI MING YU (2003)*
Using Spatial Models to Identify Urban Housing
Submarkets8th Asian Real Estate Society Virtual
Conference
- 89 *SHI MING YU (2002)*
A Spatial Analysis of Singapore's Industrial Property
Values7th Asian Real Estate Society Conference
- 90 *SHI MING YU (2002)*
Client Pressure in Residential Valuations - Evidence from
Singapore 8th Pacific Rim Real Estate Society Conference
- 91 *SHI MING YU (2002)*
ICT in Real Estate Research and Practice - Embracing Changing Technology
International Real Estate Research Symposium 2002 - Future Directions for a Borderless Real Estate
Industry
- 92 *SHI MING YU (2002)*
Recent Trends in Property Taxation in
Singapore 5th International Property Tax
Institute Conference
- 93 *SHI MING YU (2001)*
Determinants of Residential Land Value in
SingaporeWorld Valuation Congress IX
- 94 *SHI MING YU (2001)*
Dynamics of property value surface in an Asian metropolis:
Singapore World Valuation Congress IX
- 95 *SHI MING YU (2001)*

GIS for public housing management in Singapore: EMAPS
7th International Conference on Computers on Urban Management and Urban Planning

- 96 *SHI MING YU (2001)*
New paradigms in real estate
education Pacific Rim Real Estate
Society Conference
- 97 *TAN C; SHI MING YU (2001)*
The effects of housing reform on property markets in inland cities of China: the case of
Wuhan Pacific Rim Real Estate Society Conference
- 98 *SHI MING YU (2001)*
Using response surface analysis in mass appraisal to examine the influence of a location on property
values in Hong Kong
Pacific Rim Real Estate Society Conference
- 99 *SHI MING YU (2001)*
Valuers as jack of all trades: Are valuers & property specialists synonymous in the future?
International Valuation Forum
- 100 *SHI MING YU (2000)*
Assessing the health of Singapore's town centres and neighbourhood centres
7th EIRASS International Conference on Recent Advances in Retailing & Services Science
- 101 *SHI MING YU (2000)*
Land price variaties among China's
regions Pacific Rim Real Estate Society
Conference 2000
- 102 *SHI MING YU (2000)*
Using response surface analysis in CAMA to examine influence of location on property
values INSPEN Property Seminar 2000
- 103 *SHI MING YU (2000)*
Value of network and communication systems: the Internet and the real estate
profession 20th Pan Pacific Congress of Real Estate Appraisers and Counsellors
- 104 *SHI MING YU; FOO ST; ONG S (2000)*
'White' site valuation: A real option
approach 5th Asian Real Estate Society
Conference
- 105 *SHI MING YU (1999)*
Property market overview
SISV Seminar on Property Market Overview

- 106 *SHI MING YU (1999)*
Singapore housing market: policies &
practicesInternational Conference on
Housing
- 107 *SHI MING YU (1998)*
Role of neighbour committees
Seminar on Roles and Responsibilities of Management Corporation and Neighbourhood Committees
- 108 *SHI MING YU (1997)*
Overview of valuation practice in Singapore
Valuation Seminar
- 109 *SHI MING YU (1996)*
Objectivity in valuation techniques
9th Asean Valuers Association Congress
- 110 *SHI MING YU (1996)*
Residents participation in HDB upgrading
projectsUpgrading of HDB Flats
- 111 *SHI MING YU (1996)*
Supply of retail space - 1999 and
beyondRetail Outlook
- 112 *SHI MING YU (1995)*
The availability and use of property market information in
SingaporePacific Asia Property Research Conference
- 113 *SHI MING YU (1995)*
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