Dr Olayiwola Oladiran, MRICS, SFHEA

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PROFILE:

Olayiwola is a Lecturer in Real Estate, Lead Shef.AI Urban Interest Group and co-lead Innovation and Education Interest Groups at the University of Sheffield, UK. He holds a PhD in Real Estate and Urban Economics, an MSc in International Real Estate Investment and Finance, and a BTech in Estate Management. His current research focuses on innovation and digital technology within the built environment and his research output has been published in top-tier journals. He has also presented at international conferences in North America, Asia, Europe and Africa.

Ola is an RICS Chartered Surveyor (MRICS) and a Senior Fellow of the Higher Education Academy (SFHEA). His previous and current teaching portfolio covers postgraduate and undergraduate modules in PropTech and Real Estate Innovation, Housing Markets and Policy, Commercial Real Estate Practice, Asset and Portfolio Management, Property Management and Agency, Housing Markets and Policy, Real Estate Economics, Urban Analytics, Building and Construction Economics, Applied Analytical Methods, Built Environment Law, Property Development, Property Investment Appraisal and Valuation. Ola is skilled in statistical modelling and data analysis with proficiency in Stata, SPSS, and Microsoft digital packages; he is enthusiastic about enhancing social, environmental and economic efficiency in various aspects of society.

EDUCATION & TRAINING

EDUCATION

PhD Real Estate, Henley Business School, University of Reading, UK   2019

- Scholarship (approximately £95,000- full funding by the School of Real Estate and Planning, University of Reading)

Thesis topic: Essays on Migration and Housing
- **Core research areas:** Housing markets, urban economics, and migration: application of econometric techniques
- **Research Summary:** The research focused on developing conceptual, theoretical, and empirical models to analyse the link between migration, housing, and urban markets.

MSc International Real Estate Investment and Finance (Distinction), Nottingham Trent University, UK   2016
- Africa Scholarship Winner 2015 (£6,000 tuition fee discount)
- Dissertation Topic: An Analysis of Factors Influencing Residential Real Estate Finance in Nigeria

Modules: International real estate markets; Real estate economics; Real estate investment and finance; Real estate valuation; Research methods; Professional practice

B-Tech Estate Management, Federal University of Technology, Minna, Nigeria   2007
- Dissertation topic: Problems and Prospects of Facilities Management in Public Multi-purpose Commercial Properties in Minna, Nigeria

Key modules: Real estate valuation; Property management; Property taxation and Land economics

TRAINING/SHORT COURSES

Artificial Intelligence Concepts, University of Oxford, UK   2024
- Units (modules): 1. What is Intelligence? 2. AI and Society; 3. Systems and Agents; 4. Logic and Language; 5. Expert Systems; 6. Connectionist Models; 7. AI in the 21st Century; 8. Data Science and AI; 9. Machine Learning and AI; 10. Testing AI Systems.

RESEARCH, PUBLICATIONS & PUBLIC ENGAGEMENT

Research Grants and Projects

Project Title: Blended Working Models (BWM): analysing contemporary workspace use and developing models for blended workspace planning and management; **Value**: £119,870.00; **Funding body**: The British Academy Innovation Fellowship- Researcher-led (IF2324\240082). **Role**: Principal Investigator (PI); Ongoing.

Project Title: Regulatory Framework for Generative AI Adoption in Higher Education; **Value**: £49,972; **Funding body**: Innovate UK Regulatory Science and Innovation Networks- Discovery phase (Project number 10110860). **Role**: Co-Investigator (Co-I); <u>Completed.</u>

Project Title: PropTech Rating and Assessment System (PRAS): building collaborations to promote excellence in the built environment industry; **Value**: £49,969; **Funding body**: Innovate UK Regulatory Science and Innovation Networks- Discovery phase (Project number 10115065). **Role**: Co-Investigator (Co-I) and Technical Lead (consultant); <u>Completed.</u>

