


INTRODUCTION
Welcome to the International Land Markets (ILM) annual review of research for the period 1st August 2004 to 31st July 2005. The ILM covers all research activity undertaken by staff at the Department of Real Estate and Construction (REC). This is set within the larger organisational framework of the Oxford Institute for Sustainable Development (OISD).

This report is being distributed to current students and past graduates of the Department of Real Estate and Construction (REC) and both professional and academic colleagues who support our work. The report contains a summary of activities and selected extracts of work published by staff active within the ILM research group.

If you have any enquiries or would like additional copies, please email the ILM/REC Research Coordinator Dr. Ramin Keivani at: rkeivani@brookes.ac.uk.

STRATEGIC RESEARCH GOALS
Research and scholarly excellence are central to the working ethos and academic tradition at the Department of Real Estate and Construction and the ILM research group. This is manifest in the following goals of our research strategy:

- To be international leaders in our fields of expertise
- To promote sustainable development in real estate and construction
- To deliver inputs (e.g., research funding successes) and outputs (e.g., publications) which will be assessed as of international standing for the majority of research active staff
- To link student learning, teaching and research
- To link applied research and consultancy with international, national, regional and local agents and markets – and to provide information to the widest range of professionals and users in real estate and construction

In the year ending July 2005 ILM research staff strived towards these goals by actively pursuing their research interests through innovative projects, developing new areas and consolidating their publication record and conference presentations. In addition we have expanded our research capabilities by strategic new appointments. Most notably Dr. Tim Dixon was appointed as our first full time research professor. He will play a major role in consolidating existing areas of strength, particularly in industry relevant sustainability research, and developing new horizons through collaborative work with internal and external partners to bring together different strands of related work within ILM and OISD.

AN OVERVIEW OF RESEARCH ACTIVITY 2004-2005
OXFORD INSTITUTE FOR SUSTAINABLE DEVELOPMENT (OISD)
It is one year since we launched OISD. The past year was dedicated to consolidating OISD as a brand and bringing together its main research groups to develop a dynamic research environment encompassing a comprehensive range of expertise and areas of work examining the broader issues of sustainable development in the built environment.

The most important task at the Institute level was to ensure OISD can have a central physical location to bring together many of its researchers under one roof to facilitate synergetic interaction and collaboration between different research

ANNUAL RESEARCH REVIEW


The ILM research group has had major successes during the year ending July 2005. We have secured major funding from EPSRC, RICS and the industry and supported our staff to undertake high quality and innovative research in important areas of work to both the industry and academic community. We are pioneers and recognised authorities in sustainability research in real estate covering a wide range of topical issues of increasing concern to the industry and the international dimension of our work has put us at the forefront of research and consultancy services in the development of real estate markets in transition and developing economies.

We are proactive in maintaining this momentum. We rely on the dedication of our existing staff and are recruiting prominent and high quality new staff to consolidate and widen our range of expertise and develop new research horizons. We look forward to challenges ahead with a track record of cutting edge research and high quality consultancy services.

APPENDICES

A. Review Period New Publications


CONCLUDING REMARKS

The ILM group has recorded major research successes in the review period. Most notably we secured major funding from RICS/industry to commence an important research on the development of the property investment market in China. We also obtained substantial funding from the Engineering and Physical Sciences Research Council (EPSRC) to develop an important area of work in knowledge management in construction. To this we can add a number of smaller research awards and consultancy projects from RICS, industry and the public sector as well as utilising the quality research fund for supporting a range of new research initiatives and recruiting new research staff.

THE INTERNATIONAL LAND MARKETS GROUP

The ILM group has recorded major research successes in the review period. Most notably we secured major funding from RICS/industry to commence an important research on the development of the property investment market in China. We also obtained substantial funding from the Engineering and Physical Sciences Research Council (EPSRC) to develop an important area of work in knowledge management in construction. To this we can add a number of smaller research awards and consultancy projects from RICS, industry and the public sector as well as utilising the quality research fund for supporting a range of new research initiatives and recruiting new research staff.

The ILM group has recorded major research successes in the review period. Most notably we secured major funding from RICS/industry to commence an important research on the development of the property investment market in China. We also obtained substantial funding from the Engineering and Physical Sciences Research Council (EPSRC) to develop an important area of work in knowledge management in construction. To this we can add a number of smaller research awards and consultancy projects from RICS, industry and the public sector as well as utilising the quality research fund for supporting a range of new research initiatives and recruiting new research staff.

The ILM group has recorded major research successes in the review period. Most notably we secured major funding from RICS/industry to commence an important research on the development of the property investment market in China. We also obtained substantial funding from the Engineering and Physical Sciences Research Council (EPSRC) to develop an important area of work in knowledge management in construction. To this we can add a number of smaller research awards and consultancy projects from RICS, industry and the public sector as well as utilising the quality research fund for supporting a range of new research initiatives and recruiting new research staff.
In the 2004-2005 period the following research was undertaken by ILM staff at the Department of Real Estate and Construction:

### RESEARCH AND CONSULTANCY PROJECTS

Projects continued from previous year

<table>
<thead>
<tr>
<th>Project title</th>
<th>European accession and land tenure databases in Central and Eastern Europe</th>
</tr>
</thead>
<tbody>
<tr>
<td>Researcher</td>
<td>Richard Grover (consultant to the project)</td>
</tr>
<tr>
<td>Summary</td>
<td>This project has been funded by the Food and Agriculture Organization of the United Nations. The purpose is to examine the requirements of EU membership for the creation of land tenure databases and the uses to which this data can be put. Richard was responsible for the first part of this and a team of researchers have undertaken case studies of Albania, Bulgaria, Croatia, Hungary, and Poland. FAO has also commissioned a number of studies in Africa, Asia, and Latin America. These studies, including that by Richard, are expected to be published early in 2006 in a special edition of Land Reform, Land Settlement and Co-operatives, the international refereed journal published by FAO.</td>
</tr>
<tr>
<td>Funding Organisation</td>
<td>United Nations Food and Agriculture Organisation (UNFAO)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project title</th>
<th>Updating the Green Guides to Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Researcher</td>
<td>David Shiers in collaboration with the Building Research Establishment (BRE)</td>
</tr>
<tr>
<td>Summary</td>
<td>First designed by David Shiers in 1994 the Green Guides are an innovative and original, quantitative method of assessing the environmental impact of materials and components. The guides were last updated in 2001. Revisions to building regulations, other legislation and improvement in the performance of construction products have necessitated an update of the Guides. The project is a collaborative undertaking involving industrial partners including the NHBC, WRAP, The Department of Education and Science, Construction Products Association, HSBC Bank and Wilmott Dixon construction.</td>
</tr>
<tr>
<td>Funding Organisation</td>
<td>Quality Research Fund, Industrial Partners and UK Government Agencies</td>
</tr>
</tbody>
</table>

### RECENTLY COMPLETED PHDS

**Henry Wei Chin**

**Research title:** The Factors Determining Office Investment Markets in South-East Asian Cities: with reference to Hong Kong, Singapore, Taipei, Bangkok and Kuala Lumpur

This thesis is the result of four years' intensive study of office investment markets in South-East Asia. The research topic stemmed from the rapid progress in office markets in the region during the early 1990s, and the upheaval resulting from the institutional problems of 1997. Most of the past research on the determinants of office investment markets has concentrated on European and North America cities. South-East Asia and its cities have largely been ignored. The few studies that have been conducted rely mainly on econometric modelling. However, opportunities in the user and investor office markets are influenced by non-econometric factors such as the nature and evolution of the markets and their institutional environment, but these have largely been ignored in previous studies. This research examines office markets by combining a demand and supply econometric framework and institutional analysis.

The thesis begins with a presentation of the relevant literature and a critical examination of this branch of knowledge: including a review of forecasting and institutional studies. Subsequently the drivers of office investment markets are investigated using both quantitative and qualitative methods. Five South-East Asian prime office markets are used as case studies: Singapore, Hong Kong, Taipei, Kuala Lumpur and Bangkok. This research initially assesses the maturity of office markets in each city. A time-series multiple regression analysis is then carried out, using office rental data and macroeconomic data to identify the relationship between office rental values and macroeconomic variables in the five cities. The results of a questionnaire survey and face-to-face interviews are then presented, which were conducted with property researchers in the region, and from these, the institutional factors which have an impact on office investment market performance are identified.

**Supervisors:** Peter Dent, Prof. Paul McNamara, Prof. Anthony Lavers

**Funding Organisation:** International Real Estate Investment/Portfolio Management for his PhD based paper “The Determinants of the Office Investment Market in Southeast Asian Cities: The cases of Hong Kong, Singapore, Taipei, Kuala Lumpur and Bangkok.”

**Sally Sims**

**Research title:** The Impact of High Voltage Overhead Transmission Lines (HVOTLs) on the Value of Residential Property in the UK

This thesis investigates the impact of electricity distribution equipment on the value of residential units in the UK and adopts a multimethod approach towards data gathering, using both qualitative and quantitative research paradigms. Buyers' and valuers' perceptions of the impact of a HVOLT on value are obtained using postal surveys and

**Supervisors:** Peter Dent, Dr. Mike Stubbs, Prof. Anthony Lavers

The study concludes that the performance of office investment markets (office rental values) can be modelled using macroeconomic factors in the cases of mature cities, such as Singapore and Hong Kong. However, office investment market performance can only partly be explained by macroeconomic factors in emergent markets (Kuala Lumpur, Taipei and Bangkok).

The results of the econometric analysis show that demand side variables are the main drivers for office investment market performance in South-East Asian cities. Institutional factors also have an impact on office investment market performance. This research shows that legal and economic institutional factors and political stability are considered to have the most influence on office investment market performance in South-East Asian cities, especially in Kuala Lumpur, Taipei, and Bangkok (emergent markets), though the effects cannot be quantified in modelling studies. As regards Singapore and Hong Kong (both mature markets), econometric modelling results perform reasonably well, and institutional factors have little influence on office investment market performance in those cities.

Wei received the 2004 ARES prize for International Real Estate Investment/Portfolio Management for his PhD based paper “The Determinants of the Office Investment Market in Southeast Asian Cities: The cases of Hong Kong, Singapore, Taipei, Kuala Lumpur and Bangkok.”
sustainability benefits and lack of decision making tools often cause avoiding sustainability in the PFI early stage.

This research aims to develop a sustainability framework for PFI procurement system and its practices. The aim will be achieved through the following objectives:

• To qualify the current sustainable performance level in PFI projects in the UK
• To identify the principles and issues in the sustainable PFI framework and evaluate its benefits and risks
• To design a sustainable PFI in order to assist the key stakeholders making decision in sustainability

The main research approaches employed are questionnaire survey and case study. Personal interview and Focus group study will be used as extra data collecting method for this research.

PHD STUDIES COMMENCING
OCTOBER 2005

Austin Ngombe

Supervisors: Dr. Ramin Keivani, Dr. Mike Stubbs
Research title: Privatisation of Land Rights and its Implications on Rural Economies: The Case of Zambia

The indisputable importance of land which is increasingly being realised the world over underpins the need for continued research in the complex and multidisciplinary field of land tenure administration.

As noted in copious volumes of literature, land is the most important resource any nation can have. This is true especially for the rural economies whose livelihoods are anchored on (small scale) agriculture. To most rural communities, land is indeed everything; it is a source of wealth, a symbolic issue, a factor of production and as such, proper management of the resource is essential for a stable society, good governance, poverty alleviation, economic growth and, eventually, sustainable development. Gender inclusiveness in access to land is also evolving rapidly. Traditionally, women are disadvantaged in terms of access to land. Their access is mediated through relations with men and yet the women account for 80 – 90% of rural agricultural production.

In Zambia, 2/3 of the poor people live in rural areas. Of these, 88% live below the nationally-defined poverty line. For this reason, and in response to the global campaign for secure land tenure as championed for by, among others, the World Bank, DFID, UN Habitat, Agenda 21, the Zambian government in 1995 passed land policy that aimed at privatising customary land rights. The policy was enshrined in the Lands Act of 1995, which provided for conversion of customary into formal tenure. This was in line with the popular belief that customary tenure encumbers commercialisation and security of tenure, and is an obstacle to land market in that it does not promote mortgage finance. One of the anticipated benefits of the Act therefore, was an enhancement of the rural economy through increased private investment. Has the Zambia's rural economy improved following the enactment of the 1995 Lands Act? The research revolves around this thematic issue.

Aim
The aim of this research is to conduct a comprehensive analysis of the implications of government’s (land) policy interventions on rural economies of Zambia.

Objectives
• To analyse the structure of Zambia’s land tenure in general and indigenous/customary tenure in particular and identify key dimensions of rural economies
• To explore issues underpinning gender inclusiveness in land access
• To investigate the Zambian traditional institutions that promote gender exclusiveness in land access
• To assess the relationship (over time) between privatisation of customary land rights and levels of rural poverty/economy

Project title: Real estate markets and local economic development
Researcher: Ann Boon
Summary
This research focuses on understanding the way in which local economies operate particularly with regard to the way in which the high growth knowledge economy is accommodated. Working on a framework based on the OECD four pillars of knowledge, it has been possible to evaluate the innovative performance at the local level. This has led to the identification of key factors in cluster development and maintenance. Within the same remit, research has been carried out on the role of serial entrepreneurs in the development and maintenance of networks and clusters. As a contribution to the International land markets research, preliminary discussions have been held with Deborah Levy at the University of Auckland, to research the behaviour of institutions within the local economy framework by comparing practices in the UK and New Zealand. Primary research has been carried out by way of resurveying Milton Park in order to record the changes that have taken place over five years in order to compare these which the generally acknowledged development in the Business parks genre.

Funding Organisation: Quality Research Fund
Use of broadband in real estate
Vivienne Spurge and Claire Roberts

Project title: Use of broadband in real estate
Researcher: Vivienne Spurge and Claire Roberts
Summary: This project develops earlier work by Vivienne Spurge. It considers the broadband requirements of small office occupiers and establishes initiatives being undertaken by statutory authorities and broadband providers to increase supply levels. Finally, it considers whether the availability of broadband is influencing the choice location and working practices of small office occupiers. This work is now extended to exploring the effectiveness of the use of ICT and broadband of urban and rural businesses in Oxfordshire. The researchers are currently applying for large scale research council funding to broaden the research scale and scope.

Funding Organisation: Quality Research Fund

Project title: Sustainable Private Finance Initiative
Researcher: Martin Avis and Peter Dent
Summary: This project will look into the mechanisms involved in property markets being influenced by the growth in the use of quantitative techniques in capital markets. Whilst the research in this area is still lagging behind work done in capital markets, even fewer studies have been carried out in emerging property markets. Therefore, the overall aim of the project is to examine how capital market theory performs in emerging property markets such as Shanghai. This involves an examination to identify to what extent it is relevant in such a market. The reasons for choosing Shanghai for investigation are not only because of the current rapid economic growth in the city, but also because a large amount of new capital is invested in the property sector every year. The study will critically review the development of capital market theory first, then its application to the Shanghai property market.

