

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

Planning and Subjective Assessments

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Preface

Social goals are the ultimate targets of planning , therefore , people opinions and their subjective assessments are considered as vital guides to state the plan goals . Such issues would not be stated by census and official records , but researchers and non-governmental organizations deal with it in particular , aiming to highlight unseen forces affecting social behavior .

This paper tends to shed light on people assessments to their housing condition , indicating the spatial variation and the probable factors affecting their attitudes . The study area is Buhriz town - Province of Diyala .

It was assumed that housing problem could not be comprehended in terms of supply and demand , and housing shortage , because it is far beyond that . The quality of dwellings and the availability of the required utilities matter as much as the quantity , complicating the housing problem, making it harder to planners and decision makers .

Place utilities , within the dwelling and in the neighborhood , are regarded as the key factor affecting residents attitudes , and their subjective and objective assessments . Besides , the stage in Family Life Cycle they determine their needs for housing and social utilities . Moving up the cycle stages and changing their place requirements , and could push them to move to other dwelling or area to reside there . Even though , the demographic changes do not dealt with by this

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paper , instead looking for environmental aspects that act as push forces .

The Spatial Research Unit , University of Diyala , undertaking a study about "Social Structure of Baquba City" , adapting a questionnaire that considers social structure aspects . Because Buhriz so adjacent to Baquba , it is regarded as a suburb . The actual study starts with Buhriz as a pioneering survey . This paper present partially the results of this survey .

The survey covers (9.283%) of the housing stock in the study area . The questionnaire of (422) dwellings was distributed and collected by the local municipal community and Al-Naqa'a Charity Society .) (² The indicators related to this study were picked up and tabulated as cross tabulation frequencies , then analyzed by Chi Squared method , to check the underlying correlation between factors and assessments .

Area of Study

Buhriz town cited 4 km. south Baquba city , both make a continuous riverside built up area . According to the pre-census survey , 2009 , Buhriz town has (4546) dwellings , (5187) family , and (29691) population(³) . About (3.322%) of the housing stock build more than forty years ago , about (6.797%) built between (30 -40) years ago . In other words , there are (460) dwellings aged more than thirty years , and (1579) aged between (20-30) years . That mean , about (44%) of the housing stock aged more than twenty years, housing (2466) family .

Due to the high percentage of old properties , built by materials not strong enough to cope with dampness , high density and overuses , with no maintenance achieved because of the economic , political and unstable conditions the area suffered from during the previous two decades , and the in coming people after 2003 taking

² Many thanks to them for their cooperation and kindness .

³ Census Bureau , Ministry of Planning , Baghdad , 2010

over lands to build shelters and cottages, the number of slum housing grow up rapidly . In addition , a tremendous demographic changes took place within the study area . These situations print their impacts on the households and direct their attitudes and assessments .

Spatial Variations in housing conditions within the built up area of Buhriz town

The variation in housing conditions is the consequence of many interacting variables, relating to : the materials used ; applied standards ; density of use , and exposing to physical factors : winds; dampness and soil structure . In addition , people change their attitudes according to personal inspiration and status , what was considered acceptable yesterday not necessarily remains as that today .

Demographic changes act as a dual carriage way : push to move away and pull to remain in the same neighborhood . So , the decision to move or stay at the same dwelling and the same area is so complicated and difficult one . The rule of planner is to ameliorate the situation and presents more opportunities to fulfill the inspiration . Though , knowing people's assessment to their residence can indicate the methods to manage and manipulate the problem under consideration .

Buhriz town has eight neighborhoods , table (1) presents the percentage of the respondent's assessments to the physical conditions of the dwelling they live in . Their assessments were classified to three categories : good , acceptable , bad . About (18%) of the respondents consider their housing as unfit for human habitation . This portion should be dealt with in deep to be reclassified according to degrees of physical deterioration . Such action is regarded as essential to delineate area based policies .

Al-Mustafa Neighborhood records no bad housing , while Al-Dwasser , due to its wide extent , and incoming people after 2003 , has about one third of its housing stock classified as slums . Less

than (10%) of the housing stock of Al-Salam and Right Side were regarded as unfit for human habitation .

