

Pacific Rim Real Estate Society

18th Annual Conference, January 15th – 18th, 2012, Adelaide, Australia

All events except Conference Dinner held at City West Campus of University of South Australia



Saturday 14th January 2011

5:30 PM Registration and informal meal with drinks Yongondi Courtyard - City West Campus University of South Australia (outside the security office)

Sunday 15th January 2011

9:00 AM -5:00 PM

Postgraduate Colloquium (Bradley Forum)

9:00 - 9:30	Registration (Hawke Building Level 5 Foyer - outside Bradley Forum)
9:30 - 9:45	Welcome
9:45 - 11:00	Presentations
11:00 - 11:30	Morning Break
11:30 - 12:00	Dr Chris Heywood - Towards a contribution to knowledge
12:00 - 1:00	Presentations: Wejendra Reddy, Yan Siqi and Jianfu Shen
1:00 - 2:00	Mid Day Break - Lunch
2:00 - 2:30	Prof Alistair McCulloch - The changing PhD: implications for students and supervisors
2:30 - 3:30	Presentations: Neville Hurst, Zhao Daxuan and John McDonagh
3:30 - 4:00	Break Tea
4:00 - 5:00	Presentations: Jeremy Gabe, Steven Boyd and Kola Akinsomi

2:00 PM PRRES Board meeting - for members of the PRRES Board (Hawke Building 6-10)

3:00 PM Case competition briefing and registration of entrants (Hawke Building 6-12)

4:30 AM Registration (Kerry Packer Gallery)

5:00 PM **Welcome Reception (Kerry Packer Gallery)**

Monday 16th January 2011

7:30 AM Women's Breakfast - Aroma Cafe

8:30 AM Registration (Hawke Building Level 5 Foyer)

8:50 AM Conference Welcome (Allan Scott Theatre - Hawke Building level 2) - Professor Gerry Griffin PVC Division of Business University of South Australia

9:10 AM Keynote Speakers - Andrew McNulty, CEO Mission Australia; Gilbert Rochecouste, Managing Director, Village Well;

10:30 am to 11:00 am

Morning Break

11:00 am to 12:20 pm

Parallel Papers Session 1

Start Time Chair	Bradley Forum – Property Investment/Finance <i>Paul Kershaw</i>	Hawke Building 6-09 Rural <i>Bob Hargreaves</i>	Hawke Building 6-11 Land Administration/Valuation <i>John MacFarlane</i>	Hawke Building 6-03 Housing Markets <i>John McDonagh</i>	Hawke Building 6-12 Sustainability <i>Sandy Bond</i>
11:00 AM	Determining the Current Optimal Allocation to Property: A Study of Australian Fund Managers WEJENDRA REDDY	Assessing the performance of the Australian Water Market after the Break in the Drought HENNING BJORNLUND, PETER ROSSINI and SARAH WHEELER	Improving Statutory Land Values in NSW: An Evolutionary Process JOHN MACFARLANE	The Analysis and Study of strategic policy on Property Rental Market in Taiwan PEDDY PI-YING LAI	The Contribution of Housing to Carbon Emissions: An Australia - UK Comparison (Refereed) ERNIE JOWSEY and JON KELLETT
11:20 AM	Futures Trading, Spot Price Volatility and Market Efficiency: Evidence From European Real Estate Securities Futures (Refereed) CHYI LIN LEE, SIMON STEVENSON and MING-LONG LEE	Will a Carbon Price Change Private Farm Forestry in Australia? (Refereed) IAN CLARKSON	Augmented Reality for Real Estate (Refereed) VERONIKA LANG and PETER SITTLER	Location, Location, Location: Asset Pricing Models with Spatial Interaction STEVEN KOU, XIANHUA PENG and HAOWEN ZHONG	Assessing NZ Householders' Energy Use Behaviours (Refereed) SANDY BOND
11:40 AM	A-REIT Managerial Remuneration and the Global Financial Crisis PAUL ZAREBSKI	An Analysis of NSW Rural Property Market: 1990-2010 (Refereed) CHRIS EVES	Windfarms and Residential Property Values IONA MCCARTHY	The Property Wealth Metric and Socio Economic Indicators (Refereed) NEIL COFFEE and TONY LOCKWOOD	Home energy efficiency rating systems: Examining the impact on price, worth and value NEVILLE HURST, RICHARD REED and DAVID BEDNALL
12:00 AM		Farmers' Market Operation and Establishment: International Perspectives (Refereed) GEOFF PAGE	A Comparative Study of Land tax and Assessment in NSW and Taipei (Refereed) NELSON CHAN, FONG-YAO CHEN, JEN-HSU LIANG		Sustainable Housing – A Case Study of Heritage Building In Hangzhou China (Refereed) JANET XIN GE, GRACE DING and PETER PHILLIPS

