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Journal Name:	**British Journal of Economics, Management & Trade**
Manuscript Number:	**2015_BJEMT_18082**
Title of the Manuscript:	**What Factors Lead to the Large Disparity of Housing Prices Between Chinese Cities?**
Type of the Article	**Original Research Article**

General guideline for Peer Review process:

This journal's peer review policy states that **NO** manuscript should be rejected only on the basis of '**lack of Novelty'**, provided the manuscript is scientifically robust and technically sound.
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PART 1: Review Comments

	Reviewer's comment	**Author's comment** *(if agreed with reviewer, correct the manuscript and highlight that part in the manuscript. It is mandatory that authors should write his/her feedback here)*
Compulsory REVISION comments	**This paper discusses very important research theme i.e. "house price", in a very dynamic context i.e. in some major "cities of China". Accordingly the paper is interesting and it is a very informative write-up and timely contribution for the field. However, some comments are proposed to improve the quality of the paper. Mainly the research problem and the research objectives should be clearly stated. The stated research problem and the objectives should be rigorously justified with the help of literature. Following comments will help to reorganize the paper.** **(1) Need to revise the title of the paper. It seems that the author needs to research on the factors about the housing price disparity as per the given title. In the mid of the paper, however, author discusses more about the affordability. These are related but two difference phenomenon. So, think again the appropriateness of the title.** **(2) In the abstract, research problem, objectives, methodology, major findings etc should be presented in brief. Please check and complete the lacking areas.** **(3) In the Introduction section of the paper, author needs to presents some background analysis of the research problem with relevant literature. However, it seems that the introduction of this paper consists of some fact relating to the**	**(1) In order to reflect the core idea of the article better, the title has been changed to"The Fundamental Ways to Balance the Stability of Housing Affordability --A Case Study on Housing Market in China".** **(2) The abstract has been presented in brief to focus on research problem, objectives, methodology, major findings etc.** **(3)The facts have been presented in the new " Introduction".** **(4)The Literature review section has revised. The methodological aspects have been much supplemented and improved in section 3.** **(5)The author has revised section 3 and the methodological tools have been clearly defined.** **(6) The research object of this paper is ordinary commercial housing. The relevant content has been footnote. Moreover, the**

	methodology. Even for the information provided, no citation provided, for instance, "house price increased since 2004" (no reference). **Strong facts should be presented to justify/rationalize or/and then research problem to be traced.** **In the introduction, given questions are too general, what significant problem(s) exist in cities in China to be researched in connection with the housing price?** **(4) <u>Literature review</u> also included more methodological aspects. Author should discuss the research problem more in the LR section with relevant/recent research evidence.** **(5) <u>Methodology</u> section should be improved with details of general and special objectives, population/sample, variables/data, data collection method/ analysis/limitations. Accordingly, the author needs to revise the section. Methodological tools should be clearly defined.** **(6) Author should show the limitations/scope of the research very clearly. For instance, are all types of housing being considered (low-income, middle income housing etc.), Public or private housing etc. Accordingly, include al the adopted limitations that help to understand/ generalization and application of findings.** **(7) Citations for information provided in the text should be provided, for instruction "city government website".**	**results of the empirical study and findings have been further expounded in section 4.** **(7) Citations for information provided in the text have been provided in 4.2.2. However, the author refers to a lot of data in literature writing, this paper did not provide all the reference.**

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Minor REVISION comments	Restructure of the paper in a simple way as including sections such as Abstract, Introduction, Research Problem, Methodology, Literature review, analysis/finding and discussion, Conclusion/Recommendations, Reference. Sections can be defined in suitable ways, it is ok. However, having more and complex structure may confuse the author as well the reader. More importantly, include relevant facts/information in sections with minimum overlaps/repeats	**(1) The structure has been modified and simplified.** **(2) This paper consists of 5 parts. The author has made a further amendment to its structure..** **(3) The author has removed the unnecessary overlaps/repeats.**
Optional/General comments	Better to use passive voice rather than active voice in writing sentences in a report like this. Author can use footnotes to define some concepts as it is expected to expose the paper for readers globally.	**(1) The author has modified the tense.** **(2) The author has footnoted the relative concept.**