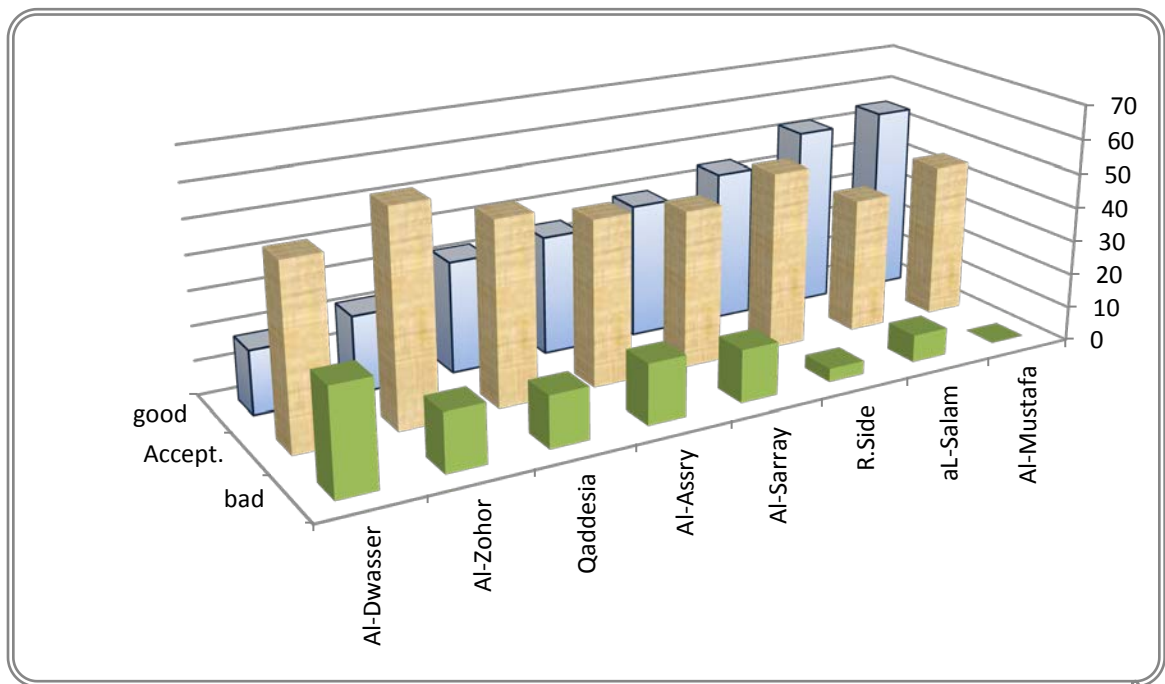
Table (1)

Housing conditions as assessed by respondents

Neigh.	good	Accept.	bad	total
Al-Mustafa	54.838	45.162	0.000	100.000
aL-Salam	52.632	39.474	7.894	100.000
R.Side	44.231	51.923	3.846	100.000
Al-Sarray	39.130	45.653	15.217	100.000
Al-Assry	34.616	48.076	17.308	100.000
Qaddesia	32.353	52.941	14.706	100.000
Al-Zohor	22.222	61.111	16.667	100.000
Al-Dwasser	18.243	52.027	29.730	100.000
Total	32.857	49.524	17.619	100.000

Fig. (1)

Graphical presentation for housing condition of Buriz housing stock



Looking for underlying factors affecting physical and social

conditions of the environment , housing density was expressed by a number of families living together in the same dwelling , and the number of households sharing residence was considered as a dramatic factor by many researchers . Table (2) shows the percentages of over crowding in the study area in 2012 . Al-Mustafa Neighborhood records the highest presence of single family dwellings , contrasting to Right Side Neighborhood with the highest sharing . Figure (2) visually presents this .

Families sharing the same dwelling does not mean , necessarily , high number of households . The number of households was classified into four categories : (1 - 3) , (4 - 6) , (7 - 10) , and (11) persons and more per dwelling . Generally , the number tends to be between (1 - 6) person per dwelling , about (70%) of the residents in this group . While Al-Zuhor Neighborhood inclined to have a higher number , as shown by table and figure (3) .

