

BLACK PINK



7 Fakta Kasus Penipuan Real Estate di Drakor The Player 2

Banyak yang menjadi korban kasus penipuan ini



mendapatkan sebuah kasus yang cukup sulit. Mereka harus menangani kasus yang ternyata terkait dengan kasus penipuan *real estate* yang telah berjalan.

Sudah banyak yang menjadi korban kasus ini, tapi dalang yang sesungguhnya tertangkap. Sang dalang sangat pandai menyembunyikan diri sehingga penipuannya. Seperti apakah sebenarnya kasus penipuan *real estate* tersebut? Berikut beberapa fakta kasus penipuan *real estate* dalam drakor The Player 2.

1. Dua tahun yang lalu, terjadi penipuan *real estate* besar-besaran di Kota Gangha. Korban diperkirakan mencapai ratusan orang.

KBS WORLD | INDONESIAN

Warta Berita Topik Hiburan

Program YouTube



Foto : Taeyeon_ss/instagram

Taeyeon SNSD Rugi Rp13,3 Miliar, CEO dan 20 Karyawan Perusahaan Real Estate yang Menipu Akan Diadili

Korea | Selasa, 29 November 2022 - 14:50 WIB

Oleh : Cahaya

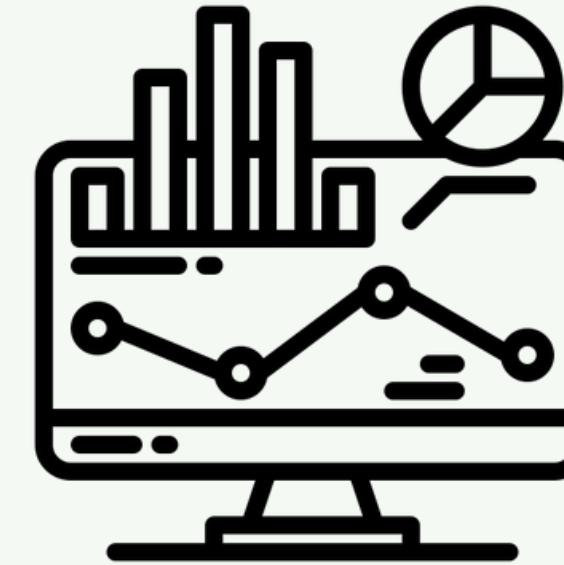
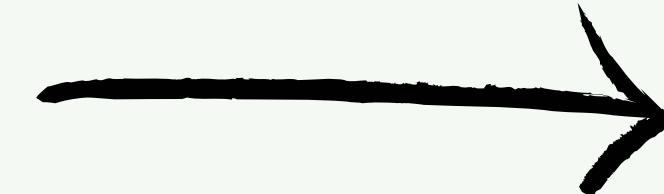
IntipSeleb Korea – Pada bulan Oktober lalu, **Taeyeon SNSD** dikabarkan ditipu saat membeli real estate. Tak hanya Taeyeon **SNSD**, ternyata yang tertipu telah tercatat sebanyak 3.000 orang.

Pemerintah Korea Selatan mengumumkan hasil sementara investigasi penipuan kontrak sewa perumahan dalam 10 bulan terakhir sejak bulan juli tahun lalu.

