



Social pathology of common patterns of urban housing with emphasis on sustainable development in Sari

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Abstract

Housing as the main constituent element of a city, will be effective on texture and shape of city. Therefore, housing is affected by the general conditions of the city and region which the status of housing is investigated in the context of the old, middle and new texture and the effect of housing suitable model is evaluated for sustainable development in Sari.

The research method is documentary and field study. The sample of this study is included all heads of households who are living in Sari. The sample size was estimated 400 people by using Cochran formula. The method of sampling is cluster sampling.

The results and findings of the study showed that there is a significant differences between actual and assumed mean of quantitative / qualitative patterns of urban housing and sustainable urban development with reliability of 0.95 and error level less than 0.05. Therefore, quantitative / qualitative patterns of urban housing with emphasis on sustainable development is inappropriate in Sari.

Keywords: *Pathology, the pattern of urban housing, urban development, sustainable development, Sari.*

1. Introduction

Today, the topic of urban sustainable development is one of the main and common issues at international level; so that it included all social, economic, and environmental dimensions. In this regard, urban housing is the most important element which has great importance in the sustainable development of the city because housing development has effects on the environment, the economy, culture and social issues. Therefore, achieving to a sustainable housing is a big deal in order to increase and improve the quality of life of current and future generations because with the growing population the need for housing is growing too, hence, noticing to sustainable housing can have a constructive role on achieving sustainable urban development and it is because of that half of the land in our cities have been allocated to residential use, but unfortunately residential buildings are made without regard to sustainable urban development in the country.

Regarding to housing policies, first of all the importance, role and application of housing indicators and common patterns should be recognized. In general, the social indicators of common patterns of housing cannot be used outside of the economic and social development issues. Because optimal process of development was based on its balanced dimensions which this balance is important between the activity and the economic, social and environment sections, meanwhile in the concept of development, balance and its necessities is always considered. In connection with the problem of housing balancing, the needs of residence and the necessity of economic and social development, and the necessity of economic and social development are the most important common patterns in this field. Creating the necessary balance between the sections of economic and social development housing requires



identifying the quantitative and qualitative aspects of housing and understanding its flexible and cross-sectional nature. Human in his life is always faced with issues that have to decide. Decisions form the human life and planning is taken place by choices and decision making. Access to services, facilities and amenities are essential and effective element for assessing of potential sites for the development of urban housing (Knox, 1980 & Senecal, 2002).

In fact, the need for housing has two dimensions: quantitative and qualitative. Quantitative dimension to need for housing include knowledge of phenomena and things that is concerned the lack of shelter and access to it and the degree of responsiveness to need is desired regardless of its quality. In terms of quality, issues and phenomena are considered that related homeless, poor housing and type and form of needs. In fact, in the qualitative dimension attention into housing body (Shie, 1985: 63). Evaluation of housing should be done with such quality which with the help of it, the number of residential buildings, residential land use, land distribution, calculated per capita and density, the ratio of old buildings and the construction of the building and part of the non-conventional criteria can be identified, and provide preliminary forecasts of housing and residential use for the future (Toufiq, 1990: 8). Because about one third to one half of the land is occupied by housing. Therefore, it is appropriate to examine the current and future of housing as carefully as possible.

According to the above-mentioned criteria, today we are witnessing that the quality of housing is not good and cannot improve the quality of life of its inhabitants. Hence, should be addressed to the social pathology of common patterns of housing in Sari in order to have a new look to the most basic human need and present guidelines for the development of urban housing.

2. Review of Literature

Social pathology of common patterns of urban housing with an emphasis on sustainable development is one of the studies that has been paid less attention in the past, which from this perspective, has not been developed research and visions with the following approaches.

Housing is as a purely physical shelter and included all public services and facilities necessary for human welfare and should be provided long tenure for using (Knapp, 1982:35). Needs of Healthy housing is more than a roof over one's head and requires other necessities too, which included: Enough space, communication access, security of tenure, strength building, sanitation and lighting and thermal water, quality environment and all of these must be provided affordability for all residents (UNCHS, 1999: 16). The importance of housing equals to the literacy rate, per capita economic income and known as one of the indicators of development. It seems to address the issue of housing, index and components identity of each location should be know well. Since the land is a major factor in the concept of objectivity and the land is located in the definition of cities with different identities. So addressing the housing problem or planning is a local issue which should be looked at it based on local needs, whether economic, cultural, and social as well as in other aspects; it seems in all development projects of country, the traditional view of the housing is pessimistic to their success and not fully meet expectations of housing planners. Years after the Iranian revolution housing accounted 20 to 40 percent of total investments of country which has been included 4 to 8 percent of gross national product (GDP) (Rafeie, 2003: 14).

