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EFFECTS OF ENVIRONMENTAL SATISFACTION ON FAMILY DISPLACEMENT CASE STUDY: GOHAR DASHT REGION, KARAJ CITY

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ABSTRACT

Residential Displacements from a place to another symbolize the urban viability. This mobility resulted in family movements can be rooted in various ways. Regarding to complexity of satisfactory rate, understanding of reasons are considered as difficult issues. In long term, The lack of appropriate attention to satisfaction rate of residents has led to negative impacts on Iranian city. Hence, effective indexes of residential mobility in this article are examined in a specific area named Karaj, Gohar Dasht. Analytical descriptive method was selected in conjunction with employing librarian research in assembling data. Moreover, 320 questioners with 30 indexes are used and analyzed. Obtained results denote the kind of possession, sense of belonging and income level as the most effective features on the sense of satisfaction and residential mobility.

Contribution/ Originality: This study is one of very few studies which have investigated the role of environmental satisfaction on households' residential mobility.

1. INTRODUCTION

Accelerated growth of cities and skeletal development has led to various difficulties as environmental problems and the lack of residential quality. Residential quality is a multi-concept that can be recognized as multi effective matter on citizens' life style, which is correlated with spot quality, satisfactory rate and etcetera that are so close in meaning and similar. City, thus, have a key role in creating the sense of satisfaction and forming life style as determinative issues. So, considering the physical features of cities can result in improving environmental qualities (Smith and Levermore, 2008). Furthermore, searching on residential houses because of its key role on related indexes of planning such as life quality, residential movement price, prediction of residential supply are distinguished as vital points.

Today, because of the significance of residential houses, attention to the matter is increasingly growing. Firstly, they are associated with momentous indexes as health, family, job condition, entertainment. Secondly, the vast number of people are living in intensified urban areas who will be imperatively needed (Rafieyan, 2012). Moreover, residential movement has taken place due to intensifying benefits and decreasing costs in order to make condition better. It, so, can be appreciated residential mobility is rooted in whether having satisfaction or not (Stokols and Shumaker, 2012). In reality, human behavior is severely influenced

contemporary norms and features of its time. This is firstly rooted from economical- social, cultural attributes. Secondly from obligatory conditions. By considering these norms, describing the peoples' trends toward changing environment as well as their life style can be accrued (Simonsen, 1991). These trends affect mobility rate and its direction, which are stem from residential satisfaction rates. The movement of population is specifically regulated and influenced. To exemplify, residential quality of citizens, the satisfaction rate of the urban area and its indexes. Because of the significance of residential houses in terms of being a place for nurturing and living, the lack of quality can be resulted in negative impact on cities.

Karaj city of Iran is a place where the vast number of immigrants has been choosing to live. Due to the matter of fact that immigration wave, Gohardasht have been experiencing a recently dramatic change in kind of buildings as a residential region (from villa to apartment). This makes residential satisfaction a fortified importance for researchers. So, in this article, attributes are in relation to residential satisfaction have been analyzed.

Theoretical frame recently, in addition to considering physical aspects, studies in relation to residential houses are consisted of structures, functions and residential identities (Mohit, 2010). Complexity and broadness of inhabitance in conjunction with its various aspects have resulted in ambiguity and preventing it from having a specific meaning. The residential concept, plus to physical aspects, is composed of the whole angels in whom necessary services and equipments for providing residents with job opportunities, education and hygiene are required. By regarding mentioned descriptions, it is harvested the residential house is not just a physical structure, but the whole aspects (Amani, 2004). Moreover, choosing a habitat associates with idolization about a place where can be whether a gray street or a lush green area. Besides, it can create interest and make brain more active (Schultz, 2002). Hence, it can be comprehended that residential environment is very effective on quality of life, residential displacement rate and residential supply prediction. As a result, the reaction to inhabitant demonstrates satisfaction rate.

