



فصلنامه مطالعات مدیریت شهری
سال سوم / شماره هشتم / زمستان ۱۳۹۰

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OLS

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Lin_Lin

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Oxley)

(2004, 83

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2)

$$Y = X + Pz$$

X

Pz : ()

(: Arimah) (Pzi) (Q) (X)
 (S) ...
 (N)

3)

$$Pzi = Pz = P(Qj, Sj, Nj)$$

Nj Sj Qj (Battalhon & et al 2004, 42)

Pz

j

i

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1)

$$U = U(X, Qj, Sj, Nj)$$

X

$$Max : U = U(X, Q_j, S_j, N_j)$$

$$st : Y = X + P(Z)$$

$$l = U(X, Q_j, S_j, N_j) + \lambda(Y - Ph_i - X)$$

$$\frac{\partial l}{\partial q_j} = \frac{\partial U}{\partial q_j} - \lambda \frac{\partial Ph_i}{\partial q_j} = 0 \quad (4)$$

$$\frac{\partial l}{\partial X} = \frac{\partial U}{\partial X} - \lambda = 0 \quad (5)$$

با تقسیم روابط (4) و (5) بر یکدیگر و حذف λ داریم :

$$\frac{\frac{\partial U}{\partial q_j}}{\frac{\partial U}{\partial X}} = \frac{\partial Ph_i}{\partial q_j} \quad (6)$$

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Lin_Lin

OLS

(1939 Court)

(1967 Ridker&Henning)

(Kain&Qaigley)

(1974 Rosen)

(1976 Mcdougal)

(1992 KIM)

(1980 Linneman)

(1992 PashaBatt)

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:(popul)

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:(floor)

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:(traffic)

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:(maskooni)

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:(tejari)

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:(mass)

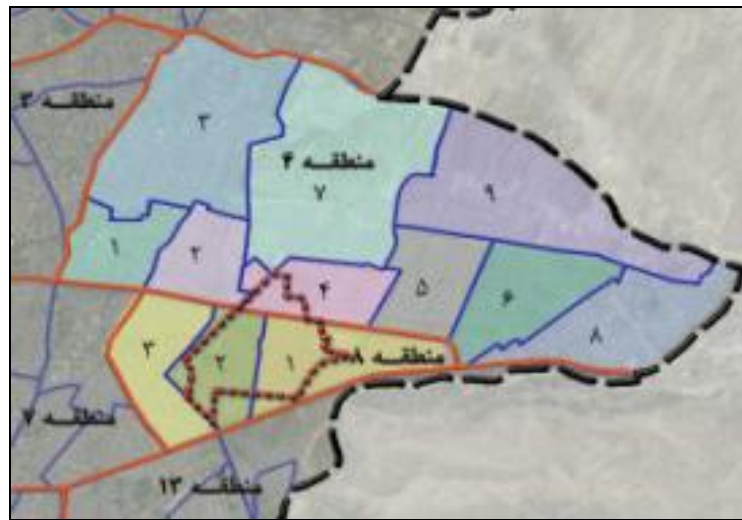
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:(price)

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تصویر ۱: موقعیت محدوده طرح در تهران



