客製化租屋挑選系統

Find your perfect home

https://r05228019.shinyapps.io/Mid-project/

組員：廖晧宇/劉怡慧/謝澤星

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Subject to think about

02.系統介紹
System Introduction

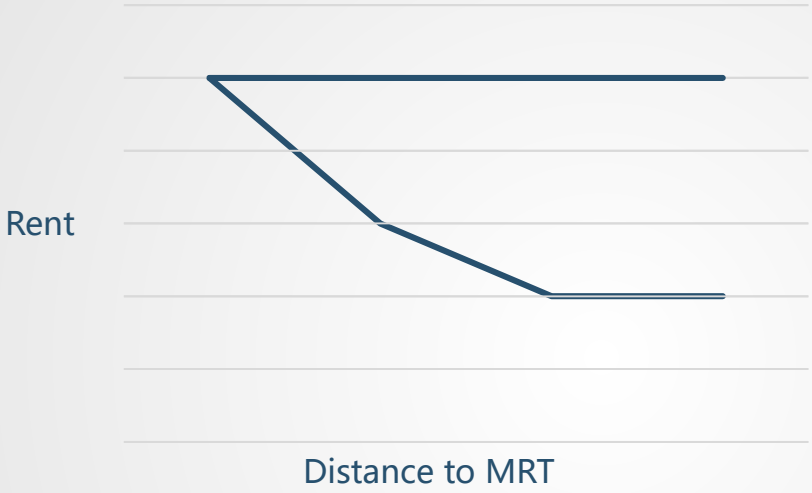
課題思考

Subject to think about

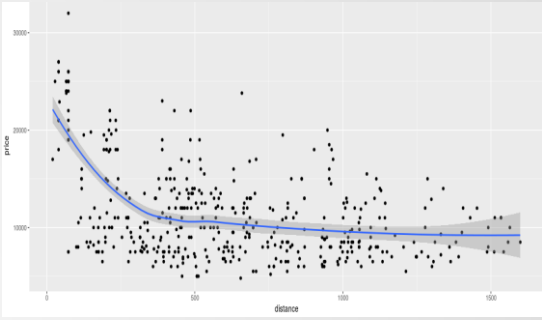
為什麼選擇做租屋挑選系統

PART ONE

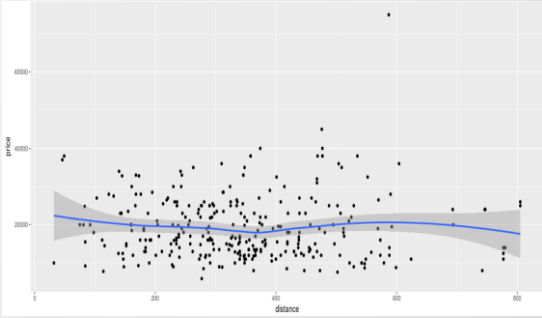
01 課題思考



華盛頓特區地鐵站附近公寓的租金收益
Benjamin, J. D., & Sirmans, G. S. (1996)



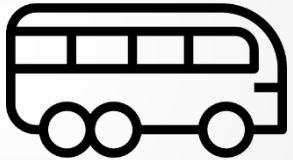
板橋區



大安區

01

課題思考



01

課題思考

591租屋網

所以，

我們決定嘗試做一個“更好用” 的“租屋網”

