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The Economics of Housing

The Housing Wealth of Nations



EDITED BY

Susan J. Smith and Beverley A. Searle

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The Blackwell Companion to the Economics of Housing

The Housing Wealth of Nations

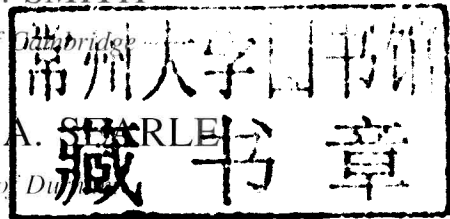
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Tony Dalton divides his working time between research leadership and management as a Dean of Research for the Portfolio of Design and Social Context and a researcher with the AHURI/NATSEM Research Centre. His primary research interest is in the area of housing and social policy with a focus on the changing nature of housing markets and policy and its distributional outcomes in a period of social and economic restructuring. His research interests in the area of housing are closely connected to his long-term participation in nongovernment sector policy work and advocacy through Shelter, ACOSS, Hanover Welfare and Housing Justice Roundtable. Recently Tony has extended his housing research to begin to consider policy issues associated with improving the environmental performance of housing. Tony's other key research interest is in policy making processes. Better understanding of the ways in which policy is made can potentially assist advocates to better understand the workings of various policy communities and contribute to democratizing policy making processes.

John Edwards the founder of Residex Pty Limited, Australia's oldest housing statistical research company. Twenty plus years ago John was responsible for developing and implementing an insurance base public housing investment model which provided risk removal for investors by implementing a swap based policy between inflation and house price growth. The process required the development of a House Price Index and resulted in Residex developing and making public the first robust Housing Index in Australia. The index was a Repeat Sales Index. The research process under the guidance of John resulted in Residex releasing Australia's first Automated Valuation in 1993. Today Residex is the holder of numerous patents which all, in some way involve the housing market. The Residex data bases holds data for all of Australia and in some states extends back as far as 1865. John has used this to allow the development of predictive models which have allow him and his staff to often make calls on market events long before others. The current (2008) collapse in the market was identified by Residex as very likely and its investor base was advised of the probability of the event as early as 2003. Among the many Patents is a unique design for a Shared Equity Product which is very different to anything currently available in the world. John continues to work on it and it remains a principal plank of his company's future business plan. John has used the Residex technology to develop for Residex a high profile and today is a highly respected Real Estate Commentator. The information generated by Residex is used by government institutions such as the Reserve Bank, Federal Treasury, major financial institutions and the Real Estate industry.

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