

## Cameron K. Murray

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### CONTACT INFORMATION

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Profile: Google Scholar  
**Updated: July 2023**



### EDUCATION

**University of Queensland**, Brisbane, Australia

Ph.D., Economics, 2016

- Thesis: *When reciprocity becomes backscratching: An economic inquiry*
- Advisors: Paul Frijters and Marco Faravelli

**Queensland University of Technology**, Brisbane, Australia

M.Sc., Economics, 2008

- Thesis: *New insights into rebound effects: Theory and empirical evidence*

B.Sc., Property Economics, December 2005

- Specialist areas include property markets, urban development and valuation.

### RESEARCH INTERESTS

Urban economics, housing policy, groups and networks, corruption, environmental policy, evolutionary economics, experiments, and contemporary economics teaching.

### BOOKS

Rigged: How networks of powerful mates rip off everyday Australians. *Allen & Unwin*. 2022. With P. Frijters. (This is a second edition of *Game of Mates: How favours bleed the nation*, first released in 2017 with over 11,000 copies sold)

Game of Homes: Why you've been lied to about the economics of housing and why it matters. *Allen & Unwin*. February 2023 release.

### REFEREED JOURNAL ARTICLES

Land as airspace: How rezoning privatizes public space (and why governments should not give it away for free). Forum article forthcoming at *Housing Policy Debate*. With J. Gordon. OSF Preprints. <https://osf.io/v89fg/>

Evidence-lite zone: The surprisingly weak evidence behind the economic case against planning. Forthcoming at *Town Planning Review*. With P. Phibbs. OSF Preprints. <https://osf.io/69m23/>

Ownership illusions: When ownership really matters for economic analysis. With Tim Helm. Forthcoming at *Real World Economic Review*.

We zoned for density and got higher house prices: Supply and price effects of upzoning over 20 years. With M. Limb. *Urban Policy and Research*. 2022.

A housing supply absorption rate equation. *The Journal of Real Estate Finance and Economics*. 2022

When homes earn more than jobs: The rentierization of the Australian housing market. *Housing Studies*. 2021. With Josh Ryan-Collins

Is transparency an anti-corruption myth? *Journal of Behavioral Economics for Policy*. 2021. With Frijters, P. and M. Schaffner.

Land value is a progressive and efficient property tax base: Evidence from Victoria. *Australian Tax Forum*. 2021. With J. Hermans.

The Australian housing supply myth. *Australian Planner*. 2021.

Marginal and average prices of land lots should not be equal: A critique of Glaeser & Gyourko's method for identifying residential price effects of town planning regulations. *Environment and Planning A: Economy and Space*. 2020.

Time is money: How landbanking constrains housing supply. *Journal of Housing Economics*. 2020.

The city under COVID-19: Podcasting as digital methodology. *Journal of Economic and Social Geography*. 2020. With D. Rogers et. al.

A theory of return-seeking firms. *Australian Economic Papers*. 2019. With B. Markey-Towler.

Developers pay developer charges. *Cities*. 2018.

The back-scratching game. *Journal of Economic Behavior and Organization*. 2017. With P. Frijters & M. Vorster

Light rail, land value, and taxes. *Economic Record*. 2017.

Clean money in a dirty system: Relationship networks and land rezoning. *Journal of Urban Economics*. 2016. With P. Frijters.

What if consumers decided to all 'go green'? Environmental rebound effects from consumption decisions. *Energy Policy*. 2013.

SUBMITTED  
JOURNAL  
ARTICLES

What's the rush? New housing market absorption rate metrics and the incentive to slow housing supply. Under review at the *Journal of Regional Science*. OSF Preprints. <https://doi.org/10.31219/osf.io/xscg5>

HouseMate: A proposed national institution to build new homes and sell them cheap to any citizen who does not own a home. 2022. Under review at the *Australian Economic Papers*. OSF Preprints. <https://osf.io/nxq2u/>

OTHER WORKING  
PAPERS

Do political donations buy reputation in an elite gift-exchange game? 2020. OSF Preprints. <https://osf.io/fc9rt/>.

