

# Review of: "The Residential Property Price Impact of Luas Investments"

Chro Ahmed<sup>1</sup>

<sup>1</sup> University of Sulaimani

Potential competing interests: No potential competing interests to declare.

Dear Editor

I hope this message finds you well. I have carefully reviewed the manuscript titled "The Residential Property Price Impact of Luas Investments" for Qeios Journal. Overall, I find the research to be promising, but there are several areas that require attention before it can be accepted for publication. I believe that with the following modifications, the manuscript can be substantially improved within a month's time:

1. **Elevating Language Proficiency and Style:** A meticulous revision is recommended to augment the clarity and coherence of the manuscript's language. Shifting towards a passive voice, as opposed to an active one, will greatly enhance overall readability and scholarly tone.
2. **Revitalizing the Abstract:** The abstract section warrants a comprehensive overhaul. It should not only provide a concise overview of the paper's contributions and novelty, but also spotlight the paramount results that have emerged.
3. **Accentuating Research Significance and Novelty:** It is imperative that the manuscript articulates with precision how the research enriches and propels the existing literature, both within the purview of Irish real estate and on a global scale.
4. **Revamping the Literature Review:** The literature review section necessitates substantial revisions. It should encompass the most recent research endeavors in this domain and expound upon the discernible gaps in the existing literature that this study addresses.
5. **Empirical Analysis Refinement:** In the empirical analysis section, kindly address the following points: i. The assumptions made should be articulated explicitly, along with their underlying rationales and potential repercussions. ii. Given that two models were posited - the Fully Linear Hedonic Pricing Model and the Partially Linear Semiparametric Hedonic Pricing Model - and that their results exhibited minimal divergence, it is imperative to elucidate the reasons for this convergence. iii. Provide intricate insights into the kernel weighting scheme and Robinson estimation procedure for the partially linear parametric model employed in the analysis. iv. Elaborate on the rationale behind the larger estimated pricing impact observed in business district stations compared to non-business district stations.
6. **Comprehensive Conclusion:** The conclusion section mandates a revision to methodically present the research methodology and pivotal findings. Furthermore, it should underscore the advantages of the results and expound upon their far-reaching implications for economic development policy.

I believe that with these meticulous adjustments, the manuscript will undergo a substantial transformation. I eagerly

anticipate the review of the revised version in due course.

Thank you for considering my feedback.

Warm regards,