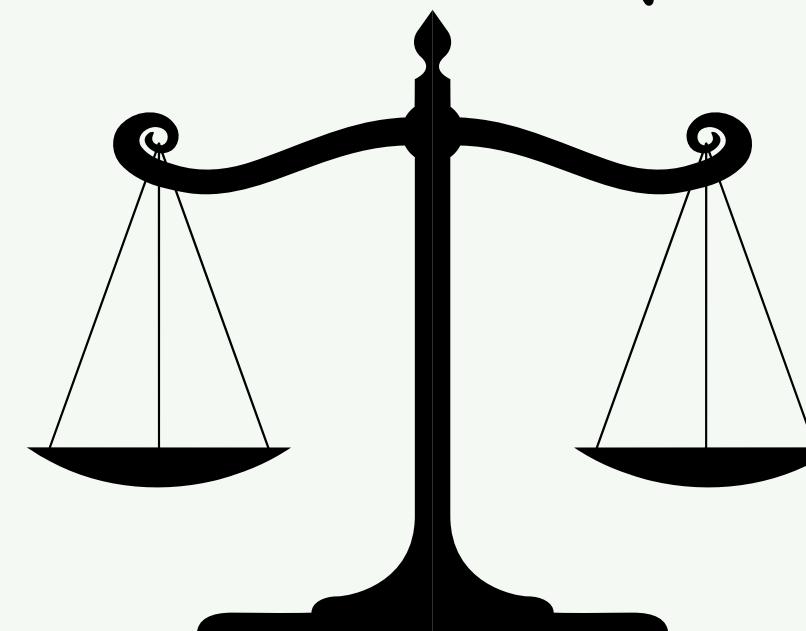


Thumbnail : KBS News

The Korea Fair Trade Commission (KFTC)



**Monitoring and regulating the
real estate market**



Fair price

Predicting **Apartment** Sale Price in Daegu

presented by : Elisa





Why Daegu?



Prestigious
universities

4th largest
metropolitan city

> 2.3 million
population



Manufacturing and
textile industries



Lower
cost of living

HOUSING DEMAND



Why we predict sale price
using MACHINE
LEARNING?



Regression
Machine Learning



Goals

1

**Best
performance
model**

2

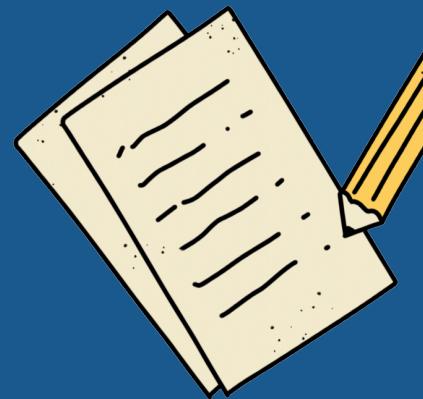
**Features
importance**

3

**Apartment
type to
monitor**

4

**Baseline
price**



Data Understanding

No Null
Value

1422
Duplicate data
RETAINED

119
Anomaly Data
DELETED

95
Outliers
DELETED

Insight from data



Most apartment in Daegu :

- Built between 2005 - 2008
- Near subway station (0-5 min)
- Near public office or University
- Facilities around 4-7 amenities
- Hallway type terraced
- Size between 644 to 914 square feet



Higher Sale Price :



