

MEETING MINUTES

Pacific Rim Real Estate Society Inc. (PRRES) Board of Directors Meeting 2025

Date: Sunday, 12th of January 2025

Time: 2.00pm – 5.00pm

Held at: Pandani Level 5 Boardroom, Crowne Plaza Hobart, Tasmania, Australia

Present:

Hera Antoniades (Treasurer)
Neville Hurst RMIT
Graham Squires (President)
William Cheung (Secretary)
Connie Susilawati
Björn Berggren
Kusal Nanayakkara
Dulani Halvitigala (Executive Director)
Tim Peisley

Item 1 – Apologies

Apologies were received from:

Ken Rayner
Peddy Lai
Chris Leishman
David Dyason
Kelvin Wong
Seow Eng Ong
Jerry Liang
Braam Lowies
Garrick Small
Wejendra Reddy

Absent (no prior notice):

Najib Razali

Item 2 – Acceptance of Minutes of Previous Meetings (15 January 2024)

The minutes of the previous meeting, held on 15 January 2024, were reviewed. No changes were noted.

Moved by: Neville Hurst

Seconded by: Hera Antoniades

That the minutes of the 15 January 2024 meeting be accepted as a true and accurate record.

Item 3 – Matters Arising from Minutes of Previous Meetings

Connie Susilawati followed up the new membership categories with differentiated tiers. Further discussion and details regarding this proposal are addressed under Item 7(5) of this meeting.

Item 4 – Board Elections for Upcoming Year (Executive Director)

Item 4 (1) Nominations

Six positions became vacant this year:

- 2 Australian representatives
- 1 New Zealand representative

- 2 ASEAN/Pacific representatives
- 1 non-regional representative

A call for nominations for a two-year term was distributed on the 18th of November 2024, with a submission deadline of the 13th of December 2024.

The following nominations were received:

| Vacancy | Nominee | Outcome |
|-------------------|--|---|
| Australia (2) | Ken Rayner (renominated), Sharon Yam | Both nominations accepted |
| New Zealand (1) | No nominations received | Abdul-Rasheed Amidu self-nominated after the due date. Per the constitution, late submissions cannot be accepted. |
| ASEAN/Pacific (2) | Peddy Lai (renominated), Desmond Tsang | Both nominations accepted |
| Non-Regional (1) | No nominations received | Vacancy to remain until next board meeting. |

Discussion and Action Items:

Hera Antoniades raised the issue of delayed nominations, suggesting that future calls for nominations be issued earlier to improve participation.

Hera Antoniades noted that two nominations were received for the president-elect role: 1) Muhammad Najib Razali and 2) Ken Rayner.

Discussions were undertaken with Ken where he agreed to the president-elect role after Najib's term. Therefore Muhammad Najib Razali is the appointed president-elect, followed by Ken Rayner.

Action: Dulani Halvitigala to ensure that the call for nominations is sent out in October 2025 for the following year.

Item 5 – PRRES New Website Update

Neville Hurst presented an update on the PRRES website, which has been operational for 12 months. The website has experienced increasing traffic, and several initial issues have been resolved. The site continues to evolve, with minor improvements still underway.

1. Website Analytics:
 - Monthly Traffic: The website has shown a consistent upward trend in traffic. October saw a peak, likely driven by the upcoming Hobart conference.
 - Regional Engagement: Sweden emerged as the most active region, with over three times the usage compared to other countries. Australia, the United States, and Malaysia followed in terms of engagement.
 - PRPRJ Journal Page: The journal's webpage has seen steady growth, with certain articles gaining significant popularity in downloads.
2. Membership Profile Updates:
 - Neville highlighted the importance of the Member Profile page, designed to encourage collaboration by connecting academics with similar research interests.
 - Board members, particularly Connie Susilawati as Membership Director, were encouraged to become more familiar with the site's membership functionalities. Neville offered to hold a session with board members to assist with this.
 - A proposal was made to send a request via the newsletter, encouraging members to update their profiles.
3. Future Enhancements:
 - Encouraging Usage: Graham Squires proposed incentivising members to use the website more actively.

