

Land and Housing Rent and Building Violations in Sanandaj, Iran

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Extended abstract

Introduction

Rent is defined as a surplus or non-productive profits resulted from inherent or intentional scarcity. Differences between inherent or intentional conditions and consumer and transaction values of urban lands have led to creation of "Rent", that is extravagant profits in housing production sector. Land and housing rent are resulted from location, economical and physical factors as well as management decision makings. Building violations within a city are associated with construction activities and the measures pertaining to holdings without construction permissions issued by different municipalities. The purpose of this study is to investigate the occurrences of building violations as well as land and housing rent with respect to Sanandaj municipality in 2003- 2011. This city with 35 square kilometers area and 373,987 inhabitants is located in central section of Sanandaj in Kordestan Province, Iran. Sanandaj city is divided into 3 regions, 21 areas and 88 neighborhoods. Spatial-physical characteristics of these areas and neighborhoods together are quite different. In general, texture of Region 1 is older and marginalized, that of Region 2 is old, and Region 3 is modern. Thematic studies have been conducted on the prevalence of informal settlements outside the country, particularly developing countries. Not much research has been conducted about the building rent.

Methodology

This research method is based on field work along with documentation. The research hypotheses are analyzed using descriptive statistics including regression coefficient. This study has investigated relationship between 24 indicators of building violations as the dependent variable and the price of land and housing as independent variable and the municipality.

Results and discussion

This study suggests that out of 8072 issued building licenses in the study period (1973-2011) in Sanandaj, 2886 licenses (35.75%), about 204294 square meters in area, are associated with 6291 building violations. This shows that buildings were constructed without following building codes. There are great differences between the land prices in different regions of the city. This

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difference is seen in land and housing prices in the three regions of Sanandaj. This shows that there is a positive relationship between the demand for construction and violations of municipality building rules. Therefore, construction activities in the area have a space appropriate to the price of land and housing.

Conclusion

It further indicates that land rent and housing value and the trend in the issuance of housing permits and sales pertaining to creation of extra footages and stories and subsequent earning income by municipality have a determinant role in these building violations in the study area. Majority of the issued permits and licenses (98.22%), sales of extra footages and stories occurred in region 3 in Sanandaj is associated with land rent and higher land prices. This, in turn, resulted in more earned income for municipality. The spatial distribution of the quantity and area of building violations at an average price of land and housing is in full compliance. In other words, the number of building violations is observed in the areas where the price of land and housing is higher. Also, due to land supply constraints, on mountainous terrain with obstacles to physical development, housing found mass construction with vertical housing. There are significant positive relationships between construction in the three regions of Sanandaj from 2003 to 2011, and most indicators of price of land and housing performance.

Keywords: land and housing rent, land and housing value, building violations, municipal performance, Sanandaj.