

Factors of Formation of Native Housing in the Neighborhoods of Meybod City

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Received: 20 July 2017 Accepted: 01 March 2018

Extended abstract

Introduction

Improvement of the quality of human life is necessary to enhance the quality of the residential environment because housing as a place of family life is a hub for comfort and relaxation. The characteristics of economic, social and cultural rights of individuals play important role in the selection and use of housing. The natural characteristics of each location are required for specific pattern of housing. However, today with technological advances housing is unfortunately developing in many cities without regard to these characteristics. City of Meybod City, Yazd province, has hardworking people with rich culture and ancient civilization. Therefore, the pattern that matches the characteristics of the native housing is of great importance and can greatly affect quality of life of citizens and reduce household costs..

Methodology

This study is an applied and development research in terms of target using descriptive-analytical research method. Data collection was conducted in two forms of library and survey.. We made a survey to complete questionnaire by citizens and experts. Statistical population of the research is population of 66907 people of Meybod with 17,629 households. According to Cochran formula, we determined 380 heads of households as sample size. In order to determine the most important factors affecting the formation of native housing in the city Meybod, the questionnaire have been completed by experts, professors and local authorities using factor analysis in SPSS to analyze the results of the questionnaires.

Results and discussion

In order to determine the appropriate test of this research, we initially tested normality through the Kolmogorov-Smirnov. We used nonparametric test for Mann-Whitney U and Kruskal-Wallis.

In order to determine whether the old and new textures of Meybod city are developed based on native housing indicators, we have used Mann-Whitney U test. This test shows that the Z value is less than 1.96 with a significance level of less than 0.5. Thus, there is a significant difference between native housing indicators in the old and new textures of Meybod city. In order to identify the indicators for native housing in the Meybod city, we have also used Kruskal-Wallis Test in SPSS. There is also a significant difference in the indicators of native housing. The indicators of socio-cultural and physical indicators have relatively better condition.

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To determine the most important factors affecting the formation of native housing in the Meybod city, 43 components is considered for assessment and weighing of the results using factor analysis. Eventually, 4 factors with 33 indicators have been named as follows: the first factor: the social and physical, the second factor: the economic, the third factor: services and infrastructure, the fourth factor: the culture.

Conclusion

In order to evaluate the native housing in the city, four indicators of socio-cultural, economic, physical, and service – infrastructural aspects are analyzed using Kruskal-Wallis and U Mann-Whitney test. The results have indicated that there is a significant difference between the neighborhoods of the Meybod city in native housing indicators. Indicators of socio-cultural and economic indicators in the old neighborhoods of Meybod city have better situation relative to the physical indicator and infrastructural services. The results obtained from the factor analysis technique shows that 33 factors can be effective in achieving native housing in the Meybod city. Thus, it is expected that in the future planning of housing in the city Meybod, we can apply housing planning to improve the situation of native housing.

Keywords: native housing, housing planning, Meybod City.

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