

Evaluation of the Role of Housing in the Life Quality of Citizens

(Case Example: District ۱۲ of Tehran Metropolis)

Abstract

Adequate housing has been one of the first human needs. In the interim, the quality of housing is one of the components preferred by humans regarding its construction. Non-standard housing for permanent residence, directly and indirectly, brings social consequences, psychological damage and violation of laws and regulations. Crime is one of the harmful factors that result from overcrowded or dilapidated houses and neighborhoods with low standards. The information obtained from the questionnaires were analyzed using the statistical analysis methods of Spearman's correlation and regression tests in the SPSS software environment. Multivariate regression analysis was used to investigate the research hypothesis. The statistical community is the residents of the ۱۲th district of Tehran. Moreover, five indicators of economic justice, individual well-being, satisfaction with access, quality of environment and housing were included in the model. Among the indicators of the quality of life, economic justice has had the greatest impact on the changes in the quality of housing in Tehran's ۱۲th district. The variable of housing quality in twelve neighborhoods of Abshar, Sangalaj, Shahid Harandi, Ferdowsi, Qiyam, Kowsar, Pamenar, Imamzadeh Yahya, Iran, Bazar, Baharestan and Takhti have a direct relationship with the intensity and a relatively strong relationship with the quality of life variable. This affiliation is significant in all the mentioned neighborhoods with a calculated significance level of less than $0,001$, and the relationship between the quality of housing variable and the quality of life variable in the Shemiran neighborhood with a significance level of $0,001$ regarding more than $0,001$ is not significant. Among the economic, social and environmental dimensions of the quality of life variable, the distance of the economic and environmental dimension had a direct relationship with the housing quality variable. Among the dimensions of physical, environmental, well-being and comfort and livelihood and economy in the variable of housing quality, the positive relationship between the three dimensions of physical, environmental and well-being and comfort with the variable of quality of life was confirmed.

Research aims:

1. Evaluation of the role of housing in the quality of life and restructuring of District 12 as the historical center of the Tehran metropolis.
2. Extraction of urban life quality indicators in the quality of life in the District 12 of Tehran.

Research questions:

1. What is the role of housing in the quality of life?
2. What are the effective factors in the biological quality and restructuring of the region as the historical center of Tehran metropolis?

Keywords: living spaces, quality of life, housing, 12th District of Tehran, economic justice.

Introduction

Since the 1960s the position of economic growth as the main goal of development was questioned and doubted due to the existence of negative consequences resulting from growth and the revelation of new concerns on the other hand. In this regard, efforts were made to consider economic growth and policies related to it, not as a goal, but as one of the means to achieve development goals. In the early 1990s, fundamental changes were made in the hierarchy of development goals. With the emphasis of the United Nations on the category of social welfare and quality of life, it led to the reduction of poverty and environmental degradation, increased health and longevity, and generally improved the quality of life (Ghafari et al., 2011: 81). In fact, in recent years, the undesirable and excessive population growth in big cities has made them unable to provide the necessary services to their residents (Pourahmad et al., 2010: 140). Also, identification of problematic areas, causes of people's dissatisfaction and the impact of social factors on the quality of human life have a consequence (Azizi and Mouloud, 2010: 32). In other words, the rapid growth of urbanization in recent decades and neglecting the quality aspects of human life in general have caused the quality of urban life to decline (Kookbi et al., 2014: 12).

Residential environments in different areas of Tehran have diverse environmental qualities. Undoubtedly, neighborhoods that have better quality for living attract more people's desire to live

in such areas. Neighborhoods with lower biological quality are known as undesirable neighborhoods. District ۱۲ of Tehran, as one of the central areas of Tehran, has problems such as: lack of land, high price of land for building housing, lack of service spaces for housing, access and traffic problems, complications of residential interference of different cultures, lack of green space, lack of sense of place and vitality, disregard for structural, climatic and facility standards and problems of facade construction of housing in the region. In addition, today the government and relevant officials are looking for solutions to deal with the cause of social, personal and psychological harm. This category of housing is inappropriate and that is why they are facing this damage today. As a result, before presenting any solution, the necessary awareness of the quality of people's life and the current situation should be investigated. By studying such problems, the present research examines the solutions to improve the quality of life and housing environment in the mentioned area.

