

The effect of stable and unstable municipal income on development of Tehran metropolis

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Research Article

Extended Abstract

Objective: In developing countries, including Iran with an inefficient economic system, weak tax systems without citizen participation in providing costs of cities, the municipal income system is mainly drawn to unstable and unhealthy income sources. This issue in Iran was highlighted more after the policy of self-sufficiency of municipalities implemented in the 1360s, especially in Tehran more severe than in other cities. Currently, two major challenges of the Municipal Income System of Tehran are: unhealthiness and instability of this system and the failure of the municipality in achieving financial and monetary markets to provide heavy costs of urban infrastructure. Therefore, this issue needs to be corrected. On the other hand, Tehran as the most populous city and capital of the country needs to grow and develop appropriate infrastructure. Obviously, it should be borne in mind that growth and development require exploitation and implementation of large urban projects. The implementation of large projects requires the use of extensive funds that are beyond the Tehran municipality's budget to cover all costs. Earning income in municipalities has a major impact on urban services to citizens. If the municipality can not earn sufficient income, it will not be able to create and handle essential facilities in the city. Although the financial resources of the municipalities are obtainable, they all do not have stable revenues. Sustainability in earnings requires that, firstly, these items have a relative continuity. Secondly, these revenues do not pose a threat to the quality of the city. Therefore, achieving new methods of providing sustainable and secure income without political, economic and social consequences will play a very effective role in satisfying urban society, accelerating the development of urban areas and ultimately managing cities efficiently.

Methods: The present research is applied in terms of purpose and descriptive-analytic in terms of nature and research method. The statistical population of this research is the city of Tehran in 1399. The general trend of studies in this research consists of two main parts: library and field methods and the following tools are used to collect data. In the library method, books, reports of relevant organizations, theses, and web databases are used for collecting the questioned data. In the field method, a questionnaire has been used. Thus, first, in line with the research questions, the descriptive method is used to objectively, realistically and systematically describe the characteristics of the phenomenon in question, that is, and

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then the analytical method. Finally, the AHP hierarchical analysis method and the Expert Choice software were employed to analyze the findings of the research.

Results: The results of the findings showed that the principle of adequacy with a weight of 0.155 and the principle of independence with an average weight of 0.1536 are the most important financing criteria for Tehran municipality, and the principle of saving and stability has the lowest weight and falls last in the category. In the third section, the most important criteria for financing the municipality of Tehran were evaluated. Based on the opinions of experts, the criteria for tolls on buildings and lands (0.2101) and tolls on real estate (0.1845) are the most important criteria for municipal financing. Official documents and tolls for communications and transportation were the last to be financed. In the fourth part of the study, the effect of income structure of the municipality on the process of sustainable urban development is measured.

Conclusion: Therefore, the results indicate the desired model of municipality's financing. This means that the municipality of Tehran should plan and pursue a policy in the structure of its revenue system to take into account the principle of justice, the principle of saving, the principle of adequacy of revenue and the principle of local independence.

Keywords: Sustainable Income, Urban Development, Tehran Municipality.

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