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**CRIOCM 2023**

**第二十八届建设管理与房地产发展国际学术研讨会**

# 28th International Symposium on Advancement of Construction Management and Real Estate

August 5-6, 2023

Nanjing, China

# 主办单位 Organizers

中华建设管理研究会 The Chinese Research Institute of Construction Management (CRIOCM)

东南大学 Southeast University

# 承办单位 Executive Organizers

东南大学土木工程学院 School of Civil Engineering, Southeast University

江苏省土木建筑学会工程管理专业委员会 Engineering Management Committee, Jiangsu Civil Engineering & Architectural Society

江苏省土木建筑学会建筑与房地产经济专业委员会 Construction and Real Estate Economy Committee, Jiangsu Civil Engineering & Architectural Society

长三角区域工程管理专业虚拟教研室 Virtual Teaching Hub of Engineering Management in the Yangtze River Delta region

# 协办单位 Co-organizers

中国-巴基斯坦重大基础设施智慧防灾“一带一路”联合实验室 China-Pakistan Belt and Road Joint Laboratory on Smart Disaster Prevention of Major Infrastructures

《项目管理技术》杂志社 Journal of Project Management Technology

北京大学城市与环境学院 College of Urban and Environmental Sciences, Peking University

重庆大学管理科学与房地产学院 School of Management Science and Real Estate, Chongqing University

香港大学建筑学院 Faculty of Architecture, The University of Hong Kong

香港理工大学建筑及房地产学系 Department of Building and Real Estate, The Hong Kong Polytechnic University

香港城市大学公共政策系 Department of Public Policy, City University of Hong Kong

西安交通大学房地产研究所 Real Estate Research Institute, Xi’an Jiaotong University

浙江大学公共管理学院 School of Public Affairs, Zhejiang University

清华大学建设管理系 Department of Construction Management, Tsinghua University

# 会议组织委员会

# CRIOCM 2023 Organizing Committee

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| **Chairs 主席** |
| Prof. Dezhi Li (李德智) | Southeast University |
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| Dr. Ningshuang Zeng (曾凝霜) | Southeast University |
| Dr. Saina Zheng (郑赛那) | Southeast University |
| Dr. Jie Huang (黄劼) | Southeast University |

# Keynote Speakers

(in alphabetical order)

