Looking Residential Situations in Unofficial Residence and Their Organization; Case Study Ghale Hassan Neighbourhood of Gorgan, Iran

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ABSTRACT: Ghale Hassan, one of little unofficial residential area in Gorgan is facing a lot of social, economical and structural problems, Specialy in housing sector. Including Housing deficiency, low quality of the Houses and also inadaptability to the environment .This research was done with the aim of finding a way to improve and organize the housing situation and also the environment of this district. The method of research was explanatory - in analytical, the technic of collected data, field and library studies, the sample capacity 27 cases, and the method of random sampling classification. Majority of the houses in unofficial residence of Ghale Hassan are restorative and with short durability and also second hand materials and also without planning permission. Furthermore, setting of low income groups has made the house of this area to be unprofessional and also the period of building has been long. So any attempt to eradicate poverty from this district is an effective step in order to reduce housing problems. The residence does not feel that they belong and are not prepare to participate in improving the housing and their environment situation. By ableing the residents of this district to improve their housing situation and also their environment, some of the main existing problems will be solved.
Keywords: Unofficial Residence, Housing, Organizing, Rehabilitation, Improving Residence Quality

INTRODUCTION

The housing poverty in urban areas of Iran mainly shows itself with unofficial residential areas and it is on the increase. Unofficial residence areas include self-built houses and without legal identity which are largely around cities and spread in a disorganized way (Hadizadeh, 2002). These houses are built by endurable materials and with inadequate equipment and services (Kazemi, 2007). One of the most important elements in recognizing the housing situation in these areas is paying attention to their structural characteristics.

Exploratory studies regarding this research show the inappropriate housing situation in the unofficial of Ghale Hassan in Gorgan. Housing and its environmental situation is the most important effective factor in the satisfaction rate of a person who lives in that area. Low income groups in order to live in cities from the first stage of choosing a suitable place for living to finding the land, obtaining planning permission, paying for the cost, face problems. The increasing problems of housing in the cities and the need to solve this necessitate the paying attention to the roots of these problems. Ghale Hassan district, which is next to up market area of Gorgan, faces various problems of housing shortages and bad housing.

Necessity and importance

Housing has had civilizing role in the historic process of the development of societies and in this process cities as the highest level of residence have been the center of this role.

The global development perspective shows that this role still continues and this is connection with the protection of the environment. One of the main destabilizing phenomena of cities especially in Iran is unofficial residential areas which as part of city face great problems and are also on the increase. Since these unofficial residential areas are unavoidable reality and are accepted as part of our cities, improving some positive aspects and weakening negative aspects of these places and by emphasizing the potential facilities and also the existing ones would make these places better. This is why, this article by looking at suitable ways to improve the living situation in unofficial residential district of Ghale Hassan is important. Unofficial residential areas because of their inability to control poverty and also by in decreasing quality of environment and also high cost of solving these problems are a serious threat to the stability and unity of cities and are in need of special plans for improving their current situation and preventing the spread of these problem in future (Ministry of housing and city planning, 2001).

Goals

This research is looking for ways to improve the quality of housing and living in Ghale Hassan district with the participation of people certainly reaching these goals would improve the life of residents and also would establish a social justice by accessing to city services and finally would make it a dynamic lively, durable district.

Background

There have been various studies and researches about unofficial residential areas and shanty towns which are mainly about how they started and also about their direct and indirect effects and the various aspects of

social, economical, structural and the process of their forming. Research in to "self-built houses and social safety", standard of living and decreasing of government control on the behaviour of residents shows that these are the two main factors in establishing of Pakdasht self-built residential area (Shah Hosseini 2004).

By considering effective factors about establishment of shanty towns and its social consequences of city of Ahvaz it was found that immigration from small villages and towns near Ahvaz were the main factors which in term were under influence of economical and social cultural rejection of former place of living and economical, social and cultural attractions of the city also, by looking at the social consequences it was revealed that there was relationship between the intensity of shanty town and increasing relative poverty of the shanty town resident , which eventually will cause a culture of poverty in these places. Ziari and Nozari also in the research regulating and enabling of unofficial housing of Ahvaz, water resource neighbourhood, by considering the characteristics of this residential area presented a suitable solution (Ziari and Nozari, 2009).