- Keyword Search: Plans are underway to emphasise a keyword search feature to match academics' research interests and facilitate easier access to published papers etc.

The board commended the progress and emphasised the need to continue developing the website as a tool for member engagement, research collaboration, and resource sharing.

Item 6 – PRPRJ Update

Graham Squires expressed gratitude to Dulani Halvitigala and Neville Hurst for their effort during the journal's transition phase.

Dulani reported that the journal had a good year, publishing two issues with four papers each, and the third issue is currently in progress.

1. Submission Statistics:

- Total submissions: 20
- Rejected without changes: 2
- Submissions by country:
 - Australia: 7
 - Malaysia: 5
 - New Zealand: 2
 - India: 2
 - Others: 2

2. SCOPE Ranking and Future Goals:

- The journal's SCOPE ranking was acknowledged as an ongoing focus.
- The possibility of obtaining DOI assignments for articles was discussed, with Hera noting the need to revisit pricing from 2023.

Action: Co-editors Dulani Halvitigala and Neville Hurst will obtain the pricing details for DOI assignments. William Cheung, as Secretary, will circulate an email to the board outlining the DOI pricing for consideration.

3. Best Paper and Reviewer Awards:

- Hera highlighted the historical practice of awarding Best Paper which was decided by the editorial board
- Dulani proposed to the board and see if editors could decide on awards when the editorial board is unavailable, but Graham raised concerns about ensuring consistent metrics for judging.
- Hera recommended revisiting the editorial board membership first and ensuring active engagement before proceeding with award selections.

Action: after revisiting the editorial board, Co-editors Dulani Halvitigala and Neville Hurst needs to request the new editorial board to select the best paper/reviewer (to be announced next year).

4. Editorial Board Review:

The current status and structure of the PRPRJ editorial board were discussed, with Connie Susilawati requesting clarification on its current composition.

The board agreed that a comprehensive review of the editorial board is essential to ensure its effective operation.

Key Points and Actions:

Revisiting the Editorial Board:

Co-editors Dulani Halvitigala and Neville Hurst will review the current editorial board structure and determine the appropriate number of members needed.

William Cheung emphasised the importance of contacting current and past editorial board members to confirm their willingness to continue serving on the board.

Hera Antoniadis recommended a one-on-one email consultation to assess members' continued engagement discreetly and respectfully.

Determining Board Size:

Dulani sought advice from the board on the appropriate number of members required. William suggested using a rule of thumb, based on an average of two reviews per member annually. Using data from recent years, the total average submissions divided by two could provide an estimate of the optimal board size.

Action:

A co-opted task group will be established to review and restructure the editorial board. This group will also develop an action plan to ensure the board is sufficiently staffed to meet journal needs.

The board acknowledged the necessity of structured planning and collaboration to strengthen the journal's editorial processes and maintain its academic integrity.

Item 7 – Portfolio Reports

Item 7 (1) President's Report

Graham Squires verbally presented his president report, reflecting on his term and outlining achievements and focus areas.

The organisation successfully navigated post-COVID challenges, ensuring stability and continuity in PRRES operations.

1. Journal and Conference Focus:

- Emphasis was placed on leveraging the conference to drive journal submissions, fostering a seamless connection between conference presentations and journal publications.
- The importance of addressing intellectual property (IP) issues related to conference-to-journal transitions was noted.

2. Networking and Engagement:

- Networking remained a cornerstone, with a focus on fostering a friendly academic environment.
- Informal mentoring practices were encouraged, with discussions on formalising these initiatives to enhance their impact.

3. Collaboration with Sister Societies:

- Interaction with sister societies was highlighted as a way to strengthen institutional connections and membership growth.
- Suggested strategies to increase membership engagement and bring gravitas to the organisation.

4. Encouraging High-Profile Engagement:

- Efforts were made to engage high-profile academics, including partnerships with organisations such as AHURI.
- Institutional partnerships and active outreach were encouraged to elevate PRRES's visibility and impact.