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| Prof. Jack C.P. Cheng郑展鹏教授Prof. Jack Cheng is currently the Associate Head and Professor in the Department of Civil and Environmental Engineering, Associate Director of GREAT Smart Cities Institute, and Director of BIM Lab at the Hong Kong University of Science and Technology (HKUST). He obtained his PhD degree from Stanford University. Prof. Cheng has been teaching and conducting research related to BIM and digital construction at HKUST for over a decade. His research interests include BIM, digital twin, Internet of Things, artificial intelligence, construction robotics, blockchain, construction and facility management, smart and low carbon buildings, and construction digitalization. He has led a number of research and development projects in smart buildings and construction. He is an author of over 300 international journal and conference publications. Prof. Cheng is currently the Chairperson of Committee on BIM of the Hong Kong Construction Industry Council (CIC), a Council Member of CIC, a Member of the Construction Safety Committee of CIC, and a Director of the Hong Kong Green Building Council (HKGBC). He has received the Construction Industry Outstanding Person Award in 2019 and Young BIMer of the Year in 2014 from CIC, and a few research and paper awards in international conferences.  |
| Prof. Xianjin Huang黄贤金教授Prof. Xianjin Huang is Professor of the School of Geography and Ocean Sciences, Nanjing University, Distinguished Professor of the Changjiang Scholars Program of the Ministry of Education, Director of the Key Laboratory of Carbon Neutrality and Land Space Optimization of the Ministry of Natural Resources, and Vice Chairman of the Land Society of China. He has secured more than 20 major projects including Major Program of the National Social Science Foundation, the Science and Technology Support Project of the Ministry of Science and Technology, the National Natural Science Foundation of China, and the National Publishing Foundation. He won the Fok Ying Tung Education Foundation award twice, and won the provincial and ministerial level scientific and technological progress and outstanding achievements 10 times.黄贤金，南京大学地理与海洋科学学院教授，教育部长江学者奖励计划特聘教授，自然资源部碳中和与国土空间优化重点实验室主任，中国土地学会副理事长。主持国家社会科学基金重大项目、国家科技部科技支撑项目课题、国家自然科学基金、国家出版基金等项目20余项，两次获得霍英东教育基金奖励，获得省部级科技进步及优秀成果10次。 |
| Prof. Eddie C.M. Hui 许智文教授Prof Hui research interests cover not only land and housing, but also real estate economics/finance and urban analysis. Prof Hui is among top 2% of scientists in the world-- urban and regional planning (Source Stanford Study 2021). On the professional front, Prof. Hui had served/is serving: for example, Town Planning Board, Long Term Housing Strategy Committee and Securities and Futures Commission (REITs Committee), Building Appeal Tribunal, Housing Authority and Housing Society, Estate Agents Authority, Urban Redevelopment Authority. He is currently the Vice Chairman of the Property Management Services Authority. |
| Prof. Dr.-Ing. Markus KönigMarkus König is the chair professor for Computing in Engineering at Ruhr University Bochum. Since 2015, he has presided over 25 German national and EU science fund projects. He is a distinguished consultant of the German Federal Ministry of Digitalization and Transportation, and delivered a speech in the German Parliament as a representative from the construction field. He is the deputy head of the national center for the digitalization of the German construction industry (BIM Germany). For his scientific and practical achievements, he was awarded with the Konrad Zuse Medal of the German Construction Industry Association in 2020. |
| Prof. Qiming Li李启明教授Prof. Qiming Li is the director of the Institute of Construction and Real Estate of Southeast University and director of the Institute of Smart City Governance. He is the Vice-Chairman of China Architecture and Digital Construction Academic Committee, and has won the second prize of National Teaching Achievement Award (ranked first), and the first prize of Science and Technology Progress Award of Architectural Society of China. The main research directions are infrastructure life-cycle safety management and social public safety governance of major projects. Based on the perspective of complex adaptive systems, the team led by Professor Li has studied the improvement path of construction engineering quality management, the application of BIM technology in quality management and safety management, and has completed 8 projects of the National Natural Science Foundation of China. The research achievements have formed 4 monographs and more than 30 SCI/SSCI papers.李启明，教授、博导，东南大学建设与房地产研究所所长，智慧城市治理研究所所长。中国建筑与数字建造学术委员会副理事长，获国家教学成果二等奖（排名第一），中国建筑学会科技进步一等奖。主要研究方向为基础设施生命期安全管理、重大工程社会公共安全治理。李启明教授带领的团队基于复杂适应系统的视角，研究了建筑工程质量管理提升路径、BIM技术在质量管理和安全管理中的应用等，已完成国家自然基金项目8项。相关成果已形成专著4部，SCI/SSCI论文30余篇。 |