Project Title: Developing an Integration Framework for PropTech Education; **Value**: £10,000; **Funding body**: University College of Estate Management (UCEM) Samuel Harold Research Prize 2020. **Role**: Principal Investigator (PI)- <u>Completed</u>

Project Title: Intelligent Care for Urban Living (iCUL); **Value**: £500,000; **Funding Body**: Innovate UK. **Role**: Research Analyst- <u>Completed</u>

Project Title: Generation and Immigration Housing Preferences in the UK and US; **Value**: £992; Funding Body: University of Reading ESRC Pump-priming grant. **Role**: Co-Investigator (CI); <u>Completed.</u>

Editorials and Reviews

- **Guest Editor,** Journal of European Real Estate Research- Special Issue on Digital Technology and Innovation in Real Estate

- **Reviewer,** Housing Studies, Applied Economics, Journal of European Real Estate Research, Property Management, International Journal of Housing Markets and Analysis and SAGE Open

Journal Publications

Dauda, J., **Oladiran, O**. Sutherby, C., and Adebayo, J. (2024). Critical Barriers and Prospects of the Adoption and Utilisation of Digital Technology in Building Surveying. *Journal of European Real Estate Research*. *Forthcoming.*

Jewell, S., Nanda, A., and **Oladiran, O**. (2024). Did 2004 EU Expansion Matter to New Migrants' Housing Tenure and Settlement Choices in England? *The Manchester School. In Press. (DOI:* <u>https://doi.org/10.1111/manc.12496</u>*).*

Akinsomi, O., **Oladiran, O**., and Kaseka, Z. (2024). COVID-19 Outcomes: exploring the footprints of the pandemic on the office market in Johannesburg, South Africa. *Journal of Corporate Real Estate. (DOI:* <u>https://doi.org/10.1108/JCRE-08-2023-0035</u>*).*

Oladiran, O., Hallam, P., and Elliott, L. (2023). An Analysis of the COVID-19 Pandemic and Office Demand Dynamics. *International Journal of Strategic Property Management, 27(1), 35-49. (DOI:* <u>https://doi.org/10.3846/ijspm.2023.18003</u>*).*

Dauda, J., Ajayi, S., Omotayo, T., **Oladiran, O**., and Ilori, O. (2023). Implementation of Lean for Small and Medium-sized Construction Organisational Improvement. *Smart and Sustainable Built Environment, DOI: https://doi.org/10.1108/SASBE-10-2022-0233).*

Oladiran, O, Sunmoni, A., Ajayi, S., Guo, J, and Muhammad, A. (2023). What attributes are important to UK University Students in their Online Accommodation Search? *Journal of European Real Estate Research, 16(1), 120-151. (DOI: https://*<u>doi.org/10.1108/JERER-03-2021-0019</u>*).*

Nanda, A and **Oladiran, O**. (2022). What Factors Drive Global Migration Flows? an analysis of global and continental migration patterns. *The Manchester School, 90(6), 648-667. (DOI:* <u>https://doi.org/10.1111/manc.12414</u>*)*

Oladiran, O., Nanda, A., & Milcheva, S. (2019). Why do Natives and Non-natives have different Housing Outcomes? Evidence from Britain. *International Journal of Housing Markets and Analysis*, 12(2), 298-329. (DOI: <u>https://doi.org/10.1108/IJHMA-10-2018-0084</u>).

Report(s)

Oladiran, O, Nanda, A. (2021). PropTech Education Integration Framework: integrating innovation and digital technology in real estate higher education. *University College of Estate Management (report)*

Journal Publications under review

Oladiran, O, Schmidt, C. and Sunmoni, A. Age at Arrival and Immigrants' Housing Tenure: Evidence from the UK? *Housing Studies*.

Dauda, J., Tutt, A., Ajayi, S., Adebisi, W., Saka, A., **Oladiran, O**. Oyegoke, A., and Jagun, Z. Driven Analysis of Barriers to Net Zero Practises in the UK Construction Sector: A Multidisciplinary Approach Using Clustering and Topic Modelling. *Energy and Built Environment*.