系統介紹

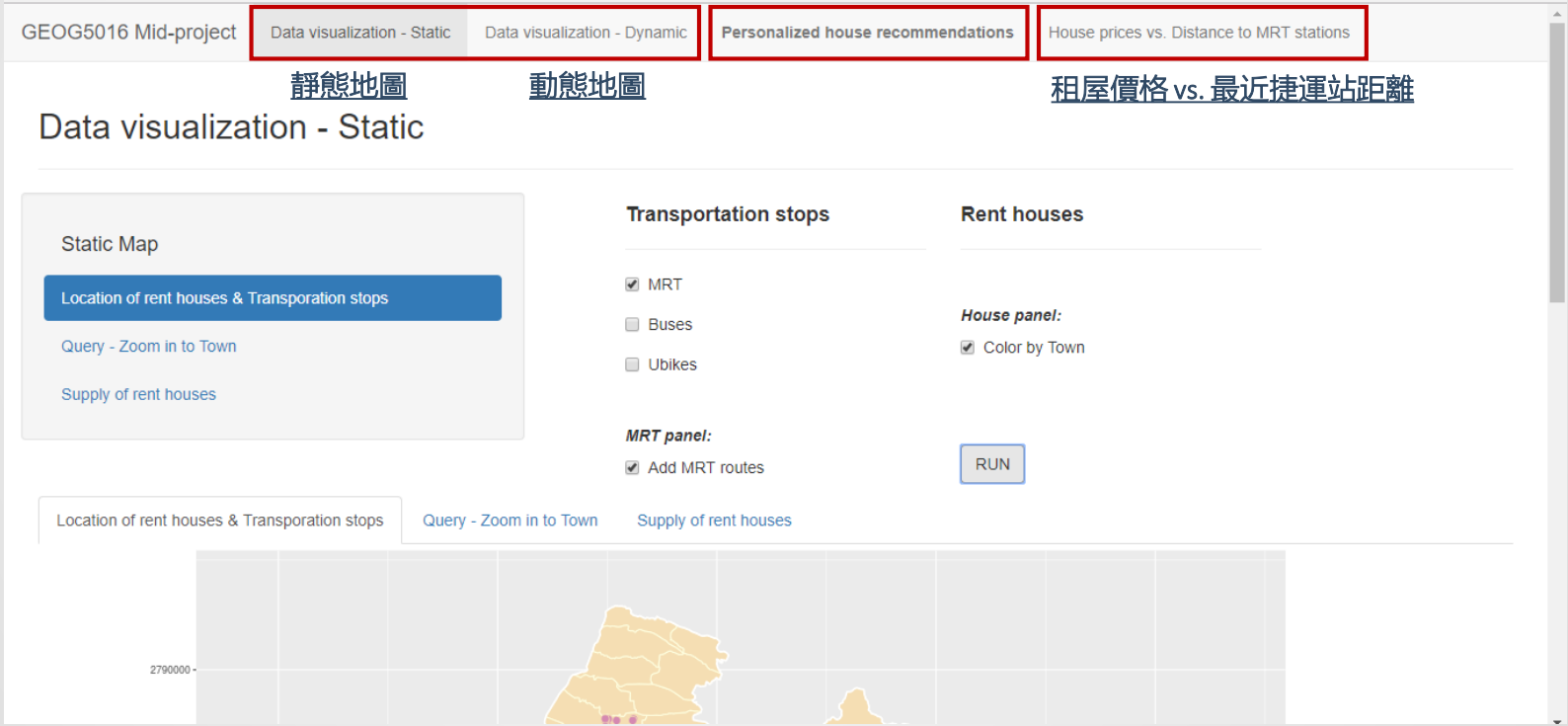
System Introduction

怎樣用最便捷

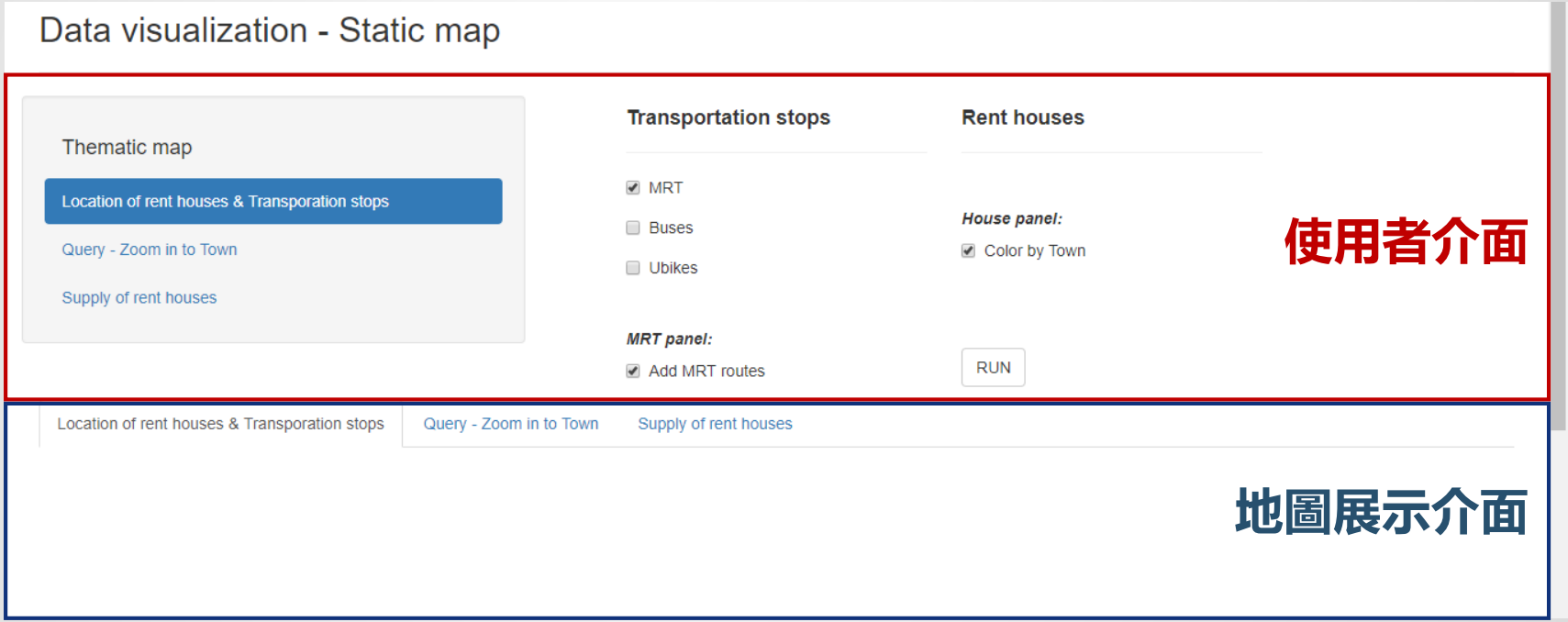
PART TWO

Shiny App

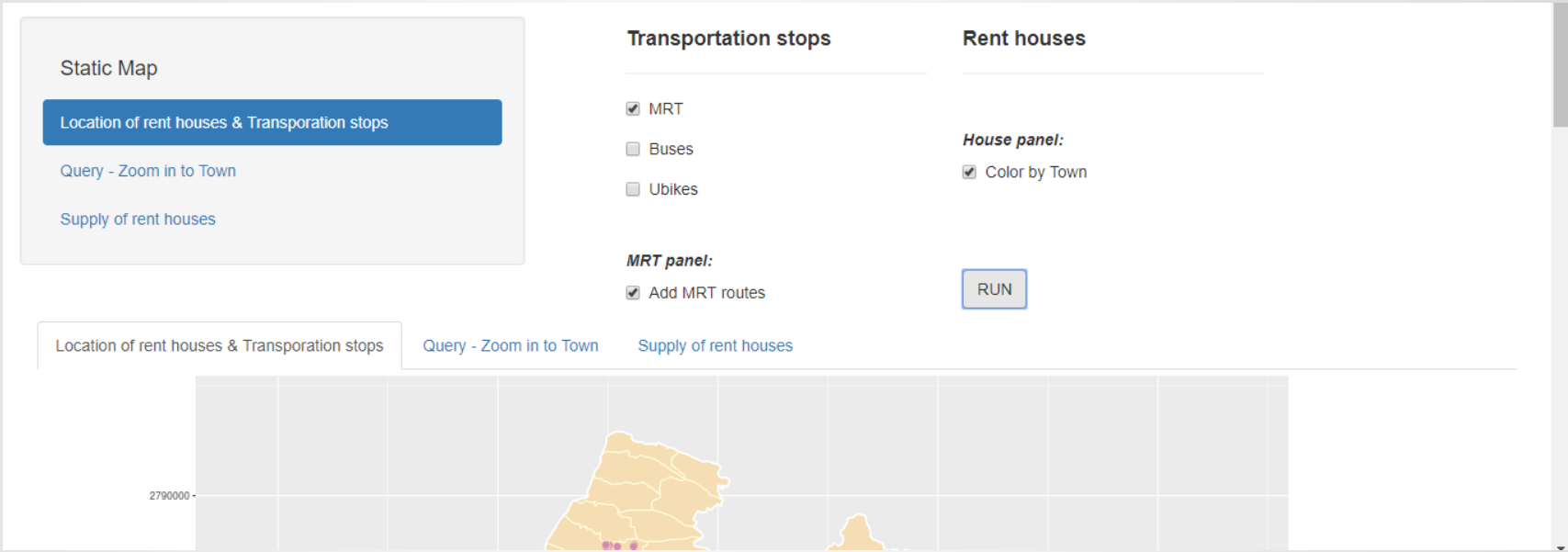
1. 資料視覺化 **2. 客製化租屋選擇系統** **3. 資料探索**



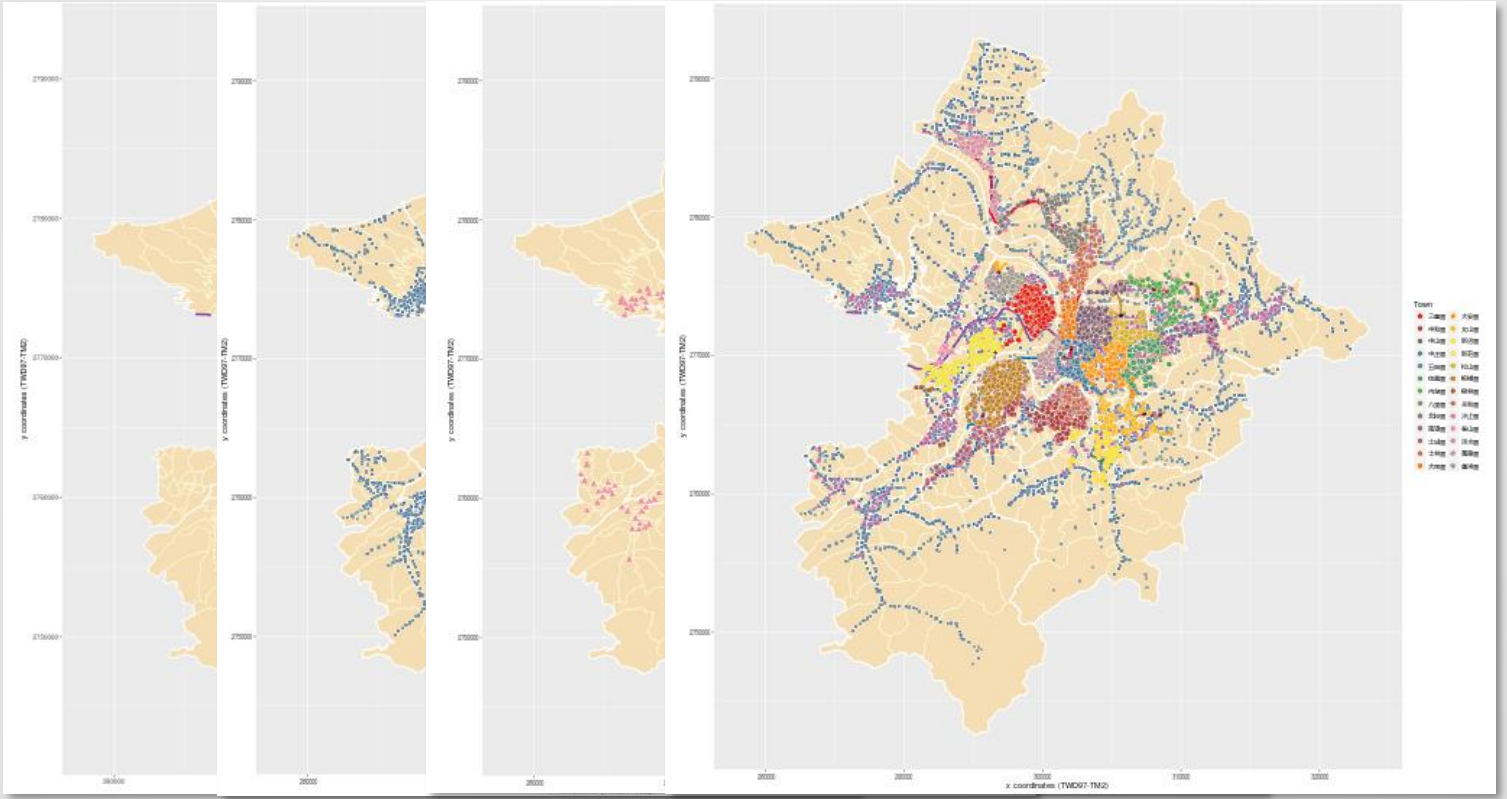
1.1 資料視覺化 - 靜態地圖



① 租房、車站分布


Static Map
Location of rent houses & Transporation stops
Query - Zoom in to Town
