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Evaluation of the Effects of Perceptual Tenure Security Factors on the Quality of Housing, Case Study: Hamadan Informal Settlements

Sorush. Karami

Member of Urban Planning, Art and Architecture College, Islamic Azad University, Hamedan Branch

Sanaz. karami

Member of Urban Planning, Art and Architecture College, Islamic Azad University, Hamedan Branch

Dr. Abbas. Fakhraiee

Member of Urban Planning, Art and Architecture College, Islamic Azad University, Hamedan Branch

Dr. Hosein. Zabihi

Associate Professor of Urban Planning, Art and Architecture College, Islamic Azad University, Hamedan Branch

Abstract

Informal settlements have been as a consequence of the prominent characteristics of contemporary urbanization in developing countries, including Iran. Expansion of informal settlements, is considered as the serious challenges which this research is facing with about the various aspects of sustainable urban development, especially in developing countries. This unpleasant phenomenon, has been the result of the linear and authoritarian policies and the so-called top-down development programs in these countries, Which of urban poverty has fueled more than ever and to follow that, the necessity of changes in attitude has raised the issue of informal settlements. Many large-scale studies have been conducted to find solutions for this phenomenon, but before any action, the need is felt to identify the exact cause of this phenomenon. In many studies about this, improving land tenure security is deemed necessary for improving the living conditions of households. Currently, the security of tenure is far from their basic legal concepts, and are discussed in the social and psychological counseling. For data analysis methods, exploratory factor analysis, correlation and regression are used. This approach is based on four factors: the possibility of evacuation, the fear of evacuation, lack of support networks and household income levels, which formed the main variables. Furthermore, to evaluate the quality of housing, five physical parameters: Floor Area, materials, roof covering, facade materials, quality of construction and maintenance were considered. Method of study, is field study and a questionnaire was used to collect data. The results show that the security of tenure and housing quality are positively correlated, and lack of support networks is a key factor in reducing security of tenure.

Keywords: Informal settlements, insecurity of property, tenure security perception, quality of housing, the city of Hamadan

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Analysis and Evaluation of Factors Affecting Land and Housing Prices In District No. 3 of Mashhad City

Dr. Baratali. Khakpour

Associate Professor of Geography, and Urban
Planning, University of Mashhad

Reza. Samadi

Ph. D. Candidate of Geography, and Urban
Planning, University of Mashhad

Abstract

The aim of this paper is to analyze and evaluate the factors affecting on land and housing prices in zone 3 of Mashhad city. The research method used in this study was descriptive- analytical method. The statistical population of the research includes the heads of household in zone 3 of Mashhad city. To determine the sample size of study, which was obtained over 362 cases, Cochran formula was used. The research tools included two questionnaires; one related to the heads of households and the other one was related to real estate agencies. To analyse and display data, Arc GIS, SPSS and Excel softwares were used. First, the grad of each area, in terms of economical and social development of inhabitants, was obtained using Moris model, and then, mean comparison of economic and social development of inhabitants with land and housing prices was performed using an analysis of variance (ANOVA) at the level of 99%. Pearson correlation was used to analyze the relationships between each of these factors with land and housing price; so that its results indicate a direct and positive relationship between these factors and prices of land and housing. The effectiveness of each one of independent variables (factors affecting land and housing price) on dependent variable (its price) was analysed using linear regression with Stepwise method. Of the factors studied, the variables related to economic development of inhabitants with Beta (0.36), social development (0.38) and the area of land plots (-0.36) were identified as the most important factors that influence land and housing prices in this area of the city.

Keywords: Linear regression, Land and housing price, Zone 3 of Mashhad city.

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Assessment of Realization of Socio – Economical Dimensions of Hadi Plan in Rural Settlements, Case Study: Kenare Village- Marvdasht