Existence of direct and meaning full relationship between economical factors with facilities, easy way of buying house and land, tribalism, and kind of job are the findings of research, analysing the causes of forming of shanty town in Esfahan.

The policy of immigration from Tehran, the low of the city unofficial housing, single management of enablement, approach to justice in space and the policy of redistribution of wealth in accordance to economics growth was the effective solution to solving this problem (Abdi et al., 2009).

The research , analysing the rate of stability of unofficial houses in Sanandaj was done by using each of social, economical and environmental variables in sustainable city such as , slope , type of building material, percentage of literacy, type of job , rate of unemployment and house hold income. And according to the results, the rate of sustainability in all the chosen variables were very low.

According to finding of "disappointment and hope in unofficial residents (case study, Kermanshah), there were fundamental differences between of developing and decaying unofficial residences. This is due to completion of them under social economical, structural and environmental situation and also their management approach.

Questions and hypothesis

In order to give suitable respond regarding the housing problem of Ghaleh Hassan district, the following questions must be answered:

How is the current residential situation of the district? What factors have been responsible for the unsuitable housing situation of the district?

What can be done to solve some of the housing problems of this district?

For this, the following research hypothesis has been made:

It seems the poor housing situation of the Ghale Hassan district in Gorgan is related to living of low income groups in this area.

It looks there are suitable social capacities, such as participation mentality and sense of belonging amongst the residents that can be the basis for finding a way to organize their place of living.

MATERIAL AND METHODS

Present research, has a practical application, and to do it an explanatory analytical research method was used.

The gathering of data was done through two technics of library-documenting and field studies with observing tools, filling questioner and photography. Expletory studies and photography was done in Shahrivar 2013 and questioners were completed in Aban 2013. All the information was gathered by using sample capacity 27 Cochran.

Introduction of variables and characteristics

"The unsuitable housing situation in Ghale Hassan district of Gorgan and settling of low income groups" independent and related variables are the first hypothesis. In the considering of the independent variable the number of families in one house, number of people, number of rooms, number of people in each room , average size of land , age and quality of house, type of material, planning permission situation, how the land was obtained, number of floors, duration of building, having the basic services, sewage system, public transportation situation, social situation, street lighting condition of Asphalt, quality of parks and green areas, and consideration of related variable from were used. In the second hypothesis ''availability of social capacities'' is an effective independent variable on type ''ways of organizing"-as dependent variable-were used. For the independent variable, two indicators of participation mentality and sense of belonging were used.

Boundary and realm of research

The realm of research conforms to the boundaries of Ghale Hassan area, which is in the south of Gorgan. This district was chosen on the basis of regulating enabling of the unofficial residences in Gorgan. Figure 1 shows the location of two main elements next to it.

Concepts, views and theoretical principles
Definition of concepts

Regulating: semantically, we are dealing with an operational-spatial organization that after knowing his organization and by paying attention to minded goals and its weak and strong points and also Facilities it is renewed (Khaksar, 2004).

Therefore, it could be said that a set of activities which result in physical and operational a advancement and improvement of an environment is called regulating and its final goal is to improve the residential and living situation of the people in that place.

