CURRICULUM VITAE LIUSMAN, Ervi 劉海慧

PERSONAL DATA

Full Name: LIUSMAN, Ervi

Office Address: Room 706, 7/F, Cheng Yu Tung Building, Shatin, N.T.,

The School of Hotel and Tourism Management, The Chinese University of

Hong Kong

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EDUCATION

• Ph.D., The University of Hong Kong, 2003 – 2007

Title of thesis: The effect of land supply restriction on the risk of Hong Kong indirect real estate.

Supervisor: Professor Chau Kwong Wing

MSc. in Real Estate, The University of Hong Kong, 2000 – 2002

Title of dissertation: Rental adjustment in the office market – Empirical evidence from Hong Kong

Supervisor: Professor Chau Kwong Wing

• B. Eng. in Real Estate, Tarumanagara University (Indonesia) (GPA: 3.53/4.00), 1994 – 1998

PROFESSIONAL EXPERIENCE

• Senior Lecture, The Chinese University of Hong Kog, Aug 2023 – Present Lecturer, The Chinese University of Hong Kong, Sep 2014 – Jul 2023

Affiliated Department: School of Hotel and Tourism Management (SHTM)

Affiliated College: United College

Scope of duties:

- o Taught 5-6 undergraduate and postgraduate courses each year.
- o Supervised Project-based Internship of HTMG3900A in Summer 2020 2022.
- o Supervised United College students of GEUC 4011 in Fall 2017.
- o Chaired the organizing committee of 2018 Cornell CUHK Regional Real Estate Competition, Asia (CCRREC).
- Led the team of faculty and industry advisors for Cornell International Real Estate Case Competition (CIRECC) and CCRREC (since 2015). CUHK team won a championship in 8th CIRECC in 2016 and 1st runner-up in 13th CIRECC in 2021. CUHK team also won championship in CCRREC in 2018.
- Liaised with Institute of Shopping Centre Management (ISCM), a professional body in Hong Kong, to award ISCM Scholarship to one SHTM student with an amount of HK\$5,000 each year.
- Reviewed existing courses and developed new courses for both BBA in Hospitality and Real Estate and MSc in Real Estate.

- Served as an Associate Program Director of BBA in Hospitality and Real Estate (Jan 2018 – Jul 2019).
- o Served in various roles in the department, faculty, college and university.
- o Interviewed undergraduate (JUPAS and Non-JUPAS) and postgraduate for the admission of SHTM, and for the exchange programs offered by SHTM, OAL and United College.
- o Assisted SHTM in various undergraduate admission workshops.
- Assisted in administrative duties including drafting the proposal for the curriculum change in 2016 (from BBA in Hotel and Tourism Management to BBA in Hospitality and Real Estate) and proposal writings for various projects, SHTM visiting scholar scheme, and recruitment process of research-track professors.
- o Arranged field trips in Hong Kong for students to facilitate experiential learning.
- o Arranged research seminars for the Center for Hospitality and Real Estate Research.
- o Led overseas study tours for SHTM students.
- o Provided counselling to academic advisees and other students on their future career plan and interview preparation in the real estate industry.

Courses Taught:

- o HTMG3030 Hospitality Real Estate (Fall 2015 Spring 2024)
- o HTMG3520 Shopping Mall Investment and Management (Spring 2015 Fall 2023)
- o HTMG3590 Overseas Study Trip (Summer 2023)
- o HTMG3900A Summer Internship II (Summer 2020 Summer 2022)
- o HTMG5017 Real Estate Market Studies / Real Estate Valuation (Fall 2015 Fall 2018)
- o HTMG5021 Shopping Mall Development and Management (Spring 2018 Spring 2024)
- o HTMG5024 Real Estate Economics (Fall 2019 Fall 2023)
- o GEUC4011 Senior Seminar United College (Fall 2017)

Post-doctoral Fellow, The University of Hong Kong, Jul 2011 – Jul 2014

Affiliated Department: Department of Real Estate and Construction

Scope of duties:

- o Managed various research projects (heritage sustainability, performance of property management companies, office and housing markets)
- Written conference and journal papers
- Drafted GRF proposals
- Sought funding opportunities
- Assisted in tutorials for Common Core Course (Property Rights, Built Heritage and Sustainable Development in Hong Kong, Fall 2013) and Faculty Foundation Course (Housing and Cities, Spring 2014)
- Assisted in organizing international conferences

