

## Study the Situation of Housing Social Quantitative and Qualitative Indicators in Rural Areas of Ghachsaran Township, Iran

Dr. Saeed Maleki,<sup>1</sup> Atefeh Ahmadi,<sup>2</sup> Taha Rabbani<sup>3</sup>

<sup>1</sup>Department of Geography and Urban Planning, Faculty of Earth Sciences and GIS, Shahid Chamran University of Ahvaz, Golestan St, Ahvaz, Iran.

<sup>2</sup>PhD Student of Geography and rural planning, Kharazmi University, Tehran, Iran

<sup>3</sup>PhD Student of Geography and Urban planning, University of Tarbiat Modares, Tehran, Iran

**Abstract:** Housing indicators are fundamental factor and determine in descriptive, analysis and making decision for housing which can lead to as outline in housing planning for maker decision and planner if housing indicators recognize and understanding, it's study and analysis of way a applied and fundamental or basic research and correctly done with in plans. Among housing indicators, social indicators are the most property fundamental factor of housing progress and goals.

The aim this article is to study the situation of the social quantitative and qualitative indicators of housing in rural areas of Ghachsaran Township.

The methodology used in this article is a combination of descriptive, analytical method and case study.

The results of this article in relation of housing social quantitative and qualitative indicators in rural areas of Ghachsaran township within the years of 1996 to 2006 shows there are problems in terms of social quantitative indicators of housing and unbelievable bad conditions (density of family per dwelling). But from view point of social qualitative indicators of housing (infrastructure facilities and basic services of housing units and construction materials) in rural areas have had a relative developing trend.

Therefore, one plan of housing is need of recognize, understanding and analysis of housing dimension and its effect. In the among is necessary study of this indicators as one of the most important housing indicators in housing quality update and their role in housing development planning and progress.

**Keywords:** Housing, Social Indicators, Quantitative and Qualitative Indicators, Rural Areas, Ghachsaran township.

### I. Introduction

Housing as an actual phenomenon, the first things that man has always struggled with it and always trying to find the right response to change, it is reasonable to think. So housing is a necessary but not in any sedative, whitish ideal man to access appropriate housing (Azizi: 1996:108). This is what should be affordable housing. In general, the wider issue of housing is complex and is composed of various dimensions (Pour Mohammadi, 2001). Therefore we cannot provide a comprehensive definition of the obstacle. Housing as a physical place, each family is considered basic shelter, in the shelter of the family or individual needs such as sleep, rest, protection against environmental conditions and the nature of the summary is supplied (Khsrvnya, 2009). What is noteworthy is that in addition to the physical structure housing a family can be used as shelter, the total also includes residential environment (Ahari et al, 1998) which includes all the necessary facilities, services and installations needed for better social and family life and employment schemes, education and health of individuals. In other words, the physical pain is nothing more than a mere shelter and all public facilities and services necessary to better human life involves and use it to be sure it has a relatively long tenure (Mokhber, 1984).

Housing the urban area will be important as most private; the most important role in rural areas than in urban areas is weaker. Development of communication technology in various fields of physical presence in different parts of town lessen the image of his presence will add to the housing (Tamanna, 2010). In fact, it is possible that, unlike past resident of the clock to finish their homes his presence in the house and surroundings are far from inevitable and he was in the other parts of the township (Poor Mohammadi, 2010).

Housing and social housing and general development process is essential. That is why the United Nations (UN) in 1987 as the international year of shelter for the homeless announced (Gallent, 2009). Before that the 1976 United Nations Conference on Human Settlements (UNCHS) The emphasis was on the importance of affordable housing. Food, clothing, shelter and employment benefits to meet their basic needs in our life and for each of the major components are the basic needs approach (Tolon, 2011).

### II. Methodology

Specific methods to achieve the goals and objectives need to be that we can follow to achieve the desired results, and we can deduce that no scientific conclusion is unlikely unless a specific method (Haryng and Lloyd, 1997). Therefore, the methodology used to reach rural housing is Ghachsaran townshop. Since the control variables in the current study is not practical, so the standard method (description) is used to achieve desired goals). (Kazemi Pour, 2004). (With regard to control variables that affect human behavior, it is difficult and often impossible, so the most useful descriptive methods used in social geography matters.

In the beginning, we have tried as much as possible all the studies in this area of the township and is diagnosed Gachsaran in cases where additional information is needed to collect data from field studies and the preparation of the questionnaire data, the action is and then review and analyze any data taken from various references has been discussed. Finally, the issue of how the role and influence of various factors on each realtor is specified.

