

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

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Potential competing interests: No potential competing interests to declare.

The main issue addressed by the research is the resilience of urban real estate development, which is a relevant topic in the field. It proposes a specific paper on the socioeconomic consequences and opportunities in an existential crisis (Covid-19), providing added value to the research. The analysis is conducted accurately, with an in-depth examination of the addressed issue. Please embrace my comments with a receptive attitude. It is constructed on a paragraph-by-paragraph basis.

Introduction:

The second paragraph raises valuable issues that reflect current reality. However, it would greatly benefit from referencing accurate and reliable sources to strengthen the scientific strength and reliability of your article, particularly the introduction. I suggest introducing a striking reference in the field of study, such as the volumes "Routledge Companion to Real Estate Development" and "Routledge Handbook of Sustainable Real Estate," to bolster your introduction.

The introduction addresses critical discussions, arguments, and points, which are reviewed critically in this study. However, the core aim of this revision is not clearly evident and oriented for readers. To enhance clarity, I recommend enriching the last paragraph of the introduction by explicitly stating the goals and objectives of this study.

Resilience vs. Sustainability:

To clarify the idea that extending the context beyond site boundaries to the level of an urban area or city region is of paramount importance (cf. Kauko, 2017), supporting evidence should be provided. Please include evidence explaining why this extension is crucial.

I suggest addressing the issues of the real estate sector in the context of resilience and sustainability in a separate paragraph.

Resilience to an Existential Crisis:

Regarding the statement, "and possibly, a reconsideration of viewpoints of those who are not yet completely indoctrinated in the prevailing acceptable beliefs," it would be beneficial to include literature or opinions supporting this expectation. By referencing supporting views, you can strengthen the validity of this claim.

Please write out the whole words for the abbreviation ICT, which stands for "Information and Communication Technology."

In this section, the focus is more on discussing views, arguments, implications, and crisis conditions rather than addressing case studies and providing examples from the site. If possible, I recommend conducting real case studies and providing theoretical analyses on the role of real estate in urban strategies during crises and recovery phases.

Additionally, using relevant cases to evaluate the arguments would be valuable.

The Covid-19 Crisis:

Some sentences are quite lengthy, such as "What also could be foreseen was that the role of investment risk would be accentuated depending on how the real estate industry would react to the resetting of the businesses of the tenants, in their various degrees of adaptability." Breaking down these ideas into shorter, concise sentences would enhance readability and ease comprehension.

To support the statement about critical development, where financial institutions and governments buy homes and business premises at strongly reduced prices, only to let them out again for either inflated rents related to the new risk-adjusted yields or for subsidized social housing, it is important to provide references and examples explaining the criticism.

It would be more effective to provide references that confirm the example of Blackrock.

Conclusion:

The conclusion is well-prepared and expressive. I recommend concluding the paper by outlining future aspirations for scientific research in this field.