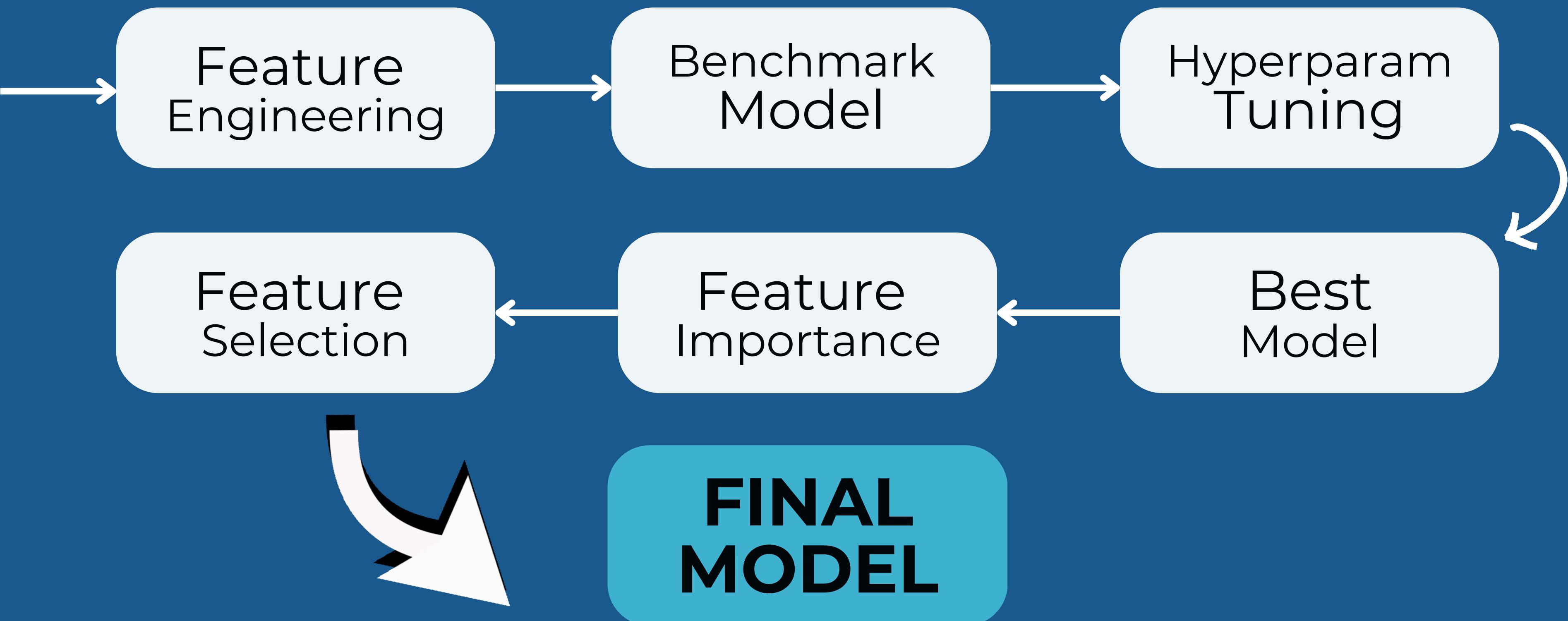
Apartment with terraced

Time to Subway station 0-5 min