Funding Organisation: Quality Research Fund

Project title: Dynamic Collapse of Steel Rack Structures
Researcher: Dr. Rob Beale, Dr. Mike Godley
Summary: Here Martin and Peter examine in broad terms if the structure, regulations and culture of the NHS currently promote informed best value use of real estate. The research also assesses whether the methods of acquiring, managing and disposing of NHS real estate facilitate or hinder the delivery of healthcare.

Funding Organisation: Quality Research Fund

Project title: Socially responsible investment in real estate
Researcher: Miles Keeping, Claire Roberts, Dan Rapson, David Shiers
Summary: This project is led by Miles Keeping. It investigates the nature of SRI decision-making and reporting as it relates to the property element of institutional investor’s portfolios. This will include whether changes in current SRI practice are necessary (or desirable) to make property investment more sustainable. The work includes issues such as definition of CSR and SRI, the focus of SRPI, potential methodologies and current thinking in the industry. The research also explores the transferability of concepts and ideas of SRI from equities to property.

Funding Organisation: Quality Research Fund

Adeline Ng Ling Ying
Supervisors: Dr. Ramin Keivani, Miles Keeping, Dr. Esra Kurul
Research title: Dynamic Collapse of Steel Rack Structures

Steel racking has been widely used in the warehouse industry for storing goods. Unlike other conventional steel framing, this type of structure uses mainly cold-formed steel members which are attached to one another by hooked joints. The members are very slender and are semi-rigidly connected. The erection of steel racks is very straightforward and easy. Thus, the main cost involved lies in the cost of the material itself.

The use of steel racking in the industry is growing. In order to make full use of the floor space, many types of racking have been introduced. Racking does not only vary in application but also in height. As of today, racking of as high as 26m has been built to fulfill the demand of such industry. Many researches have been carried out to study the static performance of these racking but few have been done to investigate collapse mechanisms. Although industry is reluctant to admit to collapses, a few major and minor collapses have been reported. These collapses have caused financial loss and even death. Thus it is important to study and find ways to rectify this problem.

Lei Zhou
Supervisors: Dr. Ramin Keivani, Miles Keeping, Dr. Esra Kurul
Research title: Sustainable Private Finance Initiative

This research is going to investigate a modern public procurement system – the Private Finance Initiative, to identify how it could be an efficient tool for government to achieve sustainable development. PFI is a procurement mechanism by which the public sector contracts to purchase quality services on a long term basis so as to take advantage of private sector management skills incentives by having private finance at risk. PFI is now an essential item of the government’s Public Private Partnership toolkit. At the UK level, 570 projects have been signed from 1997 to 2003, at a capital cost of £52 billion and expected to be worth about £25.5 billion within the next three years. In theory, PFI could offer a number of opportunities to deliver sustainability, for example, whole life costing as the core of Value for Money. The nature of long term contract provides clients a chance to set up the sustainable goals. Unitary payment mechanism and output performance stimulate contractors to innovate in more efficient design and management in the public estate. However, in practice, there is a lack of systematic framework to indicate the implementation of sustainability issues into PFI projects. Unawareness of the
This research focuses on understanding how productivity could be improved in the Sri Lankan public sector construction industry. The key objectives are:

1. To review the theoretical basis of existing concepts relating to construction site productivity.
2. To ascertain, to what extent employers in the construction industry (CI) in Sri Lanka are aware of the supposed advantages of effective site plan (SP).
3. To identify the perceived productivity benefits realised through the implementation of the above SP practices.
4. To ascertain if there are significant differences between site plans amongst developed countries and Sri Lanka.
5. To develop an empirically grounded framework for understanding the perceived relationship between site plan and site productivity of the Sri Lankan CI.

This research contributes to a greater understanding of productivity, particularly in respect of SP, in the Sri Lankan CI. It develops a coherent framework for analysis that may be applied to similar studies in other developing countries, particularly in the Asian sub-region. In addition to the empirical evidence generated, this study will be of benefit to Sri Lankan policy makers in respect of facilitating a more effective and efficient CI, contractors and clients. Most previous studies looked at productivity by referring to factors such as employees’ motivation. However, in Sri Lanka no one has conducted productivity studies with special reference to effective SP within the CI. This study will thus fill a gap and also develop new research ideas in the area of construction management.

To achieve the above objectives the research propositions are as follows:

1. The employers in Sri Lanka are aware of the supposed advantages of efficient SP in CI.
2. Construction SP in Sri Lanka is different to SP in developed countries.
3. Effective and efficient SP in Sri Lankan CI would contribute to improve their productivity.

The main objectives are:

1. To review the theoretical basis of existing concepts relating to construction site productivity.
2. To ascertain, to what extent employers in the construction industry (CI) in Sri Lanka are aware of the supposed advantages of effective site plan (SP).
3. To identify the perceived productivity benefits realised through the implementation of the above SP practices.
4. To ascertain if there are significant differences between site plans amongst developed countries and Sri Lanka.
5. To develop an empirically grounded framework for understanding the perceived relationship between site plan and site productivity of the Sri Lankan CI.

This research contributes to a greater understanding of productivity, particularly in respect of SP, in the Sri Lankan CI. It develops a coherent framework for analysis that may be applied to similar studies in other developing countries, particularly in the Asian sub-region. In addition to the empirical evidence generated, this study will be of benefit to Sri Lankan policy makers in respect of facilitating a more effective and efficient CI, contractors and clients. Most previous studies looked at productivity by referring to factors such as employees’ motivation. However, in Sri Lanka no one has conducted productivity studies with special reference to effective SP within the CI. This study will thus fill a gap and also develop new research ideas in the area of construction management.

To achieve the above objectives the research propositions are as follows:

1. The employers in Sri Lanka are aware of the supposed advantages of efficient SP in CI.
2. Construction SP in Sri Lanka is different to SP in developed countries.
3. Effective and efficient SP in Sri Lankan CI would contribute to improve their productivity.

The research aims, to investigate how productivity could be improved in the Sri Lankan public sector construction industry by using effective and efficient site plans.

The main objectives are:

1. To review the theoretical basis of existing concepts relating to construction site productivity.
2. To ascertain, to what extent employers in the construction industry (CI) in Sri Lanka are aware of the supposed advantages of effective site plan (SP).
3. To identify the perceived productivity benefits realised through the implementation of the above SP practices.
4. To ascertain if there are significant differences between site plans amongst developed countries and Sri Lanka.
5. To develop an empirically grounded framework for understanding the perceived relationship between site plan and site productivity of the Sri Lankan CI.

This research contributes to a greater understanding of productivity, particularly in respect of SP, in the Sri Lankan CI. It develops a coherent framework for analysis that may be applied to similar studies in other developing countries, particularly in the Asian sub-region. In addition to the empirical evidence generated, this study will be of benefit to Sri Lankan policy makers in respect of facilitating a more effective and efficient CI, contractors and clients. Most previous studies looked at productivity by referring to factors such as employees’ motivation. However, in Sri Lanka no one has conducted productivity studies with special reference to effective SP within the CI. This study will thus fill a gap and also develop new research ideas in the area of construction management.

To achieve the above objectives the research propositions are as follows:

1. The employers in Sri Lanka are aware of the supposed advantages of efficient SP in CI.
2. Construction SP in Sri Lanka is different to SP in developed countries.
3. Effective and efficient SP in Sri Lankan CI would contribute to improve their productivity.

Xu Ye

Supervisors: Peter Dent, Prof. John Raftery, Prof. Paul McNamara

Research title: Risk Attitudes of Foreign Investors in Emerging Property Markets: A Case Study of Shanghai 1990 - 2005

Over the past decades, property has been widely accepted as an investment asset together with bond and shares. Investors have also noticed the diversification benefit of including property in their portfolios. Since risk lies at the very heart of capital investment decisions, there is a growing trend to measure the uncertainty of expected returns. Based on the portfolio theory introduced by Markowitz in the 1950s, researchers have developed several models, like CAPM and APT, to quantify risks related to investment in capital markets. These models are now treated as the cornerstones of modern finance and form the foundation for capital market theory.
### Project title: Development of the Chinese real estate investment market

**Researcher:** Albert Cao and Ramin Keivani

**Summary:** At present, non-Chinese are well represented in the country as occupiers of primary offices, accounting for 50% of the top quality office space in Beijing and Shanghai. However, very few commercial buildings are owned by non-Chinese foreign investors from developed countries. Lack of foreign involvement has held back the real estate investment market. As a result, knowledge and experience in developed economies on property investment cannot be effectively transferred into China. This research looks at ways that China can develop its property investment market, providing new outlets for domestic and overseas investors, adding new money and expertise to its real estate growth. It includes the following areas:

- Wholesale assessment of the legal framework and market practices surrounding property investment
- Comparison between UK and China in the development of property investment market
- Reforming land tenure, the legal framework and market rules
- Changing the role of local government in the property market

**Funding Organisation:** RICS and Shui On Ltd Hong Kong

### Project title: Rural exception sites

**Researcher:** Ann Boon and Sally Sims

**Summary:** This consultancy project investigates a perceived but as yet unproven inconsistency in the price being paid for rural exception sites in local authorities adjacent to South Oxfordshire. The main aim is to determine whether the selected District Councils are paying in excess of the industry’s assumption for exception site values and if so, to establish the rational behind adopting a different approach based on higher values.

- To establish the rational for determining the valuation of rural exception sites in a number of district councils identified by the client.
- To determine the valuation methods used in each case study.
- To identify the key issues involved in the valuation exercises.
- To collect information on successfully completed exception site developments to see if it is possible to establish a pattern based on factors other than valuation.
- To prepare a final report based on the findings of the research making recommendations to the client on how they should proceed with their acquisition of rural exception sites in the future.

**Funding Organisation:** Cottsway Housing Association and Oxfordshire Rural Housing Partnership

### CURRENT PHD/MPHIL RESEARCH

**Olanjyi Anubi**

**Supervisors:** Dr. Ramin Keivani

**Research title:** The Impact of Egan on Social Housing

The research will examine how housing organisations and builders have adapted their structures in order to achieve the main Egan objectives and drivers of:

- Cost Predictability
- Time predictability
- Increased Profit
- Reduction in Costs
- Innovation
- Respect for People

The thesis will also analyse to what extent are these organisations actually Egan compliant in an objective way through the use of benchmarks and attempt to link their growth to the relative success or otherwise.

Finally it will address the future of housing bodies and builders through the Egan objectives and the various emerging initiatives by the Government in terms of The Sustainable Communities Plan, Partnerships, EU Legislation and the opening up of grants to non registered bodies.

**Daniel Hutchinson**

**Supervisors:** Dr. Elizabeth Burton, Dr. Lynn Mitchel, Brian Wood

**Research title:** The Role of Flexible Housing Design in Contributing Towards Sustainable Communities

The UK government is seeking to develop communities that are sustainable for future generations. It is working to achieve this aim from The Egan Review (2004) - Skills for Sustainable Communities by translating the findings into practical building standards. The government has also endorsed the One Million Sustainable Homes Campaign to deliver one million new and refurbished sustainable homes by 2012. In the 25 years between 1996 and 2021 it is estimated there will be 3.8 million new households, but as developers meet market demand, will we witness the continuing provision of repetitive designs, that has been argued, confine our lifestyles and leave limited scope for change of layout, function and form or even expansion?

A Sustainability Credentials Survey by the World-Wide Fund for Nature (WWF) in 2003 of the largest listed UK house builders has found that few house builders are designing sustainably. One of the barriers identified was that ‘there was no perceived consumer demand for sustainable homes.’ As a result, housing design has changed very little over time. In the 1970’s, Dluhosch (1973) saw functional zoning and rigid design determination often occurring without apparent reason that was based upon ‘empirical and historical precedent rather than environmental or social reality.’ Groak (1992) formed similar views in the 1990’s when he criticised the spatial organisation and internal environment of housing for being ‘suitable for a limited array of uses.’ His concept of a ‘timetable of social utility,’ was a significant move towards the consideration of the social aspects of sustainability that the Government now seeks to achieve in its move towards sustainable communities.

The gap in knowledge therefore exists between the dynamic nature of people’s lives and the homes in which they chose to reside. ‘Designs should accommodate the needs of subsequent buyers as well as original ones and residences can therefore become life-cycle houses. A recent CABE report in 2004 into the quality of new housing highlighted that 61% of new housing design is considered average. If we are to achieve sustainable communities how will we achieve this if the house-building industry is still producing mediocre design?’ The literature suggests that the main focus of sustainable aspects tend to be environmental, such as grey water recycling and photo-voltaics, but the contribution to knowledge is that if the ‘varying needs of numerous changes of occupier in the same home’ were accommodated, such as current research from the Joseph Rowntree Foundation has identified, can the social aspects of sustainability be addressed by the promotion of cohesive and locally sustainable communities.
In the review period, ILM staff and visiting professors have continued their prolific work in published output. This has included 27 refereed journal papers, books, chapters and reports as well as 32 conference publications. These are outlined in appendices A and B.

**LINKING RESEARCH AND TEACHING**

Linking research, learning, and teaching has been a traditional strength of REC since the very beginning. The Department prides itself in its ability to maintain this tradition. This link is enhanced through the consolidation of its research activities under the OISD-ILM brand and the synergetic opportunities that it offers. This is again reflected in the teaching and practical relevance of much of our research efforts, particularly in international market studies, sustainability and valuation related topics that continue to inform and update our teaching in both Batchelor and Masters programmes.

In this context, the Department of and ILM look forward to working with the new Centre for Excellence in Teaching and Learning (CETL) in “Research as Learning: The Reinvention Centre for Undergraduate Research” which was launched in the School in September 2005.

REC research is closely linked to both real estate and construction industry. We have expanded our industry links through funded research work, development of joint proposals and direct involvement of industry partners in the research process. Prime examples of these have already been noted in:

- Funded consultancy work for UNFAO
- Involvement of Balfour Beatty and EC Harris in EPSRC funded research project on knowledge management in the construction industry
- Joint work being conducted with BRE on updating the Green Specifications
- Joint work with Milton Park Management in resurveying work being conducted on the Park

These activities put us in a strong position for consolidating our links with both national and international firms and professional institutions in the coming year.

**DOCTORAL RESEARCH PROGRAMME**

In the review period, the ILM group expanded its Doctoral programme with addition of a new research student working on the Zambian rural land policy. We now have 7 core and associated Mphil/PhD students. At the same time two of our PhDs were awarded their doctorate degrees in September 2004 and January 2005. In this period, our PhDs have made several international conference presentations including ERES 2005 and CIB 2005.

Here we renew our call to alumni and other interested parties to support our mission for fostering research through our PhD programme. The Department has been running an occasional Research Studentship since 1999. The studentship is for £8,000 per annum and covers the fees for the three-year PhD study period. Funding constraints, however, has limited our support to only one student per three-year study duration.

