

## Nguyen Luu Bao Doan

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### WORK EXPERIENCE

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<b>Program Director &amp; Department Chair</b> (Full time) Department of Real Estate, School of Economics, <i>University of Economics- Ho Chi Minh City</i>	<b>Nov 2020 - Present</b>
<b>Lecturer</b> (Full time) School of Economics, <i>University of Economics- Ho Chi Minh City</i>	<b>Jan 2017 - Present</b>
<b>Planning Consultant</b> (Contract based) enCity, Singapore	<b>Dec 2018 - Present</b>
<b>Adjunct Lecturer</b> (Contract based) Loyola University Chicago, <i>Ho Chi Minh City</i>	<b>Sep 2014 – May 2024</b>
<b>Director of International Relations</b> (Full time) Hoa Sen University, <i>Ho Chi Minh City</i>	<b>Sep 2012 – Oct 2016</b>
<b>Chief Economist</b> Thanh Binh Consulting, <i>Bien Hoa City, Dong Nai Province</i>	<b>Aug 2011 – Jun 2013</b>
<b>Lecturer &amp; Director of Urban Research Lab</b> (Full time) Department of Urban Studies and Management, <i>VNU-USSH, Ho Chi Minh City</i>	<b>Sep 2010 – Sep 2012</b>
<b>Assistant Editor</b> (Part time), <i>Real Estate Review</i> by Thomson Reuters – West <i>Maryland, US and Ho Chi Minh City, Vietnam</i>	<b>Sep 2008 – Sep 2011</b>
<b>Research Associate</b> (Full time) School of Architecture, Planning and Preservation, <i>University of Maryland</i>	<b>Aug 2008 – Jul 2010</b>

### EDUCATION

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<b>Post-doc training in Environmental Economics</b> <i>Economy and Environment Program for Southeast Asia, Bandung, Indonesia</i>	<b>2012</b>
<b>Ph.D. in Urban and Regional Planning and Design</b> <i>University of Maryland, College Park, USA</i>	<b>2008</b>
<b>Master of Public Affairs</b> <i>Indiana University, Indianapolis, USA</i>	<b>2002</b>
<b>Bachelor of Arts in English</b> <i>Vietnam's National University, Ho Chi Minh City, Vietnam</i>	<b>1998</b>

### INTERNATIONAL PEER-REVIEWED PUBLICATIONS

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Nguyen, D., and Nguyen, T. The External Impacts of Historic Landmarks and Buildings on Townhouse Prices in Vietnam. *International Journal of Housing Markets and Analysis*. Vol. 14 No.5, 2021: 1092 - 1110. <https://doi.org/10.1108/IJHMA-08-2020-0104>

Nguyen, Doan. Evidence of Urban Sprawl's Impacts on Social Capital. *Environment & Planning B: Planning and Design*. Vol. 37 No. 4. 2010: 610 – 627. <https://doi.org/10.1068/b35>

McFarland, M. and Nguyen, D. Graduate Real Estate Education in the US: Diverse Options for Prospective Students. *Journal of Real Estate Practice and Education*. Vol.13 No. 1. 2010: 33-53. <https://doi.org/10.1080/10835547.2010.12091665>

Howland, M. and Nguyen, D. The impacts of Immigration on Four Low Wage Industries in the 1990s. *Economic Development Quarterly*. Vol. 24 No. 2. 2010: 99-109. <https://doi.org/10.1177/089124240935>

Chakraborty, A., Knaap, G., Nguyen, D., and Jung Ho Shin. The Effects of High Density Zoning on Multifamily Housing Construction in the Suburbs of Six US Metropolitan Areas. *Urban Studies*. Vol.47 No.5. 2010: 437-451. <https://doi.org/10.1177/0042098009348325>

Howland, M. and Nguyen, D. The impacts of Immigration on Computer Manufacturing in the 1990s. *Economic Development Quarterly*. Vol. 23 No. 1. Feb 2009: 60-70. <https://doi.org/10.1177/0891242408327453>

Lindsey, G. and Nguyen, D. Use of Greenway Trails in Indiana. *Journal of Urban Planning and Development*. Vol. 130 Issue 4. Dec 2004: 213-18. [https://doi.org/10.1016/S0169-2046\(99\)00023-7](https://doi.org/10.1016/S0169-2046(99)00023-7)

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### **BOOK CHAPTERS AND REPORT CONTRIBUTION**

2024 ULI Asia Pacific Home Attainability Index. Urban Land Institute.

Nguyen, D., Ly, C. and Nguyen, L. Vocational Education and Training in Vietnam. L. P. Symaco, M. Hayden (eds.). *International Handbook on Education in South East Asia*. Springer International Handbooks of Education, 2022. [https://doi.org/10.1007/978-981-16-8136-3\\_39-1](https://doi.org/10.1007/978-981-16-8136-3_39-1).

