

Investigate the Situation Urban Housing in Metropolitan Tehran

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Abstract

Housing poverty is one of the most prominent features of the developing countries. In this regard, Tehran Province is one of the poorest provinces of Iran with many vulnerable and informal houses. About 2/5 of the urban population of this province are dwelling in non-enduring and deprived neighborhoods that lack suitable inter-biological spaces. Accordingly, this article tries to evaluate housing for income deciles and the conditions of households in the urban areas of the province. A descriptive-analytic methodology is used in this study and it is carried out in an applied manner. Based on the data of Statistical Center of Iran, the last official census of Iran attempted to estimate the housing condition of income deciles. The results of this study reveal that the mean building area of the residential units belonging to the first to the tenth deciles for the years from 1996 to 2006 showed fluctuations over different urban areas in the province. The mean building area belonging to the first deciles, as the lowest deciles in the society has increased from 57.9 m² from 1996 to 82.7 m². Unlikely, this has decreased for the tenth deciles from 139.5 m² to 122.1 m². The house ownership rate has decreased in the urban areas of the province from 54.5% to 50% during the period of 1996 to 2006. This percentage has remarkably decreased for the second deciles from 86.4% in 1996 to 34.5% in 2006. And so, this percentage has increased for the third deciles, decreased for the fourth deciles, increased for the fifth, the sixth and the seventh deciles and decreased for the higher deciles of the society.

Keywords: Non-Standard Housing, Income Deciles, Income Groups Housing, Tehran Province

1. Introduction

About half of the world population is poor and about 600 to 800 million people live in non-standard houses (Datta and Jones, 2002: 1). For example, in Lagos 15%, in New Delhi 51%, in Nairobi 75%, and in Lahore 85% of people live in non-standard houses (Goottiner and Budd, 2005). Thousands of low-income urban dwellers live in such dwelling places with no healthy tap water and they have no choice other than drinking polluted or non-standard water (Hardoy; Mitlin and Satterthwaite, 2001:42). For instance, healthy potable water is not available to 33% of the population in Bangkok, and to 5000000 people

in Kolkata and 95% of the population in Khartoum do not benefit from urban sewerage system (UNCHS, 2001:1). House availability is a serious problem in most rapidly growing cities in the developing countries, because there are not enough residential units. Based on the anticipation, the developing countries needed 21,000,000 residential units in 2000s and 25,000,000 residential units in 2010s in order to house urban households (UNCHS, 1999). So, in the developing countries, the immigrants and urban poor dwellers live in non-standard and low-quality houses in the suburbs that lack public facilities and infrastructures (Peattie & Aldrett-Hass, 1981:

157). The studies show that Tehran Province had 48% of Human Deprivation Index (HDI) in 1996 and stood in the 25th place among the provinces of Iran. Extreme tendency of people for having more children, especially in Khorramabad, Boroujerd, Aligoudarz, etches played a significant role in intensifying the damages to low-income groups. This is evident in the housing sector for these groups. The results of this study reveal that about 2/5 of population in the cities of this province live

2. Research Background

Many studies have been carried out on housing, some of which are pointed here. Malpzi (1999) has concluded in *Urban Houses and Financial Markets: Focusing on World Experiences* that most developing countries possess about 3 to 10 % of GDP for investment in housing sector and it includes the greatest expenses of the households and most valuable property for most households with low incomes. In his article entitled *The Reduction of Natural Disasters in the Countries All over the World*, Chafe (2006) discusses the problems happened to unofficial habitats and the groups with low incomes and he has suggested that 177 million people have suffered from natural disasters in 1980s and 270 million people in 2000. Among them, 98% have been residing in poor countries, and they especially included the groups with low incomes and they lived in substandard houses (Chafe, 2006). Meshkini et al (2010) stated in their article *The Estimation of Inequalities in Housing Sector of Hormozgan Province*, using Gini Coefficient, that the housing problems for the low-income classed has been deteriorating in this province since 1996 and the inability to provide appropriate houses for the deciles of 1, 2 and 3 is extended to the deciles of 4 and 5.