Dr. Ali. Shakoor

Associate professor of Geography and Urban Planning, Azad University of Branch

Dr. Ali. Shamsodini

Assistant professor of Geography and Urban Planning, Azad University of Branch

Abstract

In the early years of the Islamic Revolution and the discourse of justice in order to remove deprivation from the settlement areas of the country, the development of villages was seriously considered by the governorates and programmers, So that through the formation of institutions such as Construction Jihad and Ministry of Housing, a great deal of projects and plans were prepared and implemented to improve the life of villagers. In this respect, "facilitating and improving" plans or the same Hadi plans were the most important programs which have been performed for improving the economical, social situation and physical-spatial organization of rural settlements up to now. This research was performed by analytical –descriptive method, the aim of this research is measuring and assessment of the degree and level of realization of different social and economical aspects of performing Hadi plans in Kenare village of the central part of Marvdasht township. The data were gathered through library and field methods and with respect to the statistical society of 410 households, 90 head man of the families were selected as sample. Descriptive and presumption statistical methods including single-double variable t test, Likert spectrum measurement and Wilcoxon signed rank test have been used. The research results shows that a correlation coefficient of $r=0.017$ exists between Hadi plan variables and social changes in the rural life of Kenare village, which indicates a significant relationship. Also the correlation coefficient between the variable of implementing Hadi plan and realization of economic aspects of the under study villagers' life is equal to $r=0.024$ which indicates a significant relationship. Therefore, implementing Hadi plans in Kenare villages was successful for meeting the economical-social objectives in view of environmental improvement and villagers' life and could provide the relative satisfaction of rural habitats. So that, the assumption of research based on Hadi plan in Kenare village and its positive effects on the social and economical life of villagers' life is confirmed.

Keywords: Village, Hadiplan, Social change, Economic change, Kenare, Marvdasht.

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Analyzing the Effects of Horizontal Extension of the City on Social Capitals, Case Study: Maraghe City

Dr. Ali Reza. Soleimani

Associate Professor of Payam Nour University

Hasan. Ahar

M.Sc. Of Urban Planning, Islamic Azad
University of Gazvin Science and Research
College

Hadiseh. Gheisari

M.Sc. Of Urban Planning, Islamic Azad
University of Gazvin Science and Research
College

Abstract

According to inevitable urban growth based on predictions made, this process will continue in the next decade and its resulting movements, will lead to the settlement and concentration of population in major cities. The purpose of this paper is to study the effects of horizontal extension of the city on the social capital of citizens. In fact, it can be said that there is a relationship between the shape and form of urban extension and social factors.

In order to collect information, library and field methods were used. Library and documentary methods were used for social equity part and the degree of citizens' of different districts to different types of services and sport, cultural, educational commercial, park, green and sanitary spaces and health services. In other words, to measure the citizens' access to various services and facilities, the statistics of per capita in comprehensive project of Maraghe has been used. Other required information was used by the questionnaire method. social capital has five components including (social security and the environment - Register - Partnerships - social interaction - trust). The questionnaire was designed based on the components of social capital. Number of samples with a population of 162,356 of Maraghe city based on statistical census of year 2001, according to Cochran formula, was 320 samples. Questionnaires were randomly distributed at the community level in order to gather people's opinions, and then the raw data obtained by SPSS software. Related variables such as urban extension, density, access, distance, and etc. as independent variables and variables related to social capital as dependent variables are considered. In order to evaluate and analyze social capital and the extent of its relationship with the extension of Maraghe using advanced statistical analysis such as correlation coefficient, multiple regression and factor analysis were used. The results show significant indicators of density by a factor of 0.026 and 0.699 beta has had the greatest impact on the components of social capital. Indexes of the distance from the city center, open space, the growth rate of household, the average duration of residence and family size, have an impact on the level of social capital respectively.

Keywords: sprawl - social capital - Partnership - Security - dealing – Register- Maragheh.

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Evaluation of Geo-Tourism Capability of Zahak Area in Hashtroud

Dr. Sayad. Asghari Saraskanroud

Assistant Professor of Geomorphology,
Uramiyah University

Dr. Fariba. Esfandyari

Associate Professor of Geomorphology,
Mohagheghe Ardabili University

Dr. Vahid. Mohammadnejad

Assistant Professor of Geomorphology,
Uramiyah University

Dr. Batul. Zeinali

Assistant Professor of Climatology,
Mohagheghe Ardabili University

Saleh. Asghari Saraskanroud

Ph.D Candidatet of Geography, Uramiyah
University

Abstract

In this study, the geo-tourism capability of Hashtroud Zahak area has been studied. This area has a wide range of elements and geomorphic processes for attracting tourists interested in earth sciences. It is one of the most important historical centers of Azerbaijan from cultural and historical point of view. In this research, Hadžić model has been used. In this study, the value and importance of each geo tourism location is estimated by three indexes, including Scientific value, secondary values and Vulnerability of that geotourism location. For this purpose, a survey was performed from 25 tourists and 6 professionals. Results indicated that geological features associated with cultural heritage have the highest score among professionals and tourists in terms of scientific value. This indicate a wide range of geological and geomorphological forms in the study area. Natural elements and cultural heritage have the highest score among professionals and tourists in terms of secondary values. Vulnerability from expert's view is 3, that indicates relatively high vulnerability of the area. Finally investigation of three indexes in the final assessment of the value of geo tourism indicated that , this area has a good geo tourism value.

