

Times	Sunday 23rd January 2005 (Arrival Date)
2.00 - 4.00	Phd session - Rydges Carlton Hotel
4.00 - 6.00	PRRES pre-AGM Board Meeting at Rydges Carlton Hotel
5.30 – 7.00	Welcome Reception and Registration at Rydges Carlton Hotel

Times	Monday 24th January 2005 (Day One)
9.00 - 9.05	Introduction and Welcome - <i>Professor Jon Robinson</i>
9.05 - 9.10	<i>Professor Ruth Fincher</i> , Dean, Faculty of Architecture Building and Planning
9.10 - 9.15	<i>Professor Robert Brown</i> , Finance Department, Commerce Faculty
9.15 - 9.20	RICS introduces the keynote speaker
9.20 - 10.05	Keynote speaker - <i>Professor Neil Crosby</i> , Department of Real Estate and Planning, University of Reading
10.05 - 10.20	Questions
10.20 - 10.50	Morning Tea and Coffee

Times	Day 1 Presentation of Papers (SESSION 1)
-------	--

Topic	Room # 1		Room # 2		Room # 3	
	Miscellaneous - Real Estate Service Sector Session Chair: John Flaherty		Valuation - Method and Theory Under Scrutiny Session Chair: Jon Robinson		Housing Affordability Session Chair: Richard Reed	
10.50 - 11.10	C101	Real Estate Agents and Consumer Service: The Voice of a Busy Market <i>G. Crews, S. Hovell</i>	C078	Price versus value versus worth: a capital market context <i>D. Parker</i>		
11.10 - 11.30	C111	Corporate Governance and Real Estate Industry <i>K.W. Schulte, C.Kolb</i>	C112	A Critical analysis of US real estate appraisal methods when used for financial reporting according to the International Financial Reporting Standards (IFRS) <i>F.F. Spies, D.B. Wilhelm</i>	C007	Barriers to Expanding Partnerships for Affordable Rental Housing Investment <i>C. Susilawati, L. Armitage, M. Skitmore</i>
11.30 - 11.50	C086	Towards understanding real estate franchises in Australasia <i>S. Flint-Hartle</i>	C008	Valuing your Grandmother: Why customary title is incomparable to Western conceptions of property value <i>G. Small, J. Sheehan</i>	C043	Boom or gloom: A comparative study of the propensity of first home buyers in Beijing and Shanghai <i>P. Li, A. Karantonis</i> ***PLEASE NOTE NEW TIME
Topic			Valuation Practice		Housing - Planning and/or Development and/or Investment	
11.50 - 12.10	C083	Market making in the Real Estate Market: The Case of Real Estate Services <i>E. D'Arcy</i>	C082	A Model for Valuing Development Land. Discounted Cash Flow and Hypothetical Subdivision Budget Formula Methodology <i>E. Gamby, P. Bendall, A. Smee</i>	C059	Some attributes of a second tier property market in transitional China <i>S.S. Han</i>
12.10 - 12.30	C110	Revising the Conceptual Basis of Price: Its impacts on Agency Agreements <i>H. Antoniadis, G. Small</i>	C031	The Performance Indicator of the Industrial Property Market Based on Location Factors <i>J. Kim</i>	C077	The Constraints of Housing Supply in Fiji <i>A. Hassan</i>

12.30 - 1.15	LUNCH – Mezzanine Level, ICT Building (Food and beverages are not permitted in the lecture rooms)
--------------	--