Book(s)

Oladiran, O., and Dickins, L. (2024). PropTech and Real Estate Innovations: A Guide to Digital Technologies and Solutions in the Built Environment, First Ed., Routledge, Abingdon, Oxford. https://doi.org/10.1201/9781003262725.

- Chapter 1: Background and Introduction to PropTech and Innovation in Real Estate.
- Chapter 2: Digital Technological Tools and Real Estate Applications
- Chapter 3: Real Estate Digital Transformation, and PropTech Investment and Finance
- Chapter 4: Digital Technology and Innovation in Planning, Land Management and Urban Management
- Chapter 5: Digital Technology and Innovation in Real Estate Development, Construction, Management & Maintenance
- Chapter 6: Digital Technology and Innovation in Real Estate Funding, Finance and Investment
- Chapter 7: Digital Technology and Innovation in Real Estate Valuation and Appraisal
- Chapter 8: Digital Technology and Innovation in Real Estate Brokerage, Agency, Marketing and Other Allied Services.
- Chapter 9: Core Stakeholders, Enablers and Systems of Growth and Development in Real Estate Digital Technology and Innovation
- Chapter 10: Summary and Conclusion: The Future of Real Estate Digital Technology and Innovation

Book Chapters

Oladiran, O, D'Arcy, E., Adebayo A, and Dyer, R. (2024). Gamified Learning in Real Estate Pedagogy. In: The Future of Real Estate Education Series: Volume 1: Fun in the Classroom with Experiential Learning. *Routledge. In review*

Oladiran, O, Boyce, G., Oyedokun, T., and Staton, A. (2024). Generative AI in Real Estate Pedagogy. In: The Future of Real Estate Education Series: Volume 2: Technology and Innovation in the Real Estate Classroom. *Routledge. In review*

Working Papers

How is Immersive Virtual Reality Influencing University Students' Accommodation Selection in the UK?

Digitising Architecture, Engineering and Construction (AEC) Sector in Developing Countries: Perspective from AEC professionals in Nigeria.

Analysing the Asymmetry in PropTech Investment Capital.

An Analysis of UK Purpose-Built Student Accommodation pricing: a hedonic approach.

Conference Papers (Refereed)

Oladiran, O., Schmidt, C., and Sunmoni, A. (2022). Age at Arrival and Immigrants' Housing Tenure: evidence from the UK? In Proceedings of the American Real Estate and Urban Economics Association International Conference, Dublin, 6-9 July 2022

Oladiran, O., Jewell, S., and Nanda, A. (2019). Do Migration Policies Affect the Locational Choices of Immigrants? Evidence from the UK. In Proceedings of the 26th European Real Estate Society Conference, Cergy, France, 2-6 July 2019.

Nanda, A., Jewell, S. and **Oladiran, O**. (2019). Do Migration Policies Affect Residential Tenure Choices of Immigrants? Evidence from the UK. In Proceedings of the 26th European Real Estate Society Conference, Cergy, France, 2-6 July 2019.

Oladiran, O., Jewell, S., and Nanda, A. (2019). Liberalised Migration Policies and Housing Outcomes: Evidence from the 2004 EU expansion and the UK immigration. In Proceedings of the American Real Estate and Urban Economics Association International Conference, Milan, Italy, 24-26 June 2019.

Conference Papers (non-refereed)

Oladiran, O. Muhammad, A. and Devaney, S. (2023). Analysing the Asymmetry in PropTech Investment Capital. In Proceedings of the European Real Estate Society Conference, London, 12-15 June 2023.

Oladiran, O. and Nanda, A. (2021). PropTech Education Integration Framework. In Proceedings of the European Real Estate Society Conference, Kaiserslautern, Germany, 2-5 June 2021 (online).

Oladiran, O., Sunmoni, A., and Ajayi, S. (2021). What Property Attributes are Important to UK University Students in their Online Accommodation Search? In Proceedings of the Joint Real Estate Congress by the Asian Real Estate Society, the Global Chinese Real Estate Congress and American Real Estate and Urban Economics Association Conference, Singapore, 18-21 July 2021 (online).