Please contact Peter Dent (pdent@brookes.ac.uk) or Ramin Keivani (rkeivani@brookes.ac.uk) to discuss your possible contribution and suggestions.

| Project title | Windfarms, powerlines and phone towers – the changing face of stigma |
| Researcher | Sally Sims and Richard Reed (University of Melbourne) |
| Summary | Previous research has identified varying degrees of stigma attached to high voltage overhead transmission lines (HVOTLs) depending upon characteristics such as visibility, size and location. This, in turn, has proven to have a direct effect on property values in the immediate vicinity and was directly related to the degree of stigma attached to the HVOTLs. In addition to HVOTLs there are other common types of infrastructure, namely mobile phone towers and windfarms, that are also large supporting structures and can exhibit similar characteristics. These similarities include varying levels of visibility from properties in the immediate vicinity, a high general profile in society and varying perceptions from surrounding residents about possible side effects. This research broadens the framework originally developed to study HVOTLs to encompass mobile phone towers and windfarms. It undertakes a literature review of research in this area and proposes a research methodology for identifying and quantifying the varying levels of stigma attached to these three forms of infrastructure. The final results will enable the resulting effect on property values to be better understood and assist developers to fully understand their effect on devaluing land prices. |
| Funding Organisation | Quality Research Fund |
Project title: The UK housebuilding industry: an analysis of post-Barker structural responses

Researcher: Youngha Cho

Summary:
This research aims to explore the impact of the recent changes of housing policy after the Barker Review on UK house building companies’ strategic behaviour. It will be undertaken within the framework of sustainability. The research objectives are to understand the challenges that the building companies are facing; to investigate how they are responding to the challenges; and to examine the role of the private sector in developing sustainable communities which UK government aims to achieve.

Four main themes are identified to define the scope of the study:
1. Micro analysis on the outcomes of the house building company
   • Business scale and scope based on product scope (within/between industries)
   • Targeted market (national vs. regional)
2. Changes of the strategic business plan
   • Corporate social responsibility strategy
   • Sustainable development/supply of affordable housing/mixed-use development
   • Brownfield development
   • Changes to process and innovation development
3. Changes of the governance structure focused on contracting relationship with subcontractors.
   • The extent and the structure of contracting (hierarchical/integrated or quasi-firm type) based on transactions cost economics.
4. Dynamic relationship cross the three main themes.

The research methodology involves questionnaire surveys (top 100 house building companies) and detailed case study analyses. The research will contribute to disseminating best practice in business strategy in the house building industry, which has been academically under-researched.

Funding Organisation: Quality Research Fund

### Project title: The UK housebuilding industry: an analysis of post-Barker structural responses

**Researcher:** Youngha Cho

**Summary:**
This research aims to explore the impact of the recent changes of housing policy after the Barker Review on UK house building companies’ strategic behaviour. It will be undertaken within the framework of sustainability. The research objectives are to understand the challenges that the building companies are facing; to investigate how they are responding to the challenges; and to examine the role of the private sector in developing sustainable communities which UK government aims to achieve.

Four main themes are identified to define the scope of the study:
1. Micro analysis on the outcomes of the house building company
   - Business scale and scope based on product scope (within/between industries)
   - Targeted market (national vs. regional)
2. Changes of the strategic business plan
   - Corporate social responsibility strategy
   - Sustainable development/supply of affordable housing/mixed-use development
   - Brownfield development
   - Changes to process and innovation development
3. Changes of the governance structure focused on contracting relationship with subcontractors.
   - The extent and the structure of contracting (hierarchical/integrated or quasi-firm type) based on transactions cost economics.
4. Dynamic relationship cross the three main themes.

The research methodology involves questionnaire surveys (top 100 house building companies) and detailed case study analyses. The research will contribute to disseminating best practice in business strategy in the house building industry, which has been academically under-researched.

### Funding Organisation: Quality Research Fund

---

**Professor Paul McNamara** has a first class honours degree from the University of St Andrews and a PhD from the University of Edinburgh – both in Geography. In 1992, he became an Associate of the (UK) Institute of Investment Management and Research – now incorporated in UK SIP.

Prof. McNamara is currently Director, Head of Property Research, PruPIM Ltd. He is also a Board Director and member of the Executive Management Team of PruPIM.

He is responsible for the overall direction of property research in PruPIM. This includes assessing the prospective returns to the constituent elements of UK and overseas property markets in which PruPIM invests, and advising on investment strategy for client property investment funds.

In recent years, Prof. McNamara has been centrally involved in the development of an index-based property derivatives market in the UK, which is beginning to gain momentum currently. His other area of interest is the promotion of sustainability and climate change issues to the property investment community.

Paul McNamara is Vice Chairman of the Investment Property Forum (IPF) - and a leading member of its Management Board and Research Committee. He assumes the Chairmanship of IPF in Summer 2005.

Prof. McNamara is the Honorary President (and a Fellow) of the UK Society of Property Researchers (SPR). He has recently become a non-executive director of Investment Property Databank Holdings Ltd and is the current Chairman of the Institutional Investors Group on Climate Change (IIGCC) – Property Workstream.

Finally, Paul McNamara was awarded the OBE for ‘services to the property industry’ in Summer 2003.

---

**Professor Mikhail Soloviev** graduated from the Moscow Aviation Institute in 1963 as engineer in automatic control. From the start of his career he has worked closely with the Russian Academy of Sciences Institutes in the areas of automatic control and management information systems. During 1960-70s he was credited with 13 registered inventions for control systems of nuclear power plants. He gained his PhD (1971) in automatic control in the Russian Academy of Sciences Institute for Control Sciences (RASICS). After 1972 he concentrated on the management of energy and building branches of the Soviet economy in institutes of the Ministry of Energy, USSR GosPlan, and International Institute for Management Sciences. He was awarded the Dr (Technology) Sciences degree in management information systems in the RASICS (1986).

Since the early 1990s he has collaborated with UK universities in areas of corporate and real estate management. During the last decade he was coordinator of a number of British-Russian projects in property valuation and investments, granted by RICS and UK Government bodies. The collaboration stimulated his academician activity. Between 1993-1998 he was a professor of the State Jewish Maimonid University and organized the 1st real estate graduates in Russia. Since 1997 he has been a professor of the Higher School of Economics and Privatisation & Business Academy (Moscow). He is an author of more than hundred articles, monographs and reports, including the 1st Russian textbook for real estate management (2001, co-author - Richard Grover). Since 1996 he has been a visiting professor at Oxford Brookes University (Department of Real Estate Management) and takes part in joint researches and lecturing for the MSc Real Estate Management and Real Estate International.
VISITING PROFESSORS

ILM research and the Department of Real Estate and construction have continued to benefit from contributions by eminent visiting professors in variety of ways. These include joint research initiatives, publications, PhD supervision and strategic guidance.

**Professor Anthony Lavers** read law at University College, London, where he won the Joseph Hellyer Prize. After an M.Phil in Planning Law at the University of Southampton, he taught at Portsmouth Polytechnic and for three years at the National University of Singapore, where he obtained his Ph.D. Following a year’s advanced research as Visiting Scholar at Wolfson College, Cambridge, Anthony Lavers taught at Oxford Brookes University (Reader in Law, 1990, Professor of Law 1995) until 2001, when he joined the London office of US law firm White & Case. He was previously Consultant to Fishburn Boxer and Barlow Lyde and Gilbert and now also advises Keating Chambers.

Anthony Lavers was Co-ordinator of the Commission on Post Construction Liability of the International Council for Building Research 1994-2001 and edited the ... property journals. Prof. Lavers has delivered conference papers, seminars and lectures in over 20 countries worldwide.

He has examined nine Ph.Ds at Reading, King’s College London, Loughborough, SOAS, UMIST, the University of Central England and Oxford Brookes and supervised four completed Ph.Ds.

Professor Lavers was elected Chairman of the Society of Construction Law 2004-2006.

| Project title | The modern UK house building industry: structure and performance |
| Researcher | Youngha Cho |
| Summary | This study examines the market structure of the UK house building industry. The research utilises a series of modelling analyses to provide evidence as to which production structure is most cost efficient and has a positive relationship with company’s performance. Compared to other industries, studies on the house building industry are sparse. Most diversification studies deal with largely quoted industries and little of this work addresses the house building industry. Due to the lack of previous work on diversification in the field, specially at micro level, this study has the potential to be a seminal work on the UK house building industry by using companies’ internal information. The research results will contribute to disseminate the best practice in business strategy in the house building industry, which has been academically under-researched. |
| Funding Organisation | Quality Research Fund |

| Project title | Value impacts of wind farm technology |
| Researcher | Sally Sims and Peter Dent |
| Summary | This research compares the impact in land/property value terms of the development of wind farms as opposed to biomass production. This is particularly relevant both for surveyors and for land owners if not for the wider community as it will help all those concerned in planning applications/impact assessments to be able to make informed decisions. |
| Funding Organisation | RICS Education Trust |

<p>| Project title | Sustainable urban building maintenance strategy |
| Researcher | Brian Wood |
| Summary | This research follows on from an invited paper for the symposium Urban Maintenance Strategy held in Naples in 2002. The work identifies the contribution that existing buildings and infrastructure make to urban development. These represent economic and social investment in ‘bricks-and-mortar’, place, heritage; matters of importance to communities and their cohesion, and are of value in supporting sustainability. |
| Funding Organisation | Quality Research fund |</p>
<table>
<thead>
<tr>
<th>Project title</th>
<th>Analysis and design of scaffold structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Researcher</td>
<td>Rob Beale and Mike Godley</td>
</tr>
<tr>
<td>Summary</td>
<td>Rob Beale and Mike Godley have been involved in developing methods of advanced structural analysis to determine the forces and deflections occurring within scaffold structures. The analyses have lead to the development of new proprietary scaffold systems being marketed by Interserv UK Ltd and to improved procedures by the Health and Safety Executive (HSE) to check scaffold safety. Recently they have been employed by the National Access &amp; Scaffolding Confederation (NASC) to develop new procedures in line with Eurocodes to design tube and fitting scaffold structures within the UK. These analyses have led to the proposal of smaller vertical tying intervals to improve scaffold safety. As a result the NASC has published a Guide to scaffold design, written by Mike Godley, which replaced the British standard for scaffold design (BS5973) when it was withdrawn by the HSE on publication of the new Eurocode.</td>
</tr>
<tr>
<td>Funding Organisation</td>
<td>Interserv UK Ltd and National Access &amp; Scaffolding Confederation.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project title</th>
<th>Pallet rack structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Researcher</td>
<td>Rob Beale and Mike Godley</td>
</tr>
<tr>
<td>Summary</td>
<td>Over the last ten years the Federation Europeenne de la Manutention has, under the guidance of Dr. Mike Godley and others, drawn up a new code for the design of pallet rack structures within the EU. This code of practice is now being currently revised to become a draft European standard by Mike Godley and others, and incorporates many procedures developed at Oxford Brookes University. The University is currently marketing a ‘state-of-the-art’ program called Palletsoft using the analysis methods developed by Mike Godley and Rob Beale. This is a design program that permits manufacturers to quickly and efficiently determine the load carrying capacity of their storage systems in accordance with the provisions of existing structural codes of practice. Research is being conducted into the dynamic and seismic behaviour of storage racking structures and into for a better understanding of their shear behaviour.</td>
</tr>
<tr>
<td>Funding Organisation</td>
<td>PSS Ltd and Hi-Lo Manufacturing Ltd</td>
</tr>
</tbody>
</table>

Dr. Andrea Colantonio
joins ILM as a post doctoral research associate on the EPSRC project: Knowledge creation capability and absorptive capacity of integrated project teams in the construction industry.

Dr. Colantonio is an economist who has subsequently developed research interests in the areas of comparative urban studies, tourism development and environment in less developed countries and continuing socialist states. Most specifically, he is interested in investigating the links between globalising economic forces, local responses and environmental and social change in the urban areas of less developed countries, with a special emphasis on the Caribbean and Latin America. In 2005, he completed a PhD research on the political economy of urban tourism development in Havana, Cuba, during the 1990s. The research encompassed the study of the allocation of tourism resources and its impacts, the generation of tourism policy, and the politics of tourism development in Cuba. Along similar lines, he has also undertaken research on participatory planning, urban governance and stakeholders analysis, endeavouring to study a possible ‘third way’ between market-based and centrally planned forms of economic and political governance.

In 2002, Dr. Colantonio also worked for the Environmental Industries Commission, London, participating in the Commission’s lobbying activities. In the future, he is planning to focus his research on the dominant urban environmental and economic challenges experienced by cities at different levels of development throughout the world, with special reference to Europe, the Americas and the Caribbean and South East Asia.

Dr. Noriko Otsuka
joins ILM as a post doctoral research associate on the EPSRC project: Knowledge creation capability and absorptive capacity of integrated project teams in the construction industry.

Dr. Otsuka has 10 years of work experience in the Japanese construction industry, working for Takenaka Corporation. She started as a quantity surveyor in the Estimation Department and became an assistant architect six years later. During her last two years with Takenaka, she was the project manager for a £20 million mixed-use project. Coupled with her practical experience, she has research experience in examining the relationships between stakeholders in town centre regeneration and their social networks. Her PhD focused on the current contributions and potential of Town Centre Management (TCM) in urban regeneration in the context of English town and city centres. Her area of research interest is the impact of management processes, urban policies and socio-economic constituencies of locations on design and sustainability of urban centres. She is a member of the Urban Design Group.
Prof. Tim Dixon joins ILM and the Department of Real Estate and Construction as Professor of Real Estate from 1 October 2005. He was formerly Director of Research at The College of Estate Management, Reading, where he worked from 1986-2005. Prior to this, he was Research Fellow in IT Applications in Dept. of Land Management, University of Reading (1984-1986) and a surveyor in the Inland Revenue VO (1981-1986).

He is a chartered surveyor and member of the Editorial Board of the Journal of Property Investment and Finance, the Journal of Property Management, the Journal of Building Appraisal and Journal of Real Estate Portfolio Management, a member of the Advisory Board for Local Economy, and a member of the review panel of the RICS Research Paper Series. He is a member of the IPF, SPR, ILT and NACORE in the UK, and ICSC, ARES and ULI in the USA. He is a member of the EPSRC Infrastructure and Environment Strategic Advisory Team and RICS Research Policy Committee. He is also a trained RICS APC Assessor and a member of the Institute for Learning and Teaching.

He has written widely on the subject of IT applications in property and has acted as property adviser to the National Audit Office. He is interested in the impact of information technology on the built environment and has recently completed work on major funded research projects concerned with the impact of new technology on real estate and property markets. He is a regular contributor to professional journals such as Estates Gazette and he is a regular columnist with Newzeye’s ‘Property Forecast’. He has recently co-authored a book in the Blackwell’s Real Estate Issues Series entitled ‘Technology, Real Estate and the New Economy’.

He has worked on collaborative research projects with UK and overseas academics and practitioners, and co-led the successful 2003 bid to EPSRC for a £1.8m, 4 year programme of research into brownfield issues (SUBR:IM (http://www.subrim.org.uk/)) in which Oxford Brookes is a key partner. He is Principal Investigator on two projects in this consortium: ‘The Role of the Development Industry in Brownfield Regeneration’ and ‘Climate Change and Pollutant Linkages’, and has given interviews on BBC local radio in connection with the research.

His research interests include:

• Sustainable urban development and brownfield issues
• The valuation/appraisal of contaminated land
• The role of private sector investment and development in urban regeneration
• The impact of new technologies on commercial property and real estate markets

In connection with this research agenda, he has carried out funded research for a variety of organisations, including Office of Deputy Prime Minister (and DTLR); Joseph Rowntree Foundation; British Property Federation; RICS, Foundation for Built Environment; British Council of Shopping Centres, British Council for Offices, as well as the private sector.