| Prof. Guiwen Liu刘贵文教授Prof. Guiwen LIU is the vice president of Chongqing University, China. He leads the Research Institute of Urban and Rural Construction and Development (Think Tank) in Chongqing University. He is one of the influential researchers of construction management and real estate in China. He was selected as the vice director of the national steering committee in engineering management and the vice director of the national assessment committee of the high education in engineering management of the Ministry of Housing and Urban-rural Construction of China. His main research interests include urban renewal and development, real estate development, construction innovation and value management. He was awarded PhD in 2003 in the Hong Kong Polytechnic University. He believes in the research and professional applications nourish and enhance each other. He has published over 100 papers and 7 books. Many of his works have implications for policy makers and professionals in China.刘贵文，重庆大学副校长、教授、博士生导师，重庆大学城乡建设与发展研究院（智库）负责人。主要研究方向为城市更新与发展、建筑业发展与创新、房地产开发与管理、智慧城市等。主要的学术兼职包括：教育部工程管理与造价专业指导委员会副主任委员；住房和城乡建设部高等教育工程管理专业评估委员会副主任委员；住房和城乡建设部科学技术委员会住房和房地产专业委员会委员；全国工程管理专业硕士（MEM）教学指导委员会委员。作为项目负责人承担国家级、省部级课题30多项，完成政府与企业的咨询课题80多项，在国际国内重要学术刊物和会议上发表论文100多篇。 |
| 2d926d1f20ebbbf9dcf9bd061ebd0deProf. Xiaojun Liu刘晓君教授Prof. Xiaojun Liu, the leader of the leading team of Xi'an University of Architecture and Technology, a second-level professor, a doctoral supervisor, and an expert enjoying special government allowances from the State Council. She has been engaged in scientific research in the field of green and livable urban and rural construction management for a long time. Now she is the leader of the key research base of philosophy and social sciences in Shaanxi Province, the soft science base of Shaanxi Province, and the innovation team of "Sanqin Scholars" in Shaanxi Province. She also serves as the chairman of the National Higher Education Engineering Management Professional Evaluation Committee and the deputy chairman of the National Higher Education Engineering Management Professional Teaching Steering Committee.刘晓君，西安建筑科技大学领军团队负责人，二级教授，博士生导师，享受国务院政府特殊津贴专家。长期从事绿色宜居城乡营建管理领域的科研工作。现为陕西省哲学社会科学重点研究基地、陕西省软科学基地、陕西省“三秦学者”创新团队负责人。兼任全国高等教育工程管理专业评估委员会主任委员、全国高等教育工程管理专业教学指导委员会副主任委员。 |
| Prof. Wilson W.S. Lu吕伟生教授Professor Wilson Lu is Professor and Head of Department of Real Estate and Construction at the University of Hong Kong (HKU). His research interests focus on two areas: 1) construction informatics: building information modelling, smart construction, big data, and blockchain; and2) circular construction: management, economics, and public policies. Prof. Lu is the Director of iLab@hku, which is a smart city construction lab, taking the opportunities and challenges as instigated by the global visions of Smart City and Industry 4.0. He is the leader of research grants worth HK$60+ million from various prestigious funding regimes. He is the author of 2 books and more than 200 book chapters and journal papers. He has been ranked as one of the Top 1% Scholar by Clarivate Analytics since 2017. Prof. Lu is the winner of ASCE Journal of Management in Engineering Best Paper Award 2021/2022, Resources, Conservation & Recycling Best Paper Award 2021, and the buildingSMART International Awards 2021 in the “Professional Research” Category. |
| Prof. Thomas S.T. Ng吴兆堂教授Professor Ng is Head of Department of Architecture and Civil Engineering at City University of Hong Kong. As Chair Professor of Smart and Sustainable Construction, his research interests cover a wide range of topics not least low carbon built environment, community resilience, smart city, construction digitalisation, infrastructure asset management, construction productivity, etc. Over the years, Thomas has secured more than a hundred competitive research grants amounting to over HK126 million. He has published over 430 scholarly items, and half of which are refereed journal papers. Thomas is a Member of Technical Committee of Thermal Performance and Energy Use in the Built Environment set up by the International Organization for Standardization (ISO/TC163), and he is a Fellow of Institution of Civil Engineers, Royal Institution of Chartered Surveyors, Chartered Institute of Building, etc.吴教授现任香港城市大学建筑学及土木工程学系系主任。作为智能与可持续建筑讲席教授，他的研究领域涵盖低碳建筑环境、社区韧性、智慧城市、建筑数字化、基础设施资产管理、建筑生产力等。多年来，吴教授获得百余项研究项目，总研究经费超过1.3亿元人民币。 他共发表 450 多篇学术文章，其中一半是期刊论文。吴教授是国际标准化组织（ISO/TC163）建筑环境热性能和能源使用技术委员会成员。他是英国土木工程师学会资深会员、英国皇家特许测量师学会资深会员、英国特许建造学会资深会员等。 |