Key Words: Geo-tourism, Evaluation, Hashtroud Zahak area, Dynamic Model

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Analysis of the Factors Affecting the Spatial Distribution of Poverty in Rural Areas, by Emphasizing on the Economic-Social Characteristics, Case Study: Mahmoudabad Village, Shahin Dej Town Ship

Dr. Behruz. Mohammadi Yegane

Assistant Professor of Geography, Zanjan University

Mehdi. Cheraghi

Ph.D Candidatet of Geography and Urban Planning, Tehran University

Zahra. Yazdani

M.Sc. Student of Geography and Urban Planning, Zanjan University

Abstract

From the past times, rural areas as the basic communications have had a major role in the formation and flourishing of civilizations and decline of a great number of civilizations, is concerned to the destruction of villages and disregarding them as basic elements of production, and economic prosperity. At the present, one of the main elements of the production and environmental decline and inefficiency is poverty. So the study to identify poverty reasons and presenting solutions is essential. The present study analyzes the factors affecting the spatial distribution of poverty in rural areas, by emphasizing on the economic- social characteristics. This study is of applied one and from the view point of nature and method is of descriptive – analytical one. The method for collecting information is of library and field data collection (questionnaires, interviews) and descriptive statistics (mean, standard deviation) and inferential statistics were applied for analyzing information. The present research population is the families of Mahmoudabad county, located in West Azarbaijan Shahindezh township. The county has 26 villages with population in 2011 Census with 8206 Population and 2154 Households. With respect to the spread of the under study area and for detailed and accurate study, 11 villages were selected by Kocharan modified formula and distributed between different population classes of the village through classification sampling method. The results show that the elements of assets, education and banking credit are the most important factors affecting the spatial distribution of poverty in the study area.

Keywords: rural poverty, rural development, spatial distribution.

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Study of Citizen's Satisfaction about the Performance of Municipality Services Using Kano Model, Case Study: Gorgan Municipality

Dr. Esmail. Nasiri

Assistant Professor of Geography and urban Planning, Payam Nour University

Hosein. Amoozad Mahdirji

Trainer, urban Geography Group, Payam Nour University

Abstract

Today all efforts and attempts which the urban management are implemented for increasing the services, are to increase citizens' satisfaction. This purpose is a great ideal for municipalities and much of it will be achieved through the provision of services for citizens. The research aims is to gain a fairly accurate description of the status of the citizens' satisfaction about the services of Gorgan Municipality based on Kano model in most of the requirements including main requirements, functional and incentive. This research from objective point of view is an applied one and is a descriptive-surveying type which is made by field method. The statistical society is all citizens(343977 people) of Gorgan city that use municipality services. This research is based on Cochran's formula on a sample size of 384 people Who were randomly selected and studied. Findings suggest that the citizens had more satisfaction about the services of municipalities in respect of motivational needs (0.790) basic requirements (0.712) and political needs 0.436).

Keywords: municipality services, Kano model, the basic requirements, functional requirements, motivational needs

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Assessment of Development Effects on the Environmental of Chaharmahal & Bakhtiari Province and Determining the Priorities of Villages for Development by Using Degradation Model

Dr. Ali. Jafari

Assistant Professor of Natural Resources and Geology College, Shahre Kord University

Dr. Nabiollah. Yarali

Assistant Professor Natural Resources and Geology College, Shahre Kord University

Saeid. Azadegan Dehkordi

M.Sc of Silviculture, Natural Resources and Geology College, Shahre Kord University

Abstract

The aim of this paper is to determine the effects of development on the environment of Chaharmahal & Bakhtiari province by using degradation model and the possibility of more development of villages. Political divisions at the villages level (44 villages) was used as the working unit. Ecological vulnerability was measured by overlying map of slope, direction, elevation, annual average temperature, isohyetal points, sensitive to erosion, faults distribution, soil depth, vegetation cover, forest reserves and protected areas and using threshold rule in ecology. 13 Degradation factors identified and their severity in each assessment unit was determined. Physiological population density was calculated by dividing the available population in each working unit into the area of cultivated lands in that unit. Then degradation coefficient in each unit calculated using Excel software. Finally, assessment units categorized in 6 classes in terms of degradation coefficient value. Also in terms of degradation severity, total area of province categorized in 3 classes for future development. Based on the results 64.4% of the province prone to more development, 31.9% has the capability for development depending on performing the rehabilitation operations and the rest 3.7% have a limited development capability.