**New members of staff joining in October 2005**

<table>
<thead>
<tr>
<th>Project title</th>
<th>Knowledge creation capability and absorptive capacity of integrated project teams in the construction industry</th>
</tr>
</thead>
<tbody>
<tr>
<td>Researcher</td>
<td>Esra Kurul</td>
</tr>
<tr>
<td>Summary</td>
<td>This research aims to understand how the utilisation of ‘social capital’ influences knowledge creation capability and absorptive capacity of integrated project teams in the construction industry, and to assist project teams in improving these capabilities. The targeted objectives for addressing the above aim are: • to identify the dimensions of social capital that affect knowledge creation and absorptive capacity; • to substantiate the positive and negative aspects of ‘social capital’ in the context of knowledge creation and absorptive capacity; • to identify the factors that promote or demote knowledge creation capability absorptive capacity; • to develop preliminary guidance tools and processes for improving knowledge creation capability and absorptive capacity of integrated project teams in the construction industry; • to get user feedback on these tools and processes; and • to disseminate findings.</td>
</tr>
<tr>
<td>Funding Organisation</td>
<td>Engineering and Physical Sciences Research Council (EPSRC)</td>
</tr>
</tbody>
</table>

**2004 - 2005**

<table>
<thead>
<tr>
<th>26</th>
<th>ANNUAL RESEARCH REVIEW</th>
</tr>
</thead>
</table>
**Project title**
The benefits and risks of low cost home ownership in different housing markets

**Researcher**
Youngha Cho

**Summary**
The government has identified the need to concentrate investment, both public and private, on the provision of low-cost homeownership (LCHO). New initiatives are concerned with increasing the role of private finance through equity mortgages as well as providing a range of shared ownership schemes aimed at key workers and pressure areas. Private finance institutions have relatively little detailed knowledge of the risks involved in funding such schemes and have traditionally depended on government to underwrite them. In the evolving environment, it is of growing importance that they understand the nature of the client groups and how risks may vary across different housing markets.

The research aims to identify key issues relating to the demand for existing low cost homeownership schemes concentrated on:

- whether the pattern of LCHO sales varies across different types of local housing markets measured by the extent of pressure in the market and the gap between social housing and market housing costs;
- the attributes of LCHO purchasers and how they differ between areas; and
- the extent to which these groups and the dwellings they purchase represent different financial risks.

The research will use large-scale secondary data sources including the Housing Corporation’s CORE new sales data, the Survey of English Housing and the British Household Panel Survey as well as local income and house price data.

**Funding Organisation**
Promising Research Fellowship

---

**Associated staff**

**Dr. Robert Beale**

is an associate member of the ILM Group and based at the School of Technology. He has conducted research into pallet-rack and scaffold structures and published over 50 papers in refereed journals and conferences. He has published over 40 departmental and other reports with reference to consultancy undertaken in scaffolding and racking structures as well as Engineering Mathematics. He has supervised 7 PhD students to completion and is currently supervising an additional 5.

In 1983-4 Dr. Beale undertook a sabbatical year becoming a visiting associate professor in the department of Computer Science and Statistics at California Polytechnic State University.

In 2002, due to the closure of Civil Engineering within the University he transferred into the School of Technology where he is now the Regional Director with responsibility of overseeing all the School’s UK franchised courses. Dr. Beale is an associate research staff at the Department of Real Estate and Construction.

He has also been involved nationally with the development of syllabuses for Engineering Mathematics under the umbrella of the Institution of Civil Engineers.

---

**Dr. Mike Godley**

is an associate member of the ILM group and based at the Department of Architecture. Dr. Godley retired from full-time employment as Acting Head of the School of Construction and Earth Sciences in 1998 having taught for 20 years in the Department of Civil Engineering. During all this period he maintained close contact with industry generating funds to support research by providing consultancy services for Industry, mainly in the field of specialist structural testing.

His field of interest is the design and analysis of structures which are especially susceptible to structural instability, most notably scaffolding structures, both proprietary systems and tube and fitting scaffolds, and storage structures for warehouses fabricated from cold formed steel sections.

Since retirement he has run his own successful consultancy, Slender Structures Ltd. and maintains his involvement in research through the supervision, with Rob Beale, of three research students.

He is the joint author of a Code of Practice for the Design of Steel Storage Structures for Europe published by the Federation Europeenne de la Manutention (FEM) which is now in process of translation into a Euronorm, and the author of the Guide to good practice for scaffolding with Tubes and Fittings published by the National Access and Scaffolding Confederation (NASC) in the UK.
Brian Wood is a Chartered Architect, Construction Manager, a Surveyor and a Fellow of the Chartered Institute of Building; he is also a member of the British Institute of Facilities Management. His interests are wide and include the whole life of buildings from inception and design through to use and reuse, with specialist interests in defects and maintenance and how these impact on sustainability.

Brian has won and managed many large consultancy projects both before joining Brookes and since. These have included the production and implementation of 5 and 10 year programmes of planned maintenance and improvement of building stocks for substantial public sector clients across the UK. He has also undertaken research work in relation to construction skills development regionally and nationally; he represents Higher Education on the South East Construction Skills Forum, is a member of Construction Skills Observatory, and is Chair of the Southern Construction Careers Group.

He is author of the book ‘Building Care’ which challenges the prevailing ‘Planned Preventive Maintenance’ paradigm, and has published papers on innovative approaches to maintenance and to construction education. He has delivered papers, including invited contributions, at a number of international conferences and symposia, in countries as diverse as Australia, Bulgaria, Canada, Finland, Hungary, Italy, New Zealand, Singapore and South Africa.

Nigel Walker is a Fellow of the Royal Institution of Chartered Surveyors. He has over 30 years experience in real estate higher education and practice in the UK and internationally, including China, Hong Kong and the South Pacific Islands. He has been involved in research in China, Southern Africa, Bulgaria and Fiji as well as well in the UK.

His primary current research interests are in real estate markets in developing countries and real estate professional training programmes in emerging economies. He has also undertaken consultancy for companies, universities and professional organisations, including leading landscape architecture practices in China, the British Landscape Institute and Cambridge International Land Institute. He has held a number of visiting real estate academic positions in several countries and is currently a Visiting Professor in Real Estate at Renmin University of China in Beijing.

In the 2004-2005 review period seventeen core and two associated members of staff contributed to our research activities. These are:

Core staff

Dr. Ann Boon specialises in researching the property aspects of local economies. Research undertaken so far has included the contributions made by business parks to their local economies; the role of the conversion of redundant farm buildings to non land based use in rural economies; growing local knowledge based economies and the contribution made by networks and clusters to economic growth. She is a member of the RTPI and the Society of Property Researchers. Ann regularly presents her research findings at the annual ERES (European Real Estate Society) Conference held in different venues across Europe. She has recently been appointed by Defra to the newly created Cotswolds AONB Management Board (February 2005).

Dr. J Albert Cao is a specialist in real estate valuation and investment with special interests in China's urban land market, housing and commercial real estate. Other areas of his interest include the UK real estate investment market, housing market and real estate markets in transition economies.

Dr. Cao has been leading a link project with East China Normal University funded by the British Academy on comparison of housing market operations between China and the UK.
Dr. Youngha Cho

is a lecturer in the department of Real Estate and Construction. Her work in the ILM focuses on the housing market and house building industry building on her previous work at the University of Cambridge on the social housing sector, focused on rent evaluation, affordability, and their residential mobility. She has published several research papers in leading academic journals including Journal of Housing Economics, Construction Management and Economics, and Journal of Property Research. Recently Youngha has been awarded a six month Promising Research Fellowship from the university.

Peter Dent

is currently Head of the Department of Real Estate and Construction. He is a Fellow of the Royal Institution of Chartered Surveyors and a member of the Society of Property Researchers. His research interests include real estate valuation methodologies for both market and non-market property assets, commercial office occupier needs and corporate real estate strategies. In addition to leading and teaching on modules in the Department he has been invited speaker on programmes run at the University of Reading and The Wilson Centre, Cambridge University where he contributed to the corporate real estate module on their postgraduate programme. He has helped to set up and run real estate programmes in Bulgaria, Singapore and Hong Kong. He has also been involved in research projects internationally. He was the UK delegate for Commission 7 of the International Federation of Surveyors, where he has been involved in international work on land markets. He has worked on a project sponsored jointly by the RICS and the Polish government on mass appraisal of real estate for taxation purposes. He has also been involved in sponsored work for AMEC Developments, the National Audit Office, the Guy Bigwood Trust and several major surveying firms.

Dr. Mike Stubbs

Dr. Stubbs’ research area has principally developed around the development control dimension of land use planning, including conservation area legislation, planning appeal methods, planning obligations and judicial fairness in decision making. His Ph.D work involved an examination of Alternative Dispute Resolution in the planning sphere and in particular the application of mediation. Subsequent publications have featured in Town Planning Review, Journal of Planning & Environment Law, Journal of Environmental Planning & Management, International Planning Studies and Planning Practise and Research. More recently he has pursued work on the consequences of car free urban development on urban design (published in Journal of Urban Design) and on the development of an appraisal system for sustainability in the historic environment (published in Planning Practise and Research). Dr. Stubbs has supervised one PhD to completion and examined two (at Brookes and University of Cambridge). Currently he is pursuing work on the value of open space in urban growth strategies. This work is being produced jointly with The National Trust. Since 2003 he has worked part time for the National Trust as a Land Use Adviser. Dr. Stubbs is a co-opted member of the Chiltern Area of Outstanding Natural Beauty (AONB) Planning Committee, a member of the London Historic Environment Forum (chaired by English Heritage) and research member of Heritage Link (a forum of environmental NGOs).

Marion Temple

began her career as an economist and now has over thirty years’ experience in higher education. Her current research interests are focussed upon the pedagogy of the built environment. Previous research interests include the economics of organisational location, economics of real estate, local economic development, and regional economics.

She is currently Deputy Director of the HEFCE Centre for Excellence in Teaching and Learning in “Research as Learning: The Reinvention Centre for Undergraduate Research“ being run jointly by the School of the Built Environment at Oxford Brookes and the Sociology Department at Warwick University.

Her book on “Studying the Built Environment” was published by Palgrave in 2004. She has published a number of papers on the relationship between learning and teaching in undergraduate University education as well as research into real estate issues and a book on “Regional Economics”, published by MacMillan in 1994.
Vivienne Spurge joined Oxford Brookes University in November 1999, having worked in commercial private practice for 20 years, in both London and Oxford. She is a part time Principal Lecturer in the Department of Real Estate & Construction, specialising in the fields of property management and professional practice.

Her current areas of research interest are focussed around the implications of broadband technology upon the commercial property market. She has published articles relating to various aspects of broadband technology in Property Management and the Pacific Rim Real Estate Journal. She was awarded the RICS ‘Blue Skies’ prize for her paper presented to the Pacific Rim Real Estate Society Conference in 2001.

She is currently an External Examiner to the University of Portsmouth, an Assessor for the RICS APC and a member of the Royal Agricultural College Advisory Board.

Dr. Sally Sims is a lecturer in Real Estate and Construction. Her PhD focused on the impact of HVOTLs on residential house values in the UK using a multi-method approach towards research. Her area of expertise is in the use of hedonic modelling and survey based techniques to establish the impact of environmental features on property land values.

Richard Grover is a Chartered Surveyor and economist. Before becoming Assistant Dean in the School of Built Environment at Oxford Brookes University, he was a lecturer in property economics and property valuations. He has undertaken a number of projects on the newly emerging private land markets in Eastern Europe, particularly in Bulgaria, Romania, and Russia. These have been undertaken for a variety of clients including the World Bank, Food and Agriculture Organisation of the United Nations, and the governments of the United Kingdom, Romania, and the Russian Federation. He has produced publications for a number of bodies including CIRIA, the RICS, and the United Nations Economic Commission for Europe.

Miles Keeping has considerable research experience in the field of sustainable development and the property sector. Having started his academic career undertaking research into the then newly emerging legal framework for liabilities associated with contaminated land, his research and consultancy interests now also encompass the social and economic aspects of sustainability. Miles is co-author of “Sustainable Property Development” (with David Shiers (Blackwell Science)), an author of a number of journal articles in this area and a supervisor to research students.

Apart from research work, Miles Keeping undertakes consultancy projects for organisations with significant property assets, such as property investors, developers and local authorities. This work entails helping clients to improve the performance and/or value of their property and organisations through a better understanding of how to approach sustainable development. This can involve, for example, environmental and sustainability auditing, devising sustainability strategies, running public consultation exercises or corporate responsibility reporting.
Dr. Ramin Keivani is currently the research coordinator for the ILM research group. He is an urban development specialist with a wide range of interests in comparative urban research, particularly impact of globalisation on land markets and urban development in developing and transition economies. Other areas of his interest include urban competitiveness, urban regeneration, international land and housing policy and construction in developing countries. He is currently Director of studies for 2 PhD scholars.

Dr. Keivani has managed several research projects including ESRC and RICS funded work and provided research and consultancy services in a number of countries including Iran, United Arab Emirates, Singapore, Brazil, Hungary, the Czech Republic and Poland. He is co-author of a book on housing policy in developing countries and has published a number of book chapters and papers on globalisation and urban development as well as land markets and housing policy in leading international journals including Urban Studies, Environment and Planning, Progress in Planning, CITIES, Urban Technology, Habitat International and others. Ramin Keivani is a member of the review board of the RICS Research Series Papers.

Dr. Esra Kurul is an architect who specialises in the management of (complex) projects, conservation of the built environment and management of knowledge as a source of competitive advantage. Her research interests include project processes, regeneration and re-use of architectural heritage and sustainability in the built environment. She has spent over ten years researching different aspects of the built environment both in the UK and in Turkey.

Creating and sharing knowledge across social networks of integrated project teams and learning from practice is the focus of Esra’s EPSRC project. Her PhD was founded on the principle of achieving sustainability in the built environment through re-use and adaptation of existing (listed) buildings. Her interest in managing complex projects emanated from her PhD research. As part of her O’Regan Enterprise Fellowship, Esra is currently working on refining her ideas on the relationship between managing complexity and achieving sustainability with a view to providing consultancy services within the built environment. She is also co-supervising two PhD students.

Dr. Kurul keen to develop opportunities for collaborative research with the industry both nationally and internationally. She is actively seeking funding from institutions such as the EU, EPSRC and the DTI. Presenting her work at high-profile international conferences is one of the means through which Esra expands her international network. Dr. Kurul is a member of the Institute for Historic Building Conservation (IHBC).

Dr. Claire Roberts is a part time lecturer in real estate investment. Her recently completed PhD explored the property investment decision-making processes of institutional investors across three European countries. Her areas of expertise are behavioural research and social constructionism, and socially responsible property investment.

David Shiers is the Director of Studies in the Department of Real Estate and Construction. His research interests include the property investment implications of sustainable development, occupier demand for ‘green’ buildings and the environmental impact of building materials.


