

PREFACE

The Institute of Civil Engineering and Real Estate Economics of Riga Technical University (RTU), founded in 1968, throughout its existence has been actively involved in the investigation of the issues related to civil construction and real estate industries at the national and international scale. Nowadays, topical studies of civil construction and real estate sectors of economy are inextricably related to the issues of environmental and regional sustainable development. The issues of regional development and environmental safety are becoming increasingly topical, taking into account the change of the paradigm of social development from consumption of resources to environmental conservation, with the main emphasis placed on entrepreneurs – competent managers, who know what to do and how to do it in order to ensure an adequate standard of living for themselves and their families while protecting the environment considering ecological, legal and social aspects. It is important to ensure that economics and management science play a role in these social processes in the context of engineering sciences. As the staff of the Institute of Civil Engineering and Real Estate Economics is willing to summarise the results of research already carried out reflecting and distributing them in Latvia, the Baltic Sea Region, and worldwide, in 2013 the scientific journal “Baltic Journal of Real Estate Economics and Construction Management” (BJREECM) (ISSN 2255-9671) was established. It is a logical continuation of two volumes of the scientific journal “Civil Construction and Real Estate Development” (ISSN 2243-6030) issued in the previous years. The journal is published in collaboration with two partner universities of Riga Technical University in the Baltic Region – *Tallinn University of Technology (Estonia)* and *Vilnius Gediminas Technical University (Lithuania)*. The objectives of the journal are to extend the fundamental knowledge of real estate market and civil construction and to provide information that would help the industry practitioners and entrepreneurs, as well as academic staff increase the efficiency, productivity and competitiveness of real estate and construction market.

Since 1968, RTU has boosted successful collaboration with related research institutions in the field of civil construction in many countries and the scope of the Journal reflects it and provides its readers an opportunity to get acquainted with a wide range of studies carried out by the Latvian and foreign scientists.

Annual International Scientific Conference of Riga Technical University (RTU)

The Baltic Journal of Real Estate Economics and Construction Management is also the representative publisher of conference articles of “Scientific Problems of Engineering Economics of Construction and Real Estate Management, Regions and Territories Development” section held by the Institute of the Civil Engineering and Real Estate Economics of Riga Technical University.

The goal of the Section is to promote a scientific discussion platform for researchers and scientists, where everyone can get to know the latest developments, research findings, ideas and their application on topical issues of construction

management, real estate, regional and territorial development, as well as to publish the latest research results in the field.

All articles (publications) should be prepared according to the requirements of the Journal. Articles will be evaluated based on reviews of two independent experts (double-blind peer review); positively evaluated articles will be published.

To ensure the approbation of the research results, the Journal has established cooperation with various associations, such as the Association of Management and Administration of Latvian Housing (AMALH), Latvian Real Estate Association (LANIDA), Society "Latvian Association of Property Appraisers" (LIVA), and FIABCI Baltics.

The articles of the Journal reflect diverse research results concerning the real estate sector, related sectors and interacting branches of science in the context of contemporary market development, which allows classifying the Journal in the category of interdisciplinary scientific journals. Articles are published throughout the year. The Journal has neither article processing charges (APCs) nor article submission charges. Publication ethics is highly important in the Journal. Article rejection rate is >15 %. However, authors have a possibility to make necessary improvements, if there is such an opportunity. Each case is individual.

The Baltic Journal of Real Estate Economics and Construction Management covers the following research areas: built environment, building maintenance, building renovation, quantity surveying in building and civil engineering, property and real estate finance; property development; property valuation; property and real estate practice management, property policy, budgeting and financial controls; enhancing residential property value; real estate valuation and investment; innovations in residential management; housing finance; sustainability and housing development; information technologies in property management; mathematical methods in property management; theoretical and conceptual frameworks for real estate economic and construction management; sustainable real estate market development policies; alternative economic paradigms in real estate and civil construction; life cycle development and assessment of buildings, facilities and real estate; life cycle assessment of housing; legislation of sustainable real estate development; social, economic and political aspects of sustainable construction development; the choice of sustainable design and materials; decision-making theory; land management, sustainable development systems, their application in civil construction and real estate; sustainable development strategies, approaches and methods; sustainable development problems, opportunities and solutions to entrepreneurship and management; issues of sustainable development in construction, manufacturing, health care; the role of education in sustainable development; ecologically-based management; environmental impact assessment, etc. Recently, there has been an increase in the number of theoretical and practical studies on real estate, which are based on financial, economic and engineering economic paradigms and methodologies. Examples of these studies include the operation and structure of markets, the role of various institutional arrangements in market development, focusing on the issues of mortgage and asset securitization, risk management and assessment, as well as public policy and regulations.

We invite the interested parties to publish their articles in the next volumes, reflecting the topical research that would be useful for making business decisions in such areas as sustainable development and management of sound environment, devoting special attention to real estate and construction market analysis and assessment.

Author Guidelines Template, Guidelines for Reviewers, License to Publish, Editorial Policy, Conflict of Interest Disclosure Form for Editor and Conflict of Interest Disclosure Form for Authors are available at the webpage of the Journal (<https://content.sciendo.com/view/journals/bjreecm/bjreecm-overview.xml>).