12:20 pm to 1:50 pm

Mid Day Break

1:05 PM

PRRES AGM During the Break

1:50 pm to 3:10 pm		Parallel Papers Session 2			Monday 16th
Start Time	Bradley Forum – Property Investment/Finance <i>Stanley McGreal</i>	Hawke Building 6-09 Property Development <i>Jon Kellett</i>	Hawke Building 6-11 Property Markets <i>Greg Costello</i>	Hawke Building 6-03 Housing Markets <i>Tony Lockwood</i>	Hawke Building 6-12 Sustainability <i>Tim O'Leary</i>
1:50 PM	The Capital Structure Choice of Shariah-Compliant Real Estate Companies: Empirical Evidence from the Gulf States SEOW ENG ONG , KOLA AKINSOMI and FAISHAL IBRAHIM MUHAMMAD	Frog-Leap Development Pattern and Overbuilding: Are They Rational? JYH-BANG JOU, KO WANG	The Lead-Lag Anomaly Relationship Between Indirect Real Estate and Long Term Interest Rate (Refereed) T C C LAI and K W CHAU	Mismatched Between Housing Need and Housing Demand on Affordable Housing Market (Refereed) AHMAD ARIFFIAN BUJANG, HASMAH ABU ZARIN and NOR ATIQA MUSTAPHA	Comparison of Green Building Rating Systems for Tropical Countries TING KIEN HWA
2:10 PM	The Effect Of FDI On Foreign Real Estate Investment: Evidence From Emerging Economies (Refereed) TAJUL ARIFFIN MASRON & HASSAN GHOLIPOUR FEREDOUNI	Effectiveness of One Stop Centre (OSC) in Addressing Delay During Housing Development Approval in Malaysia AMINAH MD YUSOF	An Empirical Study on the Impacts of Express Rail Link on Property Price – Hong Kong Evidence KF MAN and PETER PY MOK	The Impact of Tenure Type on The Desire for Retirement Village Living (Refereed) LUCY CRADDUCK and ANDREA BLAKE	Public-Led Urban Development Projects – Comparing Victoria and Scandinavia (Refereed) MATTI KURONEN, MIKKO WECKROTH and WISA MAJAMAA
2:30 PM	Real Estate Development with Financial Frictions and Collateral Debt SHEN JIANFU and FREDERIK PRETORIUS	Holdouts, Site Amalgamations and Renewal of Urban Areas: A Call For Legislative Reform (Refereed) MELISSA POCOCK	Case Study of the Effects of Speculation on Real Estate Bubble Forming (Refereed) CHAI NING and OH DONG HOON	Spatial Distribution of Affordable Housing Projects In Nanjing, China (Refereed) JIA YOU, SUN SHENG HAN and HAO WU	Balancing the Need for Affordable Housing with the Challenges of Sustainable Development in South East Queensland FIONN MACKILLOP
2:50 PM		Urban “Brownfields”: An Australian Perspective (Refereed) HAO WU and CHUAN CHEN	A Panel Error-Correction Model of Australian Office Markets ALEXANDRA KRYSTALOGIANNI, FOTIS MOUZAKIS, SIMON STEVENSON and JAMES YOUNG		
3:10 pm to 3:40 pm		Afternoon Break			