| Prof. Liyin Shen申立银教授Professor Liyin Shen is a Qiantang Distinguished Professor in the Research Institute for Planning and Sustainability in Hangzhou City University. He is also the Director of International Research Centre for Sustainable Built Environment in Chongqing University. Professor Shen has been undertaking research in the discipline of sustainable built environment with specific interests on low carbon city, urban carrying capacity and experience mining for sustainable urban development. He is on the lists of Highly Cited Researcher International published by Clarivate. Professor Shen was the Founding President of the Chinese Research Institute of Construction Management (CRIOCM) and the Founding Editor-in-Chief for the International Journal of Construction Management (IJCM). He holds a number of external appointments as Honorary Professor and Visiting Professor internationally. |
| Prof. Shouqing Wang王守清教授Professor Shouqing Wang is the Chief Specialist at the Center for PPP at Tsinghua University, professor/doctoral supervisor of the Department of Construction Management, PPP expert of the National Development and Reform Commission/Ministry of Finance, deputy director of the Expert Committee of the China Chamber of Commerce for Machinery and Electronics, deputy director of the China PM Research Committee, and PM expert group leader of the National EM Postgraduate Teaching and Guidance Committee. He has been selected as Elsevier Highly Cited Scholar for 6 consecutive years. He has won the IPMA "Research Lifetime Achievement Award" in 2021 (the first Chinese winner) in 2021. The "PPP" was selected as the first batch of "National First-Class Courses" in 2020. He won the "20 Years of Outstanding PM Development in China Educational Contribution Award" in 2019. He is known as the " China's Godfather of PPP".王守清博士，清华PPP研究中心首席专家、建管系教授/博导，兼发改委/财政部PPP专家、中国机电商会专家委副主任、中国PM研究委副主任、全国EM研究生教指委PM专家组长，连续6年入围Elsevier高被引学者，2021年获IPMA“研究终身成就奖”(首位华人)，2020年《PPP》入选首批“国家级一流课程”，2019年获“中国PM发展20年杰出教育贡献奖”，被誉为“中国PPP教父”。 |
| Prof. Yuzhe Wu吴宇哲教授Prof. Yuzhe Wu is Professor and Director of Academic Committee of School of Public Affairs, Zhejiang University. He is the Director of Land and Real Estate Research Institute of Zhejiang University, and Director of Urbanization and Spatial Governance Research Center of Zhejiang University. He is the Director of the Academic and Development Committee of the Chinese Research Institute of Construction Management (CRIOCM), Elsevier China Highly Cited Scholar, chief expert of major projects of the National Social Science Foundation, and the Executive Editor of Journal of Urban Management. His research areas are land use policy, urban and rural housing system, and land spatial planning.吴宇哲，浙江大学公共管理学院教授、学术委员会主任，浙江大学土地与不动产研究所所长、浙江大学城镇化与空间治理研究中心主任。中华建设管理研究会学术及发展委员会主任，Elsevier中国高被引学者，担任国家社科基金重大项目首席专家、Journal of Urban Management执行主编。研究方向为土地利用政策、城乡住房制度、国土空间规划。 |
| Prof. Lingzhen Yao姚玲珍教授Prof. Lingzhen Yao is Member of the Standing Committee of the Party Committee, Vice President and Dean of the Graduate School, and Professor of Shanghai University of Finance and Economics. She is Shanghai Shuguang Scholar and Chief Expert of major projects of National Social Science Foundation. She is a member of the Steering Committee of the Postgraduate Education Steering Committee of the Assets Appraisal Professional Degree of the Academic Degrees Committee of the State Council, and a member of the Teaching Steering Subcommittee of the Engineering Management and Engineering Cost Major of the Ministry of Education. The main research fields are real estate economic theory and policy, and project management. She has published more than 60 papers in domestic and international academic journals, and published many books such as "Research on China's Public Housing Policy Model". She has completed a number of national and provincial research projects, and the research results have won national, provincial and ministerial awards for many times.姚玲珍，上海财经大学党委常委、副校长兼研究生院院长，教授。上海市曙光学者、国家社科基金重大项目首席专家。兼任国务院学位委员会资产评估专业学位研究生教育指导委员会委员、教育部高等学校工程管理与工程造价专业教学指导分委员会委员。主要研究领域为房地产经济理论与政策、工程管理，在国内外学术期刊发表论文60多篇，出版《中国公共住房政策模式研究》等著作多部，主持完成多项国家和省部级课题，研究成果多次获得国家与省部级奖励。 |