Submissions

The manuscripts are accepted in English. The submissions should be made electronically to the managing editor at bjreecm@rtu.lv, or through OJS system (<https://bjreecm-journals.rtu.lv/>) and should comply with the Author Guidelines Template.

Submissions and articles should be written in the English language. Articles can be rejected before peer review in case of low overall quality, if the topic of the research is out of the scope of the Journal, if important sections are missing in an article, or in case any other significant problem appears. All submitted articles must have the innovative significance. The significance of research topic should be explained in abstract and introductory part of the research paper. The abstract must contain topicality of the research, aim of the research, used methods of the research and short summary of findings.

Data and Reproducibility

The Editorial Board participates in a growing community of Similarity Check System's users in order to ensure that the content published is original and trustworthy.

Similarity Check is a medium that allows for comprehensive manuscripts screening, aimed to eliminate plagiarism and provide a high standard and quality peer-review process.

Data should be represented accurately, and the work of other authors should be appropriately cited. Plagiarism is a case of misconduct.

Authors may be asked to provide the data related to the research for editorial review. The number of used references should be appropriate for the study.

We encourage all researchers to archive and share their data, thus broadening access to the research literature and research results. Authors may place their data available in suitable repositories.

Journal Management

The BJREECM Journal is published in Open Volume scheduled manner. It allows publishing single articles within an issue as soon as they appear. Articles are published upon Open Access mechanism; the principle makes research outputs freely available online and supports a greater global exchange of knowledge.

The copyediting (proofreading) stage is intended to improve the flow, clarity, grammar, wording, and formatting of the article. It represents the last chance for

the author to make any substantial changes to the text because the next stage is restricted to typos and formatting corrections. The file to be copyedited is in Word format and therefore can easily be edited as a word processing document. The set of instructions displayed here proposes two approaches to copyediting. One is based on Microsoft Word's Track Changes feature and requires that the copy editor, editor, and author have access to this program.

The next step is the evaluation of articles before the peer review process. This step includes the usage of CrossCheck system. Corrections are asked, if necessary.

If an article is evaluated positively during the first steps, the article is sent to the double-blind peer review process. After the double-blind peer review process, the proofreading of the English language and technical proofreading are done in cooperation with RTU Press.

When the corrections are confirmed/accepted by the author, the article is sent for the layout preparation. Final layout version of the article is confirmed by the author.

In case of submission through OJS system (<https://bjreecm-journals.rtu.lv/>), copyediting stages include:

1. **Initial copyedit.** The journal copy editors will edit the text to improve flow, clarity, grammar, wording and formatting, equations and formulas, units, as well as including author's queries as necessary. In case of submission through OJS system, once the initial edit is complete, the copy editor will upload the revised document through the Journal website (notifying the author that the edited manuscript is available for review).
2. **Author copyedit.** Before making dramatic departures from the structure and organisation of the edited manuscript, authors must check it with the editors who are co-chairing the piece. Authors should accept/reject any changes made during the initial copyediting, as appropriate, and respond to all queries.
3. **Final copyedit.** The copy editor of the Journal will verify changes made by the author and incorporate the responses to the author queries to create a final manuscript. When finished, the copy editor will upload the final document through the Journal website (<https://bjreecm-journals.rtu.lv/>) and alert the layout editor to complete formatting.

Peer Review Process

All manuscripts are subject to a double-blind peer review by two internationally recognised experts. Article undergoes the double-blind peer review process after the evaluation of article according to the general requirements of the BJREECM and after passing the CrossCheck plagiarism test procedures.

Peer review process may take up to one month (average). The average term given to the reviewer is two weeks, but, some delays are possible. In case the topic of the article is very specific, delay in the review process may happen, but the aim is to provide the review results to authors as soon as possible – in one month, or earlier. Fees for reviewers are not practiced.

Reviewers should make reviews objectively. Personal criticism of author(s) should be avoided. Information received in the review process is confidential from scientific, legal and ethical points of view.

Corrections to the article can be suggested to the author also before the peer review stage by the Editorial Team. Resulting evaluation of the article can be as follows: accept, accept with minor corrections, accept only after corrections and repeated review, refuse. If insufficient corrections have been done by authors after receiving the review asking for some corrections to the article, the Editor-in-Chief has the right to reject the article.

The Editor-in-Chief makes a decision on the article publication based on minimum two referee reviews. Documents, such as a preface etc., should not be peer-reviewed.

The confidentiality of authors and reviewers is ensured in the double-blind peer review process.

Post-publication Discussions and Corrections

Post-publication discussions and correction opportunities are in the process of development and discussions. Technical corrections in affiliations, ORCID numbers and some other information (spelling mistakes etc.) are possible. Post-publication discussion can be done by contacting the corresponding author directly or the Journal editors by bjreecm@rtu.lv. The opportunity to add supplementary files after online publication of an article (e.g., publication of additional files with data) has not been practiced yet by the Journal.

More information about the Journal and publishing process is available at the website of the Journal:

<https://content.sciendo.com/view/journals/bjreecm/bjreecm-overview.xml>.

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