Graham also expressed gratitude to the Executive Committee and the board, particularly acknowledging, Dulani and Naville to transit the journal, William's contribution co-op as secretary over the last year,. He concluded his speech by thanking all members for their support during his presidency.

The board commended Graham for his leadership and contributions during his term, recognising his efforts in steering PRRES through a challenging yet productive period.

Item 7 (2) Executive Director

Dulani Halvitigala, presented her report summarising key achievements and ongoing initiatives for PRRES in 2024 and early 2025. Highlights included:

The full Executive Director's Report is attached to these minutes for reference.

- The success of the 30th PRRES Conference held on the Gold Coast, which marked a strong return to face-to-face events post-COVID.
- The 31st PRRES Conference held in Hobart, with thanks to Hera Antoniadou for her leadership as conference chair.
- Completion and continued optimisation of the PRRES website, with the potential for minor optional enhancements to improve member experience and functionality.
- Progress in the Pacific Rim Property Research Journal (PRPRJ), including increased submissions and global engagement.
- Growth in participation and support for the PhD colloquium, fostering collaboration among early-stage researchers.
- Ongoing efforts to expand PRRES membership and strengthen ties with the International Real Estate Society (IRES).

Item 7 (3) Treasurer

The Treasurer provided an overview of the financial position for the year. Key highlights include:

- Membership fees and sponsorship remain the primary income streams for PRRES. Gratitude was extended to the society's sponsors for their support of the 2024 conference.
- The web upgrade, initiated in 2022, was successfully completed, funded through prior reserves.
- PRRES continues to maintain a healthy reserve to act as a contingency buffer for future conferences, PhD colloquiums, and other initiatives.
- The Treasurer reaffirmed the society's strong financial health and its capacity to support ongoing and future activities.

Item 7 (4) Public Officer

The annual reporting requirements were completed and the relevant documentation was lodged at Fair Trading.

Item 7 (5) Director Membership

Connie Susilawati delivered a verbal report on membership, focusing on updates and strategies for improvement. Key points included:

- 1. Membership Updates:**
 - The integration of membership functions into the PRRES website was acknowledged as a positive step; however, Connie highlighted difficulties in retrieving detailed membership data.
 - Five new student members have joined this year.
- 2. Membership Renewal Process:**
 - Hera Antoniadou confirmed that membership renewals are linked to conference attendance, with notifications sent to those who do not attend. PhD students continue to benefit from free membership, but they need to register annually.
 - The website will send automatic renewal notices after the conference registration has been updated in the system. But for PhD student delegate, there would be some issues for the system to send auto update. Hera is preparing to send renewal notices after the conference.
- 3. Mentorship Forum and Retired Academic Engagement:**
 - Connie proposed the rollout of a formal mentorship forum, together with promotion forum, leveraging retired academics as mentors.
 - Suggestions were made to align the mentorship initiative with a call for papers in the PRPRJ, potentially involving retired scholars as guest editors for special issues on property education.

4. **Proposed Lifetime Membership Categories:**
 - Discussions on introducing **Lifetime Membership** for senior academics were revisited
 - Connie will form a working party to draft a formal resolution for the proposed categories (e.g., Honorary Life Member, Life Member).
5. **Action Items:**
 - **Connie Susilawati:**
 - Draft a ***special resolution*** for the proposed membership categories, including rationale and implementation details, for feedback from the board.
 - Coordinate with Hera to prepare documentation for an extraordinary AGM to formalise the changes.
 - **Hera Antoniadis:**
 - Provide requirements and processes for the extraordinary AGM.
 - **Board Discussion:**
 - Address concerns raised by Peddy Lai regarding the decline in membership numbers since 2015-2017 (formerly over 120 members). Consider conducting a survey to better understand the trend and identify solutions.

The board recognised the importance of retaining and engaging members while attracting new ones.

Item 7 (6) Director Awards

Braam Lowies was unable to attend the meeting, and Neville Hurst stepped in to prepare all plaques for the conference. It was suggested that Braam is unable to continue in the role due to his limited availability and inability to attend conferences. The board discussed the need to appoint a new Director of Awards to ensure the responsibilities of the role are fulfilled moving forward.