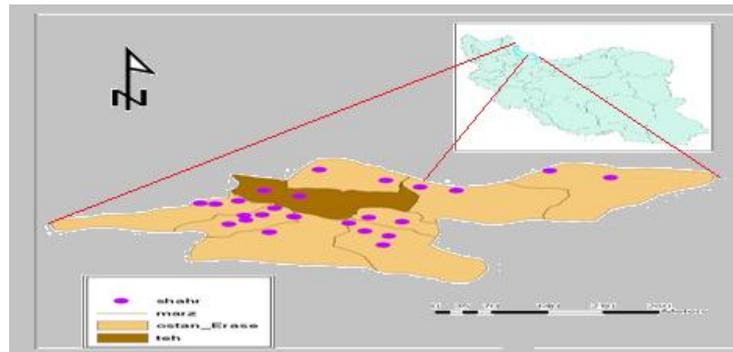
in non-enduring neighborhoods that lack suitable and inter-biological spaces and enjoy the least sustainability threshold to reach a stable human community. Since the major challenge before urban policy-makers of Tehran Province is the low quality of houses, inconvenient texture and inconvenience of urban services and construction materials of urban dwellings, this article attempts to evaluate the housing status for income groups of urban areas in Tehran Provinces.

3. Research Method

The methodology of this article is a descriptive-analytic one and it is an applied study. The geographic area is the political-administrative territory of Tehran Province in 2006. The resource for data collection is Statistical Center of Iran. The variables studied in this article include the course of changes in the mean building area for the households considering income deciles in Tehran Province from 1996 to 2006, ownership and tenantry rate, employment status of the heads of the households and non-owner groups based on their deciles.

4. Case Study

An area of Tehran, located in the higher latitudes and higher elevations, the mountains influence the climate is favorable deal. The factor is decisive in shaping the study area has in recent decades been an important impetus to the city's affluent classes. On the other hand, the limitations of the physical elements of topography, geology, active faults and also the magnitude of the slope of the area normally limited to construction has created(map1)



Map (1) Location Map of Tehran, Tehran, writer's basis using GIS (geographic base map of)



Map (2) Zone 2 location maps using GIS the master plan of Tehran 2013

5. Findings

5.1 The Study of the Building Area Belonging to the Income Deciles of the Urban Areas from 1996 to 2006

The mean building area for the residential units belonging to the first to the tenth deciles shows fluctuations in the urban areas of the province from 1996 to 2006. In 1996, the highest mean building area belonged to the 3rd decile and it had been the same in 2006. The results of the estimations show that the mean building area belonging to the first decile, as the lowest decile, has increased from 57.9 m² in 1996 to 82.7 m² in 2006. On the other hand, this has decreased for the tenth decile from 139.5 m² to 122.1 m². In whole, we have witnessed an ascending procedure for the increase of mean building area of low-income deciles compared to the higher deciles from 1996 to 2006. The proportion of the mean building area of the residential units belonging to the income deciles to the total mean building area of the urban areas of the province has increased from

(DOI: [dx.doi.org/10.21863/MAGNT.2014.2-7.46](https://doi.org/10.21863/MAGNT.2014.2-7.46))

the first to the tenth deciles from 80 to 120. In 2006, the mean building area was 82.7 m² for the first decile, 60.7 m² for the second decile, 107.7 m² for the third decile, 99.7 m² for the fourth decile, 117.5 m² for the fifth decile, 105 m² for the sixth decile, 1.6 m² for the seventh decile, 102 m² for the eighth decile, 112.9 m² for the ninth decile, and 122.1 m² for the tenth decile which is the highest mean building area for the residential units. The mean building area for the residential units in the province was 101.8 m² in 2006 (Table 1). Diagram 1: The Course of Changes in Mean Building area belonging to the Households, for the First to the Third Deciles in Tehran Province from 1996 to 2006 Diagram 2: The Course of Changes in Mean Building area belonging to the Households, for the Four to the Six Deciles in Tehran Province from 1996 to 2006 Diagram 3: The Course of Changes in Mean Building area belonging to the Households, for the Seven to the Ten Deciles in Tehran Province from 1996 to 2006