1.15 - 1.50	Professor Miles Lewis - A Presentation on Melbourne Architectural Styles					
Times	Day 1 Presentation of Papers (SESSION 2)					
Topic	Miscellaneous - Business Location Choice Session Chair: John Loh		Valuation Practice Session Chair: Peter Wills		Property Title/Rights Session Chair: Graham Crews	
1.50 - 2.10	C102	Broadband Technology: An appraisal of the availability and use by small office occupiers and the potential impact upon the office market <i>V. Spurge</i>	C068	Current rural valuation practice: A survey of NSW valuers and agribusiness managers <i>C. Eves</i>	C023	Myth, Embeddedness and Tradition: an Examination of Property Rights grounded on a Fijian Case Study <i>S. Boydell</i>
Topic	Miscellaneous - Building Management Tools					
2.10 - 2.30	C094	Challenges in the Assessment of the Residual Service Life of Aging Buildings <i>A. Shah, Prof. A. Kumar</i>	C027	Integrating Artificial Neural Networks and GIS for Single-property Valuation <i>A.G. Sarip</i>	C033	A Christian Understanding of Property: Spiritual themes underlying Western property <i>G. Small</i>
2.30 - 2.50			C039	Using a Hybrid Automated Valuation Model to Estimate Capital and Site Values <i>P. Rossini, P. Kershaw</i>	C109	Compensation Models for Native Title <i>R. Fortes</i>
2.50 - 3.10					C015	China's latest constitutional amendment on land acquisition compensation issues - Does it offer real help to farmers <i>N. Chan</i>
3.10 - 3.40	Afternoon Tea and Coffee					
Times	Day 1 Presentation of Papers (SESSION 3)					
Topic	Housing - Demographic and Socioeconomic Influences Session Chair: Terry Boyd		Securitisation - Performance Measurement and/or Attribution Session Chair: Lyn Armitage		Valuation - Valuing Special Property Attributes Session Chair: Ann Brownell	
3.40 - 4.00	C045	Sea Change Fact or Fiction? <i>K. Robson</i>	C022	Factors Influencing the performance of listed property trusts <i>G. Newell</i>	C085	Property valuation and analysis applied to environmentally sustainable development <i>J. Robinson</i>
4.00 - 4.20	C060	Identifying linkages between generations and community development <i>R. Reed, N. Conisbee</i>	C049	Efficient Frontiers and Performance Measurement for LPTs <i>J. Flaherty, V. Fang, R. Lombardo</i>	C091	Market Analysis Study of the Value Technology System to Home Owners <i>A. Mills, P. Williams</i>
Topic	Housing - Investigations, Forecasts or Predictions of Housing Market Phenomena		Securitisation - Price or Value drivers			
4.20 - 4.40	C062	The impact of retiree migration on the Spanish housing market - a case study <i>P. Taltavull</i>	C030	Assessing the Time-Varying Interest Rate Sensitivity of Real Estate Securities <i>P. Wilson, R. Zurbruegg</i>	C106	Valuing ground rentals - modelling the land value percentage rate <i>R.L. Jefferies</i>
4.40 - 5.00	C001	Analysis of Accuracy of Housing Commencement Forecasts in Australia <i>A. Mills, D. Harris, R. Reed</i>	C042	Focus, Liquidity and Firm Value - An Empirical Study of Listed Property Trusts in Australia <i>J. Hedander</i>	C079	Urban trees - valuation issues and challenges <i>D. Parker</i>
5.00 - 6.00	API Lecturer Meeting - Room # 2					

Times		Tuesday 25th January 2005 (Day Two)						
9.00 - 9.05	Introduction and Welcome							
9.05 - 9.10	Professor Jayne Godfrey, Department of Accounting & Finance, Monash University							
9.10 - 9.15	Professor Ron Wakefield, School of Property, Construction and Project Management, RMIT University							
9.15 - 9.20	API introduces the keynote speaker							
9.20 - 10.05	Keynote speaker - Professor Crocker Liu, Stern School of Business, New York University (NYU)							
10.05 - 10.20	Questions							
10.20 - 10.50	Morning Tea and Coffee							
Times		Day 2 Presentation of Papers (SESSION 1)						
Topic	Room # 1		Room # 2		Room # 3		Room # 4	
	Housing - Investigations, Forecasts or Predictions of Housing Market Phenomena Session Chair: Greg Schwann		Securitisation - Risk Measurement and/or Exposure Session Chair: John Flaherty		Valuation - Valuing Special Property Attributes Session Chair: Geoff Page		Property Profession, Education and Training Session Chair: Kath Robson	
10.50 - 11.10	C003	Urban Structure and Change in Brisbane: Exploring Locations for Property Price Premiums <i>S. Huston, T. Yigitcanlar, H. Han</i>	C028	The Distributional Characteristics of REIT Returns and Risk Measurement Implications <i>S. Stevenson, E. Hutson</i>	C075	The Branding of Suburbs <i>D. Levy</i>	C092	Internationalization of Real Estate Programs <i>K.W. Schulte, G. Schulte-Daxbok</i>
11.10 - 11.30	C103	Trading Rules in Housing Markets - What can we learn? <i>G. Costello</i>	C021	The changing risk profile of listed property trusts <i>G. Newell</i>	C087	A comparative analysis of gold mining activities on residential property values <i>E. Gamby, P. Reid</i>	C016	Facilities Management Education - Is it meeting global industry expectations? <i>C. Warren, S. Heng</i>
11.30 - 11.50	C006	Prices and rents in the German residential sector: an asset pricing view <i>M. Cieleback</i>	C017	Real Estate Risk Exposure of Equity Real Estate Investment Trusts <i>M.L. Lee, K.C.H. Chiang</i>	C088	Modeling the value of view in real estate: A 3-D GIS Approach <i>S-M. Yu, S-S. Han, C-H. Chai</i>	C073	Stakeholder Impact on Property Education Programs <i>T. Boyd</i>
11.50 - 12.10	C012	The Budapest housing market structure from a heterodox economics perspective and with a neural network classification <i>T. Kauko</i>	C029	Estimation of Listed Property Trust Beta's <i>S. Stevenson, R. Kishore</i>		Lithuanian property taxation in the context of EU countries <i>V. Malien, V. Gurskien D. Cibulskien, K. Alexander</i> (LATE ENTRY - no abstract in Book of Abstracts)	C053	Career mentoring preferences of undergraduate property and construction students <i>V. Francis, L. Armitage</i>
12.10 - 12.30	C072	An alternative House Price Index Method <i>M. Hoesli, S. Bourassa, J. Sun</i>	C098	The Linkage between Listed Property Trusts and Stocks based on Systematic and Unsystematic Risks <i>R. Kishore</i>			C013	Reputation and professional deontology: The Ethic Code of Spanish Real Estate Professional Bodies <i>P. Taltavull, A. Raga, R. Duenas</i>
12.30 - 1.15	LUNCH – Mezzanine Level, ICT Building							
1.15 - 2.15	PRRES Annual General Meeting in main lecture theatre (food and beverages are not permitted in the lecture rooms)							