Near Banwoldang Station



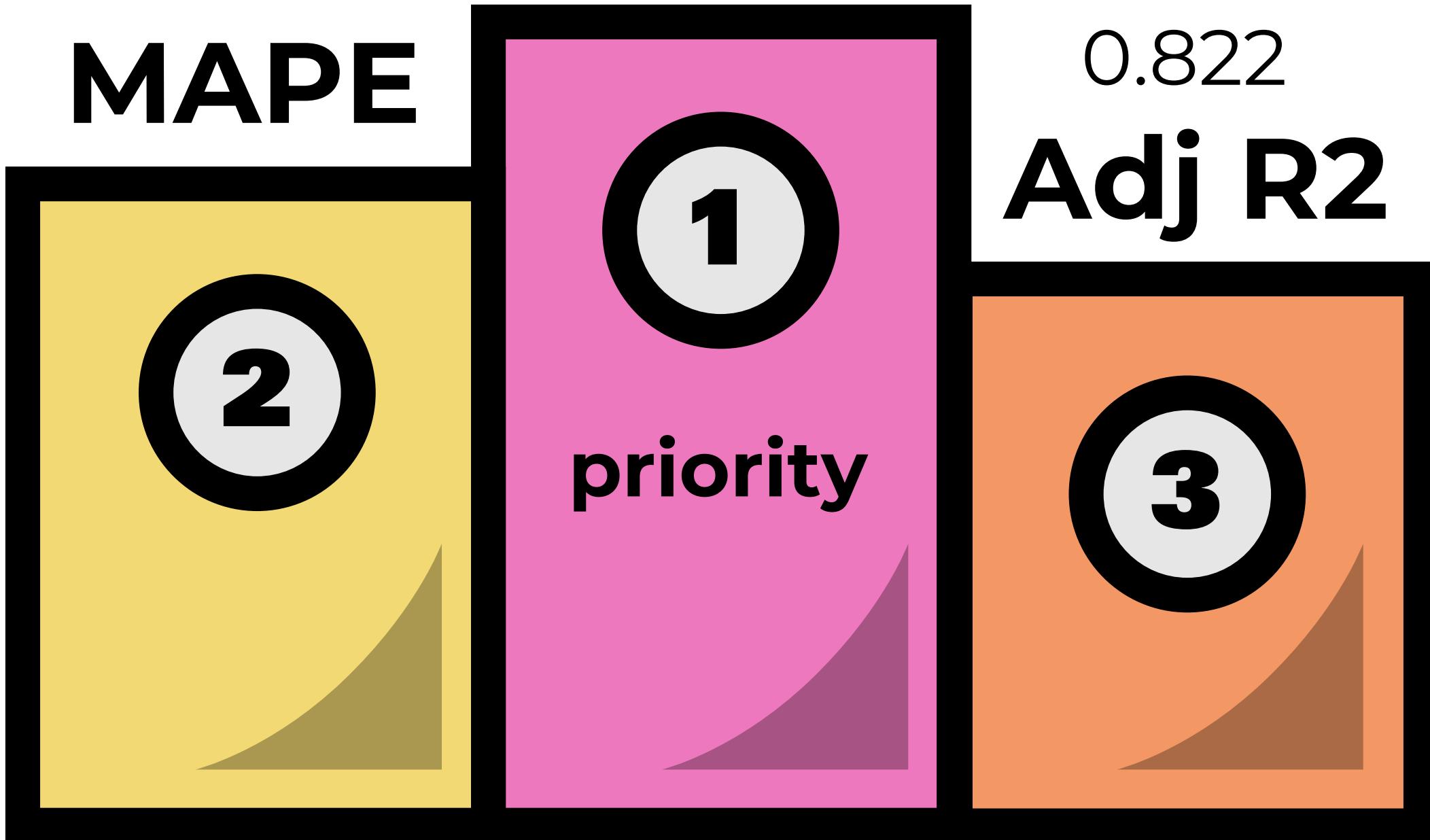
Steps :