The methods of data collection in this research are the combined use of library and field studies. In this way, at the beginning, with the library method and observation and analysis of ۱۲ regions of Tehran city, the effective indicators on the quality of life were extracted, then the validity of the indicators was measured according to the conditions in the target area and indicators were revised. After finalizing the indicators, the type of relationships and the intensity of the effects were examined and analyzed by providing a number of experts specializing in this field and analyzing binary relationships by implementing the ISM model. Finally, in order to understand the most prominent needs and demands of the residents and users of the ۱۲th district of Tehran and to measure the quality of life in this area, a questionnaire was compiled based on the obtained indicators and distributed among the sample population.

Concerning the background of the research, it can be said that in the second half of the ۱۹th century, the emergence of industry and the industrial revolution was the beginning of a new history and triggered many changes in the process of architecture and urban planning. The upsurge in population along with migrations from the rural communities to cities and the change of the production forces caused urban populations to increase rapidly. In this regard, in order to respond to residential needs, cheap houses were built without any basic planning and design (Pourmohammadi, ۲۰۰۳: ۶۷). Since ۱۹۳۰, researches in different fields started to define, examine and measure the quality of life with different approaches. Over time, the concept of quality of life

included the circle of all human beings in order to have maximum comfort in life (Amini, ۲۰۰۰: ۳). Until the ۱۹۷۰s, the quality of life was considered primarily based on material concepts and the consequence of economic growth. The efforts came to fruition in the ۱۹۷۰s and several researches were conducted to identify the social indicators of the quality of life (Latfi, ۲۰۰۸: ۵).

In the ۱۹۷۰s, David Harvey also addressed this issue by publishing four articles. According to Harvey, food, housing, health services, education, social services and services related to the environment, consumer goods, recreational facilities, pleasantness of the neighborhood and means of transportation are nine categories of human needs that humans need to a minimum percent. In the book "Social Justice and the City", Harvey deals with factors such as income, different living spaces, race and their effects on poisoning, anemia, health care and relatable features (Harvey, ۱۹۹۶: ۳۹۴). In ۱۹۷۰, a theory named "Citizen Satisfaction Theory" was presented. This theory is an analytical model that operates based on the level of satisfaction of citizens with the residential environment regarding various physical, social, economic, environmental and aesthetic components (Latfi, ۲۰۱۸: ۵).

Since the early ۱۹۸۰s, the interest in the structure of the quality of life in Iran has increased significantly and one of the most important reasons for this can be considered the entry of various scientific fields into the discussions related to the quality of life. From the late ۱۹۹۰s, the disputes related to the quality of life were removed from the monopoly of medicine and psychology; furthermore, other scientific fields, especially social sciences, found the opportunity to provide a new perspective for this structure by changing the indicators and components of the quality of life (Ghafari et al., ۲۰۱۹: ۲۱).

Conclusion

The quality of suitable housing is divided into ۸ categories in the scale of region ۱۲:

۱. The desired form of housing;
۲. housing strength;
۳. Regional security;
۴. Convenience and accessibility of residents to regional physical facilities and services;

- . Access to nature and open green space;
- ٦. Equipment and facilities (infrastructure) required for housing;
- ٧. Adjacent housing with compatible uses;
- ٨. Privacy and privacy.

It can be seen that the favorable conditions of the residential environment are not really seen in the ١٧th region. In order to solve the problem and improve the area and build a desirable residential environment, it is a fundamental issue to understand the relationship between sustainable development and urban planning and its constituent parts, including housing and numerous regulations related to it. The eight factors mentioned above are among the most important criteria in defining the appropriate quality of housing, and paying attention to them in construction makes it possible to carry out all the activities of the residents' lives with ease and optimal efficiency, and helps to find a sustainable urban life and construction. And it is a suitable shape for the city, especially the ١٧th district.

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