Table (2)
Percentages of families sharing residence in Buhriz town

Neigh.	Single Family	Two Families	Three & more	Total
Al-Mustafa	84.375	15.625	0.000	100.000
Al-Salam	81.081	13.514	5.405	100.000
Al-Dwaser	77.622	11.889	10.489	100.000
Qadesia	70.588	11.765	17.647	100.000
Al-Sarray	64.445	24.444	11.111	100.000
Al_asry	62.000	18.000	20.000	100.000
Al-Zuhor	61.111	27.778	11.111	100.000
R. Side	59.574	25.532	14.894	100.000
Total	71.676	16.748	11.576	100.000

Table (3)

Percentages of households sharing residence in Buhriz town

Neigh.	1-3	4-6	7-10	11 +	total
Al-Dwaser	19.718	47.887	23.240	9.155	100.000
Qadesia	14.706	38.235	32.353	14.706	100.000
Al-Saray	14.285	42.857	30.953	11.905	100.000
Al-Salam	13.889	63.889	19.444	2.778	100.000
Al-Asry	10.204	46.939	32.653	10.204	100.000
Al-Mustafa	9.677	41.935	45.162	3.226	100.000
R. Side	8.511	40.425	38.298	12.766	100.000
Al-Zuhor	0.000	35.294	58.823	5.883	100.000
Total	24.936	45.038	24.428	5.598	100.000

Figure (2)

Graphical presentation of percentages of families haring residence in Buhriz 2012

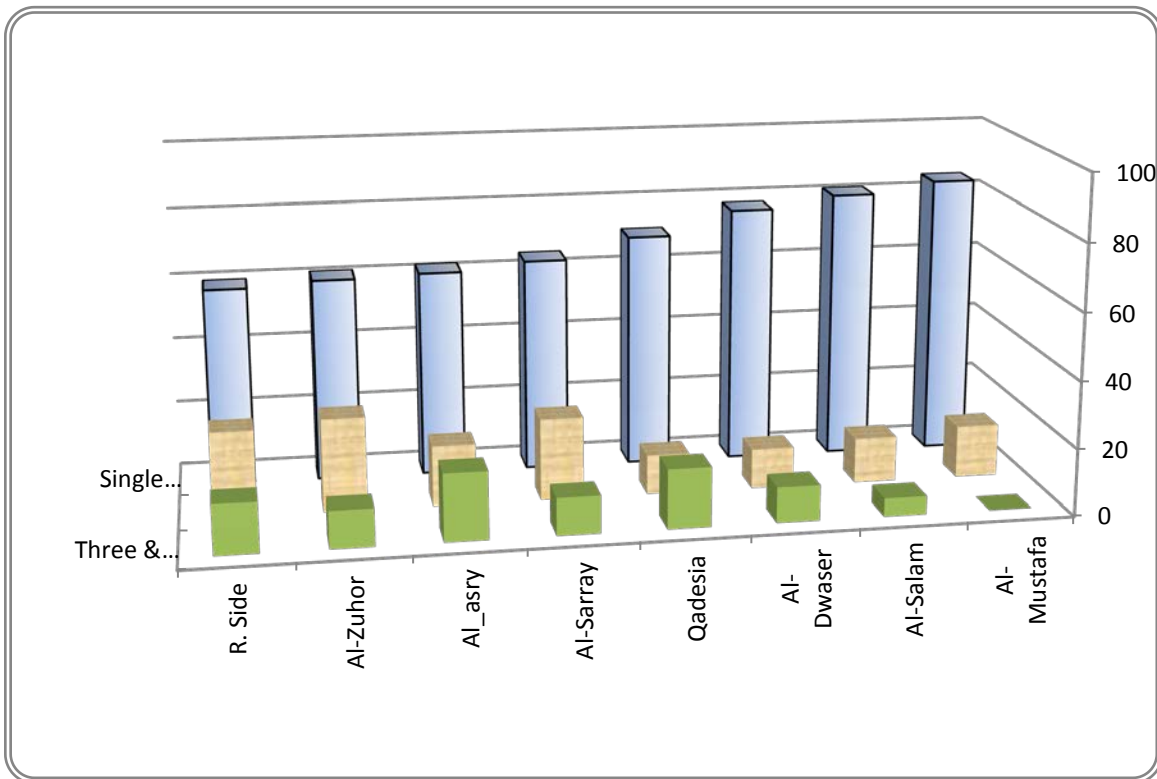
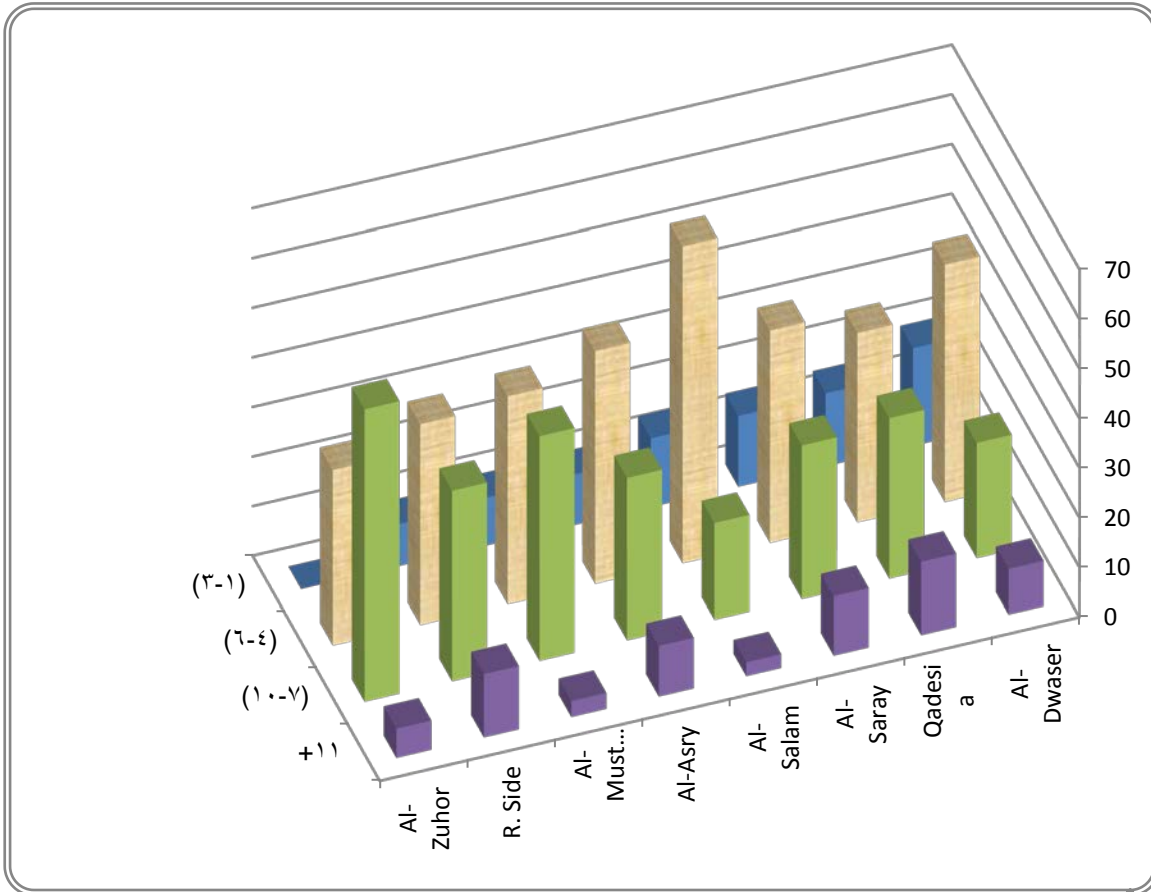