Analyzing and cognition of various aspects of life satisfaction are considered as a significant matter for recent decades (Nurul 'Ulyani et al., 2011). The real meaning of satisfaction of life condition comes from no existence of complain, which is resulted from meeting demands of residents by appealing housing (Abdul, 2008). this satisfaction stems from analyzing procedure, perception, estimation and behaviors consistent with amenity and is considered as hierarchy structure (Campbell, 1972). Residents' reactions in terms of their habitant pin points the satisfaction level in the way not only physical structure is involved, but also cultural and economical context are worthwhile (Kellekc and Berköz, 2006). Besides, not meeting residents' demands and housing shortage can lead dwellers to be undesired, which have an enormously negative impact on family welfare (Husna and Nurizan, 1987). Housing movement, new slums formation, weak education system, the absent sense of security and ... can be recognized as detrimental influences (James, 2008). Cooper (2000) categorized indexes in hierarchy system differed house, region, city and society in distinctive categories. The model prepared by Vanpel (1997) and Vancamp shows hierarchy structure of residential satisfaction in which environmental features are specifically examined. Their research pin points using hierarchy system is the best way to depict environmental features (Van Kamp et al., 2003). Looking from Onibokuns' point of view, satisfaction stems from not only physical structure but other conditions such as social - cultural, ...Thus, these places are distinguished as the assembled data consisted of a variety range of contexts in which people can achieve the sense of satisfaction. These contexts can be categorized, namely: Age (Varady et al., 2001) Material (Tan and Hamzah, 1388) the number of family member (Theodori, 2001) Economic-social condition, Income, Education, Job market and Welfare (Brown and Moore, 1993) Duration of dwelling (Varady and Preiser, 1998) Skeletal character of building (Yeh, 1972). And the resulted satisfaction and services (Varady and Carrozza, 2000) social interactions and participations (Varady and Preiser, 1998). Former life condition (Yeh, 1972; Morshidi et al., 1999). Besides, Day & McCray , in 1997, by considering Maslow theory, demonstrated their theory of

satisfaction. They proved that residents were indirectly satisfied when their needs met. So, on the whole, housing is a primary foundation in having high quality of life (Ginsberg and Churchman, 1984). Furthermore, they pin pointed residential satisfaction is in close relation with the level of family satisfaction of housing condition. They found satisfactory concept are formed for 4 fundamental goals. 1). Prediction of individual perception of life quality. 2) Residential movement index. 3). Tools of analyzes in order to measure residential approval from defects. 4) Finding satisfaction as an underlying reason for determining interactions between residents and their attitudes toward movement. Eventually, residential satisfaction concept is considered as a preliminary predictor of individual perception of life quality.

On the basis of Ogu theory in 2002, evaluating satisfaction levels of residents are broadly can be defined by determining feeling of them about their places (Ogu, 2002). Researching on this matter is momentous because of its effect on drawing population and keeping them, considering as an influential factor on movement. Displacement denotes that changing place within the legal boundary of city and happens in order to alter the first place. Besides, this stems from pressure resulted from inconsistency between unsuitable conditions and residential desires (Alkay, 2011). A reason for movements has been investigated in a range of contexts, especially, the research of Rossi, in 1955, which was one of the first researches on this matter. He proved changing in ages or social statues and family economy trigger to alternation in residential demands and are influential on demands for different kind of buildings.

This can gradually lead to dissatisfaction and change in goals and desires (Knox and Pinch, 2006). Various reasons for movement have been recognized, but the most important of them is consistent with "Rational choice" theory. People who are moving from a place to another are individuals who change in search of better economic life condition. Optimized life condition is correlated with factors like buildings, amenity services, residential satisfaction, life quality, and social statue, which are considered as advantages and disadvantages of a place in order to determine their destination. Likewise, individuals try to fine the best destination by considering their potentials and income (Coulter *et al.*, 2011). As it has already said that in definition of movement, peoples' movement based on their demand and providing with higher satisfaction. This displacement can be either resulted in better life quality or adverse, having whether the best outcome or the worst. Whatever the eagerness are, it will be following immense amount of repercussions. Evidences related to residential displacement are analyzed in the categories of miscellaneous culture, ethnic, economy, kind of buildings and its benefits, localities and etcetera (Pettit, 2004). Displacement takes place in variety range of international, national, regional and local movement in different chapter of peoples' life in search of better place to live (Brandstetter, 2011). To put it more simply, movement behavior stems from demands and requires depends on manifold stages of life. These norms are resulted from economic, social, cultural features and environmental conditions imposing on them. To realize reasons for movement motivation and altered life style, this norms can be analyzed. These motivations, which are in close correlation with the satisfaction rate of residential house, are effective on displacement and its direction (Clark and Ledwith, 2006).