3:40 am to 5:00		Parallel Papers Session 3			Monday 16th
Start Time	Bradley Forum – Property Investment/Finance	Hawke Building 6-09 Property Development	Hawke Building 6-11 Property Markets	Hawke Building 6-03 Housing Markets	
Chair	<i>Bill Dimovski</i>	<i>Chris Eves</i>	<i>Pamela Wardner</i>	<i>Mike Heffernan</i>	
3:40 PM	Indirect Real Estate Investors: Are They Buying Shares, or Real Estate (Refereed) DGB BOSHOFF and CE CLOETE	Testing the Relationship Between House and Land Prices Over Time (Refereed) VALERIE KUPKE and PETER ROSSINI	Age and Male Grocery Shopping Behaviour in Singapore IBRAHIM MUHAMMAD FAISHAL and KHAW MEI SI	Political and Corporate Constructions of Auckland as A Sustainable/Competitive/Livable City LAURENCE MURPHY	
4:00 PM	Diversification Strategies for Global REIT Portfolios ZONG RONG CHIA and TIEN FOO SING	How Much Do Infrastructure Charges Increase New Housing Prices By? An International Comparison of the Empirical Evidence (Refereed) LYNDALL BRYANT and CHRIS EVES	The Spatial Factors and Retail Units' Prices in Seoul (Refereed) SEUNG-YOUNG JEONG and JINU KIM	Building Age, Depreciation and Real Option Value - an Australian Case Study (Refereed) GREG COSTELLO	
4:20 PM	The Significance of Capital Flows into the Australian Commercial Property Markets GRAEME NEWELL, STANLEY McGREAL and VALERIE KUPKE	The Validation of the Rating for Subdivision Neighbourhood Sustainability Design (RSNSD) In Bangkok Metropolitan Region (BMR), Thailand (Refereed) DAMRONGSAK RINCHUMPOO, CHRIS EVES and CONNIE SUSILAWATI	Adaptive Reuse in Singapore: Balancing Conservation Needs and Economic Sustainability LAWRENCE CHIN	Sale Price Indices and Confidence Intervals – A Bootstrapping Approach to Uncertainty PAUL KERSHAW	
4:40 PM	Characteristics of A-REIT Private Placements BILL DIMOVSKI	Riverfront Development: Principles For Sustainable AZLINA BINTI MD. YASSI, SANDY BOND and JOHN MCDONAGH	Housing Market Dynamics in Rural and Regional Australia (Refereed) STEVEN ROWLEY	How does the official cash rate (OCR) affect the recent housing price in New Zealand? (Refereed) SONG SHI, JYH-BANG JOU and DAVID TRIPE	
5:00 PM	PRPRJ Board Meeting (Hawke Building 6-10)				
6:00 PM	Taste SA event (Kerry Packer Gallery)				

Tuesday 17th January 2011

7:30 AM API breakfast with program leaders in Aroma Cafe

8:30 AM Registration (Hawke Building Level 5 Foyer)

8:50 AM Welcome from the API

9:00 AM Keynote Speakers (Bradley Forum - Hawke Building level 5) - Tim Horton, SA Commissioner for Integrated Design; Natalya Boujenko, Director Intermethod; Professor Stanley McGreal, Director, Built Environment Research Institute, University of Ulster

10:30 am to 11:00

Morning Break

11:00 am to 12:20

Parallel Papers Session 4

Start Time Chair	Bradley Forum – Property Investment/Finance <i>Paul Kershaw</i>	Hawke Building 6-09 Property Education <i>Clive Warren</i>	Hawke Building 6-11 Planning <i>Deborah Levy</i>	Hawke Building 6-03 Housing Markets <i>Steven Rowley</i>	Hawke Building 6-12 Corporate Real Estate <i>Garrick Small</i>
11:00 AM	Price Discovery Between Subprime CDO and Indirect Real Estate Markets Before and After the Global Financial Crisis T C C LAI and K W CHAU	The Embedment of Soft Skills in Property Education Via Practical Training A.J. WILSON, B AHMAD ARIFFIAN and H. ABU ZARIN	Impacts of the Property Market on Seismic Retrofit Decisions (Refereed) T. K. EGBELAKIN, S. WILKINSON and P. B. NAHKIES	Assessing the Impact Of Rail Investment on Housing Prices in North-West Sydney (Refereed) JANET GE, SUMITA GHOSH and HEATHER MACDONALD	Corporate Real Estate Practices of A Diversified Conglomerate: A Case Study On The UEM Group TING KIEN HWA, GAN SENG KEONG
11:20 AM	The Dynamic Transmission of Returns and Volatility in Pan-Asian REIT Markets and the Impact from the 2008 Global Financial Crisis ANH KHOI PHAM	Education On Plant And Machinery Valuation For The Real Market: Malaysian Practicality (Refereed) ABDUL RAHMAN MOHD NASIR, CHRIS EVES and YUSDIRA YUSOF	Develop Flood Simulation Use Cloud and 3D GIS Technology for Integrated Flood Management HAN-LIANG LIN and CHI-FENG LAI	Backward-bending New Housing Supply Curve: Evidence of Housing Market in China (Refereed) SIQI YAN and JANET GE	Corporate Real Estate Holdings and Stock Returns MING-TE LEE, MING-LONG LEE and CHEN YI-LING
11:40 AM	Binomial Option Models for Practical Real Estate Development SHEN JIANFU and FREDERIK PRETORIUS	Academic Integrity; Achieving Good Practice in Undergraduate Property and Planning Programs Through Online Tutoring CLIVE M J WARREN, ANN PETERSON, and DAVID NEIL	The Christchurch Earthquakes Impact on Inner City “Colonisers” JOHN MCDONAGH	Consumption and Wealth Accumulation Over the Life Cycle: Does Down Payment Matter? DAXUAN ZHAO and TIEN FOO SING	An Investigation of Corporate Real Estate Management Outsourcing in Melbourne (Refereed) ANAS MATSHAM & CHRSTOPHER HEYWOOD
12:00 AM	An Exploratory Study of the Performance Characteristics of the Property Vehicles Listed on the New Zealand Stock Exchange (NZX) JANE H. SIMPSON			Chow Test Analysis On Structural Change In New Zealand Housing Price During Global Subprime Financial Crisis (Refereed) RITA YI MAN LI	Government Space Use Efficiency: Testing the Myth (Refereed) GARRICK SMALL