David has co-edited a special Property and the Environment edition of the journal Construction Management & Economics (with Professor Anthony Lavers) and has contributed to many other publications including Property Management, Property Review and Facilities. He is co-author of the undergraduate text book ‘Sustainable Property Development’ (with Miles Keeping). He is also a reviewer and academic referee for Blackwell Science and CME. He was a visiting Research Scholar at Nuffield College, University of Oxford in 2002.

David is currently collaborating with BRE on the publication of a fourth edition of ‘Green Guide’, a version of which is planned to form part of the National Building Specification (NBS). He is a member of the International Working Commission on Sustainable Construction, CIB W-100: The Environmental Assessment of Buildings.

Dan Rapson is a Research Associate with the ILM. His work mainly focuses on socially responsible investment (SRI) and its implications for the property investment community, though he is also involved with work relating to green building assessment methods. He also has 9 years commercial research experience gained as a market quality analyst in the automotive sector, which saw him working on pan-European primary research projects in collaboration with one of the UK’s largest market research organisations.

Dr. Claire Roberts is a part time lecturer in real estate investment. Her recently completed PhD explored the property investment decision-making processes of institutional investors across three European countries. Her areas of expertise are behavioural research and social constructionism, and socially responsible property investment.

Dr. Esra Kurul is an architect who specialises in the management of (complex) projects, conservation of the built environment and management of knowledge as a source of competitive advantage. Her research interests include project processes, regeneration and re-use of architectural heritage and sustainability in the built environment. She has spent over ten years researching different aspects of the built environment both in the UK and in Turkey.

Creating and sharing knowledge across social networks of integrated project teams and learning from practice is the focus of Esra’s EPSRC project. Her PhD was founded on the principle of achieving sustainability in the built environment through re-use and adaptation of existing (listed) buildings. Her interest in managing complex projects emanated from her PhD research. As part of her O’Regan Enterprise Fellowship, Esra is currently working on refining her ideas on the relationship between managing complexity and achieving sustainability with a view to providing consultancy services within the built environment. She is also co-supervising two PhD students.

Dr. Kurul keen to develop opportunities for collaborative research with the industry both nationally and internationally. She is actively seeking funding from institutions such as the EU, EPSRC and the DTI. Presenting her work at high-profile international conferences is one of the means through which Esra expands her international network. Dr. Kurul is a member of the Institute for Historic Building Conservation (IHBC).

Dr. Claire Roberts is a part time lecturer in real estate investment. Her recently completed PhD explored the property investment decision-making processes of institutional investors across three European countries. Her areas of expertise are behavioural research and social constructionism, and socially responsible property investment.

David Shiers is the Director of Studies in the Department of Real Estate and Construction. His research interests include the property investment implications of sustainable development, occupier demand for ‘green’ buildings and the environmental impact of building materials.


David has co-edited a special Property and the Environment edition of the journal Construction Management & Economics (with Professor Anthony Lavers) and has contributed to many other publications including Property Management, Property Review and Facilities. He is co-author of the undergraduate text book ‘Sustainable Property Development’ (with Miles Keeping). He is also a reviewer and academic referee for Blackwell Science and CME. He was a visiting Research Scholar at Nuffield College, University of Oxford in 2002.

David is currently collaborating with BRE on the publication of a fourth edition of ‘Green Guide’, a version of which is planned to form part of the National Building Specification (NBS). He is a member of the International Working Commission on Sustainable Construction, CIB W-100: The Environmental Assessment of Buildings.
Dr. Ramin Keivani

is currently the research coordinator for the ILM research group. He is an urban development specialist with a wide range of interests in comparative urban research particularly impact of globalisation on land markets and urban development in developing and transition economies. Other areas of his interest include urban competitiveness, urban regeneration, international land and housing policy and construction in developing countries. He is currently Director of studies for 2 PhD scholars.

Dr. Keivani has managed several research projects including ESRC and RICS funded work and provided research and consultancy services in a number of countries including Iran, United Arab Emirates, Singapore, Brazil, Hungary, the Czech Republic and Poland.

He is co-author of a book on housing policy in developing countries and has published a number of book chapters and papers on globalisation and urban development as well as land markets and housing policy in leading international journals including Urban Studies, Environment and Planning, Progress in Planning, CITIES, Urban Technology, Habitat International and others. Ramin Keivani is a member of the review board of the RICS Research Series Papers.

Dr. Esra Kurul

is an architect who specialises in the management of (complex) projects, conservation of the built environment and management of knowledge as a source of competitive advantage. Her research interests include project processes, regeneration and re-use of architectural heritage and sustainability in the built environment. She has spent over ten years researching different aspects of the built environment both in the UK and in Turkey.

Creating and sharing knowledge across social networks of integrated project teams and learning from practice is the focus of Esra’s EPSRC project. Her PhD was founded on the principle of achieving sustainability in the built environment through re-use and adaptation of existing (listed) buildings. Her interest in managing complex projects emanated from her PhD research. As part of her O’Regan Enterprise Fellowship, Esra is currently working on refining her ideas on the relationship between managing complexity and achieving sustainability with a view to providing consultancy services within the built environment. She is also co-supervising two PhD students.

Dr. Kurul is keen to develop opportunities for collaborative research with the industry both nationally and internationally. She is actively seeking funding from institutions such as the EU, EPSRC and the DTI. Presenting her work at high-profile international conferences is one of the means through which Esra expands her international network.

Dr. Kurul is a member of the Institute for Historic Building Conservation (IHBC).

Dr. Claire Roberts

is a part time lecturer in real estate investment. Her recently completed PhD explored the property investment decision-making processes of institutional investors across three European countries. Her areas of expertise are behavioural research and social constructionism, and socially responsible property investment.

Dan Rapson

is a Research Associate with the ILM. His work mainly focuses on socially responsible investment (SRI) and its implications for the property investment community, though he is also involved with work relating to green building assessment methods. He also has 9 years commercial research experience gained as a market quality analyst in the automotive sector, which saw him working on pan-European primary research projects in collaboration with one of the UK’s largest market research organisations.

David Shiers

is the Director of Studies in the Department of Real Estate and Construction. His research interests include the property investment implications of sustainable development, occupier demand for ‘green’ buildings and the environmental impact of building materials.


David has co-edited a special Property and the Environment edition of the journal Construction Management & Economics (with Professor Anthony Lavers) and has contributed to many other publications including Property Management, Property Review and Facilities. He is co-author of the undergraduate text book ‘Sustainable Property Development’ (with Miles Keeping). He is also a reviewer and academic referee for Blackwell Science and CME. He was a visiting Research Scholar at Nuffield College, University of Oxford in 2002.

David is currently collaborating with BRE on the publication of a fourth edition of ‘Green Guide’, a version of which is planned to form part of the National Building Specification (NBS). He is a member of the International Working Commission on Sustainable Construction, CIB W-100: The Environmental Assessment of Buildings.
Dr. Sally Sims

is a lecturer in Real Estate and Construction. Her PhD focused on the impact of HVOTLs on residential house values in the UK using a multimehod approach towards research. Her area of expertise is in the use of hedonic modelling and survey based techniques to establish the impact of environmental features on property and land values.

Vivienne Spurge

joined Oxford Brookes University in November 1999, having worked in commercial private practice for 20 years, in both London and Oxford. She is a part time Principal Lecturer in the Department of Real Estate & Construction, specialising in the fields of property management and professional practice.

Her current areas of research interest are focused around the implications of broadband technology upon the commercial property market. She has published articles relating to various aspects of broadband technology in Property Management and the Pacific Rim Real Estate Journal. She was awarded the RICS ‘Blue Skies’ prize for her paper presented to the Pacific Rim Real Estate Society Conference in 2001.

She is currently an External Examiner to the University of Portsmouth, an Assessor for the RICS APC and a member of the Royal Agricultural College Advisory Board.

Richard Grover

is a Chartered Surveyor and economist. Before becoming Assistant Dean in the School of Built Environment at Oxford Brookes University, he was a lecturer in property economics and property valuations. He has undertaken a number of projects on the newly emerging private land markets in Eastern Europe, particularly in Bulgaria, Romania, and Russia. These have been undertaken for a variety of clients including the World Bank, Food and Agriculture Organisation of the United Nations, and the governments of the United Kingdom, Romania, and the Russian Federation. He has produced publications for a number of bodies including CIRIA, the RICS, and the United Nations Economic Commission for Europe.

Miles Keeping

has considerable research experience in the field of sustainable development and the property sector. Having started his academic career undertaking research into the then newly emerging legal framework for liabilities associated with contaminated land, his research and consultancy interests now also encompass the social and economic aspects of sustainability. Miles is co-author of “Sustainable Property Development” (with David Shiers (Blackwell Science)), an author of a number of journal articles in this area and a supervisor to research students.

Apart from research work, Miles Keeping undertakes consultancy projects for organisations with significant property assets, such as property investors, developers and local authorities. This work entails helping clients to improve the performance and/or value of their property and organisations through a better understanding of how to approach sustainable development. This can involve, for example, environmental and sustainability auditing, devising sustainability strategies, running public consultation exercises or corporate responsibility reporting.
Dr. Youngha Cho

is a lecturer in the department of Real Estate and Construction. Her work in the ILM focuses on the housing market and house building industry building on her previous work at the University of Cambridge on the social housing sector, focused on rent evaluation, affordability, and their residential mobility. She has published several research papers in leading academic journals including Journal of Housing Economics, Construction Management and Economics, and Journal of Property Research. Recently Youngha has been awarded a six month Promising Research Fellowship from the university.

Peter Dent

is currently Head of the Department of Real Estate and Construction. He is a Fellow of the Royal Institution of Chartered Surveyors and a member of the Society of Property Researchers. His research interests include real estate valuation methodologies for both market and non-market property assets, commercial office occupier needs and corporate real estate strategies. In addition to leading and teaching on modules in the Department he has been invited speaker on programmes run at the University of Reading and The Wilson Centre, Cambridge University where he contributed to the corporate real estate module on their postgraduate programme. He has helped to set up and run real estate programmes in Bulgaria, Singapore and Hong Kong. He has also been involved in research projects internationally. He was the UK delegate for Commission 7 of the International Federation of Surveyors, where he has been involved in international work on land markets. He has worked on a project sponsored jointly by the RICS and the Polish government on mass appraisal of real estate for taxation purposes. He has also been involved in sponsored work for AMEC Developments, the National Audit Office, the Guy Bigwood Trust and several major surveying firms.

Dr. Mike Stubbs

Dr. Stubbs’ research area has principally developed around the development control dimension of land use planning, including conservation area legislation, planning appeal methods, planning obligations and judicial fairness in decision making. His Ph.D work involved an examination of Alternative Dispute Resolution in the planning sphere and in particular the application of mediation. Subsequent publications have featured in Town Planning Review, Journal of Planning & Environment Law, Journal of Environmental Planning & Management, International Planning Studies and Planning Practice and Research. More recently he has pursued work on the consequences of car free urban development on urban design (published in Journal of Urban Design) and on the development of an appraisal system for sustainability in the historic environment (published in Planning Practice and Research). Dr. Stubbs has supervised one PhD to completion and examined two (at Brookes and University of Cambridge). Currently he is pursuing work on the value of open space in urban growth strategies. This work is being produced jointly with The National Trust. Since 2003 he has worked part time for the National Trust as a Land Use Adviser. Dr. Stubbs is a co-opted member of the Chiltern Area of Outstanding Natural Beauty (AONB) Planning Committee, a member of the London Historic Environment Forum (chaired by English Heritage) and research member of Heritage Link (a forum of environmental NGOs).

Marion Temple

began her career as an economist and now has over thirty years’ experience in higher education. Her current research interests are focussed upon the pedagogy of the built environment. Previous research interests include the economics of organisational location, economics of real estate, local economic development, and regional economics.

She is currently Deputy Director of the HEFCE Centre for Excellence in Teaching and Learning in “Research as Learning: The Reinvention Centre for Undergraduate Research” being run jointly by the School of the Built Environment at Oxford Brookes and the Sociology Department at Warwick University.

Her book on “Studying the Built Environment” was published by Palgrave in 2004. She has published a number of papers on the relationship between learning and teaching in undergraduate University education as well as research into real estate issues and a book on “Regional Economics”, published by MacMillan in 1994.
Brian Wood

is a Chartered Architect, Construction Manager, a Surveyor and a Fellow of the Chartered Institute of Building; he is also a member of the British Institute of Facilities Management. His interests are wide and include the whole life of buildings from inception and design through to use and reuse, with specialist interests in defects and maintenance and how these impact on sustainability.

Brian has won and managed many large consultancy projects both before joining Brookes and since. These have included the production and implementation of 5 and 10 year programmes of planned maintenance and improvement of building stocks for substantial public sector clients across the UK. He has also undertaken research work in relation to construction skills development regionally and nationally; he represents Higher Education on the South East Construction Skills Forum, is a member of Construction Skills Observatory, and is Chair of the Southern Construction Careers Group.

He is author of the book ‘Building Care’ which challenges the prevailing ‘Planned Preventive Maintenance’ paradigm, and has published papers on innovative approaches to maintenance and to construction education. He has also delivered papers, including invited contributions, at a number of international conferences and symposia, in countries as diverse as Australia, Bulgaria, Canada, Finland, Hungary, Italy, New Zealand, Singapore and South Africa.

Nigel Walker

is a Fellow of the Royal Institution of Chartered Surveyors. He has over 30 years experience in real estate higher education and practice in the UK and internationally, including China, Hong Kong and the South Pacific Islands. He has been involved in research in China, Southern Africa, Bulgaria and Fiji as well as well in the UK.

His primary current research interests are in real estate markets in developing countries and real estate professional training programmes in emerging economies. He has also undertaken consultancy for companies, universities and professional organisations, including leading landscape architecture practices in China, the British Landscape Institute and Cambridge International Land Institute. He has held a number of visiting real estate academic positions in several countries and is currently a Visiting Professor in Real Estate at Renmin University of China in Beijing.

Core staff

Dr. Ann Boon

specialises in researching the property aspects of local economies. Research undertaken so far has included the contributions made by business parks to their local economies; the role of the conversion of redundant farm buildings to non land based use in rural economies; growing local knowledge based economies and the contribution made by networks and clusters to economic growth. She is a member of the RTPI and the Society of Property Researchers. Ann regularly presents her research findings at the annual ERES (European Real Estate Society) Conference held in different venues across Europe. She has recently been appointed by Defra to the newly created Cotswolds AONB Management Board (February 2005).

Dr. J Albert Cao

is a specialist in real estate valuation and investment with special interests in China’s urban land market, housing and commercial real estate. Other areas of his interest include the UK real estate investment market, housing market and real estate markets in transition economies.

Dr. Cao has been leading a link project with East China Normal University funded by the British Academy on comparison of housing market operations between China and the UK.
Project title
The benefits and risks of low cost home ownership in different housing markets

Researcher
Youngha Cho

Summary
The government has identified the need to concentrate investment, both public and private, on the provision of low-cost homeownership (LCHO). New initiatives are concerned with increasing the role of private finance through equity mortgages as well as providing a range of shared ownership schemes aimed at key workers and pressure areas.