Housing: house is a physical place and it is seen as a shelter and primary needs of a house hold. In this shelter, primary needs of the family such as food, rest and protection against elements.
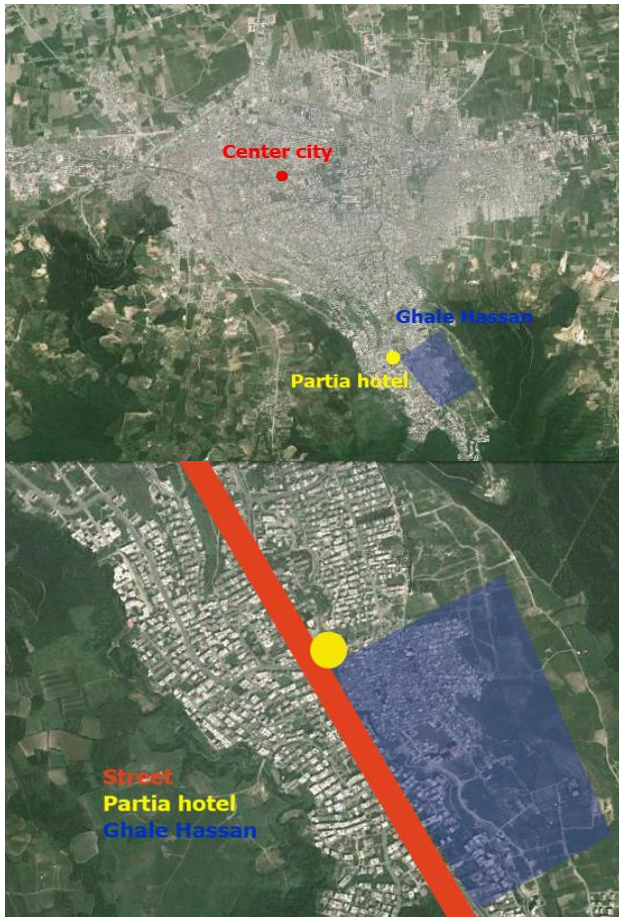
Figure 1. Ghale Hassan location.

There have been various names use to describe unofficial residences specially: shanty town living, inadequate housing, spontaneous residency (Hatami Nejad et al., 2006)

In order to understand the characteristics of unofficial residences some of the traits are as follow.

Place of residence which is often built: illegally and fast. Outside the legal boundaries of city (Kalharnia, 2003), and have the minimum living facilities (Sadeghi, 2006). Their houses are built with cheap and sometimes second hand materials, generally one storey, by the residence themselves and in a compact area and inappropriate access. Their building, passion and fundamental services are outside the normal official frame work (Sheikhi, 2003).

On the basic of regulating unofficial residences there are three main characteristics in Iran:

- Quick building of houses by the users who mainly because don't have planning permission and don't follow official urban planning, has caused an unsuitable situation.

- Functional integration with the city itself and structural separation of it by concentration some of the low income and poor people.

- An environment with low living standard and severe deficiency of services, city infrastructure and high population density (ministry of housing and city planning, 2003).

Theoretical principles
In order to provide and improve the housing condition of low income groups in unofficial residences adopt special policies. By short and long term plannings

they have tried to provide the housing needs of these groups. These include:

Fundamental and structural actions or long term policies: In this approach, experts suggest prevention before anything else. Therefore, on the First stage, by legal means (like passing laws), structural (determining green belt) and control (regarding large lands without owners), the ways into big cities for the newcomers are closed. And then all of the residents of unofficial residence inside the city boundary, become part of the people of the city and are support and their problems are solved (Ahmadian, 2003).

Local - Topical Policies: During 1950s and 1960s there were Forceful destruction of shanty towns (Shabyrchyma, 2000). In the 1960s, the policy of destruction and rebuilding of new cheap housed in these areas (Ahmadian, 2003). In the 1970s, allocation of land with city services. And in the 1980s, the promotion of living quality approach through maintaining and improving the quality of the houses, infrastructure and services were tried (Hadizadeh, 2003).

The enabling approach emphasizes on all the potential resources for creating and improving the housing for the poor , and this gives the opportunity to them to improve their living conditions according to their priorities and needs, in this approach the government under takes to provide financial support, this solution to solve urban poverty not only include financial injection, but also depends on social engineering with the support of public funds and enjoys and also the participation of the residents themselves (Hadizade and Bazaz, 2003).

Thus, we can define enabling as a living force of society for having a dynamic and continues life, which now it has become aware of its financial capacities and helped the residents to participate in the regulating projects, although governments in the enabling approach rely on potential of unofficial residents instead of direct help, they could improve living conditions of the residents by promoting education and creating necessary skills for the residents to find jobs, in this way they will be able to improve their own place of living (Ahmadian, 2002). However, in the gradual improvement of the living condition the cooperation of people with government is fundamental, to implement this policy, after determining the neighborhoods with the priorities, identifying the residences according to quantity and quality, environment Social and economical situation of the residents and geographical properties becomes necessary. The next step would be to explain for the users in order to get their cooperation and participation.

