

Research Paper

Investigation effect residential satisfactions on population survival in Mehr housing projects (case study: Mehr housing Behbahan City)

Mahmood Arvin: PhD Student of Geomorphology, Tehran University, Tehran, Iran.

Amin Faraji¹: Assisstanat Professor of Urban Management, University of Tehran, Qom, Iran.

Morteza Azhand: MSc Student of Geography and Urban Planning, Tarbiat Modares University, Tehran, Iran.

Received: 2018/11/9

PP: 97- 98

Accepted:2019/3/30

Abstract

Residential satisfaction influences by a wide range of objective and subjective perceived conditions and it is often used to assess perception and feelings of the inhabitants from residential units of their neighborhood and environment. Eventually, this concept deemed to be an important sign of positive perceptions of the life quality for residents. Residential satisfaction have a great impact on issues such as; place belonging, participation, population survival especially in new towns and new housing projects (Mehr housing). Identifying effective factors in the level of residents' satisfaction and dissatisfaction can be effective in assessing the status quo of the residence, making future decisions in order to improve the quality of residential areas and prevent repetitive defects in other places. Therefore, purpose of this research is effect residential satisfactions on population survival in Mehr housing project in Behbahan. In terms of purpose, the research is an applied, in terms of research method is descriptive - Analytical and in terms of data collection is survey. Statistical population included 804 residents that 280 persons were selected as samples by using a Cochran formula. Data were collected by questionnaire. The questionnaire consisted of two main variables (residential satisfaction, population survival) with 36 items. The collected data were analyzed by software SPSS21 and. Amos24. The results show the residents of the Mehr housing complex have low satisfaction of the indicators of physical and Social, economic and access. Equation analysis reveals that indicators of physical, social, economic and access that show the satisfaction variable has a positive and significant effect on population survival.

Key words: Residential satisfaction, population survival, Mehr housing, Behbahan City, Structural equation.

Extended abstract:

Introduction:

Base on the article "d" from sixth line of annual budget law in 1386 (shamsi) building of 1.5 million housing was ordered. Mehr housing project designed to create suitable situation for providing proper and affordable housing for all citizens specially for low income group, strengthening government authority in housing providing and finally to enhance the social justice and empowering low income group. There was always a lot of controversial dispute among academics and social and economic experts about resident satisfaction with regard to vast building and high cost of it. Residential satisfaction influences by a wide range of objective and subjective perceived conditions and it is often used to assess perception and feelings of the inhabitants from residential units of their neighborhood and environment. Eventually, this concept deemed to be an important sign of positive perceptions of the life quality for residents. Residential satisfaction have a great impact on issues such

¹. Corresponding Author's , Email: a.faraji@ut.ac.ir, Tel: +989124821505

as; place belonging, participation, population survival especially in new towns and new housing projects (Mehr housing). Identifying effective factors in the level of residents' satisfaction and dissatisfaction can be effective in assessing the status quo of the residence, making future decisions in order to improve the quality of residential areas and prevent repetitive defects in other places. Therefore, purpose of this research is effect residential satisfactions on population survival in Mehr housing project in Behbahan.

Research methods:

In terms of purpose, the research is an applied, in terms of research method is descriptive - Analytical and in terms of data collection is survey. Statistical population included 804 residents that 280 persons were selected as samples by using a Cochran formula. Data were collected by questionnaire. The questionnaire consisted of two main variables (residential satisfaction, population survival) with 36 items. The collected data were analyzed by software SPSS21 and. Amos24. In this paper was tried to explain accessibility, economic, social and build environment indices with 6 indices as the first step visible indicators to second step which mean residential satisfaction with structural equation model. And in order to explain population stability indicator was used the 8 visible indices. In this research both measuring model include satisfaction with visible indicators and population stability indicator presented structural model (residential satisfaction on population stability). Behbahan (total area is 3183.4 km²) county located in the south-west country and it is part on Khuzestan province. This county divided to 3 section (Aghajari, Zidon and Markazi), 3 cities and 5 country side. Behbahan city as a center of county has 2336.1785 square kilometer area and it is the cross-road of Ahvaz, Shiraz, Isfahan and Yasuj that make it special communication and transportation point of province.

Results and discussions:

Analysis results in residential satisfaction demonstrate that studied indices about Behbahan Mehr Housing Project do not have the high score and it is mean that residents satisfaction in very low. Among all studied indices, build environment index has highest average and the another are economical index, social index and accessibility index. So the finding shows that population stability is low too. The results show the residents of the Mehr housing complex has low satisfaction of the indicators of physical and Social, economic and access. Equation analysis reveals that indicators of physical, social, economic and access that show the satisfaction variable has a positive and significant effect on population survival. The main hypothesis showed that residential satisfaction has impact on population stability. So with regards to research findings it could said even though that Behbahan Mehr Housing Project was located in suburb and it can use the main city facilities and services but still residents do not have satisfaction about this project.

Conclusion:

The result of satisfaction indices analysis is adaptable with the Maliki and et al (1394 shamsi) study about social index impact on Mehr Housing Project in Shirin-shahr (Ahvaz city). Also this paper finding is adaptable with Nghdi and et al (1394 shamsi) about residential satisfaction of Hamedan Mehr Housing Project. Naghdi et al demonstrate social index has impact on residents satisfaction. In general, Mehr Housing Project beside of a lot of it benefits has some inappropriate condition and lack of services that influence on the population stability and resident satisfaction.