### III. Social indicators of housing quality

#### 3.1. Density of household in residential unit

In 1986, 7,227 families residing in rural areas of the township were Gachsaran while the number of housing units, about 7,178 units is listed and these data indicate that that for every 100 households, there are 106 housing units in rural areas. Units in 1996 to over 7,285 in 7838 households in 100 housing units per 107 households reported finally, in 2011 the number of rural households in the township has increased from 8,740 households to 8,726 residential units.

**Table 1- Density of household in residential unit in Gachsaran rural area 1986-2011**

Year Title	1986	1996	2011
Household Number	7227	7838	8740
residential unit Number	7178	7285	8726
Density of household in residential unit	1/06	1/07	1/01

Reference: Census of Population and Housing Detailed results for the years 1986-2011.

#### 3.2. Density of Person in Room

Research results indicate that it is the ideal housing for every person in the room is 2. Also Pymrln 3/1 room for every person knows the proper housing.

Together these indicators in the rural township of Gachsaran can say that in 1986, 9/5 people in the room, and in 1996, while the sixth and reached in 2011 to 8/4 down.

**Table 2- Density of person in room Gachsaran township rural area during 1986-2011**

Year Title	1986	1996	2011
Room Number	8208	7285	8672
Population Number	48386	44494	41770
Density of Person in Room	5/9	6/1	4/8

Reference: Census of Population and Housing Detailed results for the years 1986-2011.

#### 3.3. Density of person in residential Unit

The index for rural areas in 1986 vs .75/6 housing units was people. In 1996, sixth in 2011 and reached the 3/5 is less than the density of housing units in rural households in the township.

**Table 3- Density of person in residential unit Gachsaran township rural area during 1986-2011**

Year Title	1986	1996	2011
Population Number	48386	44494	41770
Household Number	7227	7838	8740
Density of Person in Room	7/6	6/5	7/4
Household size rate	7178	7282	7826
Residential unit Number	6/75	6/1	5/3

Reference: Census of Population and Housing Detailed results for the years 1986-2011.

#### 3.4. Density of Residential Unit in Household

Also shows the distribution of housing units by households living in rural areas Gachsaran township is a better way of living. In 1986, the proportion of single-family housing units in the rural township 5/88 percent ten years later, in 1996, more than 2/94 of a family who lived in residential areas, and in 2011, compared to 4/95% increase which reflects this time with a single nuclear family and the evolution of biological households tend to have a more residential units are independent of parent families, and increase the index of housing recovery will follow housing units than households in which there are two the following table Gachsaran township vs. Rural areas 2/9 percent in 1986 to 5/4 percent is reached in 1996. And finally in 2011 to 7/3 percent decline, and three-family residential units and more than in 1986, about 6/1 percent in the years 1996 and 2011 to less than 1 percent of all housing units in rural areas Gachsaran township.

**Table 4- Density of residential unit in household in Gachsaran township rural area during 1986-2011**

Year Household Number	1986		1996		2011	
	Number	Percent	Number	Percent	Number	Percent
1 Household	6398	88/5	6863	94/2	7847	95/4
2 Household	669	9/2	328	4/5	308	3/7
3 Household	121	1/6	61	0/8	40	0/4
4 Household and more	39	0/5	33	0/4	26	0/3
Residential unit Number	7227	100	7285	100	8221	100

Reference: Census of Population and Housing Detailed results for the years 1986-2011.

#### IV. Social indicators of housing quality

##### 4.1. Average level of floor area Residential units

The following table Gachsaran largest township in the year 2011 in the rural areas of residential units from 101 to 150 square meters with a building area about 9/21 percent of the housing units are included and then to 101 residential units with area of 81 square meters, which is about 8/21 percent of the units are in residential units with area of 201m<sup>2</sup> and more infrastructure from the most minimal housing units are included.

**Table 5- Average level of floor area Residential units in Gachsaran township rural area 2011**

Year Floor Area	Number	Percent
50 m <sup>2</sup> and less	1336	16/25
51-75 m <sup>2</sup>	1525	18/5
76-80 m <sup>2</sup>	1192	14/5
81-100 m <sup>2</sup>	1795	21/8
101-150 m <sup>2</sup>	1800	21/9
151-200 m <sup>2</sup>	455	5/5
200 m <sup>2</sup> and more	118	1/4
Total	8221	100

Reference: Census of Population and Housing Detailed results for the years 1986-2011.

