

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

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Potential competing interests: No potential competing interests to declare.

Tom Kauko, PhD, chose an interesting and relevant topic for this paper. The idea to go with a theoretical framework seems appropriate regarding the research gap in previous research and from the perspective of relevance for future studies. However, the paper structure does not have a common structure of a scientific paper. The methodology description is missing, the discussion is superficial and at times departing from the main focus (real estate topic). Most of the conclusions are based on previous Kauko's research, therefore, this paper does not bring significant novelty. New aspect of the paper is the evaluation of the post-COVID situation, which is not documented by qualitative or quantitative analysis. In addition, the paper requires spelling and stylistic revision. In conclusion, I would not recommend publishing this paper before significant revision. More detailed comments follow.

Resilience vs. Sustainability

This aspect of the paper might appear redundant concerning the research question defined in the introduction. From the very beginning of the paper, it becomes clear that Resilience is the chosen context. Since both topics are already very well established in academia, there is no need to include a discussion on sustainability if sustainability is not the context in which the paper develops. I would suggest using this section only to define Resilience.

Resilience to existing crises

Some of the statements should be supported by the source (reference). Also, this part of the discussion is not related to real estate i.e. to the topic of the paper. One example is the following sentence, which does not bring a clear message "The recovery from any crisis will inevitably shift this balance away from immigration of cheap labour towards automata, which then, in principle, would encourage innovativeness". In general, the relationship between crises, overseas production and real estate remained unclear.

The Covid-19 Crisis

"The most global industries such as travel" – travel is not an industry. Did you mean "tourism"? Anyway, the answer to the firstly asked question in this section is not clear – the reasoning behind the relationship between real estate, localization of economic and social life, and tenants' dependency on most global industries e.g. tourism. If there is dependency, it should be elaborated. Currently, it is only a string of diverse aspects with no visible interdependence.

The answer to the second question is also unclear. How would the remoteness of working space (in low-density areas)

help in a crisis like COVID if employees would have to be at the end condensed in the offices within the building itself?

A similar issue is with the remaining two questions (answers).

An abbreviation “RICS” is used with no prior introduction of its meaning. The abbreviation needs to be introduced to readers.

The answers to asked questions are superficial and not well elaborated. Relations between aspects (elements) in question are not clear. There is no comparison to the results of other researchers or quantitative/qualitative data to support the conclusions.

At times, discussion departs from the real estate topic, e.g. affection of different racial groups depending on their education and lifestyle. Or discuss whether World Health Organization opted to deal with the COVID-19 pandemic and if it should be replaced with another organization.

Summary and Conclusions

This chapter lists the main highlights, but the applied style is not appropriate. What should come after the announcement “So now we have the benefit of hindsight:” is a list and not independent sentences in the form of paragraphs.

The highlights are equally unclear as the discussion itself, and not always related to the topic of real estate (as explained in more detail earlier).

References

First comes Kauko, 2020b, then Kauko 2020a it should be vice versa. There is also Kauko 2020, which is not clear whether it is 2020a or 2020b.

Spelling and style errors

There are some spelling and style incorrectness to be dealt with. E.g. there should be „criteria of energy efficiency“ instead of „criteria of energy efficient“, „conclude how permanent ...“ instead of „conclude about how permanent ...“, „discussion“ instead of „disussion“, „conveniently“ instead of „convenienty“, „landscape“ instead of „landscape“, „visits“ instead of „visists“, „remoteness“ instead of „remotemess“, „For several decades“ instead of „Since several decades“, etc.

Some words require a hyphen: socioeconomic, community based issues (community-based issues), decision making (decision-making), labour intensive work (labour-intensive work), income producing real estate (income-producing real estate), risk adjusted yields (risk-adjusted yields), middle class neighbourhoods (middle-class neighbourhoods), longer term consequences (longer-term consequences), private sector actors (private-sector actors), etc.

The other requires no hyphen: on-line (online)

USA need an article: “the USA” instead of “USA”. At one point, there is even “US” used.

Attention should be paid to the singular/plural of the word “CRISIS”. Sometimes it is spelled as plural even though it was meant to be singular.

Methodology is missing

This paper has no methodology section. Even though theoretical discussion does not require elaborated details about methods and research design, I think that some framework should be presented after the introduction and before the rest of the paper.