# Conference Program

**4 August 2023**

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| **Registration** |
| Time: 14:00-20:00Venue: Floor 1 Lobby, Jiulonghu Hotel |
| **Buffet Dinner** |
| Time: 18:00-20:00Venue: Dragon Wave (龙腾厅), Floor 1, Jiulonghu Hotel |
| **CRIOCM Council Committee Meeting** |
| Time: 20:00-21:00Venue: Friendship (至友), Floor 2, Jiulonghu Hotel |

**5 August 2023**

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| **Registration** |
| Time: 07:30-08:30Venue: Floor 1 Lobby, Jiulonghu Hotel |
| **Opening Ceremony** |
| Time: 08:30-09:00Venue: Nine Dragons (九龙厅), Floor 2, Jiulonghu HotelChair: Prof. Dezhi Li (Southeast University) |
| Leader of Southeast University | Welcome Address |
| Leader of School of Civil Engineering, Southeast University | Welcome Address |
| Prof. Patrick X.W. Zou, President of CRIOCM | Welcome Address |
| **Plenary Session I** |
| Time: 09:00-12:00Venue: Nine Dragons (九龙厅), Floor 2, Jiulonghu HotelChairs: Prof. Hongping Yuan (Guangzhou University), Prof. Qian Wang (Southeast University) |
| **Time** | **Speaker** | **Topic** |
| 09:00-09:25 | Prof. Liyin ShenHangzhou City University | Paradigm shift to process management for low carbon city development |
| 09:25-09:50 | Prof. Xiaojun LiuXi'an University of Architecture and Technology | Research on the energy efficiency improvement scheme of rural houses under the background of clean heating—taking the Weihe Plain as an example清洁取暖背景下农宅能效提升方案研究—以渭河平原为例 |
| 09:50-10:15 | Prof. Thomas S.T. NgCity University of Hong Kong | Managing Risks of Construction Projects in the Volatile, Uncertain, Complex and Ambiguous Era动荡、不确定、复杂和模糊时代的建设项目风险管理 |
| Tea Break10:15-10:40  |
| 10:40-11:05 | Prof. Yuzhe WuZhejiang University | The dilemma and transformation of China's real estate development中国房地产发展的困境与转型 |
| 11:05-11:30 | Prof. Shouqing WangTsinghua University | Latest developments and trends of PPP in China我国PPP的最新发展与趋势 |
| 11:30-11:55 | Prof. Xianjin HuangNanjing University | Double Carbon governance and land space planning 双碳治理与国土空间规划 |
| **Buffet Lunch** Time: 12:00-13:30Venue: Dragon Wave (龙腾厅), Floor 1, Jiulonghu Hotel |
| **Parallel Sessions 1-4** |
| Time: 13:30-18:00 |
| **Banquet** |
| Time: 18:00-20:00Venue: Dragon Song (龙吟厅), Floor 1, Jiulonghu Hotel |

**6 August 2023**

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| **Plenary Session II** |
| Time: 08:30-12:00Venue: Nine Dragons (九龙厅), Floor 2, Jiulonghu HotelChairs: Prof. Yi Peng (Nanjing University), Prof. Jingfeng Yuan (Southeast University) |
| **Time** | **Speaker** | **Topic** |
| 08:30-08:55 | Prof. Guiwen LiuChongqing University | A management framework for the safe housing in China：facing the challenge of the houses aging面对住宅老龄化挑战的住有安居管理体系建构 |
| 08:55-09:20 | Prof. Jack C.P. ChengThe Hong Kong University of Science and Technology | The Potential of BIM-based Digital Twin and Related Technologies for Smart Buildings and Construction |
| 09:20-09:45 | Prof. Eddie C.M. HuiHong Kong Polytechnic University | Towards a more Sustainable Development: Low Carbon Transition in China |
| 09:45-10:10 | Prof. Dr.-Ing. Markus König Ruhr-Universität Bochum  | Generation of initial digital twins using artificial intelligence |
| Tea Break10:10-10:35  |
| 10:35-11:00 | Prof. Lingzhen YaoShanghai University of Finance and Economics | Reflections on the housing system with Chinese characteristics from the perspective of common prosperity共同富裕视角下中国特色住房制度的思考 |
| 11:00-11:25 | Prof. Wilson W.S. LuUniversity of Hong Kong | AI-enabled Generative DfX (design for excellence) in high-rise modular building |
| 11:25-11:50 | Prof. Qiming LiSoutheast University | TBD |
| **Buffet Lunch**Time: 12:00-13:30Venue: Dragon Wave (龙腾厅), Floor 1, Jiulonghu Hotel |
| **Journal Editors’ Forum** |
| Time: 13:30-14:30Venue: Nine Dragons (九龙厅), Floor 2, Jiulonghu HotelModerator: Prof. Patrick X.W. Zou, President of CRIOCM |
| **Invited Editors:** |
| Eddie C.M. Hui | Editor-in-Chief, Habitat International |
| Yuzhe Wu | Executive Editor, Journal of Urban Management |
| Wilson W.S. Lu | Deputy Editor, Engineering, Construction and Architectural Management |
| Liyin Shen | Founding Editor-in-Chief, International Journal of Construction Management |
| Vivian W. Y. Tam | Editor-in-Chief, International Journal of Construction Management |
| Xiaoling Zhang | Editor, Developments in the Built Environment |
| Xianjin Huang | Editor-in-Chief, Modern Urban Research |
| Dezhi Li | Director of Editorial Board, Project Management Technology |
| **Parallel Sessions 5-9** |
| Time: 14:30-17:10 |
| **Closing Ceremony** |
| Time: 17:10-17:40Venue: Nine Dragons (九龙厅), Floor 2, Jiulonghu HotelChair: Prof. Jingfeng Yuan (Southeast University) |
| 17:10-17:20 | Closing SpeechProf. Dezhi Li, Southeast University |
| 17:20-17:30 | Announcement of CRIOCM2023 Best Paper AwardProf. Yongtao Tan, RMIT University |
| 17:30-17:35 | Announcement of CRIOCM2024 OrganizerProf. Patrick X.W. Zou, President of CRIOCM |
| 17:35-17:40 | Welcome Address from CRIOCM2024 Organizer |
| 17:40 | Closing |
| **Buffet Dinner** Time: 18:00-20:00Venue: Dragon Wave (龙腾厅), Floor 1, Jiulonghu Hotel |