12:20 to 1:30 PM

Mid Day Break

1:30 pm to 2:50		Parallel Papers Session 5			Tuesday 17th
Start Time Chair	Bradley Forum – Property Management <i>Iona McCarthy</i>	Hawke Building 6-09 Property Education <i>Hera Antonaides</i>	Hawke Building 6-11 Planning-Housing <i>Neville Hurst</i>	Hawke Building 6-03 Housing Markets <i>Song Shi</i>	Hawke Building 6-12 Sustainability <i>Richard Reed</i>
1:30 PM	Managing Teaching and Learning Space For HEI: Achieving Effective Use (Refereed) SHAHABUDIN ABDULLAH, HISHAMUDDIN MOHD ALI and IBRAHIM @ ATAN SIPAN	Challenges Of Measuring Learning Outcomes For Property Students Engaged In Work Integrated Learning (Refereed) CONNIE SUSILAWATI and DEBORAH PEACH	An Examination of Risks in the Urban Regeneration Project SUKULPAT KHUMPAISAL, EMMA MULLINER and CHEN ZHEN	The Predictive Performance Of Multi-Level Models Of Housing Submarkets: A Comparative Analysis (Refereed) GREG COSTELLO, STEVEN ROWLEY, CHRIS LEISHMAN and CRAIG WATKINS	Corporate Social Responsibility and the Malaysian Property Industry (Refereed) LEE HONG SHARON YAM
1:50 PM	Style and efficiency of shopping centre management K. W. CHAU, JOHN W. T. HUI and THOMAS LAI	Operation Efficiency Assessment of Hong Kong Public Funded Universities – A DEA Approach KF MAN, and SH FUNG	Unpacking ‘Sense of Community’ in Suburban Brisbane Vertical Communities SACHA REID	School Quality and Housing Prices: A Natural Experiment SIU KEI WONG	Architect versus Tenant: An Investigation into Interactive Learning Process Affecting the Implementation of Sustainability in Commercial Buildings JUNAIDAH JAILANI, RICHARD REED, GEORGIA WARREN-MYERS and KIMBERLEY JAMES
2:10 PM	Space Management in Malaysian Government Property: A Case Study YUSDIRA YUSOF, CHRIS EVES and ABDUL RAHMAN MOHD NASIR	Importance of Soft Skills for Graduates in the Estate Management Undergraduate Programme in Malaysia YASMIN MOHD ADNAN, MD NASIR DAUD, ANUAR ALIAS and MD NAJIB RAZALI	Urban Planning and Its Impact on Housing markets – The Sydney Example In Theoretical perspective (Refereed) ALAN PETERS		Empirical Study of Economic Sustainability of Sustainable Buildings: A Pilot Study of Office Buildings In Australia VIVEK A. VARMA and MICHAEL Y. MAK
2:30 pm to 3:00 pm		Afternoon Break			

