

CURRICULUM VITAE
LIUSMAN, Ervi 劉海慧

PERSONAL DATA

Full Name: LIUSMAN, Ervi
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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

- **Lecturer, The Chinese University of Hong Kong, 09/2014 – Present**
Affiliated Department: School of Hotel and Tourism Management (SHTM)
Affiliated College: United College
Scope of duties:
 - Taught 5-6 undergraduate and postgraduate courses each year.
 - Supervised Project-based Internship of HTMG3900A since Summer 2020
 - Supervised United College students of GEUC 4011 in Fall 2017
 - 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
 - Liaised with National University of Singapore (NUS) for an exchange programme in real estate stream between Department of Real Estate in NUS and SHTM in CUHK
 - Reviewed existing courses and developed new courses for both BBA in Hospitality and Real Estate and MSc in Management for Real Estate and Hospitality Assets

- Served various positions in the Department, Faculty, College and University since joining SHTM.
- 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
- Arranged field trips for students to facilitate experiential learning
- Arranged research seminar for the Center for Hospitality and Real Estate Research
- Provided counselling to academic advisees and other students on their future career plan and interview preparation in the real estate industry.

Courses Taught:

- HTMG3030 Hospitality Real Estate Economics (Fall 2015 – Apr 2022)
 - HTMG5017 Real Estate Market Studies (Fall 2015 – Fall 2016)
 - HTMG5017 Real Estate Valuation (Fall 2017 – Fall 2018)
 - HTMG3520 Shopping Mall Investment and Management (Spring 2015 – Spring 2022)
 - HTMG5021 Shopping Mall Development and Management (Spring 2018 – Spring 2022)
 - HTMG5024 Real Estate Economics (Fall 2019 – Fall 2021)
 - GEUC4011 Senior Seminar – United College (Fall 2017)
 - HTMG3900A Summer Internship II (Summer 2020 – Summer 2022)
- **Post-doctoral Fellow, The University of Hong Kong, 07/2011 – 07/2014**
Affiliated Department: Department of Real Estate and Construction
Scope of duties:
 - 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 conference as a departmental administrative duty
 - **Senior Research Assistant, The University of Hong Kong, 03/2010 – 07/2011**
Affiliated Department: Department of Real Estate and Construction
Scope of duties:
 - Conducted research on urban renewal project in Hong Kong
 - Performed statistical analysis
 - Assisted in writing journal publication and proposal for research funding
 - Assisted in organizing workshops
 - **Research Analyst, Jones Lang LaSalle, Hong Kong, 12/2007 – 02/2010**
Scope of duties:

- Conducted research on Hong Kong residential and retail market
 - Ensured on-time delivery of data and write-up for both local and regional publications
 - Maintained and enhanced related database
- **Research Analyst, CEIC Data Company, Hong Kong, 10/2007 – 11/2007**
Scope of duties:
 - 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
- Member, International Council of Shopping Centers, U.S., 02/2016 – 02/2020

TEACHING AWARDS

- Faculty Teaching Excellence Award 2018-2019, awarded by CUHK Business School, 02/2020
- Faculty Teaching Merit Award 2020-2021, awarded by CUHK Business School, 07/2022
- Faculty Teaching Merit Award 2019-2020, awarded by CUHK Business School, 05/2021
- Faculty Teaching Merit Award 2018-2019, awarded by CUHK Business School, 04/2020
- Faculty Teaching Merit Award 2017-2018, awarded by CUHK Business School, 04/2019
- Faculty Teaching Merit Award 2016-2017, awarded by CUHK Business School, 04/2018
- Faculty Teaching Merit Award 2015-2016, awarded by CUHK Business School, 05/2017

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 (ongoing)
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 (ongoing)
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

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

INTERNAL SERVICE

Department

- Team Leader, Faculty advisors for Cornell International Real Estate Case Competition, 09/2014 – Present
- Chairperson, Organizing Committee of 2018 Cornell CUHK Regional Real Estate Competition, Asia (CCRREC), 01/2018 – 10/2018.
- Associate Program Director, BBA in Hospitality and Real Estate, 01/2018 – 07/2019
- 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, Assessment Panel of MSc in Real Estate, 09/2017 – Present
- Member, Assessment Panel of BBA in Hospitality and Real Estate, 09/2017 – 07/2021
- Member, Non-JUPAS Admission Sub-committee, 09/2016 – Present
- Interviewer, MSc in Real Estate, 03/2018 - Present
- Interviewer, JUPAS and Non-JUPAS, BBA in Hospitality and Real Estate, 07/2015 – Present
- Interviewer, SHTM Exchange Program, 01/2018 – 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 – 08/2023
- Member, Canteen Management Committee, 01/2022 – 01/2025
- Interviewer, UC GOAL Programme, 01/2020 – 12/2021

University

- Panelist, Panel Against Sexual Harassment, 08/2020 – 07/2024
- Interviewer, OAL Exchange Programme, 11/2015 - Present

EXTERNAL SERVICE

- 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

OTHER RELEVANT INFORMATION**Academic Research****(1) Thesis**

- **Liusman, E.** (2007) *The effect of land supply restriction on the risk of Hong Kong indirect real estate*. PhD Thesis. Hong Kong: The University of Hong Kong.
- **Liusman, E.** (2002) *Rental adjustment in the office market – Empirical evidence from Hong Kong*. Master Degree Dissertation. Hong Kong: The University of Hong Kong.

(2) Journal Publications

- Allan, R., **Liusman, E.**, Lu, T. and Tsang, E. (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](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.

(3) Conference Papers/Presentations**(A) Pedagogical Research**

- **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.
- **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.

(B) Discipline Research

- **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 August 2022, Tokyo and Hybrid, 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.
- 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.
- 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.

(4) *Poster Presentations*

(A) Pedagogical Research

- **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.

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 Talks/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, Indonesia, 15 June 2015

Ad Hoc Referees

- Building Research & Information, Routledge
- Habitat International, Elsevier
- International Journal of Urban Sciences, Taylor & Francis
- Journal of Housing and the Built Environment, Springer

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

Conference / Case Competition Organizer

- Chairperson – Organizing Committee, Cornell CUHK Regional Real Estate Competition Asia, 8 October 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 Fellowship

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

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