Supply of rent houses
Transportation stops
MRT
Buses
Ubikes
MRT panel:
Add MRT routes
Rent houses
House panel:
Color by Town
RUN
Location of rent houses & Transporation stops
Query - Zoom in to Town
Supply of rent houses
2790000

① 租房、車站分布



← 圖層套疊

② 依行政區展示

Static Map

Location of rent houses & Transporation stops

Query - Zoom in to Town

Supply of rent houses

Query:

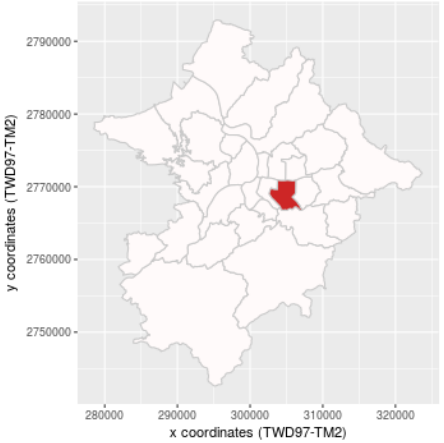
Select by Town

Daan District

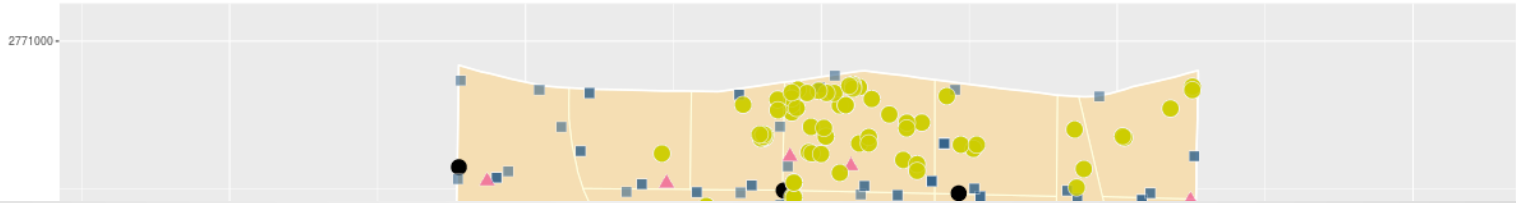
Transportation stops

- MRT
- Buses
- Ubikes

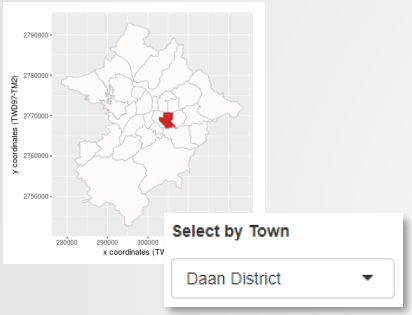
RUN

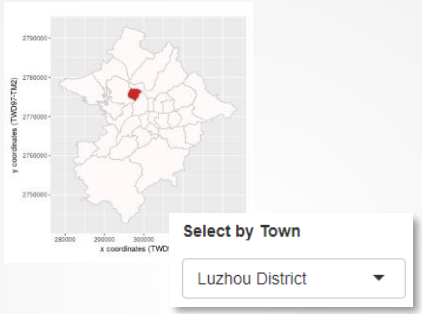


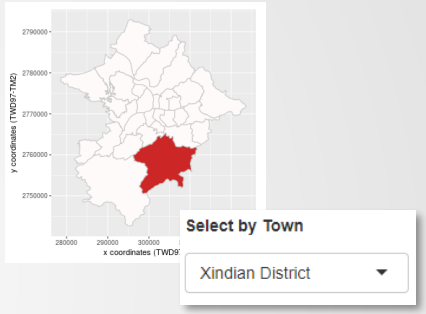
Location of rent houses & Transporation stops | Query - Zoom in to Town | Supply of rent houses