When the residents feel that they are in the decision making and designing of their living places, they would be obliged to support the project. To implement this policy the community planning approach in which the planner tries to find a way for the corporation of the residents. And encourages sense of cooperation in building attractive place such as parks (Shahidi, 2007). In this process, the planning organization invites ordinary people to participate in (Abdi Daneshpour, 2007) improvements local situation by the way this also accepts their citizenships and rights (Piran, 2001)

RESULTS AND DISCUSSION

Economic condition of sample families
in order to identify the economic situation of the families, their per capita expense as a representative of family income was used, because first of all, family expenses is more reliable and does not have the sensitivity of the respondent's income-second; raw data of this index about the income of the urban families is in 2006 Iran statistic center . The average monthly expenses of each person in Ghale Hassan house hold was about 50 us dollars while this index for the urban families in Gorgan was 125 us dollars (Golestan governor's office, 2009) which shows the settlement of low income people in this neighborhood. In addition, according to Iran statistic center urban families are divided in two- three groups of low, average, and high income. According to expenses and income statistics of urban families in 2006for each person in the low income family the annual expense was less than 375 dollars per annual, and for the average income was from 375 us dollars to us $ 704, and for the high income this figure was over us $ 704 (Peyman, 2007) average monthly expense of every person in urban families in the low income group is about us $ 65 according to this statistics Ghale Hassan families are in low income group.

Table 1. Annual expenses of urban families of the whole country, Gorgan and Ghale Hassan neighbourhood in U.S dollar (Source: writers field studies)

Parameter 2011	Average monthly expense of entire family	Average monthly expanse of every person in family
Gorgan (2011)	365 $	125 $
Low income urban families (2006)	106 $	32 #
Ghale Hassan neighbourhood (2012)	108 $	49 $

By looking at families it was clear that unemployment rate in this neighbourhood was 8 percent while this rate for the low, Average and high income families were 4,2 and 6 percent respectively (Golestan governor's office, 1997). Furthermore 55.5 percent of family heads of these neighbourhoods were manual labourers.

Condition of Ghale Hassan housing in accordance with housing indicators
- number of families in a housing unit : one of the most important indicators for recognizing the housing situation is the number of families in a household, the less families in the house hold the better. In Ghale Hassan the average is 1.01 family in each housing unit.

This indicators in 2006 the urban areas of the country was 1.08 (Iran statistic center, 2007) which show that this neighborhood had a better situation

Number of individuals in a housing unit
The lower the indicator, the better condition of the house, in Ghale Hassan on the average there are 3.9 person in per unit , which in comparison to the urban areas

of country in 2006 which was at 4.19 shows a better situation.

Number of rooms in a housing unit
Of the 27 samples, there were 6 with one room, 14 two rooms and 7 had three rooms.

As there were 3.9 persons in each housing unit, in all there were 96 people in sample houses, which showed on the average there were 2.2 people in each room. This is in comparison to the number of people for each room. In the country 1.29 and in Golestan province 1.40 (Naghsh Jahan Pars consulting engineers, 2008)

Therefor this indicator showed that the Ghale Hassan neighborhood had an undesirable situation.

Size of land: the average size of sample lands were 110 square meters.

Age and quality of the building: all though the buildings are not very old and 85% of the building was built between 1993 to 2011, most of them are in need of repair (59.2%)

Table 2. Age and quality of housing unit in Ghale Hassan neighbourhood in Gorgan (2013) (Source: writer's field studies)

Parameter	Age of the buildings			
	Less than 5 years	5-20 years	20-50 years	More than 50 years
Abounding	2	24	1	0
percentage	11.2	85	3.7	0

Parameter	Quality of building			
	Newly built	Maintainable	In need of repair	Desolated
Abounding	2	16	7	0
percentage	8.3	59.2	25.9	0

Type of material
Over %10 of Ghale Hassan houses were built with second hand materials (Table 3). In another study of material used it showed that over %10 of the houses were built with bricks and iron-it means partially sustainable and there were no use of concrete or sustainable materials. This is when more than half of the buildings in Gorgan are built with concrete and metal skeletons.

The planning permission
Buildings without a planning permission are typical characteristic of this neighborhood. According to data over % 51.8 of the houses in Ghale Hassan do not have planning permission (Table3). Not having deed and the high cost of obtaining it was the most important reason for not applying for one.