3:00 pm to 4:00 pm		Case Competition - Final - Bradley Forum			
4:00 pm to 5:00		Parallel Papers Session 6			Tuesday 17th
Start Time	Bradley Forum - Property Investment/Finance Chair <i>Ming Long Lee</i>	Hawke Building 6-09 Property Education <i>David Parker</i>	Hawke Building 6-11 Property Markets <i>Xin Janet Ge</i>	Hawke Building 6-03 Housing Markets <i>Richard Reed</i>	Hawke Building 6-12 Land Administration/Valuation <i>Wayne Marano</i>
4:00 PM	Are REIT Investors Moonstruck, Too? Lunar Phases and REIT Returns MING-TE LEE, MING-LONG LEE, BANG-HAN CHIU and CHYI LIN LEE	Optimising Functional Learning for Property Students (Refereed) STEVEN BOYD	Real Estate Transactions and Conflicts: The Case of Nairobi LUKE M. OBALA	Disposition effect in the housing market K.W. CHAU, S.K. WONG, and C.Y. YIU	Efficacy of The Geographically Weighted Model on The Mass Appraisal Process (Refereed) TONY LOCKWOOD and PETER ROSSINI
4:20 PM	Perspectives on Debt and its Global and National Implications for Property JANET O'HARA	The Future of Property Education in Australia (Refereed) DAVID PARKER	Can Accessibility Offset Nimby Effect On Property Values – A Case Study Of Taipei Songshan Airport OLIVER F. SHYR, KUOSHUAN LIN, LIANGYU WANG and DAVID E. ANDERSSON	“Geco” – Nowcasting based on online consumer sentiment data: The case of UK’s national and regional housing markets (Refereed) MANUEL KAESBAUER and RALF HOHENSTATT	Measuring the Effective Property Tax Rates for Local Districts of Taipei City WEN-CHIEH WU
4:40 PM		Influencing Real Estate Thought and Decision-Making Through Research and Education: The Past, Present, and Future of ARES STEPHEN A. PYHRR, MICHAEL J. SEILER and LARRY E. WOFFORD	Effects of Property Channel On Real Estate Market in China – Case of Guangzhou, China (Refereed) HUI HUANG and XIN JANET GE	Housing Affordability and University Students: Low Socio-Economic Status and Locational Accessibility To Higher Education (Refereed) RICHARD REED	
5:45 PM	Buses depart from North Terrace outside the Hawke Building for Conference Dinner at the Adelaide Zoo				
6:00 PM	Pre-dinner drinks with Pandas				
7:00 PM	Conference dinner and presentations				
	Last bus leaves just before 12 midnight but some will leave earlier for those who have Wednesday morning sessions				

Wednesday 18th January 2011

7:30 AM PRRES Board Meeting - Aroma Café

8:30 AM Registration (Hawke Building Level 5 Foyer)

8:50 AM Welcome for Industry Day including RICS presentation (Bradley Forum - Hawke Building level 5)

9:20 AM Keynote speakers (Bradley Forum - Hawke Building level 5) - Martin Haese, Managing Director Retail IQ; David Smith, Director Residential Energy Efficiency Team, Renewables & Energy Efficiency Division, DCCEE, Canberra