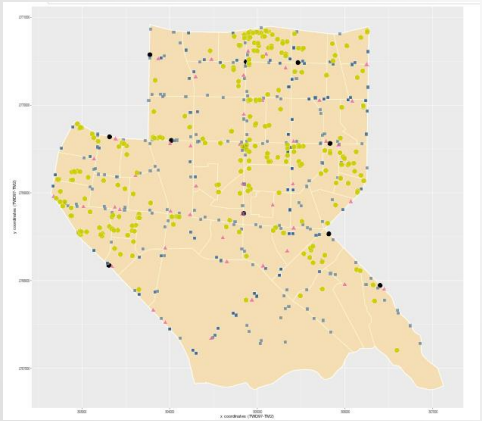


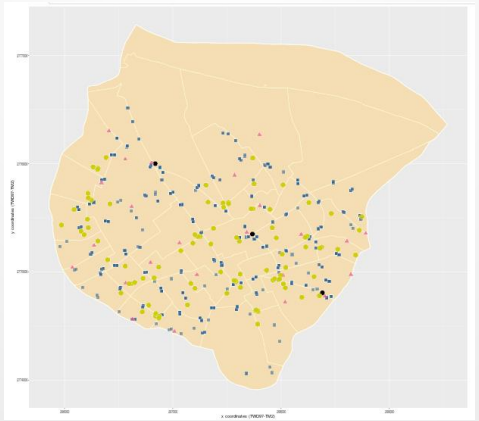
② 依行政區展示

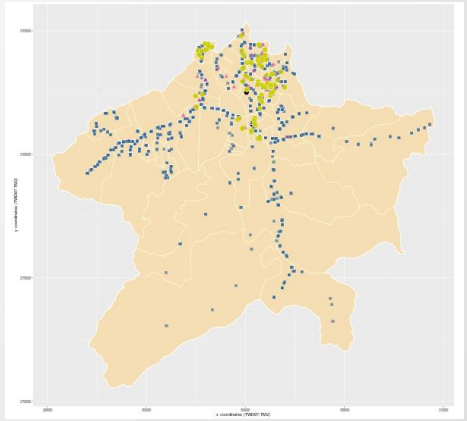

Select by Town
Daan District


Select by Town
Luzhou District


Select by Town
Xindian District







③ 房價地圖與交通站點

Static Map

Location of rent houses & Transporation stops

Query - Zoom in to Town

Supply of rent houses

Choropleth

Variables:

- (•) Mean price
- ( ) Mean price per area(ping)

Transportation stops

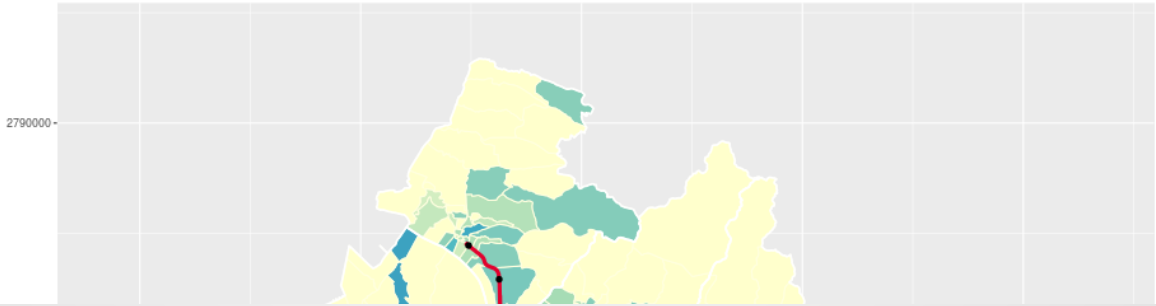
- [x] MRT
- [ ] Buses
- [ ] Ubikes

MRT panel:

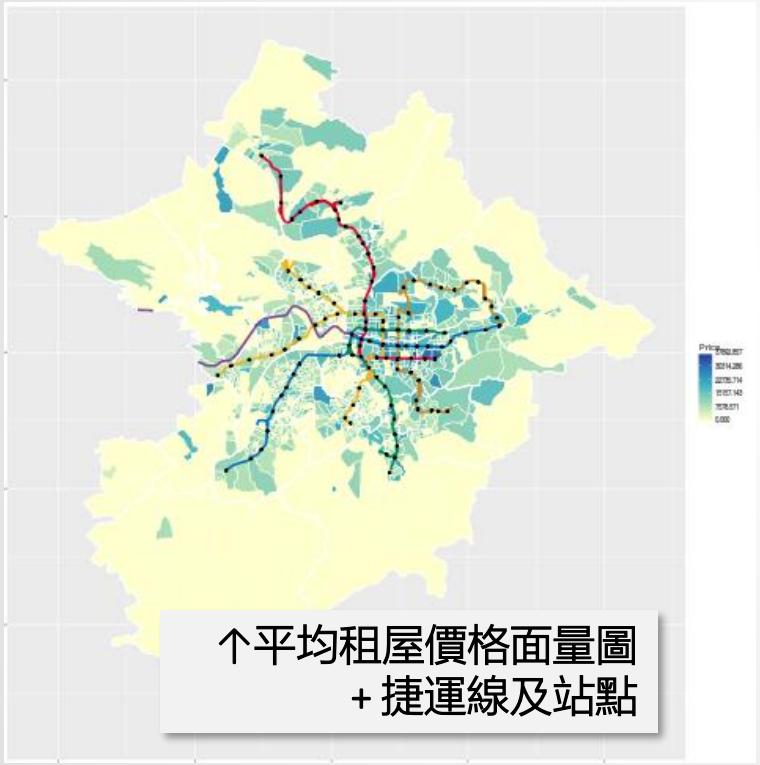
- [x] Add MRT routes

RUN

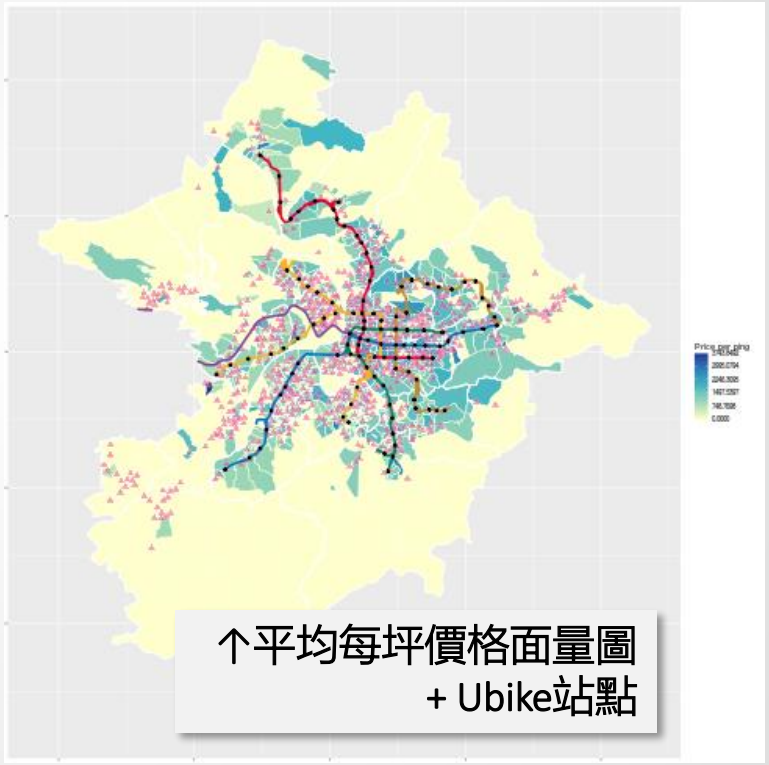
Location of rent houses & Transporation stops | Query - Zoom in to Town | Supply of rent houses



③ 房價地圖與交通站點



个平均租屋價格面量圖
+ 捷運線及站點

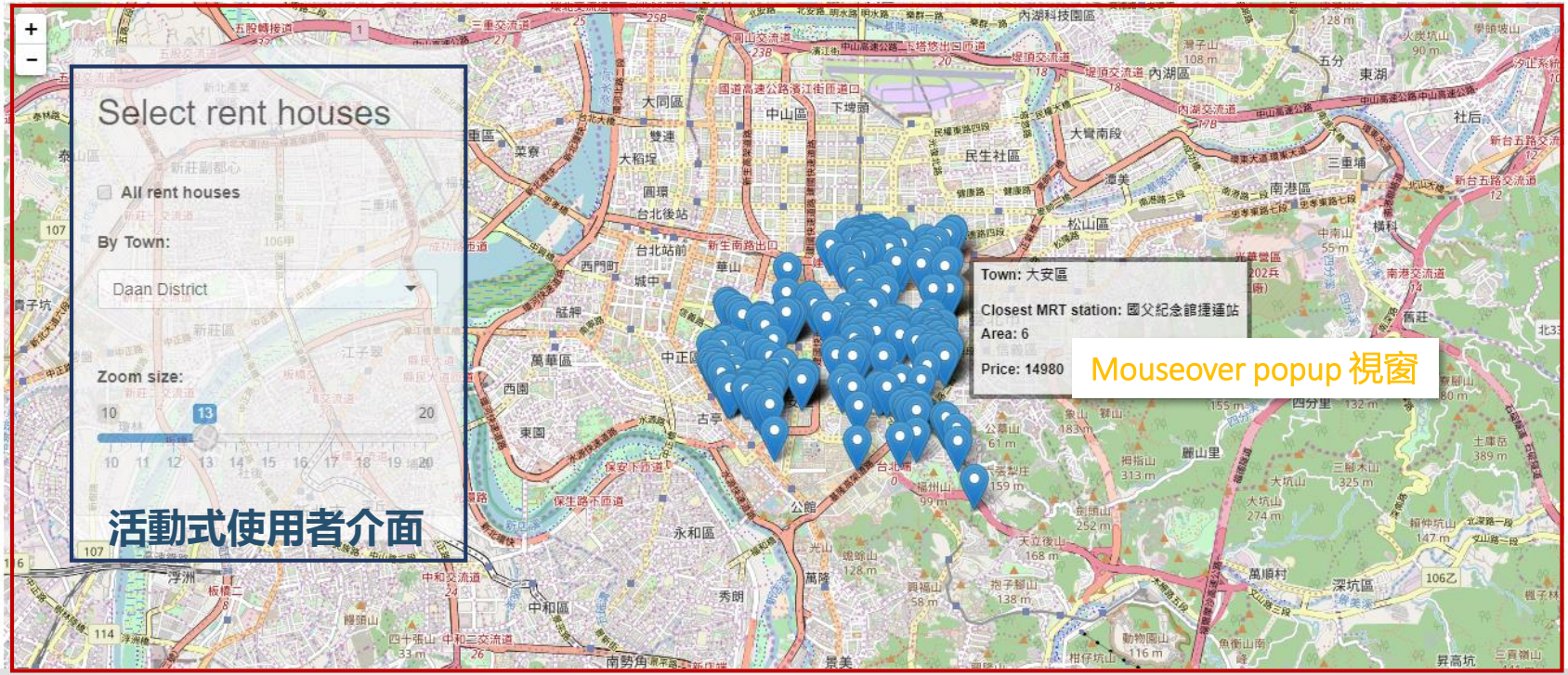


个平均每坪價格面量圖
+ Ubike站點

1.2 資料視覺化 - 動態地圖

GEOG5016 Mid-project | Data visualization - Static | Data visualization - Dynamic | **Personalized house recommendations** | House prices vs. Distance to MRT stations

動態地圖



2. 客製化租屋選擇系統

Personalized house recommendations

Number of house to show

1 20 100

1 1121314151617181911100

租屋條件

Search requirement :

Price

10000

MRT_station

all

Town

all

Distance to the nearest MRT

500

Distance to the nearest bus

500

Distance to the nearest ubike

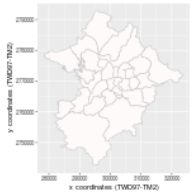
500

Personal recommendation

Preferences:

- Price
- Area
- Distance to MRT
- Distance to bus
- Distance to ubike

Selected house:



個人租屋指標

租屋推薦清單

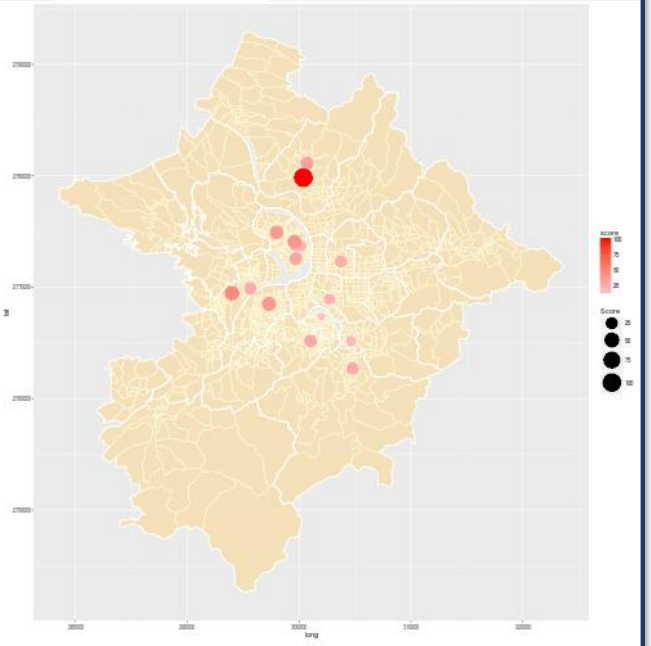
Recommended Hous

Show 10 entries

	Price	Area
1	10000	8
2	8500	6
3	9500	9
4	7500	8
5	7000	7
6	7500	8
7	9500	9
8	7500	7
9	9000	7
10	10000	7

Showing 1 to 10 of 20

Recommended Houses Table | Recommended Houses Map



租屋推薦地圖

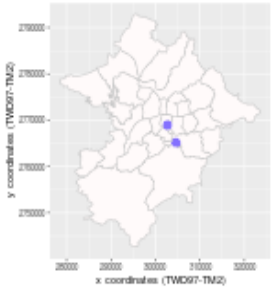
→ 點選推薦清單項目：

Personal recommendation

Preferences:

- ☑ Price
- ☑ Area
- ☑ Distance to MRT
- ☑ Distance to bus
- ☑ Distance to ubike

Selected house:



選取的房屋

Recommended Houses Table | Recommended Houses Map

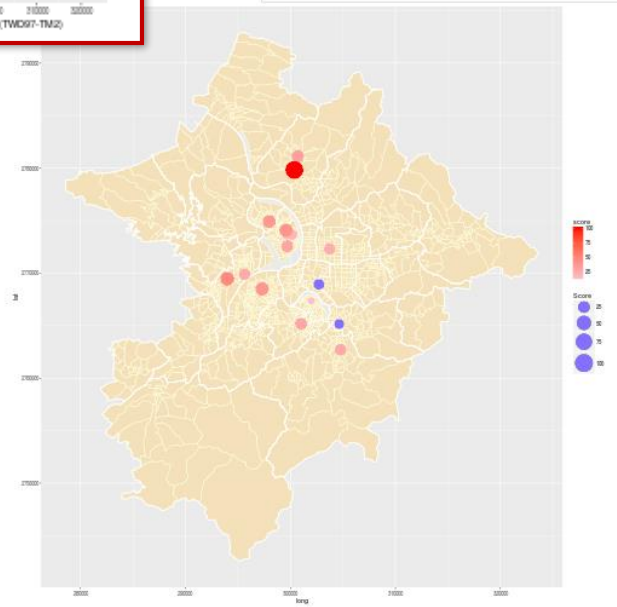
Show 10 entries

	Price	Area	Region name	Town name	MRT station	Dist to MRT	Dist to bus	Dist to ubike	Score
1	10000	8	台北市	Beitou District	Qiyan	107	2.58	125.24	100
2	8500	6	新北市	Xinzhuang District	Fu Jen University	33	27.16	73.34	46.45
3	9500	9	新北市	Sanchong District	Sanhe Junior High School	24	17.76	244.53	39.32
4	7500	8	新北市	Banqiao District	Jiangzicui	73	30.14	55	38.12
5	7000	7	新北市	Luzhou District	Sanmin Senior High School	442	4.57	57.29	37.41
6	7500	8	新北市	Banqiao District	Jiangzicui	73	33.79	51.41	36.38
7	9500	9	台北市	Beitou District	Xinbeitou	163	15.62	50.61	31.78
8	7500	7	新北市	Sanchong District	Cailiao	204	14.2	46.65	29.85
9	9000	7	新北市	Zhonghe District	Jingan	51	12.63	185.5	28.13
10	10000	7	新北市	Xindian District	Qizhang	106	7.65	138.56	26.92