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### **PUBLICATIONS IN VIETNAMESE**

Nguyen, D., Nguyen, T. Cách mạng công nghệ proptech trong kinh doanh và cho thuê bất động sản nhà ở (Protech revolution in housing rental and sales services). UEH Working paper. 2021.

Nguyen, T., Nguyen, D., Nguyen, T. Bảo tồn di tích lịch sử và giá nhà phố: nghiên cứu điển hình tại TP. Hồ Chí Minh (Historic preservation and townhouse prices: A case study of Ho Chi Minh City). *Journal of Asian Business and Economic Studies*. Vol. 31 No. 5, 2020.

Le, T. and Nguyen, D. Phân tích yếu tố ảnh hưởng đến FDI của các tỉnh thành Việt Nam bằng mô hình kinh tế lượng không gian (An analysis of FDI determinants of Vietnam's provinces by using spatial econometrics). *University of Economics-Ho Chi Minh City's Journal of Economic Development*. Vol. 28 No.7, 2017: 04-33.

Nguyen, D. and Nguyen, H. Determining Impacts of Attitude on Household Recycling Behavior Using Path Analysis: A Case Study in Can Tho and Ho Chi Minh City, Vietnam. *University of Economics-Ho Chi Minh City's Journal of Economic Development*. Vol. 22 No.2, 2015: 124-144. In English.

Nguyen, Doan. Các nhân tố chuyển đổi sử dụng đất ở góc độ quy hoạch vùng (Regional drivers of land use change). *Vietnamese Journal of Urbanism*. Number 11, 2012: 39-43.

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### **SELECTED CONFERENCE PAPERS & GOVERNMENT SERVICES**

Nguyen, D. Recommendations for historically designated villas of group 1 and 2 in Ho Chi Minh City. Report presented at *Ho Chi Minh City Department of Architecture and Planning*, 2024.

Amstutz, T., and Nguyen, D. How Students' Views on Job Readiness Differ across Vietnamese Universities. Paper presented at *International education conference* held by Thu Dau Mot University, Binh Duong, 2024.

Nguyen, D., and Nguyen, T. Confronting legal challenges in the utilization of blockchain for land registry in Vietnam. Report presented at *National conference* held by University of Economics- HCMC, Ho Chi Minh City, 2024.

Horiuchi, M. Nguyen, D., and C. Mine. Cultural Changes in Female Entrepreneurship in Vietnam: Beyond the Quantitative Analysis. Paper presented at *5<sup>th</sup> Asia Conference on Business and Economic Studies*, held by University of Economics-HCMC, Ho Chi Minh City, 2023

Nguyen, T. and Nguyen, D. Market impacts of urban canal beautification in Ho Chi Minh City. Report presented at *Ho Chi Minh City Government's Institute of Development Studies (HIDS)*, Ho Chi Minh City, 2023.

Nguyen, T. and Nguyen, D. Digitalization in residential development. Report presented at *4<sup>th</sup> Vietnam Economic Forum's Financial and Real Estate Market Session* held by Communist Party Central Committee's Economic Commission, Ho Chi Minh City, 2022.

Nguyen, D. Determinants of farmland conversion in Vietnam's Southeastern region. Paper presented at *Land conversion seminar* held by Ho Chi Minh City Government's Institute of Development Studies (HIDS), Ho Chi Minh City, 2022.

Nguyen, D. Direct, Indirect, and Total Effects in the Spatial Model of FDI Determinants in Vietnam, Report presented at *25<sup>th</sup> Pacific Conference of the Regional Science Association International*, Tainan, 2017

Nguyen, D. Challenges to successful social innovation for the poor in Vietnam", Report presented at *10<sup>th</sup> ASLALICS Conference: The Roles of Public Research Institutes and Universities in Asian's Innovation Systems*, Tokyo, 2013

Nguyen, D. The need to integrate urban planning and rural development for Vietnam's future food security, Report presented at *4<sup>th</sup> International Conference on Vietnamese Studies*, Hanoi, 2012

Nguyen, D . When the built environment invades the natural environment, can benefits outweigh costs? Report presented at *2<sup>nd</sup> International Academic Consortium for Sustainable Cities Symposium*, Penang, 2011

Nguyen, D. Challenges in Vietnam's land use policy to protect farmland: the case of Ho Chi Minh City region. Report presented at *the International Conference on Asian Food Security (ICAFS2011): Feeding Asia in the 21st Century: Building Urban – Rural Alliances*, Singapore, 2011

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#### AFFILIATIONS & ASSOCIATIONS

<b>Vice President</b> Vietnam Real Estate Education Association, VNREEA	<b>Oct 2023 - Present</b>
<b>Member</b> American Real Estate Society, USA	<b>Sep 2019 - Present</b>
<b>Member</b> Vietnam Urban Planning and Development Association	<b>Aug 2019 - Present</b>

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#### OTHER FUNDED PROJECTS

- 2023 – 2025: Investigation of digitalization of real estate management system and property tokenization in Vietnam. Project funded by the Vitetnam Ministry of Education and Training. Amount: US \$12.000