Action: The Executive Committee will identify and approach suitable candidates to take on the Director of Awards role.
Neville will continue to assist with award-related tasks on an interim basis until the position is filled.

Item 7 (7) Webmaster

- Ken Rayner sent apologies for the meeting but provided updates on the progress of the website.
- Neville Hurst commended Ken's contributions to improving the website, highlighting his efforts in addressing technical issues and enhancing the workflow.
- Neville noted the ongoing collaboration with Ken to ensure the website remains up-to-date and functional.
- The board acknowledged Ken's work and encouraged continued efforts to optimise the website.

Item 7 (8) Historian

No report was provided by Garrick Small.
Neville Hurst suggested exploring options to opt out or redefine the historian's role, such as focusing on tasks like taking and archiving photos for PRRES events.

Item 7 (9) PRPRJ Editors

This item was addressed under Item 6 – PRPRJ Update.

Item 7 (10) Newsletter Editor

- Kusal Nanayakkara provided a report on the PRRES newsletter:

- A newly edited issue of the newsletter was released and well-received.
- Kusal invited contributions from members for future editions to ensure diverse and engaging content.
- Neville Hurst reminded the board to ensure any images used in the newsletter are sourced from the public domain to avoid image IP issues.
- William suggest Ken Rayner can circulate the newsletter link to members.
- The board commended Kusal's work and encouraged continued efforts to enhance the newsletter.

Item 8 – Conference Reports

Item 8 (1) Conference Program Chair

The Conference Program Chair provided the following updates:

- A total of 74 delegate registrations have been received, with a full programme prepared.
- 13 attendees (in this 74) are from the Australian Property Institute, registered for the industry day on Monday, which includes government sessions and CPD points.
- Two delegate registrations are pending final confirmation.
- The board acknowledged the successful organisation of the conference programme and the strong engagement from industry participants.

Item 8 (2) Refereed Papers Co-ordinator Report

Kusal Nanayakkara provided the following updates on the refereed papers for the conference:

Abstract Submissions:

- A total of 88 abstracts were received in the system.
- After removing duplicates, the number of unique abstracts was reduced to 77.
- 4 abstracts were subsequently withdrawn.
- 74 abstracts were officially accepted for the conference.
- 57 abstracts were presented, as some authors did not complete their conference registration.

Paper Submissions:

- A total of 18 refereed full papers were submitted and received, with one non-refereed paper subsequently withdrawn, leaving 17 papers.
- 1 paper didn't meet the minimum standard and was asked to resubmit. No response was received.
- 2 papers have been nominated for the Best Paper award.
- Three papers will not be published, while 15 papers are set for publishing on the PRRES Inc. website under Conference Proceedings
Of these, 8 have been finalised, with 7 papers pending submission.
- No abstract or paper was rejected due to late submissions.
- Full papers were accepted until the 31st of December 2024. Abstracts were accepted until last week.

Submission Process Challenges:

- Kusal highlighted difficulties in tracking submission timelines due to missing submission dates. It would be very helpful if the submission date for both abstracts and full papers were provided. This information would save a significant amount of time and effort in reviewing and identifying new submissions, as it would eliminate the need to go through all previous submissions one by one and

remove duplicates repeatedly. If submission dates were included, the entire process would be more efficient and faster.

- Consent for Publication: A checkbox will be added to the submission template/portal, requiring authors to consent to their papers being published in the conference proceedings.
- Hera Antoniadou suggested consolidating past submission with a finalisation target by the end of March.

Action Items:

The board acknowledged the progress and agreed on the proposed improvements to streamline the submission and publication process.

Kusal, Connie, and Dulani will coordinate what is the best way to do the conference proceeding submission (on the portal?)

The submission portal will be updated to include a consent checkbox for publication.

Item 8 (3) Postgraduate Colloquium Co-ordinator Report

The Postgraduate Colloquium Co-ordinator provided the following updates:

- **Participation:**
 - A total of 15 applications were received, with 10 registrations.
 - 9 participants presented at the colloquium, with one unable to attend due to visa issues.
- **Submission Deadline:**
 - Challenges were noted with late submissions under the current September deadline.
 - Only one first-year student submitted on time this year.
 - The board agreed to revert the submission deadline to October to accommodate participants more effectively.