Oladiran, O., Hallam, P., and Elliot, L. (2021). The Relationship between the COVID-19-induced Remote Working and Future Office Space Use. In Proceedings of the 20th African Real Estate Society Conference, Lusaka, Zambia, 8-10 September 2021 (online).

Oladiran, O. and Nanda, A. (2019). Modelling the Effects of Migration on the Housing Market. In Proceedings of the 35th American Real Estate Society Conference, Arizona, USA, 9-13 April 2019.

Oladiran, O., Nanda, A., & Milcheva, S. (2018). Heterogeneity in Housing Tenure Outcomes for Natives and Non-natives in Britain. In Proceedings of the 25th European Real Estate Society Conference, Reading, England, June 2018.

Oladiran, O., Nanda, A., & Milcheva, S. (2018). Heterogeneity in Housing Tenure Outcomes for Natives and Non-natives in Britain. In Proceedings of the American Real Estate and Urban Economics Association International Conference, Guangzhou, China, June 2018.

Oladiran, O., Nanda, A., & Milcheva, S. (2017). Housing Pathways of Natives and Non-natives. In Proceedings of the 24th European Real Estate Society Conference, Delft, the Netherlands, June 2017.

Oladiran, O., Nanda, A., & Milcheva, S. (2017). Housing Pathways of Natives and Non-natives. In Proceedings of the American Real Estate and Urban Economics Association International Conference, Amsterdam, the Netherlands, June 2017.

Public Engagement/Events (non-academic)

Panellist/discussant, London PropTech Show, London 2024. Topic: The Future of PropTech Investment.

Keynote Speaker, CBRE Real Estate Finance Young Professionals Conference, London 2023. Presentation Topic: Overview of PropTech

Chair, University of Sheffield Information School Postgraduate Research Symposium Workshop, Sheffield 2023. Topic: Disseminating and maximizing the practical impact of your research.

Panellist/discussant, London PropTech Show, London 2023. Topic: Decarbonising: becoming sustainable with the latest in PropTech.

Panellist/discussant, PropTech Connect, London 2023. Topic: From Europe to the USA: how to proactively approach the US landscape.

Guest Speaker, Ghana Institution of Surveyors (GhIS) CPD Webinar, Accra Ghana 2023: Topic: PropTech: prospects and challenges in real estate investment, finance and appraisal.

Guest Speaker, PropTech54 Accelerator Programme, Lagos Nigeria 2023. Presentation Topic: Fundamental Concepts and Principles of PropTech and Real Estate Innovation

Guest Speaker, The Annual Estate Management Student Association, Federal University of Technology, Minna, Nigeria Lecture Series, Minna Nigeria 2023. Presentation Topic: Introduction to PropTech

Panellist/discussant, Department of Education, Sheffield Site Festival 2022. Topic: Working Together in a Post-pandemic World

Presenter, 4th Annual Africa Affordable Purpose-Built Student Accommodation Summit, Johannesburg South Africa, 2022.

Panellist, British Property Federation Leeds Regional Forum, 2021.

ACADEMIC & PROFESSIONAL EXPERIENCE

Lecturer, Real Estate and Planning, the University of Sheffield, UK   2021 to present

I provide teaching and learning support to undergraduate and postgraduate students on the real estate, urban studies and planning programmes in the Urban Studies and Planning Department. Among other things, I developed a new PropTech and Real Estate Innovation module, which I am currently leading and delivering, and I am the module leader for several other modules. I have supervised 69 BSc and MSc dissertations/projects. I am also the Year Tutor for Year 1 students and the Study Abroad Tutor in the Urban Studies and Planning Department. Additionally, I am the Shef.AI Urban Interest Group Lead and co-lead Innovation and Pedagogy Interest Groups.

PhD Supervision and mentorship
- **Co-supervisor**: Enes Aydin, Topic: Redefining Socio-spatial Inequalities through Comparative Urban Policy Analysis in London and Berlin
- **Mentor**: Centre for Equity and Inclusion (CEI): I have mentored two PhD students in the last two years as part of the CEI mentorship scheme.