• Senior Research Assistant, The University of Hong Kong, Mar 2010 – Jul 2011

Affiliated Department: Department of Real Estate and Construction

Scope of duties:

- o Conducted research on urban renewal project in Hong Kong
- o Assisted in writing journal publication and proposal for research funding
- Assisted in organizing workshops

Research Analyst, Jones Lang LaSalle, Hong Kong, Dec 2007 – Feb 2010

Scope of duties:

- o Conducted research on Hong Kong residential and retail market
- o Ensured on-time delivery of data and write-up for both local and regional publications
- o Maintained and enhanced research database

• Research Analyst, CEIC Data Company, Hong Kong, Oct 2007 – Nov 2007 Scope of duties:

- o Maintained and enhanced quality of company's in-house research database
- Liaised with official data issuing sources

PROFESSIONAL AFFILIATION

- Fellow, Institute of Shopping Centre Management, Hong Kong, since 08/2019
- Member, Teaching and Learning Community of Practice, CLEAR, CUHK, since 09/2021
- Member, The American Real Estate and Urban Economics Association, U.S., since 03/2016

TEACHING AWARDS

- Vice-Chancellor's Exemplary Teaching Award 2022, awarded by The Chinese University of Hong Kong in 03/2024
- Faculty Teaching Excellence Award 2021-2022, awarded by CUHK Business School in 02/2023
- Faculty Teaching Excellence Award 2018-2019, awarded by CUHK Business School in 02/2020
- Faculty Teaching Merit Award 2021-2022, awarded by CUHK Business School in 07/2023
- Faculty Teaching Merit Award 2020-2021, awarded by CUHK Business School in 07/2022
- Faculty Teaching Merit Award 2019-2020, awarded by CUHK Business School in 05/2021
- Faculty Teaching Merit Award 2018-2019, awarded by CUHK Business School in 04/2020
- Faculty Teaching Merit Award 2017-2018, awarded by CUHK Business School in 04/2019
- Faculty Teaching Merit Award 2016-2017, awarded by CUHK Business School in 04/2018
- Faculty Teaching Merit Award 2015-2016, awarded by CUHK Business School in 05/2017

OTHER AWARDS AND HONORS

- Internationalization Faculty Mobility Schemes (Outbound) for 2018-2019 CUHK-The University of Sydney Short-term Faculty Exchange Programme, awarded by The Chinese University of Hong Kong, 12/2018.
- Internationalization Faculty Mobility Schemes Outbound Research Mobility Scheme for 2015-2016, awarded by The Chinese University of Hong Kong, 07/2015.
- Consulate General of Spain Prize for the Promotion of Spanish Culture 2006, awarded jointly by the Consulate General of Spain in Hong Kong and the Spanish Section of the Language Centre of The University of Hong Kong, 06/2006

TEACHING GRANTS (as Principal Investigator)

 Special Funding Scheme for Innovation in Virtual Education in Business, Faculty of Business Administration, The Chinese University of Hong Kong, 2022 (completed) Project award: HK\$49, 820

Title: Developing animated videos for virtual teaching and learning in real estate education

• Special Funding Scheme for Innovation in Virtual Education in Business, Faculty of Business Administration, The Chinese University of Hong Kong, 2022 (completed) Project award: HK\$49,032

Title: Build a retail customer journey map and turn it into an animated video: An online international team collaboration project

• Courseware Development Grant Scheme 2019-22 (Round 3), The Chinese University of Hong Kong, 2021 (completed)

Project award: HK\$100,000

Title: From a fresh market to a modern retail space: Using VR technology to introduce Central Market in real estate education

• Special Funding Scheme for Online Learning supported by TDLEG 2019-22, The Chinese University of Hong Kong, 2020 (completed)

Project award: HK\$98,900

Title: From Physical to Virtual: A Field Trip Through VR Experience

• Micro-module Courseware Development Grant 2017-2018, Scheme 1: Basic Scheme, The Chinese University of Hong Kong, 2017 (completed)

Project award: HK\$99,700

Title: Flipped teaching of real estate concepts: The use of demonstration and animation videos to enhance students' understanding through visual learning

