

# **Assignment Report**

## **For**

### **Location-Based Intelligence**

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**For this study a real estate data was fetched from HM Land Registry, Government of UK.**

**Based on parameters given by “HM Land Registry Price” dataset – for June 2021, following factors were considered important for real estate prices (Hypothesis testing for Residential Area investment – for this assignment)**

- Prices should be above 500000 (Shows better returns on investment in past trends)
- Property Type should be Terraced Type (More preferred by residents)
- Property should be newly built (For future growth)
- Property should be on freehold (More suitable than on lease for residential area)

Above mentioned above, these parameters strongly focus on those zones which have strong growth potential in next few years or are suitable for Real Estate Investment (Residential Area).

**Kindly find mentioned dataset along with this report**

- A Jupyter Notebook code (finalscript.ipynb)
- A Pdf file for code demonstration (finalscript.pdf)
- Raw CSV Dataset (landdata.csv)
- Filtered CSV Dataset (landundervalue.csv)
- HTML file of Final Map (SuitableLands.html)

**Disclaimer** - This was a hypothesis testing and final output may not be considered for real world scenario. However, based on different spatial model and accurate parameters and dataset a higher accuracy of output can be achieved.