# 东南大学 Southeast University

东南大学坐落于六朝古都南京，是享誉海内外的著名高等学府。学校是国家教育部直属并与江苏省共建的全国重点大学，是国家“985工程”和“211工程”重点建设大学之一。2017年，东南大学入选世界一流大学建设A类高校名单。

东南大学土木工程学院肇始于1923年国立东南大学土木工程系，由著名桥梁大师茅以升先生倡导成立。目前，土木工程学院现有教职工250余人，设有建筑工程、建设与房地产、工程力学、桥隧与地下工程、市政工程等五个系和一个实验中心。2017年，土木工程学科入选 “世界一流学科建设”名单，并在全国第四轮学科评估结果中获评A+，并列全国第一。2022年底，在全国第五轮学科评估中延续上一轮佳绩。

# Southeast University (SEU), located in Nanjing, the ancient capital city of six dynasties, is a prestigious institution of higher learning renowned both at home and abroad. As one of the national key universities directly subordinate to the Ministry of Education of China and jointly established with Jiangsu Province, it is also listed as one of the universities involved in National “985 Project” “211 Project”. In 2017, SEU was ranked on the list of constructing “Class A first-rate world universities”.

# The School of Civil Engineering (SCE) traces its roots to the Department of Civil Engineering of National Southeast University established by Prof. Mao Yisheng in 1923. Currently, SCE consists of five departments, namely Structural Engineering, Construction & Real Estate, Engineering Mechanics, Bridge & Tunnel Engineering, and Water Engineering, and one Experimental Center. With around 250 faculty and staff members, SCE features an outstanding innovative teaching & research team. In 2017, Civil Engineering was recognized as a "double first-class" discipline and received an A+ rating in the fourth round of national disciplinary assessments, ranking No.1 in the nation. In 2022, Civil Engineering has kept the good performance in the fifth round of national disciplinary assessments.

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# 中华建设管理研究会 CRIOCM

中华建设管理研究会（The Chinese Research Institute of Construction Management，CRIOCM），是依据香港特别行政区政府社团条例登记注册成立的一个非盈利性的学术团体，注册挂靠在香港大学房地产及建设系。研究会的宗旨是通过开展有关建设管理（包括区域规划与开发、工程建设论证与设计、房地产经营与管理、工程建造与管理、物业管理等）方面的学术研究活动，在国际和中国之间发挥桥梁作用，促进建筑业和房地产业的发展。研究会会员来自不同高校和行业。自1996年以来，研究会已在不同国家和城市举办一年一度的建设管理与房地产发展国际学术研讨会。研究会也负责International Journal of Construction Management (IJCM)期刊的出版。了解更多信息，请访问研究会网站：https://fac.arch.hku.hk/criocm/

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