The board commended Wenji for the successful coordination of the colloquium and supported the revised deadline to improve participation and submission timelines.

Item 9 – PRRES 2026 Conference

- The discussion regarding the 2026 PRRES Conference was deferred to the Monday board meeting.
- Neville Hurst will hold an offline discussion with Najib Razali to evaluate the feasibility of hosting the conference in Kuala Lumpur.
- Further details and decisions will be addressed during the Monday session.

Item 10 – Other Business

None

The meeting closed at: 5:02 pm

Executive Director's report PRRES 2025

In my second year as the Executive Director, I have been learning more about the role's expectations and responsibilities. I would like to express my sincere appreciation to all the members of the PRRES board for their ongoing support throughout the year. Their guidance has been invaluable in assisting me in navigating the considerable learning curve that accompanies this position. I would especially like to extend my gratitude to Neville Hurst and Hera Antoniadou for their continual support and for their willingness to answer numerous questions I had regarding the role and its expectations.

In the year 2024, PRRES experienced another remarkably productive year across various dimensions. Following the resumption of face-to-face conferences after the disruptions caused by COVID-19, we successfully held a conference in Queensland that saw an increase in attendance. The opportunity to engage with colleagues from around the globe, both familiar and new, was invaluable. The conference served as an excellent platform for discussing and sharing our research interests, while also fostering avenues for further collaboration with our national and international colleagues. We would like to express our appreciation to the organising committee and all participants for contributing to the overall success of this event.

I would like to express my deep appreciation to all who contributed to the organisation of the 31st Pacific Rim Real Estate Society Conference 2025 in Hobart. Special thanks are due to Hera Antoniadou, who has commendably taken on the role of conference chair for the third consecutive year. The sustained success of PRRES can be attributed to the dedication and generosity of individuals deeply committed to promoting academic excellence in our field.

The development of the new PRRES website has been successfully completed, with the potential for minor optional enhancements to be considered in the future. The website has been designed to be more visually appealing, highly functional, and user-friendly, incorporating a range of new features that facilitate easier navigation. Additionally, the maintenance of the website has been streamlined, thereby simplifying management tasks. We would like to extend our sincere thanks to Neville Hurst for his dedication in working with the web designer to create an exceptional new website.

As you are aware, the Pacific Rim Property Research Journal (PRRES) has been successfully transitioned to PRRES Inc. The editorial duties for the journal have been entrusted to Neville Hurst and me as Co-Editors-in-Chief for a five-year term. We are pleased to report significant progress for the journal in 2024, having released our first two issues and currently preparing the third issue for mid-January 2025. It has been encouraging to receive submissions from a diverse array of countries, reflecting a truly global perspective. We are already on track to secure a sufficient number of manuscripts for the first two issues of 2025. As we continue to explore various strategies to enhance the journal's visibility and impact within the broader academic community, we appreciate your ongoing support and engagement with the journal.

The PhD colloquium has been progressing positively, evidenced by an increased number of PhD students participating in the discussions both in 2024 and this current year. It is encouraging to observe early-stage researchers taking this opportunity to obtain further guidance and support from experienced academics in the field, as well as to engage with a broader academic community. We extend our sincere appreciation to Wejen Reddy for his ongoing dedication to the effective management of the colloquium.

Throughout this year, we have engaged in a close collaboration with IRES and have actively participated in the global academic community focused on property studies. As we approach 2025, IRES is preparing to host a series of events, and we will ensure that the PRRES community is kept informed as these developments occur. Furthermore, we will continue our efforts to expand our membership on both national and international levels throughout this year.

Finally, I would like to take this opportunity to express my sincere gratitude to the executive team, the board members, and all members of PRRES for their unwavering support of our society. As our

membership continues to expand globally, I am confident that we are strengthening our organisation and making significant contributions to the academic community. Wishing everyone a successful year ahead!

Dulani Halvitigala

Executive Director – PRRES

January 2025