Evaluation Metrics

18.56%

MAPE

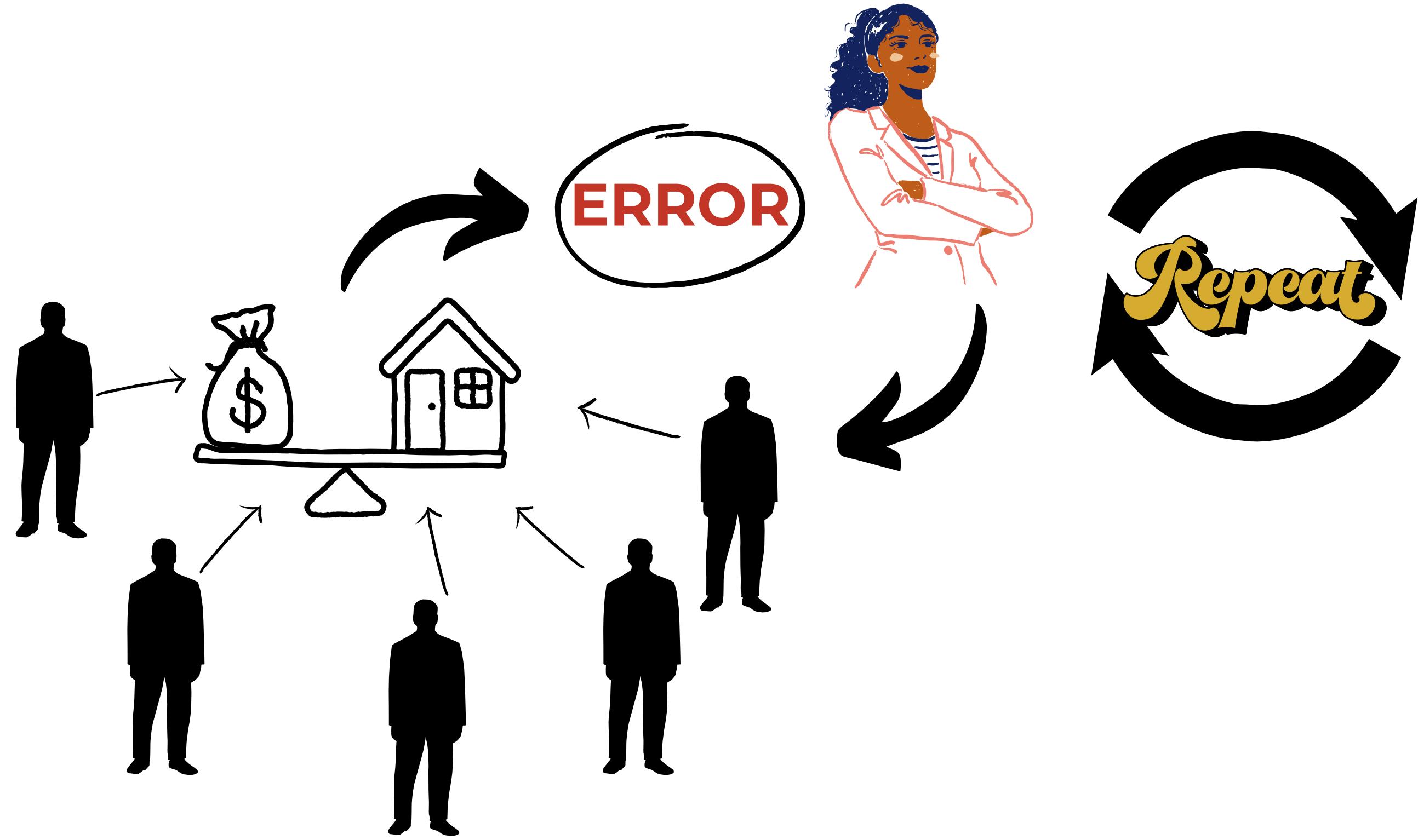


Final Model : **XGBoost**

Low RMSE
score

Fast
process

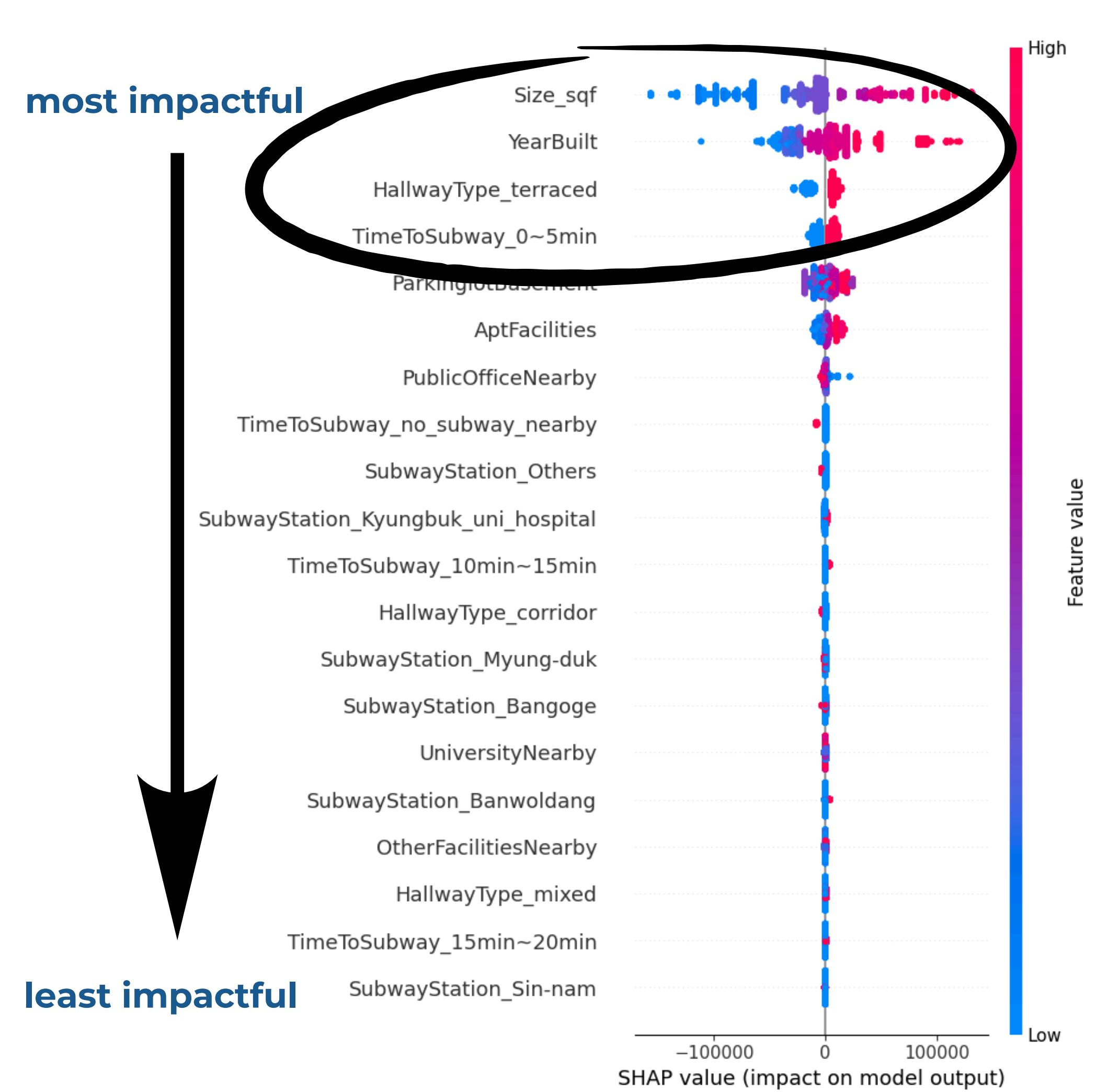
Stable



Final Model : Hyperparameter Tuning

Hyperparameter Final Model	
learning rate	0.1
loss	huber
max_depth	3
max_features	sqrt
min_samples_leaf	2
min_samples_split	5
n_estimators	100
random_state	85
subsample	0.8