5.2 The Study of Changes in Ownership and

The house ownership rate in the urban areas of Tenantry for the Income Deciles

The province decreased from 54.5% in 1996 to 50% in 2006. This percentage has decreased to a great degree for the second deciles from 86.4% in 1996 to 34.5% in 2006. And so it has increased for the third deciles, decreased for the fourth decile, increased for the fifth, the sixth and the seventh deciles and decreased for the higher deciles of the society. Totally, it can be said that the ownership rate has decreased both for the lower and the higher deciles of the society, or in other words the house-owning households, during the years from 1996 to 2006. However, this has increased for the middle deciles of the society, i.e. the fifth, the sixth and the seventh deciles. Although some differences are observed among the ten deciles, the ownership rate is higher for the third, the fifth, the sixth, the seventh, the ninth and the tenth deciles compared to other deciles

5.3 The Study of Employment Status of the Heads of the Households in Different Deciles

The study of the data related to the number of the employed heads of households in urban areas of the province indicates that this number has decreased during the period of 1996 to 2006 from 75% in 1996 to 70.3% in 2006. The study of this index for the income deciles shows that during this period we have observed an increase in the first, the second

(DOI: dx.doi.org/14.9831/1444-8939.2014/2-7/MAGNT.46)

(table 2). The tenantry percentage has increased in the first, the second, the fourth, the ninth, and the tenth deciles and decreased in other deciles from 1996 to 2006. Totally, tenantry rate is much higher in the lower deciles compared to the higher deciles; however, some differences are observed among the deciles from 1996 to 2006, especially in 2006, and about 18% of the dwellers in the urban areas of the province are tenants. This needs to be decreased for the low-income deciles. Therefore, this should be included in the policies and strategies as a priority. Diagram 4. Comparison of Ownership Households Rate for the ten income deciles in Tehran Province during the years 2001-2006. Diagram 4. Comparison of Tenant Households Rate for the ten income deciles in Tehran Province during the years 2001-2006.

and the eighth deciles and almost a decrease in other deciles. This index was 46.7% for the first deciles, 82.8% for the second deciles and 86.7% for the tenth deciles in 2006. Totally, the highest number of employed heads belonged to the higher deciles. Considering the components for unemployment, unemployment has increased in the urban areas of the province from 1996 to 2006. It is 10% for the first deciles



5.4 The Study of Socioeconomic Features of Non-Owner Groups

Referring to the estimations, the socioeconomic status of the non-owner households is estimated based on variables such as the annual expenses and income of the household, annual housing and food expenses of the household, the size of the family, percentage of literate members of the household and the literacy percentage of the heads of the households from 1996 to 2006. In this regard, the annual expenses related to the

housing sector has increased for the household and the size of the households has decreased during this period from 4.3 members in 1996 to 3.7 members in 2006. The annual expenses of the household as well as their food expenses have increased. The percentage of the literate members of the family has increased from 68.2% in 1996 to 84% in 2006 and the literacy percentage of the heads of the households has increased from 68% to 86.2%



6. Conclusion

Housing is durable, Multi-dimensional, non-homogeneous, extreme expensive commodity, and also has a central role in special social organization. Housing poverty is one of the clear characteristics in the developing countries. The organization Health world reported that there are as many as 600 million with housing non-standard in the over world. Results of researcher's survey show that now approximately town's population of Tehran province settle in non-resistance neighborhoods', deprived of suitable spaces and

internal live ability. The findings of this study reveal that the housing situation in low-income classes has been deteriorating since 1996 and the inability to provide appropriate houses for the deciles of 1, 2 and 3 is extended to the deciles of 4 and 5. Moreover, based on these results, the poor groups form the greatest number of people in need of appropriate housing.

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