Times Day 2 Presentation of Papers (SESSION 2)							
Topic	Water Studies Session Chair: Angelo Karantonis			Real Estate Investment and Finance Session Chair: Chris Eves		Property Profession, Education and Training Session Chair: Amanda McCallum	
2.15 - 2.35	C026	The Valuation of Water Rights - A Comparison of Valuation Methodologies <i>B. O'Callaghan, H. Bjornlund</i>	C005	Agency problems in indirect real estate investing <i>M. Cieleback</i>	C054	The Valuation Profession in Australia: Profile, Analysis and Future Directions <i>P. Elliott, C. Warren</i>	
2.35 - 2.55	C041	Factors impacting on farmers willingness to pay for water in markets for permanent water <i>H. Bjornlund, P. Rossini</i>	C084	Exploring the yields on residential investment property <i>B. Hargreaves</i> ***PLEASE NOTE NEW DAY AND TIME	C095	Professional Socialization of Valuers: Graduate Experience <i>G. Page</i>	
2.55 - 3.15	C080	Trading in Australia's Greatest Liquid Asset: Water <i>J. Keogh</i>	C071	Residential Property Investment - Who is qualified to provide advice <i>V. Mangioni</i>			
3.15 - 3.45	Afternoon Tea and Coffee						
Times Day 2 Presentation of Papers (SESSION 3)							
Topic	Corporate Real Estate Session Chair: Paul Kershaw		Housing Sector - Special Topics Session Chair: Peter Elliott		Real Estate Investment & Finance Session Chair: David Parker		
3.45 - 4.05	C070	Aligning Corporate Real Estate and Business Strategies <i>P. Wills</i>	C011	The impact of negative equity housing on private consumption: HK evidence <i>K.F. Mann, R. Tse</i>	C065	Risk-return profiles in the UK regeneration market <i>S. McGreal, A. Adair, J. Berry</i>	
4.05 - 4.25	C067	Optimization of Performance in Facilities Management <i>A. Kwok, C. Warren</i>	C050	Marketing Environment, Marketing Strategy and Marketing Performance: An Empirical Analysis of Taiwan Residential Property Market <i>C-W. Wu</i>	C038	A Term Structure of Commercial Lease Real Estate Returns <i>F. Pretorius, M.K.S. Tse, KW. Chau</i>	
4.25 - 4.45	C018	Corporate Real Estate Disposition and Agency Costs of Managerial Discretion <i>M.L. Lee</i>	C061	The Melbourne 2006 Commonwealth Games - What does it mean for the local property market? <i>R. Reed, H. Wu</i>	C048	Modeling the Australian Investment Property Universe <i>D. Higgins</i>	
4.45 - 5.05	C076	Ownership and community assets: Managing change processes in strategic local government corporate property management <i>C. Heywood, G. Missingham, R. Kenley</i>	C064	Floor measurement strategies in Germany - an empirical study <i>S.Kippes</i>			
7.00 - 11.00	Conference Dinner at University House (attendees to assemble at venue at 6.30pm) After Dinner Speaker <i>Professor Mike Goldberg</i> Presentation of the PRRES Achievement Award						