EXPLAINERS AND TEACHING MATERIALS Feasibility guide for town planners: Density must be viable as well as allowable. The Henry Halloran Trust. 2020. <https://osf.io/62wsn/>

Explainer: Planning and building approvals. The Henry Halloran Trust. 2023  
<https://osf.io/8tb7v/>

Explainer: Rental price and vacancy metrics. The Henry Halloran Trust. 2022  
<https://osf.io/nv596/>

Explainer: Taxing rezoning windfalls (betterment). The Henry Halloran Trust. 2021.  
<https://osf.io/n78m4/>

Explainer: Bad housing supply assumptions. The Henry Halloran Trust. 2021.  
<https://osf.io/4jmb8/>

Explainer: Do taxes on property cause high house prices? No. The Henry Halloran Trust. 2021  
<https://osf.io/nv596/>

AWARDS	Planning Champion Award Planning Institute of Australia	2021
	Planning Champion Award Planning Institute of Australia, New South Wales	2020
	Dean’s Award for Outstanding Higher Degree by Research Theses University of Queensland	2016
	Winner, Three Minute Thesis, UQ Faculty of Business, Economics and Law University of Queensland	2014
	Outstanding Masters Thesis Prize Australian Agricultural and Resource Economics Society’s (AARES)	2010
	Research scholarship: Institute for Sustainable Resources. Queensland University of Technology	2008
	FKP Scholarship for high achieving final year student in Property Economics	2004
	Department of Public Works, Building Division Prize in Property Economics	2004
	REIQ Prize in Property Economics for highest GPA	2003

PRESENTATIONS	<i>Invited speaker</i>	
	● Panellist: Housing Round Table. Per Capita.	Jul 2022
	● Panellist: A long term view of today’s housing crisis. Oxfam.	Nov 2022
	● Panellist: Sustainable solutions to the housing crisis. QUT.	Oct 2022
	● Panellist: Housing affordability. Youth Futures Summit.	Jun 2022
	● Keynote: HouseMate proposal. Gentle Thinkers	May 2022
	● Keynote: UQPPES Statecraft Autumn Lecture	Mar 2022
	● Panellist: The dynamics of trust. Urban Change Initiative	Oct 2021
	● Panellist: Land of mates and favours. Adelaide Writers Festival	Mar 2021
	● Webinar: Spotting bad housing economics. Festival of Urbanism	Nov 2020
	● Webinar: Feasibility for town planners. Henry Halloran Trust	Aug 2020
	● Webinar: Should we blame planners for house prices? PIA NSW.	Jul 2020
	● Keynote: Sustainable Prosperity Conference. University of Adelaide.	Jan 2020
	● Workshop: Building Australia—Big or small? ANU, ADC Forum	Nov 2019

- Keynote: Inaugural Brouhaha, Gold Coast Nov 2019
- Keynote: UDAL Brisbane Conversations—Affordable housing Aug 2019
- Chair & Keynote: Fraud & Corruption Prevention in Government. ACT Jun 2019
- Workshop: Economics of housing myths. Community Housing NSW Oct 2018
- Keynote: 127th Annual Henry George Dinner. Prosper Australia Sep 2018
- Keynote: Inaugural DBS Deans Seminar. Deakin Business School May 2018
- Panellist: Zoning and house prices. University of Sydney May 2018
- Keynote: Australian Public Sector Anti-Corruption Conference. Sydney Nov 2017
- Keynote: Queensland Landcare Awards. Nov 2017
- Keynote: Accountability and The Law Conference. Canberra Aug 2017
- Panellist: Inequality in Australia. Australian Conference of Economists. Jul 2017
- Keynote: Housing Affordability Symposium. Sustainable Australia. Mar 2017
- Keynote: Festival of Urbanism, University of Sydney. Sep 2015
- Keynote: Economics in Environmental Law, EDO QLD Oct 2012

#### *Conference presentations*

- Absorption rate metrics. Australian Conference of Economists, Hobart. July 2022
- Planning Institute of Australia, NSW Conference, Sydney. Sept 2019
- ACT's land rent scheme. National Housing Conference, Darwin. Aug 2019
- How landbanking constrains housing supply. ACE. Jul 2019
- Keynote: Australasian Housing Researchers conference. Griffith Uni. Jun 2018
- Keynote: Cooperation for exploitation conference. WU Vienna. May 2018
- Clean money, dirty system. Australian Conference of Economists. Jul 2015
- Whose back are you scratching? PhD Conference in Economics, Monash. Nov 2014
- The back-scratching game. ACE. Jul 2014
- Rent-seeking, networks and groups. ACE. Jul 2013

