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| Book Name: | [New Ideas Concerning Arts and Social Studies](https://www.bookpi.org/bookstore/product/new-ideas-concerning-arts-and-social-studies-vol-1/) |
| Manuscript Number: | **Ms\_BPR\_5022** |
| Title of the Manuscript:  | **EFFECT OF CHURCHES PROLIFERATION ON RESIDENTIAL PROPERTY VALUES IN UYO, AKWA IBOM STATE, NIGERIA** |
| Type of the Article | **BOOK CHAPTER** |

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| PART 1: Comments |
|  | Reviewer’s comment**Artificial Intelligence (AI) generated or assisted review comments are strictly prohibited during peer review.** | Author’s Feedback *(Please correct the manuscript and highlight that part in the manuscript. It is mandatory that authors should write his/her feedback here)* |
| **Please write a few sentences regarding the importance of this manuscript for the scientific community. A minimum of 3-4 sentences may be required for this part.** | The manuscript attempts to explain the relation between the proximity and the noise level of churches with the rental values of residential properties, taking Uyo, Akwa Ibom State, Nigeria as the study region. The authors have developed multiple linear regression model for rental values based on the data collected from 600 samples. The authors have attempted the relevance of incorporating the zoning aspects in urban planning. The manuscript also looks to help the real estate developers too.  |  |
| **Is the title of the article suitable?****(If not please suggest an alternative title)** | No, The property values can be replaced with rental values |  |
| Is the abstract of the article comprehensive? Do you suggest the addition (or deletion) of some points in this section? Please write your suggestions here. | The abstract is partially ok. The effects of other variables apart from distance and noise levels are not included. |  |
| **Is the manuscript scientifically, correct? Please write here.**  | 1. The research gap need to be given
2. The authors should bring in a glimpse of the database showing the values obtained for the parameters considered.
3. The model developed is having very high constant, which denotes the presence of other variables impacting the rental values
4. Several other parameters like accessibility, distance to CBD etc affects the property values. The inclusion of these could have improved the model.
5. The measurement of condition of the property and the Condition of public power supply lacks clarity. How this was assessed?
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| **Are the references sufficient and recent? If you have suggestions of additional references, please mention them in the review form.****-** | *The latest reference used is for the year 2022. Relevant publications after 2022 is available and shall be incorporated* *Eg: V S Sanjay Kumar, Shabana Yoonus & M V L R Anjaneyulu, 2024. "*[*Development of a Land Price Model for a Medium Sized Indian City*](https://ideas.repec.org/a/ire/issued/v27n022024p275-302.html)*,"*[*International Real Estate Review*](https://ideas.repec.org/s/ire/issued.html)*, Global Social Science Institute, vol. 27(2), pages 275-302.* |  |
| Is the language/English quality of the article suitable for scholarly communications? | *Grammatical errors exist which need to be corrected.* |  |
| Optional/General comments |  |  |

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| **PART 2:**  |
|  | Reviewer’s comment | Author’s comment *(if agreed with the reviewer, correct the manuscript and highlight that part in the manuscript. It is mandatory that authors should write his/her feedback here)* |
| **Are there ethical issues in this manuscript?**  | *(If yes, Kindly please write down the ethical issues here in detail)* |  |

**Reviewer details:**

**Sanjay Kumar V S, India**