Quality of Life Assessment in High-Density Residential Areas
(Case Study: Razmandegan Town; Yazd)

Mahdi Montazerolhodjah[*]

Assistant Professor, Dep. of Urban Planning, Faculty of Art & Architecture, Yazd University, Yazd, Iran.

Zahra Fotouhi

M.A. in Urban Design, Faculty of Art & Architecture, Yazd Branch, Islamic Azad University, Yazd, Iran.

Extended Abstract

Introduction

During the past few decades, improper urban development, migration and population growth have caused changes in urban texture and structure of urban life and the emergence of high-density areas in Iran, which causes deterioration of the quality of life in these areas. While the quality of life interacts with development, all development efforts in various aspects, improve the quality of life. In fact, there is a close relationship between quality of life and sustainability of urban development that improvement of the quality of life in urban areas and the environmental quality are the main goal of sustainable development policies. Thus the study of quality of life is important for urban designers and planners who seek a better understanding of how best to achieve a higher urban quality of life in contemporary developments in increasingly affluent societies. This study aims to evaluate and rank the factors of quality of life based on previous studies in order to examine the high-density residential areas at Razmandegan town in Yazd city. This area consists of urban high-density texture as new urban development.

Methodology

Urban quality of life is usually evaluated by either subjective indicators using questionnaire to measure resident perception, assessment and satisfaction with urban living or by objective indicators using secondary data and relative weight for objective indicators of urban areas. This study applied descriptive analytical method and literature review. In order to document the state of area associated with each of the criteria extracted in this study, Satisfaction survey questionnaire of quality of life was prepared. As the indicators and variables of the present study are qualitative, in the present questionnaire valid and approved samples by the scientific community were examined and it was designed by using 5 likert scale spectrum from low= 1 to very high = 5, to operational metrics and ease in accountability and evaluation. The reliability and validity of the questionnaire were examined based on Cornbrash's alpha coefficients. Top Rated (938/0) of the questionnaire in this test indicates the reliability of the questionnaire. By dividing the area into three sub-ranges, a total of 163 questionnaires were completed by people from different groups and ages and in relation to the area. The data obtained from the questionnaires were analyzed by using software SPSS, test techniques T, correlation analysis, simple regression and factor analysis as follows.

Results and discussion

By using answers provided to the satisfaction of the subjective dimension of quality of life, and eight factors derived from factor analysis, relationship and effect of each factor is evaluated with satisfaction by using regression. First the lack of correlation between variables must be confirmed. The Durbin-Watson test was used and Independence of variables equaled to 696/1 was confirmed. The findings show that the most considerable dissatisfaction of the residents of this area was social and subjective

* Corresponding Author: Email: montazer@yazd.ac.ir

indices. Because the marginal texture composed of a combination of a diverse population who are mostly migrants that simply because of the low price of housing, they become residents of these areas, and they are like dormitory. Therefore, indicators of participation, identity, sense of belonging and solidarity have been at its lowest status, and are including main criteria of issues that must be addressed as a priority. The consequences of features of this environment were low-level security for children, public safety and the economic criteria, and because the area was mostly newly built, the lowest level of dissatisfaction on concrete issues and aspects of physical indicators of service existed.

Conclusion
According to the final priorities of the residents' dissatisfaction of assessed index, some suggestions for improving the quality of life in the studied area are provided. This study also proposed to evaluate new fabrics performance in order to have development in urban management. Accordingly, for the planning strategies to be developed for the sustainable development of the urban areas, strategies and policies aiming to improve the urban quality of lifeshould be handled in a comprehensive plan together with the strategies and policies for economic, social and environmental development of the city. In the end, strategies for improving the quality of life based on prioritiies to address are presented. Some of the strategies include: using residents and promoting their participation in needs assessment, decision-making, implementation of local programs, planning to increase social interaction, using the capacities of local communities to participate in matters that directly and indirectly affects their quality of life, creating an atmosphere of trust between residents and authorities through an ongoing relationship with the city council and municipal officials, creating fund and support institutions and attract investment, increasing social control and creating designed environments to fit children, orientation towards the transformation of economic development programs and resolve the problem of unemployment and creating new job opportunities, strengthening behavioral domains by creating diversity in activities that enhance the working hours in the area.

Keywords: Quality of Life, Razmandegan Town, City of Yazd, Factor Analysis, Linear Regression