RESEARCH GRANTS (as Principal Investigator)

• Small Project Funding, The University of Hong Kong, 2012 (completed)

Project award: HK\$33,200

Title: The performance of property management companies in maintaining residential buildings in Hong Kong: A physical assessment

RESEARCH GRANTS (as Co-Investigator)

• One-time Allocation Direct Grant, The Chinese University of Hong Kong, 2015 (completed)

Project award: HK\$30,000

Title: Rebranding strategies in hotel industry

• Small Project Funding, The University of Hong Kong, 2014 (completed)

Project award: HK\$80,000

Title: Public awareness of and attitudes towards heritage in Hong Kong

INTERNAL SERVICES

Department

- Associate Program Director, BBA in Hospitality and Real Estate, 01/2018 07/2019
- Member, Program Committee of BBA in Hospitality and Real Estate, 08/2019 Present
- Member, Program Committee of MSc in Real Estate, 08/2019 Present
- Member, Department Committee, 09/2014 Present
- Member, Department Curriculum Development Committee, 09/2014 Present
- Member, Non-JUPAS Admission Sub-committee, 09/2016 Present
- Faculty advisor for Cornell International Real Estate Case Competition, 09/2014 Present

- Assessment Panel, School of Hotel and Tourism Management, 09/2017 Present
- Joint admission coordinator for BBA in Hotel and Tourism Management, 09/2015 08/2016

Faculty

- Member, Faculty Board, 09/2020 08/2023
- Member, Faculty Disciplinary Committee, 09/2015 09/2019
- Member, Staff Student Consultation Committee, 09/2015 08/2019

College

- College coordinator, United College, 09/2015 08/2024
- Member, Canteen Management Committee, 01/2022 01/2025

University

- Panelist, Panel Against Sexual Harassment, 08/2020 07/2024
- Reviewer of TDLEG applications, Academic and Quality Section, 10/2022 08/2025

EXTERNAL SERVICES

- Committee Member, 2024 IRES GWIRE (International Real Estate Society Global Women in Real Estate) Committee, USA, 01/2024 12/2024
- Committee Member, 2023 IRES GWIRE (International Real Estate Society Global Women in Real Estate) Committee, USA, 02/2023 12/2023
- Director, The University of Hong Kong Surveying Alumni Association, Hong Kong, 04/2021 – 03/2023
- President, The University of Hong Kong Surveying Alumni Association, Hong Kong, 04/2017 – 03/2019
- Treasurer, The University of Hong Kong Surveying Alumni Association, Hong Kong, 04/2013 03/2017
- Member, Society of Saint Vincent de Paul, Hong Kong, 2005 Present

EDITORIAL AND REFEREE SERVICES

- Editorial Board Member of Journal of Real Estate Literature
- Ad Hoc Referee for: Building Research & Information, Habitat International, International Journal of Urban Sciences, Journal of Housing and the Built Environment, Journal of Real Estate Literature, etc.

PUBLICATIONS

- Allan, R., **Liusman, E.**, Lu, T. and Tsang, D. (2021) The COVID-19 Pandemic and Commercial Property Rent Dynamics. *Journal of Risk and Financial Management*, 14(8), 360. https://doi.org/10.3390/jrfm14080360
- **Liusman, E.**, Ho, D.C.W., Lo, H.C. and Lo, D.Y.F. (2017) Office rents, mixed-use developments, and agglomeration economies: a panel data analysis. *Journal of Property Investment and Finance*, 35(5), 455-471. https://doi.org/10.1108/JPIF-02-2017-0015
- Ho, D.C.W. and **Liusman, E.** (2016) Measuring the performance of property management companies in high-rise flats. *Facilities*, 34(3/4), 161-176. https://doi.org/10.1108/F-06-2014-0056.
- Ho, D.C.W., Ge, J.X. and **Liusman**, **E**. (2015) Measuring building performance for sustainable built heritage. *Surveying and Built Environment*, 24(1), 41-62.

