

Review of: "On the Resilience of Urban Real Estate Development"

Mariusz Sokołowicz¹

¹ University of Lodz

Potential competing interests: No potential competing interests to declare.

The topics addressed in the article are very intriguing but still need improvement, both in structure and sound argumentation of the theses. It's a good idea that the essay is reflective (rather than purely scientific or empirical), but this work needs even more solid argumentation to convince the reader. The best part is the section devoted to briefly comparing the concepts of resilience and sustainability. It is a good starting point for an in-depth comparative analysis of the topic, and this paper can offer it. However, acknowledging it is not research-based but theoretical divagations are worthy at the very beginning of the work.

The weakness of the paper, on the other hand, is that it touches on many threads that are only loosely related to the issue signalled in the title (e.g., the issue of "density vs. dispersion" in urban development, the place-specific safety networks given here on the example of Japan after the earthquakes, or the dilemma of "public sector vs. individual citizens and businesses"). By the way, can citizens be anything other than individuals? In other words, too many threads make the article quite chaotic. It would be worthwhile to list them at the beginning and argue why they and not the others are used for the argument.

It is also worth noting that the "public vs private" debate is very superficial and does not recognise that there has been significant progress on this topic in economic theory or urban economics. Today, we already know that between the "public vs private" are more options (usually community-based and locally unique). Also, the urban commons concept is worth mentioning in this context.

Also very controversial is the indication that authoritarian leadership prioritises saving human lives. This is an idle statement without reference to other works on the subject (political science, economics or management science). There are already studies showing that the matter is not so simple, and factors other than authoritarianism or democratic regimes operate a crucial role here. I recommend, for example, the publication of R. Kleinfeld, Do authoritarian or democratic countries handle pandemics better? Commentary. Carnegie Endowment. March 31, 2020

<https://carnegieendowment.org/2020/03/31/do-authoritarian-or-democratic-countries-handle-pandemics-better-pub-81404>.

In other words, the topic is timely and worth developing, but it requires reference to what has already been said and written on the subject and more text structuring. Without this, elaboration introduces more controversy than solutions.