

## Rethinking database index in the Iranian housing planning system

Adhami, A<sup>a</sup>, Meshkini, A<sup>b,1</sup>, Babalhavaeji, F<sup>c</sup>, Nooshinfard, F<sup>d</sup>, Matlabi, D<sup>e</sup>

<sup>a</sup> Ph.D Student in knowledge and Information Science, Faculty of Humanities, Islamic Azad University, Science and Research Branch, Tehran, Iran.

<sup>b</sup> Associate Professor, Department of Geography and Urban Planning, Faculty of Humanities, Tarbiat Modares University, Tehran, Iran.

<sup>c</sup> Associate Professor, Department of Communication and Knowledge Sciences, Faculty of Humanities, Science and Research Branch of Islamic Azad University, Tehran, Iran.

<sup>d</sup> Associate Professor, Department of Communication and Knowledge Sciences, Faculty of Humanities, Science and Research Branch of Islamic Azad University, Tehran, Iran.

<sup>e</sup> Associate Professor, Department of knowledge and Information Science, Faculty of Humanities, Islamic Azad University, Yadegar Imam Branch, Tehran, Iran.

Research Article

### Extended Abstract

**Objective:** Housing is one of the most important indicators of physical development. Thus, the rate of achieving the desired situation in housing is considered as one of the indicators of economic development in the world. Housing indicators are the most important and key tools in housing planning and play a key role in the quality and quantity of housing planning. Up-to-date identification and classification in accordance with their global standard require that these indicators be categorized and analyzed according to their role and function in different groups. In Iran, the housing indicators used in decision-making centers have remained unchanged for a long time. Moreover, the measurement, efficiency and correction of these indicators in accordance with today's circumstances have been neglected, which can be the source of many problems in the housing sector. Thus, the problem of the present study, despite the importance of the housing sector in all dimensions, is to identify and analyze effective indicators in the housing sector and explain these indicators in urban housing planning in Iran over 40 years (1978 to 2017).

**Methods:** The present article is applied in terms of purpose and descriptive in terms of method. The general approach is qualitative content analysis whereby documents and reports, upstream documents including economic, social and cultural development plans and comprehensive housing plans and other documents related to the subject of housing are examined. In the first place, the existing indicators in the database of housing data in the Statistics Center of Iran between the years 1978-2017 were extracted. The type of indicators available in each decade in relation to the upstream plans and policies adopted for housing at that time was examined and the extraction of housing components based on internal and external backgrounds, external samples including UN Habitat and World Bank as well as plans and policies were performed. Then we categorized the indicators of Iran under them. In the analysis section, to better clarify and understand the matter, the graphs related to the statistical means prepared in SPSS and Excel software were used.

<sup>1</sup> Corresponding author: Tarbiat Modares University, Tehran, Iran, P.O.B: 14115-111. E-mail: [meshkini@modares.ac.ir](mailto:meshkini@modares.ac.ir) (Meshkini, A).

**Results:** Housing indices between 1978-1980 show standard indices of quantitative housing in proportion of 19%, facilities in proportion of 12%, access to municipal services in proportion of 30%, financial aid and bank facilities in proportion of 12%, ownership in proportion 12%. In the 1960s, the indicators of renting with a ratio of 22%, provision of low-income housing with a ratio of 34% and land with a ratio of 6% were significantly considered, which was ignored in the 1950s. Furthermore, the category of housing stock had an index with a ratio of 30% in this decade, and the ratio of indicators of the standard category of quantitative housing was 71% and access to urban services with a ratio of 70%. And in the 1970s, the optimal use of land and regular urban development, which is in line with the indicators of the previous decade, has also become very important. In this decade, compared to the previous, in terms of production / construction permits from 18 to 35 percent, durability and materials from 22 to 42 percent, land from 6 to 21 percent, ownership from 15 to 22 percent and construction costs from 16 to 24 have increased. In the 1980s compared to the 1970s, the facilities indices increased from 15 to 32 percent, the land indices from 21 to 43 percent and the ownership indices from 23 to 38 percent, and on the other hand in the production / construction license, durability and materials as well as construction costs indices have decreased. Also in the 1990s, the number of titles on the indicators of quantitative standards of housing, access to municipal services, and financial aid and banking facilities were ignored. Although the indicators related to renting, low standard of living, provision of low-income housing, production / construction license, durability and materials, land and ownership have decreased, the titles of indicators of construction costs have increased.