Method of possession
Security and feeling, it is an important social and psychological dimension, because households can have a secure perspective of their place of living. On the other hand in the long run if the low income group wants to improve their housing condition, possession right becomes very important (Hatami et al., 2006). All in Ghale Hassan there are two kinds of occupation: ownership or rental. Over %81.4 of the households are the owners and less than %91 are rented accommodations

(Table3). While this figure for the urban population of the country stands at %64 for the ownership (Peyman, 2007).

Number of floors: over %74 of the houses in Ghale Hassan are one storey. However, this figure for the one to three storey building in urban areas of Golestan Province is %25, %43.2 and %23.4, respectively.

Table 3. Housing indicators of Ghale Hassan neighborhood in Gorgan October 2013 (Source: Writer's Field studies)

Parameter	Kind of occupation		How it was built	
	Ownership	Rental	Professional	Unprofessionally
Number	22	5	16	11
percentage	81.4	19	59.2	40

Parameter	Building condition		Planning permission situation	
	Without planning permissions	Half built	Without planning permission	With planning permission
Number	25	2	14	12
percentage	92	8	51.8	44.4

Parameter	Number of Floors		Type of materials	
	One storey	Two or more storeys	New	Second hand
Number	20	7	9	18
percentage	74	26	33.3	66.6

Period, method and situation of building: while, it takes 20 working hours to build one square meter in countries which use modern technology, this Figure for traditional method is 31 (14 hours unskilled and 17 hours skilled). In Gale Hassan this period is very long. Only %25 of the houses take 5 years to build and the rest take even longer, Although Families blame Financial problems and high inflation, the study showed that the main reason was the unprofessional way that the families built their houses. Over %59.2 of the houses were built by the families themselves and %40 by the professional builders.

Basic services

All the houses have water, electricity and gas. On one side appropriate number of house hold in one house and on the other side the large number of ownership shows the suitable housing situation with the view of quantity. However, the important point here is the low number of rooms in each house which is an important social indicator in the housing sector. If this indicator were to compare with the owner ship and economical base of the household it can be said that: the people of Ghale Hassan are from the low income group who have to spend the little wealth they have on the land which they can build their house on.

For this reason they have to build small houses and also with low number of rooms and floors and they also have to buy second hand material. There for it is clear that this process forces them not to apply for the planning permission and also reduction of longevity and premature eruption of the houses.

This is why the houses in Ghale Hassan are not in a suitable condition, building of houses without planning permission. And also because the town hall refuses to give deeds to the people, the houses are built without city planning inspection which this helps the reduction of quality of the houses.

The environment of the residential area

In a qualitative survey regarding the environmental situation of the area according to 3 parameters of good, average and bad more than 70 percent of the families said that their public transportation, social safety, refuse collection and street lights were good (table4) and regarding the problems. They said that the most important were sewage and also streets and alley ways no asphalt (Figure 3) and the unsuitable situation of parks and green areas respectively. The sewage situation in Ghale Hassan is very bad as it said that this was the most important problem.

Table 4. The environmental indicators of Ghale Hassan according to resident's survey cost (oct2013) (Source: Writer's Field studies)

Assessment criteria	Sewage system		Public transportation	
	Number	Percentage	Number	Percentage
Good	0	0	12	44.4
Average	12	44.4	12	44.4
bad	14	55.5	3	11.1

Assessment criteria	Sense of security		Refuse collection	
	Number	Percentage	Number	Percentage
Good	11	40.7	12	44.4
Average	14	51.8	10	3.7
bad	2	7.4	5	18.5

Street lighting		Asphalt		Quality of parks and green spaces	
Number	%	Number	%	Number	%
0	0	2	7.4	0	0
24	88.8	19	0.73	2	11.2
3	11.1	6	22.2	25	92.5

Figure 2. Bad condition of sewage system and dirt alley ways of Hassan neighbourhood of Gorgan (2013)

Resident's interest for improvement or the housing

-improving of housing situation: as mentioned before the bad condition of buildings because of second hand materials and lack of planning permissions a lot of houses in Ghale Hassan area are in need of repair . Therefor there was a survey done regarding the reinforcing the buildings over 65% of people said they would like to take part in reinforcement as long as they were given loan and or deeds to their lands. And also most of the houses there are one storey and the average size of them is 110 square meter which in comparison the city of Gorgan that stands at 332 square meter (Naghash Jahan Pars consulting engineers, 2008) is less than half. Therefor the people were asked if they would increase the number of floors of their houses as a way of increasing the number of residences only 31 % of the residents agreed. People of Ghale Hassan same as other parts of Gorgan prefer to live in one storey houses.

