

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

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Potential competing interests: No potential competing interests to declare.

I have thoroughly studied the research article entitled as "The Residential Property Price Impact of Luas Investments" for Qeios Journal, and found it to be a technically sound study with appropriate methodology and model taken. However, I found certain areas (stated below) that need more clarity with appropriate assumptions, before the publication.

1. 'Walking distance' and 'reasonably close distance' from Luas line stations should be clearly mentioned, keeping in mind that a 3 km distance on average can be covered in around 37 minutes time at an average walking pace, as it may have a significant impact on property prices.
2. Areas where more than one line stations are at walking distance or at the same distance have not been taken into account as they may have an effect on property prices. Similarly, areas having access to more than one line and other transport modes may have a simultaneous impact on prices.
3. The study has mentioned walking friendly line stations and has not mentioned the park-&-ride stations as this facility may have a significant impact on prices.
4. It is not clear in the study that the property in question is a single floor property or an apartment (condos).
5. The study has not identified the high income neighborhood and low income neighborhood as the living styles and the choice of using Luas line service may be significantly related to residents with various income groups.