## ENGAGEMENT

### Articles at *The Conversation*

- How mates and grey corruption rig the political game Aug 2022
- The Singapore-inspired housing idea that could cut costs 50% Jan 2022
- Zoning isn't to blame for Australia's house prices. With Mark Limb. Mar 2021
- When houses earn more than jobs. With Josh Ryan-Collins. Aug 2020
- Our states are crying poor. They wouldn't if they charged for rezoning. Aug 2020
- Superannuation isn't a retirement income system—we should scrap it. Feb 2020
- The Game of Homes: how the vested interests lie about negative gearing. Mar 2019
- Stamp duty fever: Bad economics of swapping stamp duty for land tax. Nov 2018
- Land rent: The ACT's excellent idea for making housing cheaper. Sep 2018
- On grey corruption and the 'Game of Mates' (Podcast). Aug 2017
- Gold Coast light rail study puts a figure on value capture's potential. Sep 2016
- Modelling for major roads at odds with driver behaviour. Aug 2016
- Developers pay developer charges, that's why they argue against them. Sep 2015
- Four ways we can clean up corruption in land rezoning. Jun 2015

### Consulting research reports

- The economic incidence of developer contributions 2022  
*Auckland City Council*
- Reimagining the economics of public housing at Waterloo 2022  
*Shelter NSW*
- Anticompetitive and outdated: The \$250 million economic cost of Standards Australia's AS1546.3:2017 *Advanced Enviro-Septic.* 2020
- Scrap Superannuation. 2020  
*Fresh Economic Thinking*
- Trophy hunters are conservation beneficiaries, not financiers. 2020  
*Humane Society USA*

- Three Economic Myths About Population Ageing. *Sustainable Australia Party* 2019
- Unspoken alternatives to expensive housing. *The Australia Institute and Prosper Australia* 2018
- The consequences of fiscal austerity in WA. *Centre for Future Work* 2018
- A Korean dog meat industry compensation scheme proposal. *Humane Society International* 2018
- Submission to Petroleum Resource Rent Tax (PRRT) review. *Prosper Australia* 2017
- The First Interval: Evaluating ACT's Land Value Tax Transition. *Prosper Australia* 2016
- The Lion's share? On the economic benefits of trophy hunting. *Humane Society International* 2016

Submissions and appearances, government inquiries

- Senate Inquiry into the The worsening rental crisis in Australia 2023
- Senate Inquiry into the Housing Affordability Future Fund 2022
- Review of lobbyist regulation. Integrity Commission Tasmania 2022
- Parliamentary Inquiry into Housing Affordability and Supply. 2021
- NSW Parliamentary Inquiry in Infrastructure Contributions (value capture). 2021
- NSW Housing Strategy. 2020
- NSW Review of infrastructure contributions. 2020
- Australian Treasury: Retirement income system review. 2020
- NSW ICAC: The regulation of lobbying access and influence in NSW 2019
- Senate Inquiry: Australia's oil and gas reserves. 2019
- IPART review of NSW local government rating system. 2019
- Using value capture to deliver major land transport infrastructure (DIRD). 2017
- Senate Inquiry: Personal choice and community impacts 2016
- Parliamentary Inquiry. Inquiry into homeownership. 2015
- Senate Inquiry: An inquiry into affordable housing. 2014
- Senate Inquiry: Inquiry into the Clean Energy Amendment 2012

Expert witness on corruption in the town planning system

- Victoria IBAC Operation Sandon 2020
- Queensland CCC Operation Belcarra 2017

Ongoing social media, blogs, web, and media contributions

- Twitter. <https://twitter.com/DrCameronMurray> >15,000 followers
- FET. <http://www.fresheconomicthinking.com> >600 articles
- MacroBusiness. <http://macrobusiness.com> >200 articles
- Plus weekly radio, podcast, or television interviews.