- Ho, D. C. W., Yau, Y., Poon, S. W. and **Liusman, E.** (2012) Achieving sustainable urban renewal in Hong Kong: A strategy for dilapidation assessment of high rises. *Journal of Urban Planning and Development*, American Society of Civil Engineers (ASCE), 138(2), 153-165. https://doi.org/10.1061/(ASCE).UP.1943-5444.0000104
- Ho, D. C. W., Yau, Y., Law, C.K., Poon, S. W., Yip, H.K. and **Liusman, E.** (2012) Social sustainability in urban renewal: An assessment of community aspiration. *Urbani Izziv* (*Urban Challenge*), Urban Planning Institute, Ljubljana, Slovenia, 23(1), 125-139.

SEMINAR AND CONFERENCE PRESENTATIONS

- **Liusman, E.,** Hui, J.W.T. and Chau, K.W. (2024) The impact of managers' prior beliefs on shopping centre performance. Presented in 30th Pacific Rim Real Estate Society (PRRES) Annual Conference, 14-17 Jan 2024, Gold Coast, Australia.
- Chau, K.W., Huo, D.D. and **Liusman, E.** (2024) Why do people pay for a green building premium? Presented in 30th Pacific Rim Real Estate Society (PRRES) Annual Conference, 14-17 Jan 2024, Gold Coast, Australia.
- Liusman, E. (2023) The role of virtual reality in modern day teaching: An illustrative example. Presented in *T&L CoP and Educational Research SIG Seminar Series "Ignited Conversations: Research and Pedagogical Innovation"*, 27 Sep 2023, Online.
- Chau, K.W., Huo, D.D. and **Liusman, E.** (2023) Green Building Premium The Case of the Hong Kong Residential Market. Presented in 27th Asian Real Estate Society (AsRES) International Annual Conference, 13-16 Jul 2023, Hong Kong, People's Republic of China.
- Liusman, E., Hui, J.W.T. and Chau, K.W. (2023) Management Style and Management Efficiency of Shopping Malls. Presented in 27th Asian Real Estate Society (AsRES) International Annual Conference, 13-16 Jul 2023, Hong Kong, People's Republic of China.
- **Liusman, E.** (2023) Field trip learning with virtual reality. Presented in *Virtual Teaching And Learning Innovation Expo in the Metaverse*, 15 Jun 2023, Online (Metaverse).
- **Liusman, E.,** Chau, K.W. and Lau, P.S. (2023) The impact of real estate market transparency on the linkages between direct and indirect real estate investment. Presented in 29th Pacific Rim Real Estate Society (PRRES) Annual Conference, 15-17 Jan 2023, Sydney, Australia.
- Liusman, E., Tian, J. and Cheung, G. (2022) Build a Retail Customer Journey Map and Turn it into an Animated Video: An Online International Team Collaboration Project. Presented in *CUHK Teaching and Learning Innovation Expo* 2022, 14-16 Dec 2022, Hybrid.
- Liusman, E. (2022) Learning Beyond the Classroom with Virtual Reality. Presented in Center for Education Innovation Workshop "Beyond-the-Classroom Strategy: Integrating Technology into Virtual Teaching and Learning", 18 Oct 2022, Online.
- Liusman, E. (2022) Teleporting Anyone Anytime Anywhere with Virtual Reality. Presented in *KEEP Seminar Series "Immersive Learning in the Metaverse How to Bring Education to Life Part 2"*, 30 Sep 2022, Online.
- **Liusman, E.,** Chau, K.W. and Wong, Y.L. (2022) Wet Market Convenience or Health Hazard? Presented in 26th Asian Real Estate Society (AsRES) International Annual Conference, 4-7 Aug 2022, Hybrid.
- **Liusman, E.** (2022) The Use of VR Technology as a Virtual Field Trip in Real Estate Education. Presented in 28th European Real Estate Society Annual Conference, 22-25 Jun 2022, Online.
- Liusman, E. (2022) Teleporting to Central Market through Virtual Reality. Presented in *Community of Practice Symposium of Education Innovation and Technology* 2022, 2 Jun 2022, Online.

