

## **Juanfeng. Zhang**

Associate Professor of Real Estate Economics,  
Institute of Real Estate Studies,  
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### **Fields in Research**

1. Land regulation and the land-use right market in China.
2. Land prices signals (prices index) and property bubble.
3. Housing supply and urban growth.
4. Affordable housing and residential right of low-income group.

### **Employment**

1. **Assistant Professor**, School of Business and Management, Zhejiang University of Technology, Department of Engineering Management (2011.09-present).
2. **Instructor**, School of Business and Management, Zhejiang University of Technology, Department of Engineering Management (2010.08-2011.09).
3. **Post doctor**, Hang Lung Center for Real Estate, Tsinghua University. Dissertation Title: "Effects of Land Supply on the Housing Markets and Regulation Policy in China," Dissertation Advisor: Liu Hongyu (2008.09-2010.08).

### **Education**

1. School of Management (The Center for Real Estate Studies), Zhejiang University, Hangzhou, Zhejiang, Ph.D., Real estate economics major. Dissertation Title: "The Determinants of Inter-metropolitans Variation in House Prices and Land Prices : Evidence from 35 Metropolitans in China, " Dissertation Advisor: Jia Shenghua (2008.06).
2. Hunan University, Business School, Changsha, Hunan; Masters of Management, Marketing major (2004.12).

3. Yangtze University, Jinzhou, Hubei; Bachelor of Management, Marketing major (2002.6).

**Research Published:**

1. **Juanfeng Zhang** , Hongyu Liu, Xiaofen Yu ,“The residential area reorganizing patterns and driving mechanisms in Beijing”, *Areal Research and Development*, 2013,32(3):125-128. (in Chinese)
2. Chaoqun Ren, Jie Gu, **Juanfeng Zhang**, Shenghua Jia,“The spatial and temporal diffusion of housing price dynamics induced by land price signal”, *Geographical Research*, 2013,32(6):1121-1131. (in Chinese)
3. **Juanfeng Zhang**, Hongyu Liu, Xiaofen Yu, “Characteristics and direction for rural residential area readjustment in Beijing”, *China land Science*, 2012, (2):44-49. (in Chinese)
4. **Juanfeng Zhang**, Chaoqun Ren, Shenghua Jia, Xiaofen Yu, “The effect of intervention policies on real estate market”, *China soft science magazine*, 2013, (1):43-49. (in Chinese)
5. **Juanfeng Zhang**, Chaoqun Ren, Hongyu Liu, Xiaofen Yu, “Analysis on the land consolidation’s models of rural residential area based on four-dimensional dynamics: a case of Tongzhou in Beijing”, *Geographical Research*, 2012, 31(10):1815-1824. (in Chinese)
6. **Juanfeng Zhang**, Chaoqun Ren, Hongyu Liu, Xiaofen Yu, “Analysis on the land consolidation’s models of rural residential area based on four-dimensional dynamics: a case of Tongzhou in Beijing”, *Geographical Research*, 2012, 31(10):1815-1824. (in Chinese)
7. **Juanfeng Zhang**, Hongyu Liu, Chaoqun Ren, “Land regulation, market price and policies”, *Finance & Trade Economics*, 2012, (7):1815-1824. (in Chinese)
8. **Juanfeng Zhang**, Xiaofen Yu, “The effect of land allocation and supply pattern on real Estate market”, *China soft science magazine*, 2011, (5):29-36. (in Chinese)
9. Chaoqun Ren, **Juanfeng Zhang**, Shenghua Jia, “An empirical study on the effects of land price sigals on the price of the newly-built residential housing in a region”, *China land Science*, 2011, 25(7):60-65. (in Chinese)
10. **Juanfeng Zhang**, Hongyu Liu, “The deternants of iner-metropolitan variation in house prices and land prices”, *Statistical Research*, 2010, (3):37-44. (in Chinese)
11. **Juanfeng Zhang**, **Hongyu Liu**, Shenghua Jia, “Legalization of the use rights market of collective construction land: the strategic choice of Chinese land system reform”, *Soft Science*, 2010, 24(5):1-5. (in Chinese)