Also, housing cooperatives despite its rapid and unprecedented growth in the world that has produced over 400 thousand housing during the past 20 years, was as a hollow drum in Iran (Norian, 1995: 60). Extensive territory of Housing studies and planning causes be examined with various point of view including architecture, construction techniques, facilities of residential buildings, the cost of land and building, housing credits, etc.; what should be



examined in geographical studies (urban planning zone) is recognizing the existing status and requires optimal planning of housing units and the amount of requirement land in cities and settlements (Hekmatnia, Mousavi, 2006; 115).

The housing sector can be an important part of development in a society, this section has a wide effects of features and aspects of the general concept with a large-scale of socio-economic, cultural and environmental dimensions. On the one hand, the economic and social importance put this sector in the public spotlight and on the other hand, due to the employment of this sector and its relation too many other economic sectors is known as an appropriate instrument to achieve the economic policies (Azizi, 2004).

Generally, there are two viewpoints (the market economy of the housing and planned economy housing) about the housing in the world (Agassi, 1993: 200):

A) The market economy of the housing: This view is determined by the great diversity of housing policies, the lack of uniform system of housing, and with a variety of governmental responsibility in the matter of housing. Governmental control in the distribution of housing and about the rules and the location of new buildings, almost everywhere is considered as rape to the realm of private property.

Direct responsibility of the government and other public organizations varies substantially in the field of housing that in most cases is limited to certain groups of the population, such as low-income families, the elderly, people with disabilities, or to specific targets such as combating the barracks. The rest of the household's housing is determined by market mechanisms (Habibi, 1991: 60).

Supporters of this view are Alan Brown, Joseph Lickardi, Egon New Berger, Doulyng and Smith Waltz. Of course the policy of England at the time of Mrs. Thatcher's, America, Japan, Tunisia, Argentina and other capitalist countries follow this view (Mahmudi, 2009: 33).

B) The planned economy of housing: In this view profit is excluded in housing as a motivation and purpose of the activity. Housing sector is inherent in the public system planning and management of the economy and follow the goals of socio - economic development. The government is involved in economic activities either about building new housing or about existing heritage of management in different ways and through different activities. Therefore, the housing is a part of public programming at scale of national, regional and local (Zebardast, 2000: 46).

Maskan Mehr also placed in this type of plan and government has planned at different levels of political divisions from the metropolises to small towns by the office of housing and urban development cooperative and in villages and too small towns through Islamic Revolution Housing Foundation that is studied in Sari. Also managing of urban land is transferred to the government because people think to their benefit more than the social justice and if people think to their benefit the main obstacles will be created in all planning and development plans cannot be done well. Supporters of this view are Ivan Sezilini and Jefry Saling. Sweden housing policy partially follow this policy.

Evaluation of the residential that is done by leading of best experts and researchers in 17 of third world is confirmed the suitability of this view for the country. (Maleki, 2003: 4). According to the research problem and its relationship with urban housing with emphasis on sustainable development, the following hypotheses were formed:

1. It seems that the quantitative common patterns of urban housing with emphasis on sustainable development is inappropriate.
2. It seems that the qualitative common patterns of urban housing with emphasis on sustainable development is inappropriate.



3. Methodology

The research method of present study is practical in terms of purpose and descriptive - analytic in terms of nature. This study is practical in terms of purpose, non-empirical in terms of nature and survey - documentation based on data collection. In the library method the data is provided by using theses, articles, and books, taking notes, convertible or a combination of all of them and data and information directly obtained by municipalities. The field study consisted of a questionnaire, observation, visual methods and Each of these methods has its own tool that researcher can gain and classified by implementing them.

The population of study are included all households who are living in Sari that according to population and housing census the number of households are 35527 in 2011 (Iran Statistical Center, 2011). The sample size was estimated 400 people by using Cochran formula. The method of sampling is cluster sampling.