- improving the environment: over 77.7 % of the people have live there for more than 5 years and more than 90% of them said yes to the question of whether they would like to continue living there. It can be understand that these people like their neighborhood and according to data taken from the questioner the main reasons were low price of land (36%), close to place of work (32%) near relatives (18%) and finally because of good memories they have had the area (14%). This has provided the tendency for the residents to participate in the improvement of the area. The savvy showed that over 93.3% of the families said that they would be willing to participate in the improvement of the neighborhood by form of providing human resources and also participation in decision making and financial help (table5).

Table 5. Willingness of the Ghale Hassan residence for staying in the area and participating in the improvement of the neighborhood (2013) (Source writers fields studies)

Parameter	Participation willingness		Kind of participation					
	Yes	No	Human resource		Financial		Decision making	
Number	27	6	Yes	No	Yes	No	Yes	No
			22	5	4	3	24	2
%	77.7	12	87.4	11.6	14.8	85.7	87.8	11.2

	Period of residency		Like to stay	
	More than 5 years	Less than 5 years	Yes	No
Number	27	6	23	4
Percentage	77.7	12	85	15

People of Ghale Hassan believe that establishing a local council with sufficient authority and also fund would be some of the necessary tools for the improvement of the neighborhood.

Examination of hypothesis

First hypothesis: the income indicator showed that in comparison to people of the urban areas of the country and city of Gorgan, people of Ghale Hassan are from the low income group. Additionally, according to numerous research, poverty is related to People's disobeying the law (like avoiding paying rates and obtaining planning permission) (Kalantari et al., 2005). Financial problems were main reasons for Ghale Hassan residences not to apply for planning permission and also use of second hand materials. This problem has also showed itself in the unsuitable situation of the houses in the form of small number of rooms per house, per person. Therefor the first hypothesis which relates unsuitable houses in the Ghale Hassan area to low income group is confirmed.

Second hypothesis: if there is a corporation between local people and the authorities, the quality of housing would improve. Sense of belonging as a key element would give the residences a sense of usefulness and this would help solve the problems of the neighbourhood. surveys have showed that sense of belonging of the People is very high and for this they are not only ready to change the quality and quantity their houses, but also are willing to participate in improving the neighborhood by form of human resources as part of the cost. There for the second hypothesis which says that there are suitable social capacities including participation willingness and sense of belonging in the people which could be a foundation for the regulating of the houses is confirmed.

CONCLUSION

According to present research and the results of previous studies, there are some irregular and unusual Traits regulating the living in the unofficial residences, but because they receive some basic services and they have some of the housing parameters, their situation is better than some other countries.

Unofficial houses of Ghale Hassan are mainly without planning permission and are built with second hand materials by the families themselves. Therefor in the typology of unofficial houses in Iran, we can also add irregular and unusual type of houses. On the basis of average cost, rate of unemployment and employment of family head, it can be said that there are low income people living in this area. Unprofessional building of houses by the low income families in Ghale Hassan on the one side has caused the building period to be long and on the other side reduced the ability of building houses. This also has had a negative impact on the quality of the buildings. Economic condition has had an effect on the number and bad condition of the houses.

Since low income families are the dominant force in the building of the houses there is a need for finding a way to encourage and enable the people to build a better need houses (with more floors, durable materials and with planning permission). Any attempt to decrease poverty and increase financial potential of the families whether direct or indirect would give them the opportunity to improve their house and living condition. People are ready to participate in the improvement of their living condition. The neighborhood has fundamental problems of sewage system, asphalt of streets and alley ways and also situation of parks and green spaces which participation of people would be essential in solving them.

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