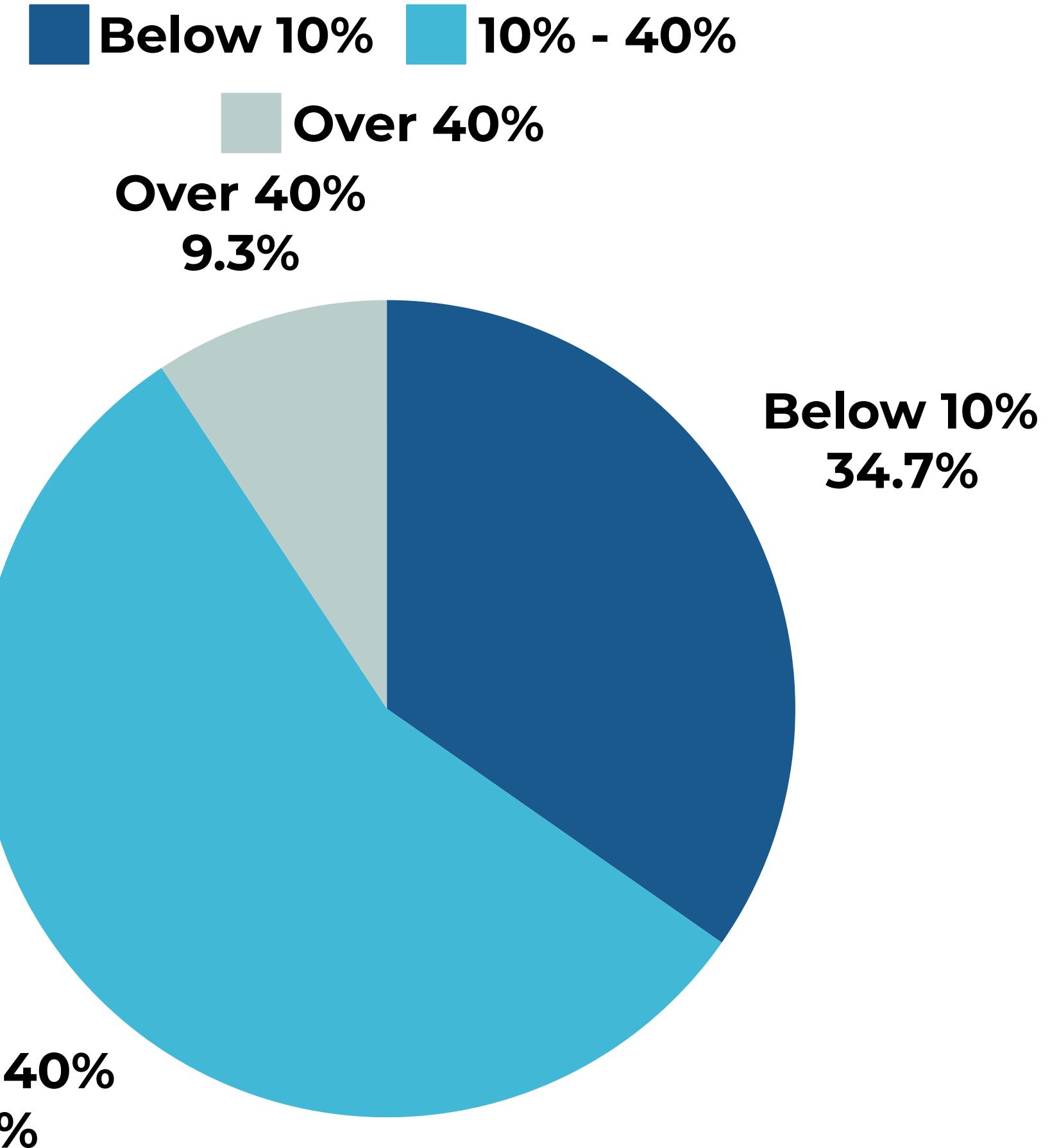




Final Model : Interpretation



Final Model : Performance by Residual



Conclusion

Best Model

XGBoost model with hyperparameter tuning

Feature Importance

Size, Year Built, Terraced Hallway, Time to Subway 0-5 min

Apartment to Monitor

Terraced apartment with 0-5 min time to subway

Baseline Price

Next slide !





Price Range for Terraced Apartment

(Time to Subway 0-5 min)

Potential loss 13%

Year Built	Size	Sale Price Range (USD)
1976-1985	538-753 sqf	\$56,814.93 - \$82,021.35
2006-2015	753-1928 sqf	\$81,999.34 - \$119,389.32
	409-537 sqf	\$88,971.63 - \$129,540.84
	538-753 sqf	\$125,276.26 - \$182,399.61
	753-1928 sqf	\$235,782.08 - \$343,293.781

Recommendation

For KFTC



Fair Trade Commission

Objective guideline for
apartment price

Investigate apartment
with high demand

For Real Estate Agent



Fair transaction

Adhering to regulations
established by the KFTC.

Future Considerations



More data

Try another model or
hyperparameter

Analyze the external
factors

Final Model : Deployment

Source

- <https://www.pinterest.com/pin/blackpink-logo--616430267768231481/>
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Thank you!