Times	Wednesday 26th January 2005 (Day Three) - AUSTRALIA DAY - no sessions					
6.00 – 8.00	Bar-B-Que at Roof Garden, Rydges Carlton Hotel - the Official Conference Hotel (situated at 701 Swanston Street)					
Times	Thursday 27th January 2005 (Day Four) - Last Day of Conference					
9.00 – 9.05	Professor Graeme Newell to introduce keynote speaker: C.F. Sirmans					
9.00 – 9.45	Keynote Speaker: <i>Professor C.F. Sirmans</i> - Director, Real Estate Center, William N Kinnard Jr Professor of Real Estate and Finance, School of Business, University of Connecticut					
9.45 – 10.00	Questions					
10.00 - 10.30	Morning Tea and Coffee					
10.30 - 12.00	Industry Round Table Chaired by Dr Anthony De Francesco Speaker: <i>Dr David Rees</i> (Director – Investment Strategy, Knight Frank) Topic: Economic Overview of Markets Speaker: <i>Nick Vondras</i> (LPT Analyst, Goldman Sachs JB Were) Topic: LPTs Speaker: <i>Trent Alston</i> (General Manager, Colonial First State Property) Topic: Wholesale Funds Speaker: <i>Bill Grounds</i> (General Manager, Unlisted Funds, Investa Property Group) Topic: Property Syndicates Speaker: <i>Peter Studley</i> (Head of Research, DB RREEF Trust) Topic: Stapled Securities					
12:00 - 12.30	Questions					
12.30 - 1.15	LUNCH – Mezzanine Level, ICT Building					
Times	Day 4 Presentation of Papers (SESSION 1)					
	Room # 1		Room # 2		Room # 3	
	Miscellaneous - Perspectives on Property Sector Performance		Issues Relating to Property Law and/or Taxation		Property Cycles	
	Session Chair: Susan Flint-Hartle		Session Chair: Greg Costello		Session Chair: Jinu Kim	
1.15 - 1.35	C074	The Triple Bottom Line Approach to Property Performance Evaluation <i>T. Boyd, P. Kimmert</i>	C066	Review of Property Taxation Authorities in Australasia <i>W. Marano, P. Rossini, N. Bray</i>	C093	The Shape of the Property Cycle <i>J. MacFarlane</i>
1.35 - 1.55	C034	Economic Performance Analysis of the Australian Property Sector Using Input-output Tables <i>C. Liu, Y. Song</i>	C035	Risk free profit from property - the government, the risk free partner <i>A. Karantonis</i>	C100	The cyclical nature of tourism accommodation in Melbourne <i>P. Triandos, R. Russell</i>
	Housing Sector - Planning and/or Development and/or Investment					
1.55 - 2.15	C019	Planning for Housing in the Post-Barker Era <i>G. Meen</i>	C113	The Impact of the Retail Leases Act 2003 in Victoria and the implications of land tax for small business and investors <i>A. Brownell</i>	C010	Hong Kong Property Cycle - A Frequency Domain Analysis <i>K.F. Mann, K.W. Chau</i>
	Topic		Real Estate Investment & Finance		Securitization - Special Issues	
2.15 - 2.35	C044	Residential Apartment Development in Auckland's Central Business District <i>L. Murphy</i>	C009	An Analysis of Mortgage Closing Costs <i>M. Courchane, D. McManus, P.M. Zorn</i> ***PLEASE NOTE NEW DAY AND TIME	C020	The significance of fractional interests in listed property trusts <i>G. Newell</i>

2.35 - 2.55	C069	Survey of Investors in the Private Rental Market in South Australia <i>V. Kupke, W. Marano, P. Rossini</i>	C004	Safe as Houses? Business Risk in Real Estate Markets <i>L. Coleman</i>	C014	The Gender Composition of Boards of Property Trust IPOs <i>B. Dimovski, R. Brooks</i>
3.00 - 3.30	Closing Conference Ceremony					