- Chow, R., **Liusman, E.** and Pudjianto, O. (2021) Implementing Crisis Resilience Pedagogy (CRP) in Mortgage and Real Estate Education: Case Study of Online Video Library and Virtual Reality (VR) based education in Hong Kong and Indonesia. Presented in *eLearning Forum Asia 2021*, 30 Nov 1 Dec 2021, Online.
- **Liusman, E.** (2021) Virtual Reality Learning Experience in Shopping Mall Course. Presented in *CUHK Teaching and Learning Innovation Expo* 2021, 26-30 Jul 2021, Online.
- Chau, K.W. and **Liusman, E.** (2021) The Pricing and Investment Performance of Private Car Parking Spaces in Hong Kong. Presented in 25th Asian Real Estate Society (AsRES) International Annual Conference, 18-21 Jul 2021, Online.
- Chau, K.W. and **Liusman, E.** (2021) Are Private Car Parking Spaces and Housing Units Complementary or Substitute Goods? Presented in 27th European Real Estate Society Annual Conference, 2-5 Jun 2021, Online.
- Allan, R., **Liusman, E.**, Lu, T. and Tsang, D. (2021) The COVID-19 Pandemic & Commercial Property Rent Dynamics. Presented in *Pacific Rim Real Estate Society (PRRES)* 27th Annual Conference, 4 Feb 2021, Online.
- **Liusman, E.** (2020) The COVID-19 Pandemic & Virtual Field Trip of Urban Economic Course. Presented in 16th European Real Estate Society (ERES) Education Seminar, 18-19 Dec 2020, Online.
- **Liusman, E.** (2020) Virtual Reality Experience in the Urban Area in Hong Kong. Presented in *eLearning Forum Asia* 2020, 7-8 Dec 2020, Online.
- **Liusman, E.** (2020) Can Virtual Field Trip Substitute Physical Field Trip? Presented in *CUHK Teaching and Learning Innovation Expo* 2020, 28-30 Jul 2020, Online.
- Chau, K.W. and **Liusman, E.** (2019) Land Use Policy and the Pricing of Public Real Estate. Presented in 24th Asian Real Estate Society (AsRES) International Annual Conference, 7-10 Jul 2019, Shenzhen, China.
- Chau, K.W. and **Liusman, E.** (2019) Real Estate Development Risk and the Idiosyncratic Risk of Indirect Real Estate: Empirical Evidence from Hong Kong. Presented in *AREUEA International Conference* 2019, 24-26 Jun 2019, Milan, Italy.
- **Liusman, E.** (2018) Flipped teaching of real estate concepts: The use of videos to enhance students' understanding through visual learning, presented in *CUHK Teaching and Learning Innovation Expo 2018*, 7 December 2018, Hong Kong. [Poster Presentation]
- Chau, K.W., Wright, D. and **Liusman, E.** (2018) Culture Influence on Housing Transaction Prices. Presented in 23rd Asian Real Estate Society (AsRES) International Annual Conference, 8 11 Jul 2018, Incheon, Korea.
- Chau, K.W., Wright, D. and **Liusman, E.** (2018) The Cost of a Lucky Price. Presented in 25th European Real Estate Society Annual Conference, 27 30 Jun 2018, Reading, United Kingdom.
- **Liusman, E.** and Tsolacos, S. (2018) Could Airbnb in Hong Kong be responsible for higher housing rents in Hong Kong? Presented in *25th European Real Estate Society Annual Conference*, 27 30 Jun 2018, Reading, United Kingdom.
- Chau, K.W., Liang, J. and **Liusman. E.** (2017) The unintended consequences of public-sector-led urban renewal projects. Presented in *AREUEA International Conference 2017*, *3-5 Jul 2017*, Amsterdam, The Netherlands.
- **Liusman, E.** and Wright, D. (2017) The real impact of residential property stamp duties. Presented in 24th European Real Estate Society Annual Conference, 28 Jun 1 Jul 2017, Delft, The Netherlands.
- Wang, D.Y.L. and **Liusman, E.** (2017) Rebranding in hotel industry and its impact on brand equity. Presented in 15th APACCHRIE Conference 2017, 31 May 3 June 2017, Bali, Indonesia.