2. MATERIALS AND METHODS

Contemporary research is categorized as applied and the method is the descriptive – analytical. In descriptive district, librarian and documentary study are utilized in order to classify preliminarily effective indexes on residential displacement. Besides, with use of basic recourses as well as internet research, employing methods and actions of analyzing residential satisfaction rate have brought about. First of all, in evaluating the role of Gohar Dasht District in residential movements, the satisfaction levels of residents were observed. Likewise, in order to determining family satisfaction, three indexes, which are divided into more detailed indexes, were chosen. Then, residential direction analyzed followed by residential satisfaction rate.
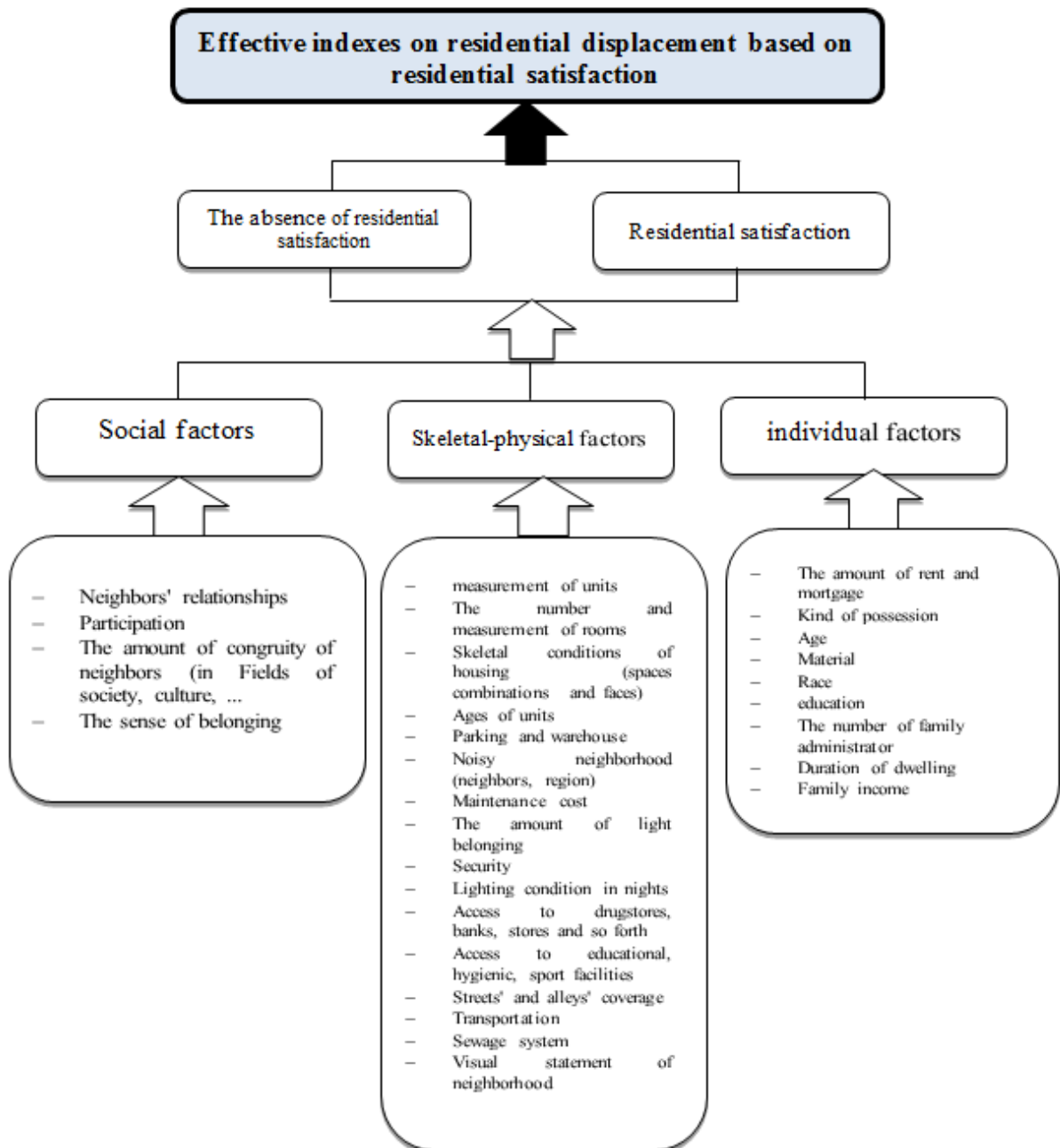
Figure-1. Conceptual model applied in assaying residential satisfaction effective on residential: displacement (reference :(James, 2009; Corro *et al.*, 2010))
(**Source:** Daroudi (2016))

In analyze district, studying attitudes of local residents correlated with quality of their housing are employed by questioner. Next, assembled data were analyzed by applying the SPSS program in which factor analysis and regression have been ascertained. To redefine, with assistance of Cronbach's alpha, it is proved that the finally obtained data placed on 99% certainty between question validity. Research correspondent is consisted of 325 members; (50/3% for female, 49/7% for male). The simple size in this study according to Cochran formula capacity of case study is 320 occasions (Hafezinia, 2008).