##### 4.2. Residential units depending on the durability of building materials

**Table 6. Distribution of residential units in Gachsaran township rural areas durability of building materials during 1986-2011**

Year Building Material	1986		1996		2011	
	Number	Percent	Number	Percent	Number	Percent
Full- durability	3604	50/2	808	11/1	5457	66/4
Semi- durability	2197	30/6	761	10/5	2157	26/2
No -durability	212	3	280	3/8	204	2/5
miss	1165	16/2	5436	74/6	403	4/9
Total	7178	100	7285	100	8221	100

Reference: Census of Population and Housing Detailed results for the years 1986-2011.

##### 4.3. Social indicators related to basic services

Studies conducted in the years 1986-2011 shows that residential facilities housing units in rural areas has improved Gachsaran township trend.

**Table 7. Residential facilities of residential units in Gachsaran township rural areas during 1986-2011**

Year Residential facilities	1986		1996		2011	
	Number	Percent	Number	Percent	Number	Percent
Water	5868	81/7	6495	89/1	7401	90
Power	5087	70/9	6621	90/9	7932	96/5
Gas	753	10/5	33	0/45	1679	20/4
Telephone	33	0/45	1093	15	5112	62/2
Bath	3123	43/5	4968	68/2	6395	77/8
Kitchen	2420	33/7	4649	63/8	7525	91/5

WC	6261	87/2	6711	92/1	8207	99/8
Cooler	2002	27/9	3969	84/5	—	—
Total of Residential Unit	7178	100	7285	100	8221	100

Reference: Census of Population and Housing Detailed results for the years 1986-2011.

#### 4.4. Social indicators relating to ownership of property and housing

**Table 8. Ownership of residential units in Gachsaran township rural areas during 1986-2011**

Year	1986		1996		2011	
	Number	Percent	Number	Percent	Number	Percent
Ownership						
Private	7411	89/5	6618	84/4	7331	84/5
tenant	226	2/7	337	3/4	770	8/9
Housing Free	437	5/3	538	6/9	181	1/2
	125	1/5	154	1/9	282	3/2
Other	0	0	26	0/3	73	0/85
Miss	79	0/95	165	2/1	35	0/4
Total	8278	100	7838	100	8672	100

Reference: Census of Population and Housing Detailed results for the years 1986-2011.

According to the table above, in 1986, 5/89% of rural households in their housing units were owner Gachsaran township. In 1996 compared to 4/84 percent in 2011, to 5/84 dropped) (Taghavi, 1378: 88) (In the 1986 to 2011 added tenant that come in 2011, 8% of rural households are tenant township. also, the number of households that have free housing units in 1986 until 2011 has been upward, from 5/1 percent in 1986 to 9/1 percent in 1996 and finally to 2/3 percent increase in 2011.

The most appropriate indicators for measuring progress in social housing and housing are the general goal. The index can be used at all levels from national to individual and collective review and assess.

### V. Conclusion

Index housing policy is an appropriate tool for assessment criteria. These indicators can be used to help the housing conditions gave a visual image. On the other hand, using the experience of countries that have been successful in their housing community, we can provide solutions for housing in urban and rural of Iran.

The most important indicators of housing applications, increasing the level of information available to understand the living conditions of residents. So that decision makers and planners can affect the lives of residents in the housing assessment and determine a more accurate and better.

In this paper, the role of social indicators in the housing development plan the introduction of social housing in rural areas and the township of Gachsaran the indicators in these areas have been studied.

-In terms of facilities and basic services in rural areas have improved Gachsaran town shop trend.

According to studies conducted in the years 2011 – 1986 shows that residential facilities housing units in rural areas are improving the township Gachsaran. For example, the number of rural household have piped water in 1986 the township had a 7/81 percent to 90 percent in 2011.

-The number of housing units, households living in rural areas does not meet Gachsaran township. In 1986, 7,227 families residing in rural areas were Gachsaran township while the number of housing units, about 7,178 units are listed these data indicate that for every 100 households, there are 106 housing units in rural areas. Units in 1996 to over 7,285 in 7838 households in 100 housing units per 107 households reported finally, in 2011 the number of rural households in the township has increased from 8,740 household to 8,726 residential units.

-Seems to be used in housing construction in rural areas Gachsaran Township is more durable construction materials.

According to the research materials used in rural housing Gachsaran township in 1986, about 2/50 of a durable material, and only 3% of it is kind of flimsy materials.

-In terms of social housing in rural areas Gachsaran township proper conditions are favorable.

According to investigations from 1986 to 2011, the index had a slightly downward trend of housing for example, the density of rural households Gachsaran Township in 1986 vs. 75/6 housing units was people. In 2011, the 3/5 is less than the density of rural households in the township's housing units and housing quality indicators have been rising, and the conditions are favorable.

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