**Conclusion:** The indicators in these decades are similar and have not changed much over time and have remained constant and traditional. Changing these indicators in housing planning in Iranian cities is necessary.

**Keywords:** Housing Database, Urban Housing Planning, Housing Indicator, Iran Indicators.

---

*Received:* April 02, 2020    *Reviewed:* September 14, 2020    *Accepted:* October 12, 20210    *Published Online:* March 21, 2021

**Citation:** Adhami, A., Meshkini, A., Babalhavaeji, F., Nooshinfard, F., Matlabi, D (2021). *Rethinking database index in the Iranian housing planning system*. *Journal of Urban Social Geography*, 8(1), 1-24. *(In Persian)*

DOI: [10.22103/JUSG.2021.2030](https://doi.org/10.22103/JUSG.2021.2030)

---

## References:

- Amin, R. Muhy Al-Din, S. (2019). *Evaluation of the Sustainable Aspects in Housing Sector to Overcome Housing Stress in Northern Iraq*. *Contemporary Urban Affair*. 3(1). *(In English)*
- Arnott, R. (2008). *Housing Policy in Developing Countries: The Importance of the Informal Economy*. World Bank. Commission on Growth and Development. P:11. *(In English)*
- Azizi, Mohammad Mehdi (2004). *The place of housing indicators in the housing planning process*. *The Journal of "Honar – ha – ye – Ziba-Memari-Va-Shahrsazi* 17( 17), 31-42. *(In Persian)*
- Bartram, R. (2016). *Housing and Social and Material Vulnerabilities*. *Housing, Theory and Society*, 33(4), 469–483. <https://doi.org/10.1080/14036096.2016.1167122>. *(In English)*
- Bharath, H.A. & et al. (2018). *Modelling urban dynamics in rapidly urbanising Indian cities*. *The Egyptian Journal of Remote Sensing and Space Science*, 21(3), 201-210. <https://doi.org/10.1016/j.ejrs.2017.08.002>. *(In English)*
- Brkanic, I. (2017). *Housing Quality Assessment Criteria*. *Social Indicators Research*, 11(2). *(In English)*
- Clapham, D. Mackie, P. Orford, S. Thomas, I. (2018). *Housing Options and Solutions for Young People in 2020*. Joseph Rowntree Foundation (JRF). *(In English)*

