



University Of Isfahan

Urban - Regional Studies and Research Journal

4<sup>th</sup> Year – No. 15 - Winter 2013

ISSN (online): 2252-0848

ISSN (Print): 2008-5354

<http://uijs.ui.ac.ir/urs>

## Investigating the role of Social Wealth in the Renovation and refurbishment of old contextures (Case Study: Sardasht City)

MN. Mousavi, H. Heidari, A. Bagheri Kashkooli

Received: August 15, 2011 / Accepted: January 16, 2012, 29-32 P

### Extended abstract

#### 1-Introduction

Old contextures include restricted areas that are the subject of municipalities' certain activities due to space certain quality, social condition, immunity against accidents and the shortage of public services. The importance of social wealth in urban renewal process is more felt from this point of view and consequently the interference of old contextures are accomplished on the local position. Thus, on the one hand, social wealth can have a good show off with regard to the concept of local and due to the common interests and face to face relationships of the residents. On the other hand, considering the values like social confidence, social correlation and social

integrity as internal capacities and hidden wealth in locals, it promises an uncentralized and bottom-up effort. This study intends to determine the social wealth of Sardasht and oldness of its old contexture and more importantly their relationships.

#### 2- Theoretical bases

Urban renewal as a purely physical perspective, resulting from a lack of understanding of physical and spatial attractiveness of old context, is regarded as the only factor of their oldness in the majority of cases. While the extra-skeletal components like social structures of the contextures, i.e. the quality and quantity of relationships and the participation of the residents, could be a more desirable and acceptable tool and motive for the renewal. Considering the role of social wealth in the discussions relating to urban instauration, this policy believes in people participation in instauration process and in this regard, the

---

#### Author (s)

**MN. Mousavi** (✉)

Assistant Professor of Geography and Urban Planning, University of Urmia, Urmia, Iran  
e-mail: Mousavi424@yahoo.com

**H. Heidari**

Assistant Professor of Climatology, University of Urmia, Urmia, Iran

**A. Bagheri Kashkooli**

PhD student in Geography and Urban Planning, University of Isfahan, Isfahan, Iran

URS Journal

social wealth of societies is considered as primary assets to reach to instauration goals.

### 3– Discussion

Gerde Sour district (3) with 5786 population is the most populated local and the district No. 9 has the minimum population rate in the old contexture. The findings of the current status of Sardhasht old contexture show that about 60 % of the population of this area have a degree close to diploma, its immigration rate is equal to 18.5 %, 30.40 % of residents have been living more than 15 years, 91% of the individuals have collaborative sense and 72.42 % of them are intended to instaure residential agencies in the case of granting facilities and encouragement policies.

### 4– Conclusion

Applying Topsis Model and Anthropy weighting, we found that Gerdesu (district 3) is the most stable local and districts 9 and 10 are known as the most unstable ones. Also, using Pearson Correlation Coefficient, the relationship among social, economic and population variables and instauration was equal to 0.518. In other words, till the social, economic and population situation of Sardasht local old contextures is not in a good condition, its instauration status would be in the same condition. According to the findings, social wealth in Sardasht local old contextures is 3.18 (71.30 %) in average and its ranking through applying clustering analysis with regard to social wealth shows that districts 3, 6 and 8 have the highest degree of capital. Using regression coefficient to investigate the effect and dimension of social wealth in the instauration of old contexture of Sardasht showed that social participation, social confidence, cooperation and mutual assistance have a meaningful relationship

with instauration of old contexture. Multiple regression variance analysis and F scale also confirm the meaningfulness of social wealth in explaining instauration of Sardasht old contexture local plans.

### 5– Suggestions

Strategic approach to the renewal and development of urban old contexture with an emphasis on social wealth is followed by transforming potential sources to actual performance and increasing opportunities as well. In this respect, some suggestions as increasing physical interferences in local level to improve the quality of area in order to increase the residents' encouragement for continuation of habitation and strengthening potential aspects of social wealth, reliance on actual aspects of social wealth in improving physical interference pattern and planning according to people's requirements and participation, assigning a legal role for local consultative for instauration and structure making and supporting public formations are made.

