ABSTRACT

The objective of this bachelor thesis is to examine the impacts of the construction of rapid rail Dejvická–Nemocnice Motol on land values in the adjacent areas. The major impact of opening of the rapid rail section is an attractiveness improvement of station neighbourhood, which results in land value uplift. The intensity of this phenomenon is compared to the influences of selected price-making factors: noisiness, proximity of public greenery and school facilities accessibility. The analysis utilizes the method of geographically weighted regression (GWR), a statistical method, which deals with the varying relationships of the phenomenon over space and allows better understanding of their spatial context. There was not proved a statistically significant effect of walking-accessibility of the stations on land values, however, this might reveal an analysis of larger extent. The results confirm a necessity of very careful approach to the particular local specifics contributing to land values. In the conclusion some limitations of a usage of GWR are discussed with respect to the urban structure.

Keywords: rapid rail, land values, geographically weighted regression