$$N = \frac{\dfrac{t^2 pq}{d^2}}{1 + \dfrac{1}{N}(\dfrac{t^2 pq}{d^2} - 1)} = 322$$

$$T = 2 \qquad p = 0.7 \qquad q = 0.3 \qquad d = 0.5 \qquad N = 42420$$

3. RESEARCH TERRITORY

Karaj district, the central of big Karaj city, is 2457 km and the most populated district in KAraj, being the forth most populated in the country of Iran. (After Tehran, Mashhad, and Esfahan respectively). This eparchy is geographically close to Mazandaran City at north, to Shemiran and Tehran at east, to Eshtehard and Shahriar at south and to Talqan, Savojbolaq and Nazar Abad at west. Karaj citys' longitude is located from 11 and 50 to 29 and 51. Its latitude lies from 31 and 35 to 12 and 36. In recent century, urbanization process following residential alternation of Tehran has been commenced. The new development is composed of rural areas such as Hesarak, Heydar Abad, Kalak, Haji Abad, Sarhad Abad, Hossein Abad, Sufi Abad, ...

Figure-2. map of Karaj City
(**Source:** Consulting Engineers Urban Fabric (2014))

Gohar Dasht or newly named Rajayee Shahr, which was formerly Vaharjad, lies in the north of Karja sector. From the north, south, east and west, it respectively reaches to Alborz mountain chain, Beheshti Street (QAzvin ST) and agricultural fields, Ouj and Hasan Abad and Gahansh Shahr, Mostafa Khomeini Blvd. Looked at the census of 2011, this regions' population is reached up to 42443 with 12279 families and 3.4 in terms of family dimension. Because of the suspiciously unreal census, sampling is simple has chosen randomly. All age groups after the age of 15 are examined and questioned, though suitable distribution tried to elect. To be more precise, assessing data are employed by utilizing Spss and factor analysis. In the next phase, data obtained from questioner calculated by Spss in various aspects. This method can provide the opportunity of making relation between different factors and individualization.

4. OBTAINED KNOWLEDGE OF RESEARCH

To recognize residential satisfaction in studying on research samples, by considering Likert 7 each, median importance of each index is rendered. To formulize, the types of possessions for both homeowner and landholder is the most effective between individuals factors by alternatively 3.6. Although, ethnic was the least influential. Looking at the obtained knowledge and from peoples' attitudes, it has been seen the indexes of physical features are less significant than individuals elements. As a result, sense of belonging is more momentous between people and demonstrates because of long duration of dwelling, residents are more motivated to bear limitations and defects rather than displacement. In this phase, transportation system and access possibilities to urban facilities are at the highest level by 3.2. people posse a great sense of belonging to their dwelling places that shows the importance in social matters. Thus, in evaluating the importance of various indexes impressively pivotal to residential satisfaction, it can be realized the significance of indexes in three divided district of individuals, physical structure and social factors are the type of possession, family income level and sense of belonging. In a nutshell, the mentioned elements are the most substantial indexes.

Deviation of standards	average	Key indexes	
2/45	2/8	The price of rent	**Individuals factors**
3/12	3/6	The type of possession	
2/34	2/7	age	
2/71	3/1	material	
2/33	2/5	ethnicity	
2/79	3/3	Education level	
2/89	3/2	The members of breadwinners	
2/13	2/9	Duration of dwelling	
2/99	3/4	Family income	
2/58	2/9	The measurement of buildings	**Physical factors**
2/59	2/2	The number and measurement of rooms and	
2/22	1/2	The physically skeletal conditions of buildings (space combination, symbols, perspectives)	
2/73	1/3	The age of buildings	
2/16	2/3	Parking and warehouse	
2/55	2/4	Marginal noises (neighbors and neighborhood)	
2/03	2	The maintenance cost	
2/82	1/1	To have light	
2/87	2/7	security	
2/7	3	The night light condition	
2/89	3/2	Access to drugstores, stores and etcetera	
2/13	2/9	Access to educational and sanitary facilities, sport clubs	
2/58	1/9	The conditions of alleys and streets	
2/3	3/2	Transportation system	
2/22	1/2	Sewerage service	
2/73	1/3	Visual prospect of district	
2/35	2/6	Odor in air	
2/78	3/1	Neighbors' relationships	**Social factors**
2/01	2/6	Interaction and corporation	
2/55	2/4	Congruity of neighbors in terms of culture and social factors and etcetera	
3/53	3/5	The sense of belonging	

Substantial indexes in analyzes of evaluating residential satisfaction of Gohardasht residents can be obtained in objective analytical frame. So, 30 indexes tried to study, in which the KMO rate is 0.893 and Bartlett examination is meaningfully 0.00. Hence, these numbers demonstrate indexes are befitted to objective analyzes. Tabachnick and Fidell believe that indexes with the rate higher than 0.32 should be considered. In