**Key words:** Social Wealth, Renovation and improvement, old contexture, Sardasht City, West Azerbaijan

### Resources

- Adviser engineering logistician development balanced (2007), arrangement, improved and modernization Foreworn Texture sardasht city, sardasht municipation.
- Akbari, Nematalah and Mehdi Zahedi, Keyvan (2008). Ratings and decision-making procedures used multi-indicators, the municipalities and Dehyaryha, Tehran.
- Arefi, Mahyar (2001). Approach to the assets - the basis for the development community, the new translation Tavallaie, Fine Arts, No. 10, p. 22 Tas 33.

- Asgharpour, Mohammad Javad (2008). Multi-criteria decision making, publishing Tehran University, Tehran.
- Bagherian, Mohammad Saber (2005). "Modernization → recognition capabilities of tissue-based, middle-aged - and the social space →" Geographic Research, Geography Department, Tehran University.
- Behzad, Davod (2002). Hospitalized for mental health, Social Wealth, Journal of Social Welfare, Year II, No. 6.
- Durgesh, C.R (2004). "Review Rehabilitation and Renovation of Urban Worn-out Tissue", WASHINGTON, d.C.
- Fukuyama, F (2001). Social capital, civil society and development, Third World Quarterly, pp 7-20.
- Fukuyama, F (2005). Social capital, civil society, transition Afshin Khakbaz and hasan poyan, publishing sheraze.
- Fukuyama, Francis (1995). Trust: The Social Virtues and the Creation of Prosperity. New York, Free Press.
- Habibi, Mohsen and Maghsodi Maliha (2002). Urban Restoration, Printing, Tehran, Tehran University.
- Hafeznaya, Mohammad Reza (2001). Research in the Humanities, Fifth Edition, publisher samt.
- Halpern .E (2005). Social Capital Assessment Tool , Social Capital Initiative Working Paper No , 22 The World Bank , Washington D.C.
- Hosseini, Seyed Javad (2008). Grassroots participation in sustainable urban renewal of worn out tissues, Volume I, publication of the Company, Tehran.
- Iran Statistic Center (2006). Generic census population and Housing.
- Kalantari, Khalil (2003). Processing and data analysis in social research, economic use of spss software publishing Sharif, Tehran.
- Khani, Ali (2010). Considerations on urban renewal, magazine renewal, second year, No. 8.
- Mansor syed amir (2006). New Noticing in Especial Design Foreworn Texture, second seminar building in metropolis, Tehran University.
- Mousavi, Hamid Reza (2006). Deployment pattern of the urban design process with a focus on older people's participation in the context of urban planning, construction of the second seminar in the capital, Faculty of Engineering, Tehran University.
- Mousavi, Seyed Ahmad (2006). Neighborhood development planning with emphasis on social capital (Case Study: St. Scholars of Mashhad), M.Sc. Thesis, Faculty of Arts, University of Tehran.
- Nemati limaee, mahlagha (2010). Decryption Qualitative advance urban modernization emphasis in role Social capital, M.S thesis, college art and architecture, Islamic Azad University Tehran center.
- Pour-Ahmad, Ahmad and Ali Shamay (2005). Development and urban renewal from the perspective of geography, Tehran University Press, Tehran.
- putnam, (1993). Making democracy work: Civic traditions modern Italy. Princeton, N.Y: Princeton University Press.
- Putnam. R (2000). Bowling Alone :The Collapse and Revival Of American Community, Simon and Schuster , New York.
- share Pour, Mohammed (2006). Social capital: conceptualization, measurement and policy implications Business, Management and Planning province.
- Stone.W (2004). Measuring Social Capital: Towards a theoretically informed measurement framework for researching Social Capital in family and community

- life, Australian Institute of family Studies.
- Svendsa. A (2006). Foundations of social theory, Cambridge mass: Harvard university press.
- Tajbakhsh, Kiyn and Kia Asadi, Behnaz (2003). Theory of social capital: the implications for economic and social development, publishing gofteman

Archive of SID