Private finance institutions have relatively little detailed knowledge of the risks involved in funding such schemes and have traditionally depended on government to underwrite them. In the evolving environment, it is of growing importance that they understand the nature of the client groups and how risks may vary across different housing markets.

The research aims to identify key issues relating to the demand for existing low cost homeownership schemes concentrated on:
• whether the pattern of LCHO sales varies across different types of local housing markets measured by the extent of pressure in the market and the gap between social housing and market housing costs;
• the attributes of LCHO purchasers and how they differ between areas; and
• the extent to which these groups and the dwellings they purchase represent different financial risks.

The research will use large-scale secondary data sources including the Housing Corporation’s CORE new sales data, the Survey of English Housing and the British Household Panel Survey as well as local income and house price data.

Funding Organisation
Promising Research Fellowship

Associated staff

Dr. Robert Beale
is an associate member of the ILM Group and based at the School of Technology. He has conducted research into pallet-rack and scaffold structures and published over 50 papers in refereed journals and conferences. He has published over 40 departmental and other reports with reference to consultancy undertaken in scaffolding and racking structures as well as Engineering Mathematics. He has supervised 7 PhD students to completion and is currently supervising an additional 5.

In 1983-4 Dr. Beale undertook a sabbatical year becoming a visiting associate professor in the department of Computer Science and Statistics at California Polytechnic State University.

In 2002, due to the closure of Civil Engineering within the University he transferred into the School of Technology where he is now the Regional Director with responsibility of overseeing all the School’s UK franchised courses. Dr. Beale is an associate research staff at the Department of Real Estate and Construction.

He has also been involved nationally with the development of syllabuses for Engineering Mathematics under the umbrella of the Institution of Civil Engineers.

Dr. Mike Godley
is an associate member of the ILM group and based at the Department of Architecture. Dr. Godley retired from full-time employment as Acting Head of the School of Construction and Earth Sciences in 1998 having taught for 20 years in the Department of Civil Engineering. During all this period he maintained close contact with industry generating funds to support research by providing consultancy services for Industry, mainly in the field of specialist structural testing.

His field of interest is the design and analysis of structures which are especially susceptible to structural instability, most notably scaffolding structures, both proprietary systems and tube and fitting scaffolds, and storage structures for warehouses fabricated from cold formed steel sections.

Since retirement he has run his own successful consultancy, Slender Structures Ltd. and maintains his involvement in research through the supervision, with Rob Beale, of three research students.

He is the joint author of a Code of Practice for the Design of Steel Storage Structures for Europe published by the Federation Europeenne de la Manutention (FEM) which is now in process of translation into a Euronorm, and the author of the Guide to good practice for scaffolding with Tubes and Fittings published by the National Access and Scaffolding Confederation (NASC) in the UK.
New members of staff joining in October 2005

Prof. Tim Dixon

joins ILM and the Department of Real Estate and Construction as Professor of Real Estate from 1 October 2005. He was formerly Director of Research at The College of Estate Management, Reading, where he worked from 1986-2005. Prior to this, he was Research Fellow in IT Applications in Dep. of Land Management, University of Reading (1984-1986) and a surveyor in the Inland Revenue VO (1981-1986).

He is a chartered surveyor and member of the Editorial Board of the Journal of Property Investment and Finance, the Journal of Property Management, the Journal of Building Appraisal and Journal of Real Estate Portfolio Management, a member of the review panel of the RICS Research Paper Series. He is a member of the IFI, SPR, ILT and NACORE in the UK, and ICSC, ARES and ULI in the USA. He is a member of the EPSRC Infrastructure and Environment Strategic Advisory Team and RICS Research Policy Committee. He is also a trained RICS APC Assessor and a member of the Institute for Learning and Teaching.

He has written widely on the subject of IT applications in property and has acted as property adviser to the National Audit Office. He is interested in the impact of information technology on the built environment and he has recently completed work on major funded research projects concerned with the impact of new technology on real estate and property markets. He is a regular contributor to professional journals such as Estates Gazette and he is a regular columnist with Newzevy’s ‘Property Forecast’. He has recently co-authored a book in the Blackwell’s Real Estate Issues Series entitled ‘Technology, Real Estate and the New Economy’.

His research interests include:

- Sustainable urban development and brownfield issues
- The valuation/appraisal of contaminated land
- The role of private sector investment and development in urban regeneration
- The impact of new technologies on commercial property and real estate markets

In connection with this research agenda, he has carried out funded research for a variety of organisations, including Office of Deputy Prime Minister (and DTLR); Joseph Rowntree Foundation; British Property Federation; RICS; Foundation for Built Environment; British Council of Shopping Centres, British Council for Offices, as well as the private sector.

Funded projects beginning in October 2005

<table>
<thead>
<tr>
<th>Project title</th>
<th>Knowledge creation capability and absorptive capacity of integrated project teams in the construction industry</th>
</tr>
</thead>
<tbody>
<tr>
<td>Researcher</td>
<td>Esra Kurul</td>
</tr>
</tbody>
</table>
| Summary | This research aims to understand how the utilisation of ‘social capital’ influences knowledge creation capability and absorptive capacity of integrated project teams in the construction industry, and to assist project teams in improving these capabilities. The targeted objectives for addressing the above aim are:  
  - to identify the dimensions of social capital that affect knowledge creation and absorptive capacity;  
  - to substantiate the positive and negative aspects of ‘social capital’ in the context of knowledge creation and absorptive capacity;  
  - to identify the factors that promote or demote knowledge creation capability;  
  - to develop preliminary guidance tools and processes for improving knowledge creation capability and absorptive capacity of integrated project teams in the construction industry;  
  - to get user feedback on these tools and processes; and  
  - to disseminate findings.  |
| Funding Organisation | Engineering and Physical Sciences Research Council (EPSRC) |

Project title

Knowledge creation capability and absorptive capacity of integrated project teams in the construction industry

Researcher

Esra Kurul

Summary

This research aims to understand how the utilisation of ‘social capital’ influences knowledge creation capability and absorptive capacity of integrated project teams in the construction industry, and to assist project teams in improving these capabilities. The targeted objectives for addressing the above aim are:

- to identify the dimensions of social capital that affect knowledge creation and absorptive capacity;
- to substantiate the positive and negative aspects of ‘social capital’ in the context of knowledge creation and absorptive capacity;
- to identify the factors that promote or demote knowledge creation capability;
- to develop preliminary guidance tools and processes for improving knowledge creation capability and absorptive capacity of integrated project teams in the construction industry;
- to get user feedback on these tools and processes; and
- to disseminate findings.

Funding Organisation

Engineering and Physical Sciences Research Council (EPSRC)
## Project title
Analysis and design of scaffold structures

### Researcher
Rob Beale and Mike Godley

### Summary
Rob Beale and Mike Godley have been involved in developing methods of advanced structural analysis to determine the forces and deflections occurring within scaffold structures. The analyses have lead to the development of new proprietary scaffold systems being marketed by Interserv UK Ltd and to improved procedures by the Health and Safety Executive (HSE) to check scaffold safety. Recently they have been employed by the National Access & Scaffolding Confederation (NASC) to develop new procedures in line with Eurocodes to design tube and fitting scaffold structures within the UK. These analyses have led to the proposal of smaller vertical tying intervals to improve scaffold safety.

As a result the NASC has published a Guide to scaffold design, written by Mike Godley, which replaced the British standard for scaffoldings design (BS5973) when it was withdrawn by the HSE on publication of the new Euronorm.

### Funding Organisation
Interserv UK Ltd and National Access & Scaffolding Confederation.

## Project title
Pallet rack structures

### Researcher
Rob Beale and Mike Godley

### Summary
Over the last ten years the Federation Europeenne de la Manutention has, under the guidance of Dr. Mike Godley and others, drawn up a new code for the design of pallet rack structures within the EU. This code of practice is now being currently revised to become a draft European standard by Mike Godley and others, and incorporates many procedures developed at Oxford Brookes University. The University is currently marketing a ‘state-of-the-art’ program called “Palletsoft” using the analysis methods developed by Mike Godley and Rob Beale. This is a design program that permits manufacturers to quickly and efficiently determine the load carrying capacity of their storage systems in accordance with the provisions of existing structural codes of practice. Research is being conducted into the dynamic and seismic behaviour of storage racking structures and into for a better understanding of their shear behaviour.

### Funding Organisation
PSS Ltd and Hi-Lo Manufacturing Ltd

---

**Dr. Andrea Colantonio**

joins ILM as a post doctoral research associate on the EPSRC project: Knowledge creation capability and absorptive capacity of integrated project teams in the construction industry.

Dr. Colantonio is an economist who has subsequently developed research interests in the areas of comparative urban studies, tourism development and environment in less developed countries and continuing socialist states. Most specifically, he is interested in investigating the links between globalising economic forces, local responses and environmental and social change in the urban areas of less developed countries, with a special emphasis on the Caribbean and Latin America. In 2005, he completed a PhD research on the political economy of urban tourism development in Havana, Cuba, during the 1990s. The research encompassed the study of the allocation of tourism resources and its impacts, the generation of tourism policy, and the politics of tourism development in Cuba. Along similar lines, he has also undertaken research on participatory planning, urban governance and stakeholders analysis, endeavouring to study a possible ‘third way’ between market-based and centrally planned forms of economic and political governance.

In 2002, Dr. Colantonio also worked for the Environmental Industries Commission, London, participating in the Commission’s lobbying activities. In the future, he is planning to focus his research on the dominant urban environmental and economic challenges experienced by cities at different levels of development throughout the world, with special reference to Europe, the Americas and the Caribbean and South East Asia.

---

**Dr. Noriko Otsuka**

joins ILM as a post doctoral research associate on the EPSRC project: Knowledge creation capability and absorptive capacity of integrated project teams in the construction industry.

Dr. Otsuka has 10 years of work experience in the Japanese construction industry, working for Takenaka Corporation. She started as a quantity surveyor in the Estimation Department and became an assistant architect six years later. During her last two years with Takenaka, she was the project manager for a £20 million mixed-use project. Coupled with her practical experience, she has research experience in examining the relationships between stakeholders in town centre regeneration and their social networks. Her PhD focused on the current contributions and potential of Town Centre Management (TCM) in urban regeneration in the context of English town and city centres. Her area of research interest is the impact of management processes, urban policies and socio-economic constitues of locations on design and sustainability of urban centres. She is a member of the Urban Design Group.
Professor Anthony Lavers read law at University College, London, where he won the Joseph Hellyer Prize. After an M.Phil in Planning Law at the University of Southampton, he taught at Portsmouth Polytechnic and for three years at the National University of Singapore, where he obtained his Ph.D. Following a year’s advanced research as Visiting Scholar at Wolfson College, Cambridge, Anthony Lavers taught at Oxford Brookes University (Reader in Law, 1990, Professor of Law 1995) until 2001, when he joined the London office of US law firm White & Case. He was previously Consultant to Fishburn Boxer and Barlow Lyde and Gilbert and now also advises Keating Chambers.

Anthony Lavers was Co-ordinator of the Commission on Post Construction Liability of the International Council for Building Research 1994-2001 and edited the ... property journals. Prof. Lavers has delivered conference papers, seminars and lectures in over 20 countries worldwide.

He has examined nine Ph.Ds at Reading, King’s College London, Loughborough, SOAS, UMIST, the University of Central England and Oxford Brookes and supervised four completed Ph.Ds.

Professor Lavers was elected Chairman of the Society of Construction Law 2004-2006.

Professor Angus McIntosh joined King Sturge as Head of Research in 2000 having worked for several international property consultants, as well for the public sector and a private sector investment house.

As a specialist Land Economist and a Chartered Surveyor, Prof. McIntosh has been involved with a wide range of international consultancy assignments over the last 30 years and has produced a number of forward looking research publications.

Across Europe Angus McIntosh wrote the first definitive market reports for the RICS on Prague, Budapest and Warsaw in the early 1990s, was involved in the first in-depth analysis of the investment performance of French Shopping Centres, and wrote feasibility reports for projects in Spain, Portugal and Germany.

In recent years, he has produced reports such as Global Real Estate Scenarios, the European Industrial Property Report and Global Trends in Industrial Parks using Case Studies from around the world, including Asia-Pacific - the most in-depth reports ever produced on this market. He has also produced reports on the European Airports market.

Prof. McIntosh was appointed in 2004 to the Lyons Implementation Board of the Office of Government Commerce. His latest book, joint author with Dr. Sarah Sayce and Prof. Anthony Walker, is entitled “Building Sustainability in the Balance” published by Estates Gazette. His recent King Sturge reports include “Property Sustainability Matters – caveat emptor” and “European Real Estate Scenarios – Nirvana or Nemesis.”

ILM research and the Department of Real Estate and construction have continued to benefit from contributions by eminent visiting professors in variety of ways. These include joint research initiatives, publications, PhD supervision and strategic guidance.

**VISITING PROFESSORS**

**Project title** | **The modern UK house building industry: structure and performance**
---|---
**Researcher** | Youngha Cho
**Summary** | This study examines the market structure of the UK house building industry. The research utilises a series of modelling analyses to provide evidence as to which production structure is most cost efficient and has a positive relationship with company’s performance. Compared to other industries, studies on the house building industry are sparse. Most diversification studies deal with largely quoted industries and little of this work addresses the house building industry. Due to the lack of previous work on diversification in the field, specially at micro level, this study has the potential to be a seminal work on the UK house building industry by using companies’ internal information. The research results will contribute to disseminate the best practice in business strategy in the house building industry, which has been academically under-researched.
**Funding Organisation** | Quality Research Fund

**Project title** | **Value impacts of wind farm technology**
---|---
**Researcher** | Sally Sims and Peter Dent
**Summary** | This research compares the impact in land/property value terms of the development of wind farms as opposed to biomass production. This is particularly relevant both for surveyors and for land owners if not for the wider community as it will help all those concerned in planning applications/impact assessments to be able to make informed decisions.
**Funding Organisation** | RICS Education Trust

**Project title** | **Sustainable urban building maintenance strategy**
---|---
**Researcher** | Brian Wood
**Summary** | This research follows on from an invited paper for the symposium Urban Maintenance Strategy held in Naples in 2002. The work identifies the contribution that existing buildings and infrastructure make to urban development. These represent economic and social investment in ’bricks-and-mortar’, place, heritage; matters of importance to communities and their cohesion, and are of value in supporting sustainability.
**Funding Organisation** | Quality Research Fund
**Project title**
The UK housebuilding industry: an analysis of post-Barker structural responses

**Researcher**
Youngha Cho

**Summary**
This research aims to explore the impact of the recent changes of housing policy after the Barker Review on UK house building companies’ strategic behaviour. It will be undertaken within the framework of sustainability. The research objectives are to understand the challenges that the building companies are facing; to investigate how they are responding to the challenges; and to examine the role of the private sector in developing sustainable communities which UK government aims to achieve.

