

## Minghang YU 余铭航

Ph.D. Candidate in Real Estate

Department of Real Estate

NUS Business School, National University of Singapore

**E-mail:** [minghang.yu@u.nus.edu](mailto:minghang.yu@u.nus.edu) / [yuminghang233@gmail.com](mailto:yuminghang233@gmail.com)

**Homepage:** <https://minghang-yu.github.io>

**Address:** BIZ2-B1-02, 1 Business Link, Singapore, 117592

### EDUCATION

---

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

---

Urban planning and policy

Land use planning

Housing policy

Residential mobility and travel behavior

### WORKING PAPER

---

“Neighborhood Public Space, Quarantine Experience, and Depression: Evidence from Beijing, China.” with *Yuming Fu, Tao Liu, and Xize Wang*.

“Gravity of Large-scale Transportation Infrastructure and Urban Directional Expansion: Evidence from Beijing-Shanghai HSR Line” with *Xuewen Li, Wu Xiao, and Jiatong Zhou*.

“Walking Under Shelter: Evidence from Sheltered Walkway Program in Singapore.” with *Qiuxia Gao, Shuting Zhang, and Kwan Ok Lee*.

“Housing Market Segmentation and Young Homebuyers’ Trade-Offs: Evidence from Singapore’s Presale Public Housing Reform.” with *Kwan Ok Lee, Cristian Badarinza, and Hau Wei Teng*.

### WORK-IN-PROGRESS

---

“Role of land use planning to mobility equity: Using ride-hailing data in Singapore.” with *Kwan Ok Lee, Shih-Fen Cheng, and Sylvia He*.

“Urban land supply and building heights in China.” with *Xuewen Li, Wu Xiao, Kechao Wang, and Hongyang Li*.

“Unintentional segregation under policy-stimulated relocation: Evidence from the Proximity Grant policy in Singapore.” with *Kwan Ok Lee and Huaying Chen*.

“Spatial heterogeneities in rental co-living.” with *Rongxi Quan*.

## CONFERENCE AND SEMINAR PRESENTATIONS

---

(Note: “\*” indicates presented by co-author)

- 2025 Asian Association for Investors in Non-Listed Real Estate Vehicles (ANREV)-Institute of Real Estate and Urban Studies (IREUS) Research Conference, Singapore  
World Bank Land Conference, Washington D.C., USA.\*  
Institute of Real Estate and Urban Studies (IREUS) – Penn Institute of Urban Research (PIUR) Joint Workshop: Housing & Demographic Dynamics, Singapore.\*  
Zhejiang University, Hangzhou, Zhejiang, China  
The Urban China Research Network (UCRN) 2025 Annual Conference, Chengdu, Sichuan, China (*scheduled*)  
Asia-Pacific Network for Housing Research (APNHR) 2025 Annual Conference, Beijing, China (*scheduled*)  
3<sup>rd</sup> Global Urban Governance and Policy Conference. Shanghai, China (*scheduled*)  
Asian Real Estate Society (AsRES) International Real Estate Conference, Melbourne, Australia (*scheduled*)  
The 8<sup>th</sup> International Conference on Interdisciplinary Urban Studies. Oxford, UK. (*scheduled*)
- 2024 18<sup>th</sup> International Association for China Planning Annual (IACP) 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.

## TEACHING

---

### 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)

## SERVICE AND AFFILIATIONS

---

## 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- 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)*

## HONORS AND AWARD

---

- 2021- 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 May 2025*