

# ZHAO ZHEJIN

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## CURRENT POSITION

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### **The University of Hong Kong**

Post-doctoral fellow in the Faculty of Business and Economics  
Supervisor: Zhigang TAO

*July 2019 –*

## EDUCATION

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### **GATE-LSE, University of Lyon**

PhD in economics, defended on September 20, 2018

Research fields: Urban economics, Housing economics, Public policy evaluation

Thesis title: Three essays on housing markets and housing policies

Supervisor: Florence Goffette-Nagot

Jury: Frédéric Jouneau-Sion (Examiner), Miren Lafourcade (Examiner, President of the jury), Maëlys de la Rupelle (Examiner), Benoît Schmutz (Referee), Chunbing Xing (External referee)

*November 2013 - September 2018*

### **Department of Economics, McGill University**

Graduate Research Trainee

*November 2014 - May 2015*

### **Université de Lyon 2**

Master's Degree in Game Theory, Experimental Economics and Applied Econometrics

*2012–2013*

### **Beijing Normal University**

Master's Degree in economics

*2010–2012*

### **Xiamen University**

Bachelor's degree in economics

*2006–2010*

## RESEARCH AND TEACHING ASSISTANT

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Research assistant to Prof. Xu Jianwei

Macroeconomics (Graduate)

*Spring 2012*

Teaching assistant for Prof. Laurent Cellarier

*Fall 2011*

## COMMUNICATIONS AND SEMINARS PRESENTATIONS

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### **Skill intensity ratio and housing prices across Chinese cities**

- European Association of Labour Economists (EALE) Conference, France, 09/2018
- The 7th International Workshop on Regional, Urban, and Spatial Economics in China, China, 06/2018
- The 67th AFSE (Annual meeting of the French Economic Association), France, 05/2018
- The 8th Annual SEBA-GATE Workshop, Germany, 07/2017

### **The impact of rent control: investigations on historical data in the city of Lyon**

- The First Global Chinese Urban Governance Conference, China, 06/2018
- Regional Studies Association Early Career Conference, UK, 10/2015
- The third Lyon - Turin Economics and Management PhD Workshop, France, 06/2015

### **Age, educational attainment and housing demand in urban China**

- Chinese Economists Society 2018 China Annual Conference, China, 06/2018
- The 11th International Conference on the Chinese Economy, France, 10/2017

### **Can private schools slow down the capitalization of public school quality into house values? Evidence from Shanghai**

## SUMMER SCHOOLS

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Hedonic price analysis and the residential location choice, The Kraks Fond, Copenhagen	08/2017
Social Interactions and Urban Segregation, Rennes, France	06/2014

## AWARDS AND HONORS

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Explora'Doc scholarship, Rhone-Alpes Regional Council, France	2014-2015
Doctoral Scholarship	2013-2016
Master's scholarship, the Labex Intelligence des Mondes Urbains	2013
Prize Scholarship, Beijing Normal University	2011-2013
National Merit Scholarship, Xiamen University	2009
Student Merit Scholarship, Xiamen University	2008

## ADDITIONAL INFORMATION

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<b>Software &amp; Tools</b>	STATA, R, LaTeX, QGIS, MS Office (Excel, Word and Power Point)
<b>Languages</b>	English (Fluent), Chinese (Native), French (Intermediate)
<b>Citizenship</b>	China
<b>Gender</b>	Male

## RESEARCH PAPERS

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### **Skill intensity ratio and housing prices across Chinese cities**

Using China's census data in 2000 and 2010, this chapter shows that housing costs are positively related to the ratio of high-skilled to low-skilled workers (skill intensity ratio). More specifically, the average housing price has significant positive effects on the share of high-skilled workers, but negative and insignificant impacts on the share of low-skilled workers in 2010. This result is robust to the use of both land slope variables and historical housing prices as the instruments of housing prices. However, the skill intensity ratio is less affected by housing price in 2000 when the workers' mobility was tightly regulated. This analysis offers new evidence from China for the test of the Rosen-Roback model, under the conditions that workers can move freely and the income elasticity of housing demand is less than one.

### **Age, educational attainment and housing demand in urban China**

China is rapidly aging and experiencing a booming real estate market, so people are concerned about if total housing demand will decrease because of population aging in the future. To address this issue, this chapter explores how housing demand varies with age using micro-level data from urban China in the period 2007-2009. The results show that the willingness-to-pay for a constant-quality house will decrease slightly or keep constant after household heads become old, when educational attainment is controlled for. They imply that educational attainment is one of deterministic factors on housing demand. Therefore the total housing demand will not decline although population aging, because the current middle-aged generation has higher educational attainment than the current old generation. In the context of China's higher education expansion and fast urbanization, this chapter predicts that aggregate housing demand will not drop with population aging.

### **The impact of rent control: investigations on historical data in the city of Lyon, with Florence Goffette-Nagot and Loïc Bonneval**

This chapter reexamines the conventional claims made by economists and policymakers concerning the effect of rent control. We consider the impact of rent control on rents using panel data in Lyon over a 78-years period. Our study is a comprehensive empirical study of different rent control forms using multiple regressions with fixed effects as the main form of analysis. We find that the causal effect between rents and rent control is significantly negative. Furthermore, more restrictive rent control policies

cap rents more tightly.

## RESEARCH IN PROGRESS

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### **Can private schools slow down the capitalization of public school quality into house values? Evidence from Shanghai, with Tidiane Ly, Tianyu Wang and Chuanyong Zhang**

This paper uses a geographic regression discontinuity design to estimate the effect of private schools on supply efficiency and equality of elementary education supply. The study finds that private schools improve the spatial supply efficiency of elementary education significantly and reduce education inequality. The results show that private schools can markedly slow down the capitalization of public school quality into house values by 2.4 percent. This study provides an important basis for evaluating the role of social capital in elementary education. It also provides a new clue to optimize spatial allocation of elementary education resources in order to curb an overheated housing prices in specific regions.

### **Housing prices and migrants' settlement intention, with Hui Xu**

Using the Dynamic Monitoring Survey of Migrant Population in 2014 Conducted by the National Health Planning Commission, and housing prices and city amenities of 258 cities, this paper systematically analyzes how housing prices affect the settlement intention of migrants in the city. The results show that high housing prices have contributed positively to the settlement intention of migrants in the city. Further, we analyze the heterogeneity of the willingness to settle. We find that this positive impact mainly affects the migrants living in private rental housing, being agricultural Hukou holders, being low-skilled or in the big and middle size cities. To control for the potential endogeneity problem, we use the historical housing price of the year 2000 and the shares of land slope above 30% after excluding bodies of water and areas outside national boundaries in a 35 km radius as instrumental variables, and the result is still stable. Further mechanism exploration shows that the high wage pushed up by the housing price is the key determinant. The results imply that to have an efficient management of urban population, it is necessary for the policy maker to take into consideration of the potential impacts of housing prices on the economy and society through various channels.