Module Participation:
PropTech and Real Estate Innovations (15 credits, MSc)- Module Leader
Urban Analytics (15 credits, BSc)- Module Convener/leader
Real Estate Planning and Development (15 credits, MSc)- Module Leader
Planning, Viability and Development (20, BSc)- Module Leader
Commercial Real Estate Practice (15 credits, MSc)- Module Leader
International Real Estate Markets (15 credits, MSc)- Lecturer
Real Estate Economics (20 credits, MSc)- Lecturer
Applied Real Estate Valuation (20 credits, MSc)- Lecturer

External Examiner, MSc Real Estate Programmes, Northumbria University, UK   2024 to present

External Examiner, Real Estate Programme, University of Witwatersrand, South Africa   2024 to present

External Examiner, Real Estate and Planning, the University of Johannesburg, South Africa   2021 to present

External Supervisor, University of Witwatersrand, South Africa   2021-2023

Lecturer, Real Estate and Property Management, Leeds Beckett University, UK   2020-2021

I was actively involved in the establishment and accreditation of the new MSc Real Estate course in 2020, particularly the development of the module specification and detailed mapping of the Property Economics and Valuation modules. I was also involved in the curriculum development, planning and delivery of teaching and learning materials in real estate and property management through lectures, seminars and tutorials.

Module Participation: Asset and Portfolio Management (20 credits, BSc)- Module Convener/ Leader; Built Environment and Construction Economics (20 credits, BSc)- Module Convener/ Leader; Property Management and Agency (20 credits, BSc)- Module Convener/ Leader; Built Environment Law (20 credits, BSc)- Tutor; BSc and MSc dissertation supervision (currently 10 students in the 2020/2021 session)

External Supervisor, MSc Real Estate, University of Manchester, UK   2020

I supervised nine (9) MSc dissertations in Real estate in the 2019/2020 session. I guided the students concerning the nature of

their research, provided constructive feedback on the standard of work expected and supported them in developing their research plans. I had periodic meetings with the students where I advised them on how they could improve the quality of their research and written material.

Students' core topics/ research areas include housing and urban markets, real estate investment and development, operational real estate, sustainability in real estate, and international real estate markets.

Teaching Fellow, Department of Real Estate and Planning, University of Reading, UK   2019-2020

I was the module convenor/leader for the Housing Markets and Policy Module for Undergraduate and Postgraduate students. I was responsible for planning, organizing, and scheduling the lectures, tutorials, and teaching activities. I managed the selection of effective teaching methods, materials, assessment, and feedback for the module; and I also provided administrative and academic support for tasks such as field trip support and peer review assessment.

Module Participation:
Housing Markets and Policy (20 credits, MSc)- Module Convener; Housing Markets and Policy (20 credits, BSc)- Module Convener; Real Estate Investment Appraisal and Valuation (20 credits, MSc)- Co-tutor/marker; Real Estate Economics- Projects in Real Estate and Planning (20 credits, BSc)- Assessor/marker

Teaching/Research Assistant, Henley Business School, University of Reading, UK   2016-2019

As the research analyst, I provided research support on the iCUL (Intelligent Care for Urban Living) project at the Centre for Intelligent Places, Henley Business School. I led the data analysis which involved data reconstruction and analysis of approximately 600,000 observations, collected over 26 years.
As a teaching assistant, I was responsible for supporting students; learning and development through the development of lecture materials; preparing lecture slides; and assessing, facilitating and marking students' seminars, presentations, and exam scripts.

Module Participation:
Housing Markets and Policy (20 credits, BSc and MSc); Applied Analytical Methods (20 credits, MSc); Real Estate Economics- Projects in Real Estate and Planning (20 credits, MSc); Business and Professional Values (10 credits, MSc) Investment Appraisal (10 credits, MSc); Real Estate Opportunities, including Manchester and International field trips (20 credits, MSc).