- Easthope, H. (2004). **A Place Called Home**. Housing, Theory and Society 21 (3), 128–138. <https://doi.org/10.1080/14036090410021360>. (In English)
- First Development Plan Law**, Annex to the First Economic, Social and Cultural Development Plan Bill of the Islamic Republic of 1989-1993. Tehran: Program and Budget Organization. (In Persian)
- Ghaedrahmati, S. and Zarghamfard, M. (2020), "**Housing policy and demographic changes: the case of Iran**", International Journal of Housing Markets and Analysis, Vol. ahead-of-print No. ahead-of-print. <https://doi.org/10.1108/IJHMA-06-2019-0064>. (In English)
- Ghaedrahmati, S., & Foad SHahsavari, F. (2019). "**Women housing right, affordable housing for female-headed households, case study: City of Tehran**," International Journal of Housing Markets and Analysis, Emerald Group Publishing, 12(5), 952-965. (In English)
- Ghaedrahmati, S., & Shahsavari, F. (2019). **Affordable Housing: Elderly in Tehran and Their Housing Problems**, Journal of Housing For the Elderly, 33(2), 140-152, <https://doi.org/10.1080/02763893.2018.1534179>. (In English)
- Haghirian, Shiva. Naghdi, Asadullah. (2016). **Quantitative indicators of housing desirability from the perspective of citizens** (Hamadan city). Third International Conference on Research in Engineering, Science and Technology. Georgia. (In Persian)
- Hochstenbach, C. (2016). **State-led Gentrification and the Changing Geography of Market-oriented Housing Policies**. Housing, Theory and Society, 34(4), 399–419. (In English)
- Izadi, Maliha, Warsi, Mohammad Reza and Mahmoudzadeh, Mahmoud (2015). Analysis of quantitative and qualitative indicators affecting housing planning in the provinces of the country. Journal of Applied Research in Geographical Sciences, 15 (37). 133-154. (In Persian)
- Law of the Fifth Development Plan before the Revolution** (1972) .<http://budget.farhang.gov.ir>
- Law of the Fifth Economic, Social and Cultural Development Plan of the Islamic Republic of Iran**. (2010). <http://budget.farhang.gov.ir>. (In Persian)
- Law of the Fourth Civil Plan** (1967-1972). <http://budget.farhang.gov.ir> (In Persian)
- Law of the Fourth Economic, Social and Cultural Development Plan of the Islamic Republic of Iran**. (2005-2009). <http://budget.farhang.gov.ir> . (In Persian)
- Law of the Third Economic, Social and Cultural Development Plan of the Islamic Republic of Iran**. (2000). <http://budget.farhang.gov.ir> . (In Persian)
- Maleki, Saeed et al. (2017). **Comparative comparison of quantitative and qualitative indicators of housing with the ideal city approach** (Case study: Ahvaz city). The first national conference on urban planning and architecture of scholars. May, Tehran. (In Persian)
- Marsh, A., & Gibb, K. (2011). **Uncertainty, Expectations and Behavioural Aspects of Housing Market Choices**. Housing, Theory and Society, 28(3), 215–235. <https://doi.org/10.1080/14036096.2011.599182>. (In English)
- Meshkini, Abolfazl and Zargham Fard, Muslim (2019). **Urban Housing Planning with a Look at Iran**. Samt Publications. (In Persian)
- Meshkini, Abolfazl et al. (2012). **Evaluation of location of Mehr housing projects with physical-environmental approach, using hierarchical model** (case study of Yazd province). Journal of Urban Studies. No. 2, 57-70. (In Persian)
- Ogu, V.I., and Ogbuozobe, J.E. (2001). **Housing policy in Nigeria: towards enablement of private housing development**. Habitat International, 25(4), 473-492. [https://doi.org/10.1016/S0197-3975\(01\)00018-2](https://doi.org/10.1016/S0197-3975(01)00018-2). (In English)
- Paris, C. (1995). **Demographic Aspects of Social Change: Implications for Strategic Housing Policy**. Urban Studies, 32(10), 1623–1643. <https://doi.org/10.1080/00420989550012276>. (In English)
- Rezvanian, Mohammad Taghi, Khanizadeh, Mohammad Ali and Dalir Ali (2016). **Evaluating the participation of the municipality in promoting the economic indicators of urban housing from the citizens' point of view** (case study of Region 2 of Shiraz). Quarterly Journal of Man and the Environment. 14, 47-62. (In Persian)
- Sarrafi, Muzaffar and Rezazadeh, Seyed Mohammad (2017). **A Review of the Rules and Policies of Urban Land and Housing Development Planning with Emphasis on Disorganized Areas and Dilapidated Urban Textures**. Urban planning inquiries.2(3), 47. 130-167. (In Persian)
- Shiia Ismail (2008). **Encyclopedia of Urban and Rural Management**. Tehran: Municipalities Organization Publications. (In Persian)

- UN-Habitat. (2014) (c). *Global Housing Indicators: Evidence for action. Executive summary. (In English)*
- UN-Habitat. (2016) (b). *Habitat III Issue papers*, 10- Housing Policies. New York, (Unedited version), 29 February 2016. *(In English)*
- Vaa, M. (2000). **Housing policy after political transition: the case of Bamako**. Environment and Urbanization, 12(1), 27–34. <https://doi.org/10.1177/095624780001200103>. *(In English)*
- Xifilidou, A. Karanikolas, N. (2019). *The Greek Housing Issue: Housing and Price Indicators VS Macroeconomic Indicators*. International Journal of Real state and Land Planning. Vol. 2. *(In English)*
- Yazdani, Mohammad Hassan and Kiani, Siamak (2016). *Study and evaluation of housing status (quantitative and qualitative indicators) in housing in Ardabil province*. The third scientific conference on research in modern horizons of geography and planning, architecture and urban planning in Iran. *(In Persian)*.
- Yearbook of Housing and Building Statistics* (2012). Official Statistics of Sweden Statistics Sweden. Printed in Sweden SCB-Tryck, Örebro. *(In English)*
- Zarghamfard, M., Meshkini, A., Pourahmad, A. and Murgante, B. (2019), "*The pathology of housing policies in Iran: a criterion-based analysis*", International Journal of Housing Markets and Analysis, Vol. 13 No. 3, pp. 453-473. <https://doi.org/10.1108/IJHMA-06-2019-006>. *(In English)*
- Zhang, X.Q. (2016). *The trends, promises and challenges of urbanisation in the world*. Habitat International, 54, Part 3, 241-252. <https://doi.org/10.1016/j.habitatint.2015.11.018>. *(In English)*