Key words: Development, Environmental Impacts, Degradation Model, Village County, Chaharmahal & Bakhtiari Province

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The Comparison of Different Procedures for the Preparing of the Digital Elevation Model, Case Study: Noferest watershed, Birjand township, South Khorasan Province

Ali. Ashrafi

Member of Geology College, Birjand University

Mohammad Ali. Alimi

Ph.D Candidatet of Geology, Birjand University

Abstract

The exact estimation of qualitative and quantitative characteristics of the natural phenomena requires a great deal of time and expense. Therefore, the interpolation procedures are used as a suitable solution in the estimation of the places which are uninformed to other researchers, and haven't been sampled yet. The reason for the choice of the mentioned procedures is that there are many maps derived from the Digital Elevation Model, and these maps have application in different analyses, and also they may have influence on the result of an analytic research, using different scales. If the main source which is Digital Elevation Model malfunctions, the whole project will have more errors. The main subject of this research is the choice of the most suitable procedure for the formation of the Digital Elevation Model which can present more real-life model from the natural condition of the earth, with high precision. The research purpose is the comparison of some of the procedures for the preparing of the Digital Elevation Model, including TIN (Triangulated Irregular Network), TOPOGRID, and also Digital Elevation Model derived from 3-dimensional satellite images. The mentioned procedures were performed on the data of the Noferest watershed in 40 kilometers of the east of Birjand city and their results have been compared precisely with each other and also with the data derived from the 2-frequency global location finder systems (DGPS). The results obtained from the comparison of the amounts of minimum and maximum differences and also the comparison of the RMSE amounts between the Digital Elevation Model and the DGPS data in 10 research zones, show that TIN procedure which has obtained the maximum amount of difference, 5 times with no minimum amount, has more errors, and the Digital Elevation Model of SRTM which has obtained the minimum amount of difference, 3 times with no maximum amount, has higher precision. In this procedure, the TOPOGRID and TOPOGRID INFORCE and also the Digital Model derived from the ASTER images, are placed in the subsequent ranks.

Keywords: Digital Elevation Model, geographical information system, satellite images, South Khorasan

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Morph Tectonic Interpretation of Soluklu Basin (Northern Khorasan) Using Geomorphic Indices

Maryam. Ezati

M.Sc of Tectonic, Science College of Golestan University

Dr. Maryam. Agh Atabai

Assistant Professor of Science College of Golestan University

Abstract

By recognizing the tectonic effects on fluvial systems, the value and importance of rivers in the study of tectonic activities were recognized. The study of stream channels and their displaced deposits by faulting at earthquake time, indicates the amount of displacement and also gives special information about the evaluation of earthquake hazards in the future. The study area is located in the central Kopeh Dagh (Northern Khorasan) and NW Bojnurd. Kopeh Daghs faults are responsible for major destructive earthquakes in the 19th and 20th centuries and represent an important seismic hazard for this populous region of NE Iran. In this study, in order to study the morphotectonic of Soluklu basin, some of geomorphic indices including drainage basin asymmetry factor index (AF) and stream length-gradient index, transverse topographic system (T), (SL), hypsometric curve (Hc) and hypsometric integral (Hi) were calculated. Fractures of the study area are extracted by using green, red and near infra red band of Aster image. Aim of this research is identifying tectonic activity and high hazardous areas using geomorphic indices. Calculating various indexes shows that tectonic activity in the study area is high, least amount of tectonic activity is related to the north side and the highest amount of tectonic activity is related to south side of Soluklu basin. Calculating various indexes shows that appropriate place for build and urban development is the upstream part and the most inappropriate area for build and urbanization is the downstream part.

Keywords: Morphotectonic, Drainage basin, Geomorphic index, Northern Khorasan