Four main themes are identified to define the scope of the study:
1. Micro analysis on the outcomes of the house building company
   - Business scale and scope based on product scope (within/between industries)
   - Targeted market (national vs. regional)
2. Changes of the strategic business plan
   - corporate social responsibility strategy
   - sustainable development/supply of affordable housing/mixed-use development
   - brownfield development
   - changes to process and innovation development
3. Changes of the governance structure focused on contracting relationship with subcontractors.
   - The extent and the structure of contracting (hierarchical/integrated or quasi firm type) based on transactions cost economics.
4. Dynamic relationship across the three main themes.

The research methodology involves questionnaire surveys (top 100 house building companies) and detailed case study analyses. The research will contribute to disseminating best practice in business strategy in the house building industry, which has been academically under-researched.

**Funding Organisation**
Quality Research Fund
In the review period ILM staff and visiting professors have continued their prolific work in published output. This has included 27 refereed journal papers, books, chapters and reports as well as 32 conference publications. These are outlined in appendices A and B.

**PUBLICATIONS**

**LINKING RESEARCH AND TEACHING**

Linking research, learning and teaching has been a traditional strength of REC since the very beginning. The Department prides itself in its ability to maintain this tradition. This link is enhanced through the consolidation of its research activities under the OISD-ILM brand and the synergetic opportunities that it offers. This is again reflected in the teaching and practical relevance of much of our research efforts particularly in international market studies, sustainability and valuation related topics that continue to inform and update our teaching in both Batchelor and Masters programmes.

In this context the Department of and ILM look forward to working with the new Centre for Excellence in Teaching and Learning (CETL) in “Research as Learning: The Reinvention Centre for Undergraduate Research” which was launched in the School in September 2005.

**DOCTORAL RESEARCH PROGRAMME**

In the review period the ILM group expanded its Doctoral programme with addition of a new research student working on the Zambian rural land policy. We now have 7 core and associated Mphil/PhD students. At the same time two of our PhDs were awarded their doctorate degrees in September 2004 and January 2005. In this period our PhDs have made several international conference presentations including ERES 2005 and CIB 2005.

Here we renew our call to alumni and other interested parties to support our mission for fostering research through our PhD programme. The Department has been running an occasional Research Studentship since 1999. The studentship is for £8,000 per annum and covers the fees for the three-year PhD study period. Funding constraints, however, has limited our support to only one student per three-year study duration.

Please contact Peter Dent (prdent@brookes.ac.uk) or Ramin Keivani (rkeivani@brookes.ac.uk) to discuss your possible contribution and suggestions.

**PROJECT TITLE**

**DoEPlan**

**Summary**

This research broadens the framework originally developed to study HVOTLs to encompass mobile phone towers and windmills. It undertakes a literature review of research in this area and proposes a research methodology for identifying and quantifying the varying levels of stigma attached to these three forms of infrastructure. The final results will enable the resulting effect on property values to be better understood, and assist developers to fully understand their effect on devaluing land prices.

**Funding Organisation**

Quality Research Fund

---

**FOSTERING RESEARCH LINKS WITH THE INDUSTRY**

REC research is closely linked to both real estate and construction industry. We have expanded our industry links through funded research work, development of joint proposals and direct involvement of industry partners in the research process. Prime examples of these have already been noted in:

- Funded consultancy work for UNFAO
- Involvement of Balfour Beatty and EC Harris in EPSRC funded research project on knowledge management in the construction industry
- Joint work being conducted with BRE on updating the Green Specifications
- Joint work with Milton Park Management in resurveying work being conducted on the Park

These activities put us in a strong position for consolidating our links with both national and international firms and professional institutions in the coming year.

**DOCTORAL STUDENTSHIP**

The studentship is for £8,000 per annum and covers the fees for the three-year PhD study period. Funding constraints, however, has limited our support to only one student per three-year study duration.

Please contact Peter Dent (prdent@brookes.ac.uk) or Ramin Keivani (rkeivani@brookes.ac.uk) to discuss your possible contribution and suggestions.
New projects

<table>
<thead>
<tr>
<th>Project title</th>
<th>Researcher</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development of the Chinese real estate investment market</td>
<td>Albert Cao and Ramin Keivani</td>
</tr>
</tbody>
</table>

**Summary**

At present, non-Chinese are well represented in the country as occupiers of primary offices, accounting for 50% of the top quality office space in Beijing and Shanghai. However, very few commercial buildings are owned by non-Chinese foreign investors from developed countries. Lack of foreign involvement has held back the real estate investment market. As a result knowledge and experience in developed economies on property investment cannot be effectively transferred into China. This research looks at ways that China can develop its property investment market, providing new outlets for domestic and overseas investors, adding new money and expertise to its real estate growth. It includes the following areas:

- Wholesale assessment of the legal framework and market practices surrounding property investment
- Comparison between UK and China in the development of property investment market
- Reforming land tenure, the legal framework and market rules
- Changing the role of local government in the property market

**Funding Organisation**

RICS and Shui On Ltd Hong Kong

---

### CURRENT PHD/MPHIL RESEARCH

**Olanjyi Anubi**

**Supervisors:** Dr. Ramin Keivani

**Research title:** The Impact of Egan on Social Housing

**Research title:** The role of Flexible Housing Design in Contributing Towards Sustainable Communities

**Summary**

The research will examine how housing organisations and builders have adapted their structures in order to achieve the main Egan objectives and drivers of:

- Cost predictability
- Time predictability
- Increased profit
- Reduction in costs
- Innovation
- Respect for people

The thesis will also analyse to what extent are these organisations actually Egan compliant in an objective way through the use of benchmarks and attempt to link their growth to the relative success or otherwise.

Finally, it will address the future of housing bodies and builders through the Egan objectives and the various emerging initiatives by the Government in terms of The Sustainable Communities Plan, Partnerships, EU Legislation and the opening up of grants to non-registered bodies.

**Supervisors:** Dr. Elizabeth Burton, Dr. Lynn Mitchel, Brian Wood

**Research title:** The Role of Flexible Housing Design in Contributing Towards Sustainable Communities

The UK government is seeking to develop communities that are sustainable for future generations. It is working to achieve this aim from The Egan Review (2004) - Skills for Sustainable Communities by translating the findings into practical building standards. The government has also endorsed the One Million Sustainable Homes Campaign to deliver one million new and refurbished sustainable homes by 2012. In the 25 years between 1996 and 2021 it is estimated there will be 3.8 million new households, but as developers meet market demand, will we witness the continuing provision of repetitive designs, that has been argued, confine our lifestyles and leave limited scope for change of layout, function and form or even expansion?

A Sustainability Credentials Survey by the World-Wide Fund for Nature (WWF) in 2003 of the largest listed UK house builders has found that few house builders are designing sustainably. One of the barriers identified was that ‘there was no perceived consumer demand for sustainable homes.’ As a result, housing design has changed very little over time. In the 1970’s, Dluhosch (1973) saw functional zoning and rigid design determination often occurring without apparent reason that was based upon ‘empirical and historical precedent rather than environmental or social reality.’ Groak (1992) found similar views in the 1990’s when he criticised the spatial organisation and internal environment of housing for being ‘suitable for a limited array of uses.’ His concept of a ‘timetable of social utility,’ was a significant move towards the consideration of the social aspects of sustainability that the Government now seeks to achieve in its move towards sustainable communities.

The gap in knowledge therefore exists between the dynamic nature of people’s lives and the homes in which they chose to reside. ‘Designs should accommodate the needs of subsequent buyers as well as original ones and residences can therefore become life-cycle houses. A recent CABE report in 2004 into the quality of new housing highlighted that 61% of new housing design is considered average. If we are to achieve sustainable communities how will we achieve this if the house-building industry is still producing mediocre design? The literature suggests that the main focus of sustainable aspects tend to be environmental, such as grey water recycling and photo-voltaics, but the contribution to knowledge is that if the ‘varying needs of numerous changes of occupier in the same home’ were accommodated, such as current research from the Joseph Rowntree Foundation has identified, can the social aspects of sustainability be addressed by the promotion of cohesive and locally sustainable communities.
This research will therefore seek to establish if the design concepts of flexibility and adaptability in housing contribute to the formation of sustainable communities, are these aspects of design what the home-buyer requires and if so why are such features not implemented into mainstream house design?

Leyon Nanayakkara

**Supervisors:** Dr. Ramin Keivani, Dr. Esra Kurul, Brian Wood

**Research title:** Impact of Site Plans on Productivity in Public Sector Construction Projects in Sri Lanka

The research aims to investigate how productivity could be improved in the Sri Lankan public sector construction industry by using effective and efficient site plans

The main objectives are:

- To review the theoretical basis of existing concepts relating to construction site productivity
- To ascertain, to what extent employers in the construction industry (CI) in Sri Lanka are aware of the supposed advantages of effective site plan (SP)
- To identify the perceived productivity benefits realised through the implementation of the above SP practices
- To ascertain if there are significant differences between site plans amongst developed countries and Sri Lanka
- To develop an empirically grounded framework for understanding the perceived relationship between site plan and site productivity of the Sri Lankan CI

This research contributes to a greater understanding of productivity, particularly in respect of SP, in the Sri Lankan CI. It develops a coherent framework for analysis for understanding the perceived relationship between site plan and productivity of the Sri Lankan CI.

Studied looked at productivity by referring to factors such as employees’ motivation. However, in Sri Lanka no one has conducted productivity studies with special reference to effective SP within the CI. This study will thus fill a gap and also develop new research ideas in the area of construction management.

To achieve the above objectives the research propositions are as follows:

- The employers in Sri Lanka are aware of the supposed advantages of efficient SP in CI
- Construction SP in Sri Lanka is different to SP in developed countries
- Effective and efficient SP in Sri Lankan CI would contribute to improve their productivity

To achieve the above objectives the research propositions are as follows:

1. The employers in Sri Lanka are aware of the supposed advantages of efficient SP in CI
2. Construction SP in Sri Lanka is different to SP in developed countries
3. Effective and efficient SP in Sri Lankan CI would contribute to improve their productivity

Xu Ye

**Supervisors:** Peter Dent, Prof. John Rafferty, Prof. Paul McNamara

**Research title:** Risk Attitudes of Foreign Investors in Emerging Property Markets: A Case Study of Shanghai 1990 - 2005

Over the past decades, property has been widely accepted as an investment asset together with bond and shares. Investors have also noticed the diversification benefit of including property in their portfolios. Since risk lies at the very heart of capital investment decisions, there is a growing trend to measure the uncertainty of expected returns. Based on the portfolio theory introduced by Markowitz in the 1950s, researchers have developed several models, like CAPM and APT, to quantify risks related to investment in capital markets. These models are now treated as the cornerstones of modern finance and form the foundation for capital market theory.
Property markets have been influenced by the growth in the use of quantitative techniques in capital markets. Whilst the research in this area is still lagging behind work done in capital markets, even fewer studies have been carried out in emerging property markets. Therefore, the overall aim of the project is to examine how capital market theory performs in emerging property markets. This involves an examination to identify what extent it is relevant in such a market. The reasons for choosing Shanghai for investigation are not only because of the current rapid economy growth in the city, but also because of the large amount of new capital is invested in the property sector every year. The study will critically review the development of capital market theory first, then its application to the Shanghai property market.

Lei Zhou

Supervisors: Dr. Ramin Keivani, Miles Keeping, Dr. Esra Kurul

Research title: Sustainable Private Finance Initiative

This research is going to investigate a modern public procurement system – the Private Finance Initiative, to identify how it could be an efficient tool for government to achieve sustainable development. PFI is a procurement mechanism by which the public sector contracts to purchase quality services on a long term basis so as to take advantage of private sector management skills incentives by having private finance at risk. PFI is now an essential item of the government’s Public Private Partnership toolkit. At the UK level, 570 projects have been signed from 1997 to 2003, at a capital cost of £52 billion and expected to be worth about £25.5 billion within the next three years. In theory, PFI could offer a number of opportunities to deliver sustainability, for example, whole life costing as the core of Value for Money. The nature of long term contract provides clients a chance to set up the sustainable goals. Unitary payment mechanism and output performance stimulate contractors to innovate in more efficient design and management in the public estate. However, in practice, there is a lack of systematic framework to indicate the implementation of sustainability issues into PFI projects. Unawareness of the
sustainability benefits and lack of decision making tools often cause avoiding sustainability in the PFI early stage.

This research aims to develop a sustainability framework for PFI procurement system and its practices. The aim will be achieved through the following objectives:

- To qualify the current sustainable performance level in PFI projects in the UK
- To identify the principles and issues in the sustainable PFI framework and evaluate its benefits and risks
- To design a sustainable PFI in order to assist the key stakeholders making decision in sustainability

The main research approaches employed are questionnaire survey and case study. Personal interview and Focus group study will be used as extra data collecting method for this research.

PHD STUDIES COMMENCING
OCTOBER 2005

Austin Ngombe

Supervisors:  Dr. Ramin Keivani,
Dr. Mike Stubbs

Research title:  Privatisation of Land Rights and its Implications on Rural Economies: The Case of Zambia

The indisputable importance of land which is increasingly being realised the world over underpins the need for continued research in the complex and multidisciplinary field of land tenure administration. As noted in copious volumes of literature, land is the most important resource any nation can have. This is true especially for the rural economies whose livelihoods are anchored on (small scale) agriculture. To most rural communities, land is indeed everything; it is a source of wealth, a symbolic issue, a factor of production and as such, proper management of the resource is essential for a stable society, good governance, poverty alleviation, economic growth and, eventually, sustainable development. Gender inclusiveness in access to land is also evolving rapidly. Traditionally, women are disadvantaged in terms of access to land. Their access is mediated through relations with men and yet the women account for 80 – 90% of rural agricultural production.

In Zambia, 2/3 of the poor people live in rural areas. Of these, 88% live below the nationally-defined poverty line. One of the anticipated benefits of the Act therefore, was an enhancement of the rural economy through increased private investment. Has the Zambia's rural economy improved following the enactment of the 1995 Lands Act? The research revolves around this thematic issue.

Aim

The aim of this research is to conduct a comprehensive analysis of the implications of government’s (land) policy interventions on rural economies of Zambia.

Objectives

- To analyse the structure of Zambia’s land tenure in general and indigenous/ customary tenure in particular and identify key dimensions of rural economies
- To explore issues underpinning gender inclusiveness in land access
- To investigate the Zambian traditional institutions that promote gender exclusiveness in land access
- To assess the relationship (over time) between privatisation of customary land rights and levels of rural poverty/economy

Summary

This project was completed during the review period. It focused on best practise in environmental management and policy. The study has involved the work of the National Trust in promoting social inclusion, prudent use of natural resources and effective environmental protection. The project produced outputs in the form of publications and a research seminar/workshop, thus concluding this piece of work. The work has contributed to an on-going debate within the heritage sector, that is a part of the current list of topics influencing the Government’s ‘Heritage Protection Review’.

