
Zheng Chang

ISTP, ETH Zürich

Universitätstrasse 41, 8006 Zürich, Switzerland

Phone: +41 783312266

Email: zchang0413@gmail.com

EDUCATION

- **Harvard University, Cambridge, USA** Sep 2008 - May 2012
Doctor in Urban Planning and Public Policy
Dissertation: Financing New Metros: The Beijing Metro Financing Sustainability Study
Thesis Committee: Jose A. Gomez-Ibanez, Alan Altshuler, Anthony Saich
- **Harvard University, Cambridge, USA** Sep 2005 - June 2007
Master in Urban Planning
- **Peking University, Beijing, China** Sep 2002 - July 2006
Minor in Economics
- **Tsinghua University, Beijing, China** Sep 2001 - July 2004
Master in Architecture
- **Tianjin University, Tianjin, China** Sep 1996 – July 2001
Bachelor in Architecture

EXPERIENCES

- **ETH Zürich, Zürich, Switzerland** April 2021- now
Visiting Scientist - Institute of Science, Technology and Policy
- **Harvard University, Cambridge, USA** Jan 2020 - now
Visiting Fellow, Taubman Center for State and Local Government, Kennedy School of Government
Working on a book – “Infrastructure Economics and Policy: International Perspectives”, with Prof Jose Gomez-Ibanez and Edward Glaeser etc.
- **Beijing Normal University – Hong Kong Baptist University** Jan 2021- now
United International College, Zhuhai, China
Associate Professor in Applied Economics, Division of Business and Management
Beijing Normal University, Zhuhai, China
Researcher, Center for Innovation and Development
- **City University of Hong Kong, Hong Kong, China** Oct 2012 - Dec 2020
Assistant Professor, Department of Architecture and Civil Engineering
- **Vanke.Co, Shenzhen, China** Sep 2007 - Aug 2008
Project Manager
- **Beijing Institute of Architecture Design, Beijing, China** Aug 2004 - July 2005
Architect

RESEARCH INTERESTS

Urban and Regional Economics, Transportation and Land Use, Housing and Real Estate, Environmental Sustainability, Big Data Analytics, Emerging Market.

RESEARCH PAPERS

• Journal Articles (*corresponding author)

1. **Z Chang***, L Zheng, T Yang, F Long, 2022. High-speed rail, new town development, and the spatial mismatch of land leases in China. *Land Use Policy*, 115:106014.
2. **Z Chang*** and L Zheng. 2022. High-speed rail and the spatial pattern of new firm birth: Evidence from China. *Transportation Research Part A: Policy and Practice*. 155: 373-386.
3. **Z Chang** and M Diao*. 2021. Inter-city transport infrastructure and intra-city housing markets: Estimating the redistribution effect of high-speed rail in Shenzhen, China. *Urban Studies*. 00420980211017811.
4. **Z Chang***, M Diao, K Jing, W Li. 2021. High-speed rail and industrial movement: Evidence from China's Greater Bay Area. *Transport Policy*.112:22-31
5. **Z Chang**, C Deng, F Long, L Zheng*. 2021. High-speed rail, firm agglomeration, and PM2.5: Evidence from China. *Transportation Research Part D: Transport and Environment*. 96:102886.
6. **Z Chang***, W Li, X Li and C Deng. 2021. Waste disposal and housing price: new evidence from the landfill clean-up program in Hong Kong. *Journal of Environmental Planning and Management*. 64(10): 1795-1815.
7. **Z Chang** and X Li*. 2021. How regulation on environmental information disclosure affects brownfield prices in China: a difference-in-differences (DID) analysis. *Journal of Environmental Planning and Management*. 64(2): 308-333.
8. **Z Chang***, J Chen, W Li, and X Li. 2019. Public transportation and the spatial inequality of urban park accessibility: New evidence from Hong Kong. *Transport Research Part D: Transport and Environment*, 76: 111-122.
9. Guo H, **Z Chang**, J Wu, and W Li*, 2019. Air pollution and lung cancer incidence in China: Who are faced with a greater effect? *Environment International*, 132:105077.
10. Zheng L, F Long, **Z Chang***, and J Ye, 2019. Ghost town or city of hope? The spatial spillover effects of high-speed railway stations in China. *Transport Policy*, 81: 230-241.
11. **Z Chang*** and J Murakami, 2019. Transferring land-use rights with transportation infrastructure extensions: Evidence on spatiotemporal price formation in Shanghai. *Journal of Transport and Land Use*, 12(1): 1-19.
12. Song J, **Z Chang**, W Li*, Z Feng, J Wu, Q Cao, and J Liu, 2019. Resilience-vulnerability balance to urban flooding: A case study in a densely populated coastal city in China. *Cities*, 95:102381.
13. Song J, R Yang, **Z Chang**, W Li, and J Wu*. 2019. Adaptation as an indicator of measuring low-impact-development effectiveness in urban flooding risk mitigation. *Science of the Total Environment*. 696: 133764.
14. **Z Chang***, 2018. Understanding the Corruption Networks Revealed in the Current Chinese Anti-corruption Campaign: a Social Network Approach. *Journal of Contemporary China*, 27:113, 735-747.
15. **Z Chang*** and J Li, 2018. The impact of in-house unnatural death on property values: Evidence from Hong Kong. *Regional Science and Urban Economics*, 73:112-126.
16. Murakami J and **Z Chang***, 2018. Polycentric development under public leasehold: A spatial analysis of commercial land use rights. *Regional Science and Urban Economics*, 71: 25-36.