10:40 am to 11:10

Morning Break

11:10 am to 12:30

Parallel Papers Session 7

Wednesday 18th

Start Time	Bradley Forum - Place Chair <i>Lucy Craddock</i>	Hawke Building 6-09 Housing Affordability <i>Lyndall Bryant</i>	Hawke Building 6-11 Planning <i>Sacha Reid</i>	Hawke Building 6-03 Housing Markets <i>Henning Bjornlund</i>	Hawke Building 6-12 Sustainability <i>Geoff Page</i>
11:00 AM	Place and Space: Community in the Internet Economy and What This Will Mean for Property (Refereed) LUCY CRADDUCK	Growing Affordable Housing For Women JUDY LINE and KAREN JANISZEWSKI	"Aerotropolis" - Impact on Urban Growth and Future City Development JUDITH CALLANAN	A Study of Two Leading Property Indicators, Time on the Market and Sales Volumes BOB HARGREAVES	Residential Sustainability Performance and Mandatory Disclosure Practices (Refereed) TIMOTHY O'LEARY
11:20 AM	Suburbs and Their Distinctive Personalities: Implications To Place Branding DEBORAH LEVY, CHRISTINA LEE and CRYSTAL SHEAU FEN YAP	Identifying Home Ownership Rates & Propensities to Purchase for Female Households in Australia (Refereed) VALERIE KUPKE, PETER ROSSINI and SHARON YAM	Involving Existing Owners in Increasing Property Values Through Urban Renewal: A Case Study Approach MIKE HEFFERAN	The Influence of Sales Method on Mortgagee Sales Prices in Auckland, New Zealand MICHAEL REHM	Coastal Mapping of Private Property Rights in a Climate-Impacted Future JOHN SHEEHAN
11:40 AM	Day&Night/Night&Day (Refereed) ANDREW WALLACE	Social Sustainability Through Affordable Housing In South Australia ALICE LAWSON	TOD Development in Theory and Practice: The Case Of Albion Mill (Refereed) S. HUSTON, S. DARCHEN, B. O'NEILL and E. LADOUCEUR	Synchronisation and Commonalities in Metropolitan Housing Market Cycles: An Empirical Investigation of Australia ALEXEY AKIMOV, SIMON STEVENSON and JAMES YOUNG	Win-Win Environment and Economic Strategies: A Review On 10 Countries' Housing Policies To Combat Climate Change RITA YI MAN LI
12:00 PM	Understanding the Role of 'Place' in Office Location Decisions (Refereed) PAMELA WARDNER	An Investigation into Service Delivery Models for Affordable Rental Housing in Australia BRETT MCAULIFFE		How to Avoid Another Housing Bubble; And What to do if it Happens Anyway (Refereed) STEPHEN F. THODE and ROBERT CULP	The Environmental Performance of Certified Green Buildings in Australia JEREMY GABE

12:30 to 1:30 PM

Mid Day Break

1:30 pm to 2:50**Parallel Papers Session 8****Wednesday 18th**

Start Time Chair	Bradley Forum – Property Investment/Finance <i>Jeremy Gabe</i>	Hawke Building 6-09 Property Development <i>Tony Lockwood</i>	Hawke Building 6-11 Valuation <i>Vince Mangioni</i>	Hawke Building 6-03 Housing Markets <i>Michael Rehm</i>	Hawke Building 6-12 Sustainability <i>Georgia Warren-Myers</i>
1:30 PM	Sustainability Index: constructing investment performance indices for commercial green buildings in Australia DREW A SLATER, ANTHONY J DE FRANCESCO and PETER F MCGUINNESS	Attitudes, Perceptions and Practices of Contractors towards Quality Related Risks in South Australia MOHAMMAD ANISUR RAHMAN AND NICHOLAS CHILESHE	A Capability Approach to Real Estate Valuation and Value Enhancement JANEK RATNATUNGA and DAVID PARKER	First Home Owner’s Grants (FHOG) and Australian Housing Price Volatility RICHARD REED and CHYI LIN LEE	Climatic Influence on Life-cycle Investing for Sustainable Refurbishments in Australia (Refereed) ECKHART HETRZSCH and CHRISTOPHER HEYWOOD
1:50 PM	Assessing the Investment Performance of Green Commercial Property in Australia JOHN MacFARLANE, GRAEME NEWELL, NILS KOK and ROGER WALKER	Examining Developer Actions That Embed Protracted Conflict and Dysfunctionalism in Staged Multi-Owned Residential Schemes NICOLE JOHNSTON	GST Perspectives and Real Property (Refereed) HERA ANTONIADES	Prefabricated Housing and the Implications for Personal Connection (Refereed) DAMIAN MADIGAN	The Effect of Sustainability on Commercial Building Choice GEMMA PETERSON and DEBORAH LEVY
2:10 PM	The Role of Hotel Investment in a Mixed Direct Property Portfolio: The Case for Australia ANTHONY J DE FRANCESCO & PETER F MCGUINNESS	The Role of Software in Property Development DAVID PARKER	Defining The Role Of Valuations In Mortgage Lending (Refereed) VINCE MANGIONI		Increasing Investment in Sustainability: Marketing Sustainability Through Demonstrating the Change in Market Perception GEORGIA WARREN-MYERS
2:30 PM Conference Closing (Bradley Forum - Hawke Building level 5)					
2:45 PM Afternoon Tea and Coffee					