Showing 1 to 10 of 20 entries

Previous 1 2 Next

ded Houses Map



3.租屋價格與最近捷運站距離

Rent house prices vs. Distance to MRT stations

Price unit

- (•) Price
- ( ) Price per area

MRT

Banciao

Town

Banqiao District

Fill Color/ Highest

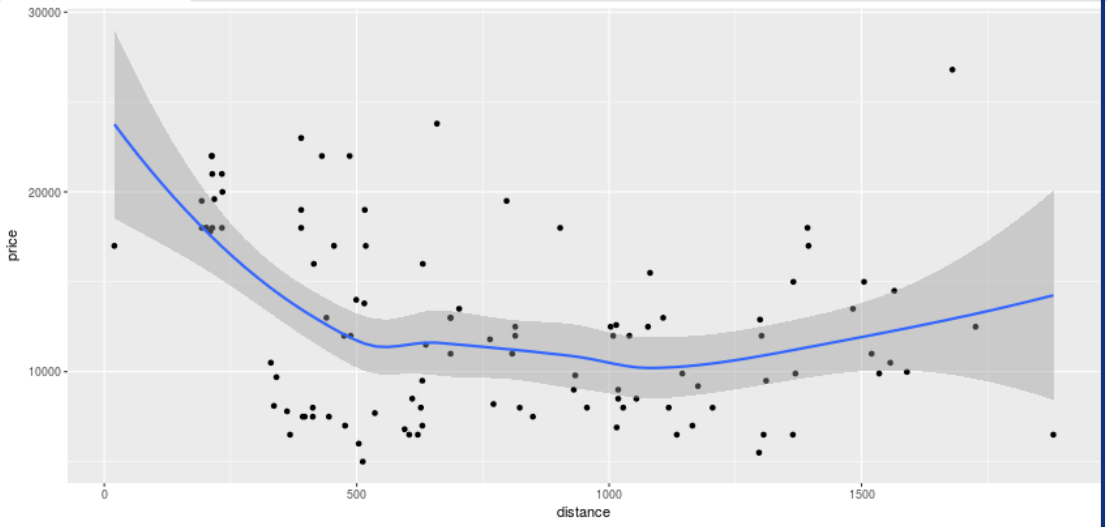
green

Fill Color/ Lowest

white

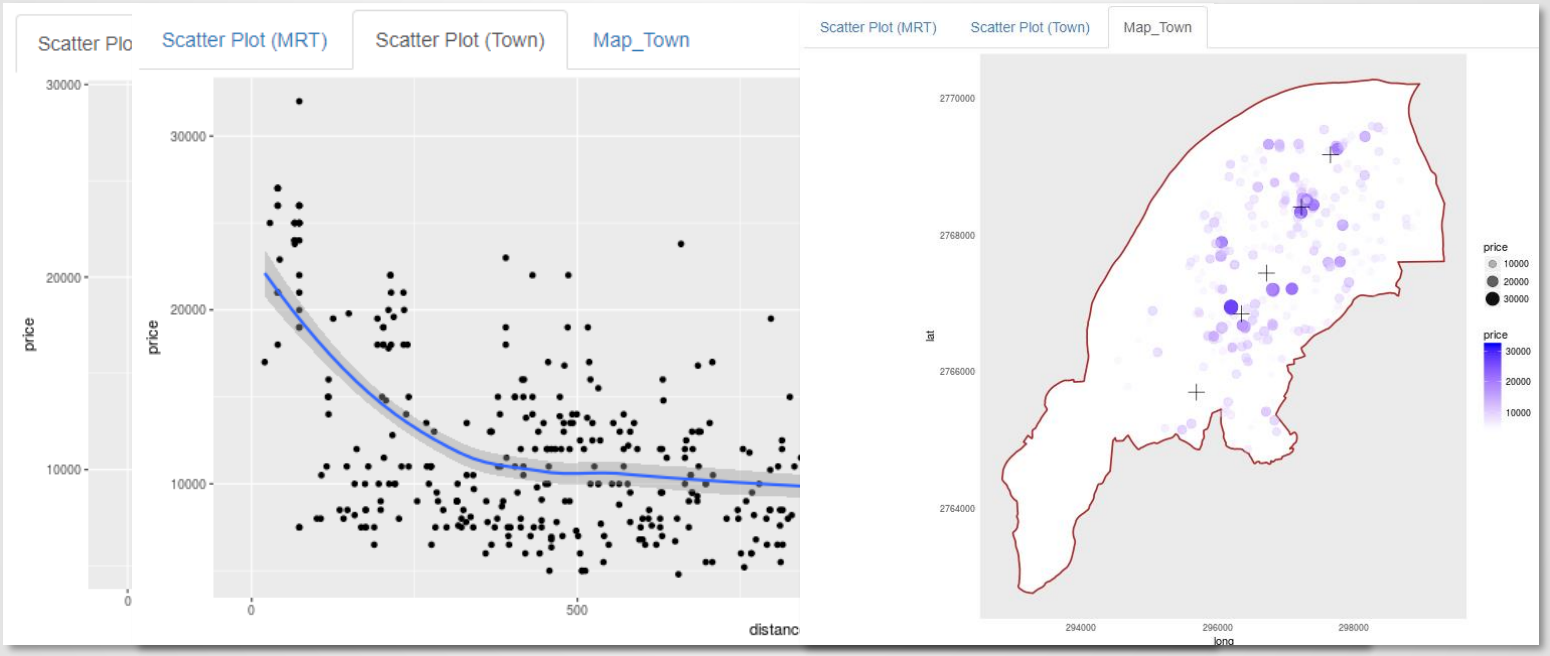
使用者介面

Scatter Plot (MRT) | Scatter Plot (Town) | Map_Town

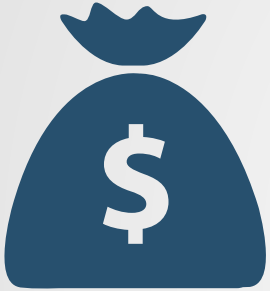


圖表、地圖展示介面

3.資料探索 - 租屋價格與最近捷運站距離



租屋價格vs.最近捷運站分布



客製化租屋挑選系統

Find your perfect home

感謝591租屋網提供的數據

THANK YOU FOR LISTENING

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