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## Editorial

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**Biographical notes:** Rita Yi Man Li graduated from the University of Hong Kong. She is the Founder and Director of Sustainable Real Estate Research Center and Real Estate and Economics Research Lab. She is an editor of many academic journals. Outside the academia, she is a Chartered Surveyor by profession.

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*International Journal of Sustainable Real Estate and Construction Economics* covers various different areas in real estate and construction research. For example, up-to-date sustainable building features, environmental friendly construction methods, construction safety in developing and developed countries, big data and various information technologies' application on real estate and construction research. It acknowledges the complexity of sustainability in real estate and construction research and offers a platform to academics and practitioners to publish interesting and original research. In the future, we wish to solicit the best research papers worldwide, enhance and motivate the brightest real estate and construction research papers to enlighten our knowledge in these two areas.

In the first issue, we cover research in different parts of the world. For example, Mohammed S. Al Dohaiman paper used Saudi Arabia housing data from January 2008 to December 2012 to explain the housing price dynamics movement. The paper used a series of macroeconomic data such as inflation rate, money supply growth, interest rate, monetary policy and stock to examine the factors which lead to the rises and falls of housing price.

Rafiq Muhammad Choudhry and Bilal Zafar stated that masons' incompetence cause different problem on sites. Motivation, skills and personality traits were found to affect the competence of mason. By using questionnaire study, the author found that resistance of change, lack of appreciation and without formal training are the three most factors which affect competency of mason.

José Alcides Gobbo Junior, Maria Goretti Zago Nunes de Souza and Simone Cristina de Oliveira Gobbo's paper discover the possibility of putting the idea of smart building and its corresponding technology to social housing. The authors interview experts on smart home and social housing. They find that economic, political, social and technological are the four major barriers in turning our traditional building to smart one and the authors propose solutions towards the end of the paper.

Renard Y.J. Siew state that construction clients in modern days have more requirements on bid price and sustainability. That causes different level of pressure on contractors. Siew introduces a new unit which will be able to illustrate the

price-sustainability attribute, letting clients and contractors calculate the optimal bid value in Australia.

V. Ravishankar proposes a modified water storage arrangement to save 25% to 20% energy during water distribution for buildings with 4 to 6 levels, and 50% of energy for taller buildings. Finally, Jan Veuger's research studies the correlation between social and financial objectives in Netherland's housing association via Delphi research method and triangulation approach.

Kevin K.W. Ho and Stuart So propose that improve the environmental performance shall make the city healthier and enhance productivity as it improves the quality of life. The paper introduces a model from Guam which build a sustain city from developing a waste management culture. The result shows that the government of Guam should use more media to deliver a message about environmental friendly custom to the members of public.

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