17. **Z Chang***, 2018. Immigration and the Neighborhood: New Evidence from Recent Immigrants in Hong Kong. *International Real Estate Review*, 21(4): 549-566.
 18. **Z Chang***, 2018. Information Barriers, Housing Searches, and Residential Satisfaction: A Study of Mainland China Students in Hong Kong. *International Real Estate Review*, 21(3): 343-365.
 19. **Z Chang** and SY Phang*, 2017. Urban rail transit PPPs: Lessons from East Asian cities. *Transportation Research Part A: Policy and Practice*, 105:106-122.
 20. **Z Chang***, 2017. Non-local students, housing demand and rental impact: evidence from mainland students in Hong Kong. *International Real Estate Review*, 20 (4):525-548.
 21. Chen J* and **Z Chang**, 2015. Rethinking urban green space accessibility: Evaluating and optimizing public transportation system through social network analysis in megacities. *Landscape and Urban Planning*, 143: 150-159.
 22. **Z Chang***, 2014. Financing new metros - The Beijing metro financing sustainability study. *Transport Policy*, 32: 148-155.
 23. **Z Chang***, 2013. Public-private partnerships in China: a case of the Beijing No.4 Metro line. *Transport Policy*, 30: 153-160.
- **Book Chapter:**
 1. **Z Chang**, 2022. "High-Speed Rail and City Clusters in China" in Infrastructure Economies and Policy: International Perspectives, ed. by Jose Gomez-Ibanez and Z. Liu., Cambridge, Massachusetts: Lincoln Institute of Land Policy: 414-433.
 - **Under Review:**
 1. **Z Chang*** and L Zheng. High-speed rail, market access and the rise of consumer city: Evidence from China. (**Revised and Resubmitted** by Transportation Research Part A: Policy and Practice).
 2. T Yang*, J Ying, **Z Chang**. Unlocking the long-term potential of land value uplift in new subsidiary centres: How does planning matter? (**Under Review** by Journal of Planning Education and Research).
 - **Papers in Progress:**
 1. **Z Chang*** and K Jing. Industry parks, TFP improvement and global spillover: Evidence from China
 2. **Z Chang*** and L Zheng. How does high-speed rail stimulate urban innovation: Evidence from the patent data in China.
 3. **Z Chang*** and C Deng. Congestion and pollution: a big data approach.
 4. **Z Chang*** and C Deng. The impact of home-purchase restriction policy on family formation and birth rate: Evidence from China
 5. **Z Chang**. Market access and the cost-benefit analysis for large scale transportation network: Evidence from high-speed rail development in China.
 6. **Z Chang**. Speed limit and car accident: A regression discontinuity approach.

RESEARCH GRANTS:

- **External Grant:**
 1. **Z Chang**. "The Impacts of High-Speed Rail on Cluster City Formation in China: Evidence from the land market in the Greater Bay Area", March 2020- Aug 2021, Lincoln Institute of Land Policy, China Program International Fellowship. (C24R003-CZC030520) (PI, 35,000 USD).

2. **Z Chang.** “Estimating the Social Benefits of Landfill Restoration and Redevelopment in Hong Kong: Evidence from Housing Market”. Policy innovation and co-ordination office, Hong Kong. Ref No. 2020.A1.094.20A. May 2020-May 2021. (PI, \$308,172. HKD)
3. **Z Chang.** “Student Visa Holders in Rental Market: A Study of Mainland Students Housing Choice and Their Impact on Hong Kong’s Housing Market”. Public Policy Research (PPR) Funding Scheme, Central Policy Unit, Hong Kong. Ref No. 2014.A1.009.14E. Dec 2014-Mar 2016. (PI, \$294,883 HKD)