12. **Chaoqun Ren, Juanfeng Zhang**, Shenghua Jia, “The effects of land supply on newly-built commercial house market: an empirical study based on 35 large and medium-size cities in China”, *Soft Science*, 2011, 25(5):1-10. (in Chinese)
13. **Juanfeng Zhang**, Lijuan Zhang, Hongyu Liu, “Filtering and a vacancy chains model in housing market”, *Finance and Trade Research*, 2010, (2):34-39. (in Chinese)
14. **Juanfeng Zhang**, Hongyu Liu, “Analysis of the intrinsic logics and trends of reforms in real estate system”, *Journal of Hebei University of Economics and Trade*, 2009, 30(6):18-21. (in Chinese)
15. **Juanfeng Zhang**, Hongyu Liu, “An analysis of urban land value obtaining mechanism in Hong Kong”, *Scientific and Technological Management of Land and Resources*, 2009, 26(3):11-15. (in Chinese)
16. **Juanfeng Zhang**, Shenghua Jia, “The Determents of residential land price differences among cities: an empirical study on cities in the Yangtze River delta”, *China soft science magazine*, 2008, (5):74-80. (in Chinese)
17. **Juanfeng Zhang**, Shenghua Jia, “Government intervention, land supply and price distortions”, *Contemporary Finance & Economics*, 2007, (7):21-24. (in Chinese)
18. **Juanfeng Zhang**, Shenghua Jia, “Simultaneous equation model and its application in Real Estate Market”, *Construction Economics*, 2007, (12):8-11. (in Chinese)
19. Shenghua Jia, **Juanfeng Zhang**, “The analysis of the Gray land market in the land allocation system”, *China soft science magazine*, 2006, (3):17-24. (in Chinese)
20. **Juanfeng Zhang**, Shenghua Jia, “The determinants of inter-city residential land price differences—an empirical study on cities along the Yangtze River Delta in China”, 2006 International Symposium on Hospitality Management and Business Information, 2006:175-182 (ISSHP) (in English)

#### **Under Review:**

1. **Juanfeng Zhang**, Juanfeng Yu, Xiaofen Yu, “Understanding of Holdout Problem: the Review of Decision-Making Behaviors”, submit, *Administrative Tribune*.
2. **Juanfeng Zhang**, Juanfeng Yu, Xiaofen Yu, “Review on Signal discovery process and the effects on urban land prices”, submit, *China soft science magazine*.

3. **Juanfeng Zhang**, Juanfeng Yu, Xiaofen Yu, “Spatial location, constraint terms and land auction prices: an experience analysis basing on land transfer data, submit, *Guangdong Land Science*.
4. **Juanfeng Zhang**, Xiaofen Yu, “Is there winners curse on urban land market in China? , submit, *Journal of Public Management*.

#### **Research Projects:**

1. **Juanfeng Zhang**, “Effects of Land Supply on the Housing Markets and Regulation Policy in China,” *Postdoctoral Science Foundation of China*, No.20090450366, 2009-2010.
2. **Juanfeng Zhang**, “Mechanism of Monopoly Supply of Residential Land on Housing prices and Policy Simulation,” *National Social Science Fund*, No.10CJY020, 2010-2013.
3. **Juanfeng Zhang**, “Formation of land unexpected prices, risk identification and governance mechanisms in rapid urbanization period” *Zhejiang Provincial Natural Science Foundation of China*. No.Y6110430, 2011-2013.
4. **Juanfeng Zhang**, “The effect of land auction events on housing prices: signal measurement, transfer process and policy,” *Zhejiang Provincial Natural Science Foundation of China*. No.LY14G030008, 2014-2016.

#### **Books:**

1. **Juanfeng Zhang**, “The Determinants of Inter-metropolitans Variation in House Prices and Land Prices—Evidence from 35 Metropolitans in China,” *Economic Science Press*,2010.
2. **Juanfeng Zhang**, “Land Supply, Housing Market and System Reform in China,” *Economic Science Press*, fore coming.

#### **Service Activities – Journal related:**

1. Reviewer, *South China Journal of Economics*, 2009-2010.
2. Reviewer, *World Regional Studies*, since 2013-present.