Funding Organisation

Quality Research Fund

PHD STUDIES COMMENCING
OCTOBER 2005

Austin Ngombe

Supervisors:  Dr. Ramin Keivani,
Dr. Mike Stubbs

Research title:  Privatisation of Land Rights and its Implications on Rural Economies: The Case of Zambia

The indisputable importance of land which is increasingly being realised the world over underpins the need for continued research in the complex and multidisciplinary field of land tenure administration. As noted in copious volumes of literature, land is the most important resource any nation can have. This is true especially for the rural economies whose livelihoods are anchored on (small scale) agriculture. To most rural communities, land is indeed everything; it is a source of wealth, a symbolic issue, a factor of production and as such, proper management of the resource is essential for a stable society, good governance, poverty alleviation, economic growth and, eventually, sustainable development. Gender inclusiveness in access to land is also evolving rapidly. Traditionally, women are disadvantaged in terms of access to land. Their access is mediated through relations with men and yet the women account for 80 – 90% of rural agricultural production.

In Zambia, 2/3 of the poor people live in rural areas. Of these, 88% live below the nationally-defined poverty line. One of the anticipated benefits of the Act therefore, was an enhancement of the rural economy through increased private investment. Has the Zambia's rural economy improved following the enactment of the 1995 Lands Act? The research revolves around this thematic issue.

Aim

The aim of this research is to conduct a comprehensive analysis of the implications of government’s (land) policy interventions on rural economies of Zambia.

Objectives

- To analyse the structure of Zambia’s land tenure in general and indigenous/ customary tenure in particular and identify key dimensions of rural economies
- To explore issues underpinning gender inclusiveness in land access
- To investigate the Zambian traditional institutions that promote gender exclusiveness in land access
- To assess the relationship (over time) between privatisation of customary land rights and levels of rural poverty/economy

Summary

This project was completed during the review period. It focused on best practise in environmental management and policy. The study has involved the work of the National Trust in promoting social inclusion, prudent use of natural resources and effective environmental protection. The project produced outputs in the form of publications and a research seminar/workshop, thus concluding this piece of work. The work has contributed to an on-going debate within the heritage sector, that is a part of the current list of topics influencing the Government’s ‘Heritage Protection Review’.

Funding Organisation

Quality Research Fund

PHD STUDIES COMMENCING
OCTOBER 2005

Austin Ngombe

Supervisors:  Dr. Ramin Keivani,
Dr. Mike Stubbs

Research title:  Privatisation of Land Rights and its Implications on Rural Economies: The Case of Zambia

The indisputable importance of land which is increasingly being realised the world over underpins the need for continued research in the complex and multidisciplinary field of land tenure administration. As noted in copious volumes of literature, land is the most important resource any nation can have. This is true especially for the rural economies whose livelihoods are anchored on (small scale) agriculture. To most rural communities, land is indeed everything; it is a source of wealth, a symbolic issue, a factor of production and as such, proper management of the resource is essential for a stable society, good governance, poverty alleviation, economic growth and, eventually, sustainable development. Gender inclusiveness in access to land is also evolving rapidly. Traditionally, women are disadvantaged in terms of access to land. Their access is mediated through relations with men and yet the women account for 80 – 90% of rural agricultural production.

In Zambia, 2/3 of the poor people live in rural areas. Of these, 88% live below the nationally-defined poverty line. One of the anticipated benefits of the Act therefore, was an enhancement of the rural economy through increased private investment. Has the Zambia's rural economy improved following the enactment of the 1995 Lands Act? The research revolves around this thematic issue.

Aim

The aim of this research is to conduct a comprehensive analysis of the implications of government’s (land) policy interventions on rural economies of Zambia.

Objectives

- To analyse the structure of Zambia’s land tenure in general and indigenous/ customary tenure in particular and identify key dimensions of rural economies
- To explore issues underpinning gender inclusiveness in land access
- To investigate the Zambian traditional institutions that promote gender exclusiveness in land access
- To assess the relationship (over time) between privatisation of customary land rights and levels of rural poverty/economy

Summary

This project was completed during the review period. It focused on best practise in environmental management and policy. The study has involved the work of the National Trust in promoting social inclusion, prudent use of natural resources and effective environmental protection. The project produced outputs in the form of publications and a research seminar/workshop, thus concluding this piece of work. The work has contributed to an on-going debate within the heritage sector, that is a part of the current list of topics influencing the Government’s ‘Heritage Protection Review’.

Funding Organisation

Quality Research Fund

PHD STUDIES COMMENCING
OCTOBER 2005

Austin Ngombe

Supervisors:  Dr. Ramin Keivani,
Dr. Mike Stubbs

Research title:  Privatisation of Land Rights and its Implications on Rural Economies: The Case of Zambia

The indisputable importance of land which is increasingly being realised the world over underpins the need for continued research in the complex and multidisciplinary field of land tenure administration. As noted in copious volumes of literature, land is the most important resource any nation can have. This is true especially for the rural economies whose livelihoods are anchored on (small scale) agriculture. To most rural communities, land is indeed everything; it is a source of wealth, a symbolic issue, a factor of production and as such, proper management of the resource is essential for a stable society, good governance, poverty alleviation, economic growth and, eventually, sustainable development. Gender inclusiveness in access to land is also evolving rapidly. Traditionally, women are disadvantaged in terms of access to land. Their access is mediated through relations with men and yet the women account for 80 – 90% of rural agricultural production.

In Zambia, 2/3 of the poor people live in rural areas. Of these, 88% live below the nationally-defined poverty line. One of the anticipated benefits of the Act therefore, was an enhancement of the rural economy through increased private investment. Has the Zambia's rural economy improved following the enactment of the 1995 Lands Act? The research revolves around this thematic issue.

Aim

The aim of this research is to conduct a comprehensive analysis of the implications of government’s (land) policy interventions on rural economies of Zambia.

Objectives

- To analyse the structure of Zambia’s land tenure in general and indigenous/ customary tenure in particular and identify key dimensions of rural economies
- To explore issues underpinning gender inclusiveness in land access
- To investigate the Zambian traditional institutions that promote gender exclusiveness in land access
- To assess the relationship (over time) between privatisation of customary land rights and levels of rural poverty/economy

Summary

This project was completed during the review period. It focused on best practise in environmental management and policy. The study has involved the work of the National Trust in promoting social inclusion, prudent use of natural resources and effective environmental protection. The project produced outputs in the form of publications and a research seminar/workshop, thus concluding this piece of work. The work has contributed to an on-going debate within the heritage sector, that is a part of the current list of topics influencing the Government’s ‘Heritage Protection Review’.

Funding Organisation

Quality Research Fund
RESEARCH AND CONSULTANCY PROJECTS

In the 2004-2005 period the following research was undertaken by ILM staff at the Department of Real Estate and Construction:

Projects continued from previous year

<table>
<thead>
<tr>
<th>Project title</th>
<th>Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>European accession and land tenure databases in Central and Eastern Europe</td>
<td>This project has been funded by the Food and Agriculture Organization of the United Nations. The purpose is to examine the requirements of EU membership for the creation of land tenure databases and the uses to which this data can be put. Richard was responsible for the first part of this and a team of researchers have undertaken case studies of Albania, Bulgaria, Croatia, Hungary, and Poland. FAO has also commissioned a number of studies in Africa, Asia, and Latin America. These studies, including that by Richard, are expected to be published early in 2006 in a special edition of Land Reform, Land Settlement and Co-operatives, the international refereed journal published by FAO.</td>
</tr>
</tbody>
</table>

Funding Organisation

United Nations Food and Agriculture Organisation (UNFAO)

<table>
<thead>
<tr>
<th>Project title</th>
<th>Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Updating the Green Guides to Specification</td>
<td>First designed by David Shiers in 1994, the Green Guides are an innovative and original, quantitative method of assessing the environmental impact of materials and components. The guides were last updated in 2001. Revisions to building regulations, other legislation and improvement in the performance of construction products have necessitated an update of the Guides. The project is a collaborative undertaking involving industrial partners including the NHBC, WRAP, The Department of Education and Science, Construction Products Association, HSBC Bank and Willmott Dixon construction.</td>
</tr>
</tbody>
</table>

Funding Organisation

Quality Research Fund, Industrial Partners and UK Government Agencies

<table>
<thead>
<tr>
<th>Project title</th>
<th>Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Factors Determining Office Investment Markets in South-East Asian Cities: with reference to Hong Kong, Singapore, Taipei, Bangkok and Kuala Lumpur</td>
<td>This thesis is the result of four years' intensive study of office investment markets in South-East Asia. The research topic stemmed from the rapid progress in office markets in the region during the early 1990s, and the upheaval resulting from the institutional problems of 1997. Most of the past research on the determinants of office investment markets has concentrated on European and North America cities. South-East Asia and its cities have largely been ignored. The few studies that have been conducted rely mainly on econometric modelling. However, opportunities in the user and investor office markets are influenced by non-econometric factors such as the nature and evolution of the markets and their institutional environment, but these have largely been ignored in previous studies. This research examines office markets by combining a demand and supply econometric framework and institutional analysis. The thesis begins with a presentation of the relevant literature and a critical examination of this branch of knowledge, including a review of forecasting and institutional studies. Subsequently the drivers of office investment markets are investigated using both quantitative and qualitative methods. Five South-East Asian prime office markets are used as case studies: Singapore, Hong Kong, Taipei, Kuala Lumpur and Bangkok. This research initially assesses the maturity of office markets in each city. A time-series multiple regression analysis is then carried out, using office rental data and macroeconomic data to identify the relationship between office rental values and macroeconomic variables in the five cities. The results of a questionnaire survey and face-to-face interviews are then presented, which were conducted with property researchers in the region, and from these, the institutional factors which have an impact on office investment market performance are identified.</td>
</tr>
</tbody>
</table>

Funding Organisation

United Nations Food and Agriculture Organisation (UNFAO)

<table>
<thead>
<tr>
<th>Project title</th>
<th>Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Impact of High Voltage Overhead Transmission Lines (HVOTLs) on the Value of Residential Property in the UK</td>
<td>This thesis investigates the impact of electricity distribution equipment on the value of residential units in the UK and adopts a multiregional approach towards data gathering, using both qualitative and quantitative research paradigms. Buyers' and valuers' perceptions of the impact of a HVOTL on value are obtained using postal surveys and...</td>
</tr>
</tbody>
</table>
The ILM group has had major successes during the year ending July 2005. We have secured major funding from EPSRC, RICS and the industry and supported our staff to undertake high quality and innovative research in important areas of work to both the industry and academic community. We are pioneers and recognised authorities in sustainability research in real estate covering a wide range of topical issues of increasing concern to the industry and the international dimension of our work has put us at the forefront of research and consultancy services in the development of real estate markets in transition and developing economies.

We are proactive in maintaining this momentum. We rely on the dedication of our existing staff and are recruiting prominent and high quality new staff to consolidate and widen our range of expertise and develop new research horizons.

The ILM research group has had major successes during the year ending July 2005. We have secured major funding from EPSRC, RICS and the industry and supported our staff to undertake high quality and innovative research in important areas of work to both the industry and academic community. We are pioneers and recognised authorities in sustainability research in real estate covering a wide range of topical issues of increasing concern to the industry and the international dimension of our work has put us at the forefront of research and consultancy services in the development of real estate markets in transition and developing economies.

We are proactive in maintaining this momentum. We rely on the dedication of our existing staff and are recruiting prominent and high quality new staff to consolidate and widen our range of expertise and develop new research horizons. We look forward to challenges ahead with a track record of cutting edge research and high quality consultancy services.

APPENDICES

A. Review Period New Publications


CONCLUDING REMARKS

The ILM group has had major successes during the year ending July 2005. We have secured major funding from EPSRC, RICS and the industry and supported our staff to undertake high quality and innovative research in important areas of work to both the industry and academic community. We are pioneers and recognised authorities in sustainability research in real estate covering a wide range of topical issues of increasing concern to the industry and the international dimension of our work has put us at the forefront of research and consultancy services in the development of real estate markets in transition and developing economies.

We are proactive in maintaining this momentum. We rely on the dedication of our existing staff and are recruiting prominent and high quality new staff to consolidate and widen our range of expertise and develop new research horizons. We look forward to challenges ahead with a track record of cutting edge research and high quality consultancy services.

THE INTERNATIONAL LAND MARKETS GROUP

The ILM group has recorded major research successes in the review period. Most notably we secured major funding from RICS/industry to commence an important research on the development of the property investment market in China. We also obtained substantial funding from the Engineering and Physical Sciences Research Council (EPSRC) to develop an important area of work in knowledge management in construction. To this we can add a number of smaller research awards and consultancy projects from RICS, industry and the public sector as well as utilising the quality research fund for supporting a range of new research initiatives and recruiting new research staff.

Main research themes

- **Meta-Theme**
  - Sustainability
  - International Markets
  - Construction
  - Property markets (commercial and residential)
  - Sustainable cities and the built environment
  - Real estate in urban and national economies
  - Management of complex projects

- **Cross-cutting themes**
  - Risk and stakeholder analysis
  - Communication networks
  - Management of complex projects
  - Procurement
  - Knowledge management
  - Strategic planning
  - Maintenance
  - Pallet and scaffold behaviour

Examples of Research

- Green Guide to Specification
- Heritage and sustainability
- Local economic development
- IT/broadband in real estate
- Socially responsible real estate investment
- Alternative energy infrastructures
INTRODUCTION
Welcome to the International Land Markets (ILM) annual review of research for the period 1st August 2004 to 31st July 2005. The ILM covers all research activity undertaken by staff at the Department of Real Estate and Construction (REC). This is set within the larger organisational framework of the Oxford Institute for Sustainable Development (OISD).

This report is being distributed to current students and past graduates of the Department of Real Estate and Construction (REC) and both professional and academic colleagues who support our work. The report contains a summary of activities and selected extracts of work published by staff active within the ILM research group.

If you have any enquiries or would like additional copies, please email the ILM/REC Research Coordinator Dr. Ramin Keivani at: rkeivani@brookes.ac.uk.

STRATEGIC RESEARCH GOALS
Research and scholarly excellence are central to the working ethos and academic tradition at the Department of Real Estate and Construction and the ILM research group. This is manifest in the following goals of our research strategy:

- To be international leaders in our fields of expertise
- To promote sustainable development in real estate and construction
- To deliver inputs (e.g., research finding successes) and outputs (e.g., publications) which will be assessed as of international standing for the majority of research active staff
- To link student learning, teaching and research
- To link applied research and consultancy with international, national, regional and local agents and markets – and to provide information to the widest range of professionals and users in real estate and construction

In the year ending July 2005 ILM research staff strived towards these goals by actively pursuing their research interests through innovative projects, developing new areas and consolidating their publication record and conference presentations. In addition we have expanded our research capabilities by strategic new appointments. Most notably Dr. Tim Dixon was appointed as our first full time research professor. He will play a major role in consolidating existing areas of strength, particularly in industry relevant sustainability research, and developing new horizons through collaborative work with internal and external partners to bring together different strands of related work within ILM and OISD.

AN OVERVIEW OF RESEARCH ACTIVITY 2004-2005
OXFORD INSTITUTE FOR SUSTAINABLE DEVELOPMENT (OISD)

It is one year since we launched OISD. The past year was dedicated to consolidating OISD as a brand and bringing together its main research groups to develop a dynamic research environment encompassing a comprehensive range of expertise and areas of work examining the broader issues of sustainable development in the built environment.

The most important task at the Institute level was to ensure OISD can have a central physical location to bring together many of its researchers under one roof to facilitate synergetic interaction and collaboration between different research


B. Review Period Conference presentations