- **Internal Grant:**

1. **Z Chang.** “Commercial Land Use Pattern in Shanghai”, CityU SRG, Ref No. 7004871, Sep 2017-Aug 2019. (PI, \$100,000 HKD).
2. **Z Chang.** “Residential Satisfaction for Non-Local Students: A Case from Mainland Students in Hong Kong”, CityU SRG, Ref No. 7004626, Sep 2016- Aug 2018. (PI, \$100,000 HKD).
3. **Z Chang.** “Residential Land Use Pattern in Shanghai and Selected Chinese Metropolises”. CityU SRG, Ref No. 7004376, Sep 2015-Aug 2017. (PI, \$100,000 HKD)
4. **Z Chang.** “Industry Land Use Pattern in Shanghai and Selected Chinese Metropolises”. CityU SRG, Ref No. 7004186, Sep 2014- Aug 2015. (PI, \$100,000 HKD)
5. **Z Chang.** “Mobility and housing tenure choice for new immigrants in Hong Kong”. CityU Start-Up Grants, Ref No. 7200361, Sep 2013- March 2015. (PI, \$200,000 HKD)

PRESENTATIONS

1. **Z Chang.** “High-speed rail, market access and the rise of consumer city: Evidence from China.” VPL Brown Bag Series Fall 2021, ETH, Zurich, Nov 29, 2021.
2. **Z Chang.** “High-speed rail and the spatial pattern of new firm births: Evidence from China”, 21th Swiss Transport Research Conference, Switzerland, Sep 13, 2021.
3. **Z Chang, L Zheng.** “High-speed rail and the spatial pattern of new firm births: Evidence from China”, 2021 Virtual AsRES-GCREC-AREUEA Joint International Real Estate Conference. Singapore, July 21, 2021.
4. **Z Chang.** “The Impact of High-Speed Railway Network on New Firm Establishment in China”. Chinese Economists Society 2020 North America Virtual Conference, Aug 14, 2020.
5. **Z Chang.** “China’s effect to create clustered cities with High Speed Rail- Evidence from the China Greater Bay Area”. Harvard Kennedy School, zooming conference, Aug 7, 2020.
6. **Z Chang.** “The impact of High Speed Railway on industry clustering and housing market” VPL Brown Bag Series Summer 2020, ETH, Zurich, June 22, 2020.
7. **Z Chang.** “Ghost town or city of hope? The spatial spillover effects of high-speed railway stations in China.” Hosted by East Asia Urban Forum & DDes program, Harvard Graduate School of Design, Cambridge, MA, USA. March 11, 2020
8. **Z Chang.** “Waste disposal and housing price: Evidence from the landfill restoration and redevelopment program in Hong Kong”. 2019 SMU Conference on Urban and Regional Economics, Singapore. Dec 19-20, 2019.
9. **Z Chang.** “The impact of in-house unnatural death on property values: Evidence from Hong Kong.” 2019 Asian Real Estate Society Annual Conference, Shenzhen, P.R. China. July 7-10. 2019.
10. **Z Chang.** “Ghost town or city of hope? The spatial spillover effects of high-speed railway stations in China.” 2019 Asian Real Estate Society Annual Conference, Shenzhen, P.R. China. July 7-10.

- 2019.
11. **Z Chang.** “Estimating the Spatial Spillover Effects of High-Speed Railway Stations in China using Nighttime Light Satellite Images”, 2019 International Conference on China’s Urban Development. Beijing, P.R. China, June 28-29, 2019.
 12. **Z Chang.** “Ghost town or city of hope? The spatial spillover effects of high-speed railway stations in China”, The 13th International Association for China Planning (IACP) Conference, Chengdu, P.R. China, June 14-16, 2019.
 13. **Z Chang.** “Public transportation and the spatial inequality of urban park accessibility: New evidence from Hong Kong”, The 13th International Association for China Planning (IACP) Conference, Chengdu, P.R. China, June 14-16, 2019.
 14. Y Li., **Z Chang.** “Equalizing the rights to access local public service between homeowners and renters: Does the new housing policy in Guangzhou affect property value?”, The 13th International Association for China Planning (IACP) Conference, Chengdu, P.R. China, June 14-16, 2019.
 15. C Yin., **Z Chang.** “The effect of home purchase restriction on housing price: Evidence from Guangzhou”, The 13th International Association for China Planning (IACP) Conference, Chengdu, P.R. China, June 14-16, 2019.
 16. **Z Chang.** “Polycentric Development under Public Leasehold: A Spatial Analysis of Commercial Land Use Rights”, 2018 Asian Real Estate Society Annual International Conference, Incheon, South Korea, July 8-11, 2018.
 17. **Z Chang.** “Estimates of the impact of unnatural death on property values-evidence from Hong Kong’s housing market”, The 12th International Association for China Planning (IACP) Conference, Xian, P.R.China, June 30-July1, 2018.
 18. **Z Chang.** “The Impact of In-house Unnatural Death on Property Values – Evidence from Hong Kong”, 2018 The American Real Estate and Urban Economics Association (AREUEA) International Conference, Guangzhou, P.R. China, June 12-15, 2018.
 19. **Z Chang.** “Land leasehold, transportation infrastructure, and residential suburbanization: Evidence from Shanghai, China.” XIth World Conference of the Spatial Econometrics Association, Singapore, June 13-15, 2017.
 20. **Z Chang.** “Immigration and the Neighborhood: New Evidence from the recent Immigration in Hong Kong.” 2016 APNHR (The Asia-Pacific Network for Housing Research) Conference. Dec, 2016. Guangzhou.
 21. **Z Chang** and L Lam, “Does Public Housing Crowd Out Private Development?- Evidence from Hong Kong”, The 8th Annual Conference of the Global Chinese Real Estate Congress (GCREC), Hangzhou, P.R.China, July 2016.
 22. **Z Chang.** “The Effect of Social Networks on Housing Outcomes: New Evidence from Mainland Students in Hong Kong”, The 10th International Association for China Planning (IACP) Conference, Beijing, P.R.China, July 2016.
 23. **Z Chang.** “Housing demand and rental effect of student visa holders: evidence from mainland students in Hong Kong”, The 9th International Association for China Planning (IACP) Conference, Chong Qing, P.R.China, June 2015.
 24. **Z Chang.** “Public and private partnership in metros- the practice of HK MTR on metro development and management in Mainland China”, 1st International Conference on Rail Development and Management for Sustainable Urbanism, Hong Kong, Dec 2014.
 25. **Z Chang.** “Metro development in China”, Urban Transport and Land Use in Rapidly Growing Asian Cities, Indonesia Program at Harvard Kennedy School of Government (HKS) and the