Estate Officer, Federal University of Technology, Minna, Nigeria   2012-2017

I provided technical guidance for real estate and infrastructural development and management at the University. My role included valuation of fixed assets, analysing real estate development proposals submitted by contractors, preparing reports, making presentations to the University management and developing long-term real estate and infrastructural development strategies for the University.

Real Estate Surveyor, Diya, Fatimilehin and Co, Ibadan, Nigeria   2010 - 2012

I was responsible for the property and facilities management of leased residential, commercial, and mixed-use portfolios. I also supervised property maintenance, rent collection, disbursement, record keeping, and communication.

ADDITIONAL EXPERIENCE & VOLUNTEERING

Board Member, Royal Institution of Chartered Surveyors (RICS) Yorkshire and Humber Regional Board   2024 to present
- As a member of the RICS Yorkshire and Humber Regional Advisory Board, I am contributing to the strategic goals of the RICS. I am driving the innovation and digitisation within the built environment agenda and facilitating local member engagement within the region.

ECR Rep, Executive Committee, Dept of Urban Studies and Planning, University of Sheffield   2023- 2024
- I am the ECR representative on the department's Executive Committee where I am actively contributing to strategic decisions about the development of a wide range of programmes.

Conference Support Administrator, European Real Estate Society Conference Reading   2018

- I managed conference communication and social media platforms before and during the conference and I was responsible for the conference logistics, organisation of the non-academic events, and liaising with caterers and internal stakeholders regarding the running of the conference.

Student Volunteer, Launchpad Reading, United Kingdom   2016 - 2017
- Part of a drop-in team at Reading that offered free advice, guidance, and support to individuals in the community who had housing-related challenges such as homelessness, tenancy sustainment, and crisis intervention.

DIGITAL SKILLS AND PROFICIENCY

- Stata (advanced), SPSS (proficient) and Python (basic)
- Microsoft Office packages and digital interactive learning tools.
- Analytic techniques and estimations such as PPML, OLS, probit, logit, panel regression, multinomial regression, regression discontinuity design, difference-in-difference techniques, hedonic regression, propensity score matching, kernel matching, nearest neighbour matching, and radius matching
- Proficient in the use of online teaching and learning interactive tools.

AWARDS, PRIZES, SCHOLARSHIPS AND TRAVEL GRANTS

- Nominee, Property Awards Young Property Personality of the Year 2024
- Winner, UK PropTech Association (UKPA) Special Achievement Award, 2022
- Winner, 2020 UCEM Harold Samuel Research Prize (£15,000); PI on the project "PropTech Education Integration Framework"
- Fully funded PhD by the School of Real Estate and Planning, University of Reading. This included an annual 100% tuition fee discount (£16,000) and £15,000 living stipend (total sum of £93,000).
- 26th European Real Estate Society Conference, Cergy, France, 2-6 July 2019 (€750).
- 35th American Real Estate Society Conference, Arizona, USA, 9-13 April 2019 ($700).
- 25th European Real Estate Society Conference, Reading, England, June 2018 (£350 registration fee waiver).
- Acton University Conference 2017, Grand Rapids, Michigan, United States ($1,000)
- Africa Scholarship Winner 2015 for School of Architecture, Design and Built Environment Studies, Nottingham Trent University, UK. This was a 50% tuition fee discount for £6,000.

SCHOLARLY MEMBERSHIPS

- Royal Institute of Chartered Surveyors (RICS), Chartered Surveyor
- Higher Education Academy- Senior Fellow (SFHEA)
- Urban Economics Association – Member
- American Real Estate and Urban Economics Association – Member
- Society of Property Research (SPR)- Member
- American Real Estate Society (ARES)- Member
- European Real Estate Society (ERES)- Member
- Estate Surveyors and Valuers Registration Board of Nigeria- Registered and Licensed (RSV)
- Nigeria Institution of Estate Surveyors and Valuers- Associate (ANIVS)
- Nigerian Institute of Management (NIM)- Graduate member

REFERENCES

Available on request