WORK  
HISTORY

- Post-Doctoral Research Fellow, *Henry Halloran Trust, University of Sydney* Aug 2019–
- Strategic Economic Advisor *Greater Sydney Commission* Mar–Jun 2021
- Visiting Scholar, *Henry Halloran Trust, University of Sydney* 2018–19
- Senior Economist, *The Australia Institute* Mar-Sep 2018
- Economics Consultant, *Economists at Large* 2016–19
- Lecturer & Course Coordinator (sessional), *University of Queensland* 2015–18
- Analyst, *Queensland Competition Authority* 2010–11  
Reviewed council developer charges calculations; monitored rail access regimes.

	Economist, <i>Department of Environment &amp; Resource Management</i> 2008–10 Queensland liaison officer to the Murray-Darling Basin Authority (MDBA) for socio-economic analyses. Conducted farm impact analysis and stakeholder consultation.	
	Development and marketing analyst, <i>Metroplex</i> 2006 Assisted in acquisition, design, and application stages of an industrial project.	
	Jobs in the real world 1998–2006 Big W—Checkout chap; 7-Eleven—Assistant Manager; Rendezvous Restaurant (Whistler)—Kitchen hand; Manpower Canada—construction labourer, security guard, steelworker; Harcourts—Real estate agent; FKP—Development assistant.	
TEACHING EXPERIENCE	<i>Professor (consultant)</i> , Economics for Managers. 2022– MBS College Executive MBA program, Saudi Arabia	
	<i>Workshop presenter</i> , Property Economics for Planners - An Introduction. 2020-22 Planning Institute of Australia	
	<i>Course Coordinator and Lecturer</i> <i>Student rating (out of 5)</i> School of Economics, The University of Queensland.	
	ECON7560 - Globalisation and Economic Development. Sem 1, 2018 4.4	
	ECON7001 - Foundations of Macroeconomics. Sesm 1 & 2, 2017 4.3	
	ECON7040 - Macroeconomic Analysis. Sem 1, 2017 4.3	
	ECON1110 - Australian Economic Institutions. Sem 2, 2017.	
	ECON7012 - Business Economics (MBA course). Sem 2, 2015 & Sem 1, 2017.	
	ECON3430 - Managerial Economics. Sem 2, 2015 (co-taught). 3.4	
	<i>Academic Coordinator (Economics)</i> , Nihon exchange program. 2017–18 Institute of Continuing & TESOL Education, The University of Queensland.	
	<i>Tutor</i> , Queensland University of Technology 2006–08 Subjects: Property Valuation, Dev. Feasibility, Economics, Investment Analysis.	
STUDENT SUPERVISION	Matthew Leman, PhD, <i>Queensland University of Technology</i> , Brisbane. 2023–	
	Alistair Dunlop, Masters in Spatial Planning, <i>TU Dortmund</i> , Germany. 2022–23	
SERVICE	Member, <i>Rethinking Economics</i> . 2017–	
	Treasurer, <i>Sport Climbing Queensland</i> . 2017–22	
	Vice-President, <i>West End Community Association Management Committee</i> . 2019–22	
	Foundation Member, <i>Society for the Study of Cultural Evolution</i> . 2015–21	
	President of Young Economists, <i>Economics Society of Australia</i> . 2015–16	
	Committee Member, <i>Australian Conference of Economists</i> . 2015	
	Student Representative, <i>UQ School of Economics Ethics Committee</i> . 2013–15	
	Working Party Member, <i>Australian Economic Learning Standards</i> . 2012–14	
TECHNICAL SKILLS	MS Office – Excel, Word (advanced), Mathematica (intermediate), LaTeX (intermediate), Wordpress & Blogger (intermediate), R (beginner), Tableau (beginner), Datawrapper (beginner), CORAL Econ multi-platform experiment software (intermediate).	

REFEREING  
ACTIVITY

Urban Policy and Research, Environmental Science & Technology, Energy Policy, Journal of Business Ethics Education, Economic Geography, Journal of the American Planning Association, Property Management, New Zealand Economics Papers, International Journal of Housing Policy, Economic Record, Journal of Real Estate Finance and Economics, Journal of Social Inclusion, Urban Studies.