Comrey and Lee research, the range of norms in order for indexes to explain intensity level of correlations between factors and effective elements. They denoted if the loads factor is 0.71 or higher, it will be considered as the excellent, considered from 0.63 to 0.71 as less excellent, but great. Between 0.55 and 0.63 demonstrated as suitable. From 0.45 to 0.45 are realized as alternatively appropriate and between 0.33 and 0.45 are weak. Assembled indexes extracted from 26 items are 6 factors based on special rate of Eigen values and scree plot. On the basis of table number two, these factors is close to 89.72% of total variance and depict the power of them in analyzes.

items						indexes
6	5	4	3	2	1	
					721/0	Income level
					789/0	Type of possession
					687/0	Family income level
					624/0	The members of breadwinners
						The maintenance cost
					523/0	ethnicity
				567/0		Education level
				617/0		material
				501/0		age
				582/0		Parking and warehouse
			503/0			The measurement of building
			682/0			The number and measurement of rooms
			675/0			The physically skeletal conditions of buildings (space combination, symbols, perspectives)
			609/0			The age of buildings
			600/0			Marginal noises (neighbors and neighborhood)
		711/0				To have light
		568/0				security
		651/0				The night light condition
		632/0				Access to drugstores, stores and etcetera
		706/0				Access to educational and sanitary facilities, sport clubs
		689/0				The conditions of alleys and streets
		682/0				transportation
		691/0				Sewerage service
	601/0					Visual prospect of district
	576/0					Odor in air
	669/0					The sense of belonging
780/0						Neighbors' relationships
603/0						Interaction and corporation
572/0						Congruity of neighbors in terms of culture and social factors and etcetera
531/0						Duration of dwelling
693/0						Eigen values
2.342	2.391	7.812	8.329	3.872	4.834	% Of the variance
11.201						The total explained variance (%)

Regarding previous table, items are influential on residential satisfaction rate can be respectively classified:

Item 1: The most significant item with the highest load on economical indexes whether in small or large scale is named "economical indexes".

Item 2: The second momentous item is related to individuals factors recognized as "individuals factors".

Item 3: The third item consisted of housing units, the number of rooms, space combination, facing and etcetera. These factors is considered as " skeletal structure of dwelling units".

Item 4: As the forth factor is in close correlation with district and neighborhood, it can be named "district and neighborhood".

Item 5: The fifth is determined "environmental sanitation" because of its relation to this matter.

Item 6: The final item is in close correlation with sense of belonging, neighbors' interactions and their congruity, the dwelling duration and corporation. As a result, it is distinguished "social solidarity".

5. OBTAINED RESULTS AND SUGGESTIONS

By considering significance of residential housing, researchers in the fields of urbanism are constantly involved with items which are whether directly or indirectly influential on satisfaction of environment. related items have been arbitrarily dented with a great ambiguity, which put researches in difficulties.

One of the matters of studies, in recent years, is residential satisfaction. To put it more simply, the broad researches have been employed on human behaviors and human dwelling environment in which the reasons for urban difficulties can be found. Nevertheless, residents' evaluations have a key role in keeping local population motivated to sustain and attracting them. Similarly, it should be take into account as one of impressively effective factor on residential movement. On the basis of previously applied studies in the field of residential satisfaction and its influences on displacements in a limited area, firstly, we comprehend that residential satisfaction is fractionally placed on the low level. Secondly, the factors related to housing and neighborhood is adversely proportional to residential satisfaction. Regarding at obtained information from questioner and statistical evaluation as well as deliberating correlated indexes, it can be deduced the type of possession, family income level and the sense of belonging are the most momentous factors in residential displacement and their satisfaction. To be more precise, it should be considered that individual items are more significant in comparison with social and physical structure. Thus, it can be concluded people can being used to conditions in long term. What is truly trigger to the eagerness of movement is individual characters and elements.

Suggestion of each study is categorized in order for researchers to optimize standards and eliminate difficulties and defects. Likewise, suggestion is demonstrated on the basis of evaluated statistical information.

- Placing priority on economic planning consisted of providing local people with appropriate job opportunities and job market, increasing income level of people within locality by implementing empowerment strategies and planning.
- Allocating competent budget to justly distribution of facilities in terms of education, sanitation, entertainment and culture.
- Enriching housing standards in order to create intact environment.
- The temptation of corporation between dwellers and create the sense of common identity should be encouraged and intensified by employing cultural planning
- Consequently, with regard to complexity and broadness of this subject, it can be suggested to be studied further in other matters in reported region.

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