- **Liusman, E.** and Yiu, C.Y. (2016) The effect of shopping mall agglomeration on magnetism of suburban mall. Presented in *AREUEA International Conference 2016*, 6-8 July 2016, Alicante, Spain.
- Liusman, E. and Yiu, C.Y. (2015) Bargaining power of landlord and tenant in a shopping center: A case from Hong Kong. Presented in 2015 Asian Real Estate Society Conference, 6-9 July 2015, Washington D.C., U.S.A.
- Ho, D.C.W. and **Liusman, E.** (2015) Performance of Property Management Companies in High-rise Flats: A Pilot Study. Presented in *HKIS Property and Facility Management Division Conference 2015 cum* 10th Anniversary, 15 May 2015, Hong Kong SAR, China.
- Yiu, C.Y. and **Liusman, E.** (2015) Negative real interest rates and the bursting of Spain's housing bubbles: The fourth confirmed case. Presented in *International Conference on Banking, Real Estate and Financial Crises: Hong Kong, China and the World*, 17 January 2015, Hong Kong SAR, China.
- **Liusman, E.** and Ho, D.C.W. (2014) The effectiveness of introducing various stamp duties to curb the housing market, presented in *2014 ENHR Conference*, 1-4 July 2014, Edinburgh, United Kingdom.
- Chau, K.W. and **Liusman, E.** (2013) Real Estate Development Risk and the Idiosyncratic Risk of Indirect Real Estate: Empirical Evidence from Hong Kong, presented in *Asian Pacific Real Estate Research Symposium 2013*, 15-16 July 2013, Singapore.
- Liusman, E., Ho, D.C.W. and Ge, J.X. (2013) Indicators for heritage buildings sustainability. In: Hájek, P., Tywoniak, J., Lupíšek, A. and Sojková, K. (Eds.), *CESB13 Central Europe towards Sustainable Building 2013*. Prague: Grada Publishing, p. 689-692.
- Ho, D.C.W., Ge, J.X. and **Liusman, E.** (2013) The mandatory and voluntary approaches to sustainability: BASIX vs BEAM Plus. In: Kajewski, S., Manley, K. and Hampson, K. (Eds.), *Proceedings of the 19th International CIB World Building Congress*. Brisbane: Queensland University of Technology.
- Chau, K.W. and **Liusman, E.** (2009) The effect of land supply restriction on the risk of indirect real estate in Hong Kong, presented in *Pacific RIM Real Estate Society 15th Annual Conference*, 18-21 January 2009, Sydney, Australia.
- **Liusman, E.** (2006) The effect of land supply restriction on the risk of Hong Kong indirect real estate, presented in the 13th European Real Estate Society Conference, 7-10 June 2006, Weimar, Germany.

SESSION CHAIRS

- Community of Practice Symposium of Education Innovation and Technology, Virtual Symposium, 2022.
- Asian Real Estate Society (AsRES) Virtual Conference, 2021
- European Real Estate Society (ERES) Virtual Conference, 2021
- American Real Estate and Urban Association (AREUEA) International Conference 2019, Milan, Italy

INVITED LECTURES

- Shopping mall development and management, South China University of Technology, Guangzhou, People's Republic of China, 6 May 2019.
- Bargaining power between landlord and tenant in Hong Kong shopping center, Tarumanagara University, Jakarta, Indonesia, 15 Jun 2015

CONFERENCE / CASE COMPETITION ORGANIZERS

- Coordinator GWIRE (Global Women in Real Estate) Women's Breakfast, 2023 AsRES-GCREC Joint International Real Estate Conference, 13-16 Jul 2023, Hong Kong
- Coordinator AsREAP (Asian Real Estate Academic & Profession) Woman Achievement Award, 2023 AsRES-GCREC Joint International Real Estate Conference, 13-16 Jul 2023, Hong Kong
- Chairperson Organizing Committee, Cornell CUHK Regional Real Estate Competition Asia, 8 Oct 2018, Hong Kong
- Member Technical Committee, HKU-HKKA International Conference 2013 Construction and Housing, 2-3 May 2013, Hong Kong

PROFESSIONAL CERTIFICATES

- Certification in Hotel Industry and Analytics (CHIA), American Hotel and Lodging Association, 07/2020 07/2025
- Certification in Advanced Hospitality and Tourism Analytics (CAHTA), STR SHARE Center, 09/2020 12/2022
- Certification in Publication Ethics, The Chinese University of Hong Kong, 10/2020 10/2025
- Certification in Survey and Behavioral Ethics, The Chinese University of Hong Kong, 10/2020 – 10/2025

VISITING FELLOWSHIPS

- Visiting researcher, Discipline of Finance, University of Sydney, Australia, 05/2019
- Visiting Fellow, School of Business, Western Sydney University, Australia, 05/2016

Updated 23 Apr 2024