4. Findings

The results of the individual characteristics of respondents, shows that more than half of the respondents (325 people equal to 81%) were male and 19 percent, were women. The age of the respondents, shows that most of them were on 40-31 range of age (36%) and the lowest range of age were under 30 by 13 percent. 159 of respondents (40%) had been self-employed that have been most frequent. While 62 of respondents (6%) had been unemployed that have the lowest frequencies. 11% of respondents have been under diploma and diploma that have the lowest frequencies in contrast, 38 percent have a Bachelor's degree who have the highest frequency.

In order to assess the impact of these variables, common patterns of urban housing (quantitative / qualitative) and sustainable development, one-sample t-test was used.

First hypothesis: It seems that the quantitative common patterns of urban housing with emphasis on sustainable development is inappropriate.

Table 1. Quantitative patterns of urban housing with emphasis on sustainable development

variable	Number	Observed mean	Assumed mean	standard deviation	mean difference	amount of t	Degree the freedom	level of significance (P)
Quantitative patterns	400	12.20	11	4.23	1.34	2.542	399	0.000

Results of Table 1 shows that there is a significant difference between actual and assumed means of quantitative patterns of urban housing and sustainable urban development with reliability of 0.99 and the error level less than 0.09% ($t = 3.861$; $p > 0.000$). Meanwhile the real average (12.20) is higher than the assumed mean (11). Hence, the quantitative common patterns of urban housing with emphasis on sustainable development is inappropriate.

Second hypothesis: It seems that the qualitative common patterns of urban housing with emphasis on sustainable development is inappropriate.



Table 2. Qualitative patterns of urban housing with emphasis on sustainable development

variable	Number	Observed mean	Assumed mean	standard deviation	mean difference	amount of t	Degree the freedom	level of significance (P)
Qualitative patterns	400	12.65	11	1.76	1.37	4.28	399	0.002

Results of Table 2 shows that there is a significant differences between actual and assumed means of quantitative patterns of urban housing and sustainable urban development with reliability of 0.95 and the error level less than 0.05% ($t = 5.403$; $p > 0.000$). Meanwhile the real average (12.65) is higher than the assumed mean (11). Hence, the qualitative common patterns of urban housing with emphasis on sustainable development is inappropriate.

5. Discussion and Results

In recent decades, housing shortages and poor quality of existing housing have always been raised as one of the social and economic issues. Rapid growth and development of cities in recent decades has led to that scientists to meet ways to solve the problems of the urban of their needs and future development trend. In this regard, experts have proposed some solutions and different views of the map and the shape and texture in the late nineteenth century. As a result of prosperity and industrial development and its complications and to follow the progress and scientific and academic centers in the field of urban issues theories and various projects is provided for the growth and development of cities. One of the usage of that has always been the concern of producers and urban planning is finding the location of residential areas in Sari.

Sustainable urban development, is a development based on real needs and rational decisions with taking into consideration to economic, social and environmental issues. Among the factors affecting physical development, can be pointed to the role of sustainable income Where will determine the amount of benefits and access to sustainable income, type and extent of urban development programs. But selling unauthorized density, profit related to land and housing has led to municipal revenues, highly dependent on building and construction in particular without a model or plan.

In relation to the housing sector, government must submit their proposed policies in the form of long-term, medium-term and short-term planning. Thus, the proposed policies of Maskan Mehr that is concerned with the aim of removing bottlenecks in the supply of housing in the short term is not compatible with the realities of the situation and the country's housing sector.

The demand for housing and maximum production capacity show contradictory of country. As we see only 2800 residential units of Maskan Mehr are under construction in Sari while Sari needs about 74452 residential units. Maskan Mehr is in apparent contradiction with other urban planning programs in most cities and Sari including comprehensive plans and detailed, and even the country's five-year development program and especially is challenged with the field of renovation and revitalization of urban areas and virtually urban system.

Urban housing qualitative patterns (number of households and household size, housing inventory, household density in residential units, average room of residential units, a density of persons per dwelling, per household room, family room density, density of persons per



room and the ratio of household growth the growth of housing or residential units) with emphasis on sustainable development in Sari is inappropriate.

Qualitative patterns (types of materials used in building and construction practices, facilities and housing, home ownership (ownership of housing units), the durable housing, life units, bad housing and homelessness) with an emphasis on the development of urban housing in Sari is also inappropriate.

If we want to have a general analysis of the issues raised in the Housing Master Plan, must say that all households in the lower income deciles are considered, but unfortunately because of the lack of notification correct, timely and adequate manner by the relevant institutions, many experts and scholars are unaware of its provisions and as a result a lot of comments on the plan are impractical and unfair.

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