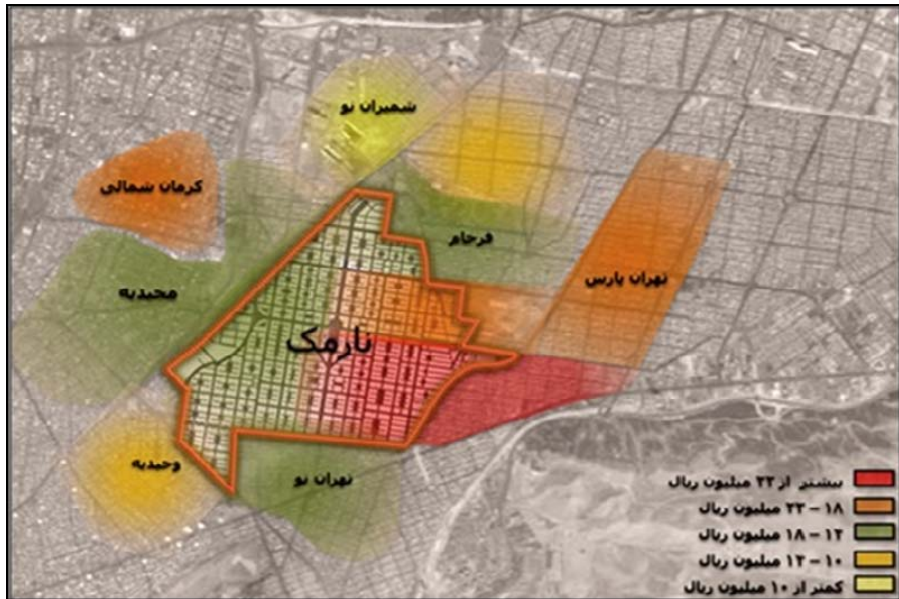
تصویر ۲: موقعیت محدوده در نواحی شهرداری

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Lin-Lin

Log-Log Log-Lin Lin-Log

Lin-Lin

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مطالعات آماری

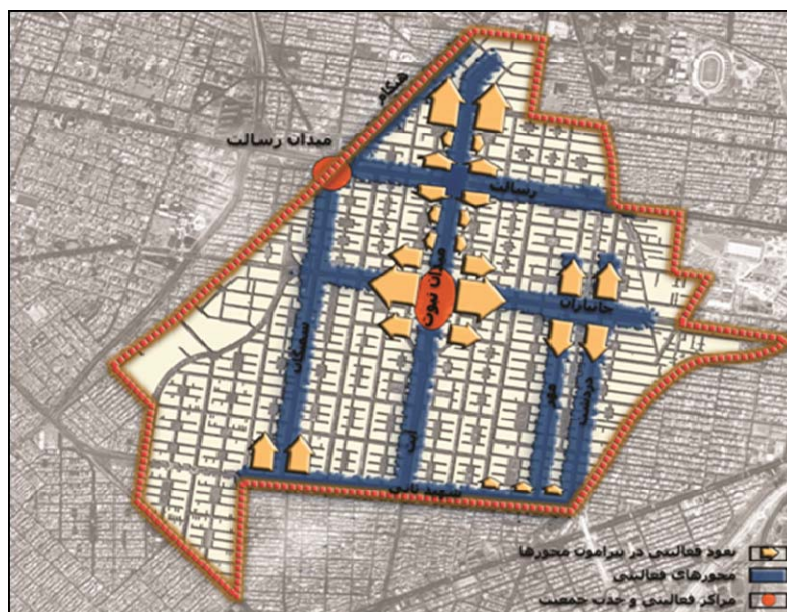
$$\text{price} = \alpha_0 + \beta_1 \text{Floor} + \beta_2 \text{Tejarl} + \beta_3 \text{Maskoonl} + \beta_4 \text{Popul} + \beta_5 \text{Traffic} + \beta_6 \text{Mass} + \beta_7 \text{Age}$$

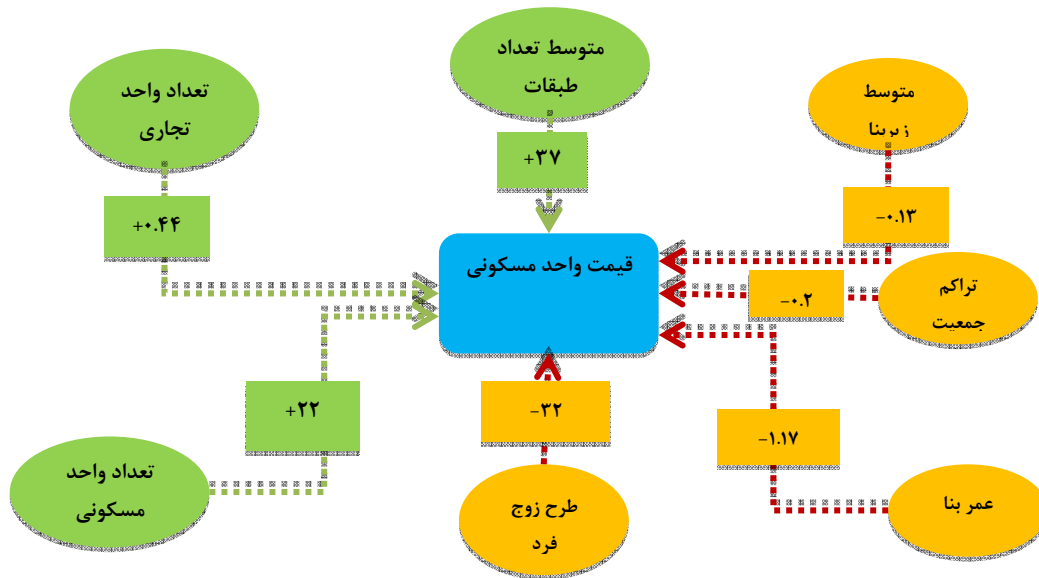
Eviews5

Variable	coefficient	Std.Error	t-ststistic
α	1663.3	0.148476	110.2089
floor	37.25	0.014558	86.34431
tejari	0.44	0.000674	17.75784
maskooni	0.22	0.000587	4.274466
popul	0.2	0.003234	-4.036982
traffic	-32.17	0.017954	-4.003362
mass	-0.13	0.007274	-13.14510
age	-1.17	0.460037	-2.951028
R-squared		0.852391	
Adjusted R-square		0.856500	
Durbin-watson stst		1.996230	
f-ststistic		656.8049	
Prob(f-statistic)		0.006	

Eviews5

price = 1663/3 + 37/25 floor + 0/44 tejari + 0/22 maskooni - 0/2 popul - 32/17 traffic - 0/13 mass - 1/17 age
R2 = 0/8523 Prob = 0/006





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