SKILLS

1. Analytics: Causal Inference; Statistical Analysis; Spatial Analysis; Social Network Analysis; Cost Benefit Analysis
2. Software: Stata; R; Python; Gephi; ArcGIS; Adobe CS Design; MS Office
3. Language: Chinese (Native), English (Fluent), German (A1)

TEACHING

- Courses Taught at City University of Hong Kong
 - CA 3230 Real Estate Investment and Interest Theory, 2013-2020
 - CA 4229 Land Use Planning and Applied Valuation, 2013-2015
 - CA 5217 Environmental Economics, Planning and Policy, 2014-2020
 - CA 6220 Urban Economics and Regional Planning, 2015-2020
 - CA 6223 Property Economics, 2014-2020
 - CA 6234 Economics for the Built Environment, Fall, 2013, 2017
- Full Year Teaching Evaluation Report (**Excellent** if Weighted Average Score \geq 5.8)

2020-2021 (Full score=7, department average 5.97)	6.75
2018-2019 (Full score=7, department average 5.74)	6.23
2017-2018 (Full score=7, department average 5.57)	5.97
2016-2017 (Full score=7, department average 5.65)	6.20
2015-2016 (Full score=7, department average 5.70)	6.38
- Teaching at Harvard University as Teaching Fellow
 - API 105 Markets and Market Failures, Professor Jose Gomez-Ibanez, Harvard Kennedy School, Fall, 2009 & 2010
 - SUP 651 Transportation Policy and Planning, Professor Jose Gomez-Ibanez, Harvard Kennedy School, Spring 2010.
 - SUP 601 Urban Politics, Planning and Development, Professor Alan Altshuler, Harvard Kennedy School, Spring 2010.
 - DPI 405 The Political Economy of Transition in China, Professor Anthony Saich, Harvard Kennedy School, Spring 2010.

SERVICE

- **Refereeing**
Applied Geography; Cities; International Real Estate Review; Journal of Transport and Land Use; Journal of Transport Geography; Transport Policy; Transportation Research Part A: Policy and Practice; Transportation Research Part D: Transport and Environment; Regional Science and Urban Economics; Spatial Science; Urban Studies.

REFEREES

Jose A. Gomez-Ibanez

Derek C. Bok Professor of Urban Planning and Public Policy

Kennedy School of Government & Graduate School of Design, Harvard University

79 John F. Kennedy St, Taubman Bldg 316, Cambridge, MA, 02138

Phone: 617-495-1341

Email: jose_gomez-ibanez@harvard.edu

Alan Altshuler

Ruth and Frank Stanton Professor of Urban Policy and Planning

Harvard University Distinguished Service Professor

Kennedy School of Government & Graduate School of Design, Harvard University

79 John F. Kennedy St, Taubman Bldg 372, Cambridge, MA, 02138

Mailbox 114, 79 JFK Street, MA 02138

Phone: 617-495-0709

Email: alan_altshuler@harvard.edu

Sock-Yong Phang

Celia Moh Chair Professor of Economics

School of Economics

Singapore Management University

Phone: +65-68280368

Email: syphang@smu.edu.sg