Figure (3)
 Graphical presentation of percentages of households sharing residence in Buhriz 2012



As mentioned above , decision to move or stay is so hard to decide , some factors work as pull , others took the push side . Social relations among the people of the neighborhood , combined with working relations within the area , makes it harder and harder and act as a barrier to move away . Many researchers come to this conclusion in many parts of the world , especially the third world . It seems that this is the case in Buhriz as well . So , the opportunities to upgrade living standards in terms of housing conditions are limited . And this disappoints many inspired young families .

The survey indicates that about (90%) of the respondents are local , and about (8%) came from the province of Diyala . This mean a tiny proportion of the community came from the other parts of Iraq . Qadesia Neighborhood records the highest percentage of residents came from the province of Diyala , while Al-Salam host those who came from the other provinces . Table and figure (4) show these findings .

Table (5) shows that less than one fifth of the respondents work outside the town (18.546%) ,it is an indication of the social tide with Buhriz , as self contained town . Figure (5) presents this visually .

Table (4)
Percentages of the origin of Buhriz people , 2012

Neigh.	Local	Diyala	Iraq	Total
Al-Asry	96.078	1.961	1.961	100.000
Al-Sarray	95.652	2.174	2.174	100.000
Al-Dwaser	94.521	4.110	1.369	100.000
Al-Mustafa	93.548	3.226	3.226	100.000
R.Side	90.384	5.769	3.847	100.000
Al-Zuhor	83.333	16.667	0.000	100.000
Al-Salam	71.053	18.422	10.526	100.000
Qadesia	64.706	35.294	0.000	100.000
Total	89.183	8.173	2.644	100.000

Figure (4)

Graphic presentation to the percentage of people origin in Buhriz

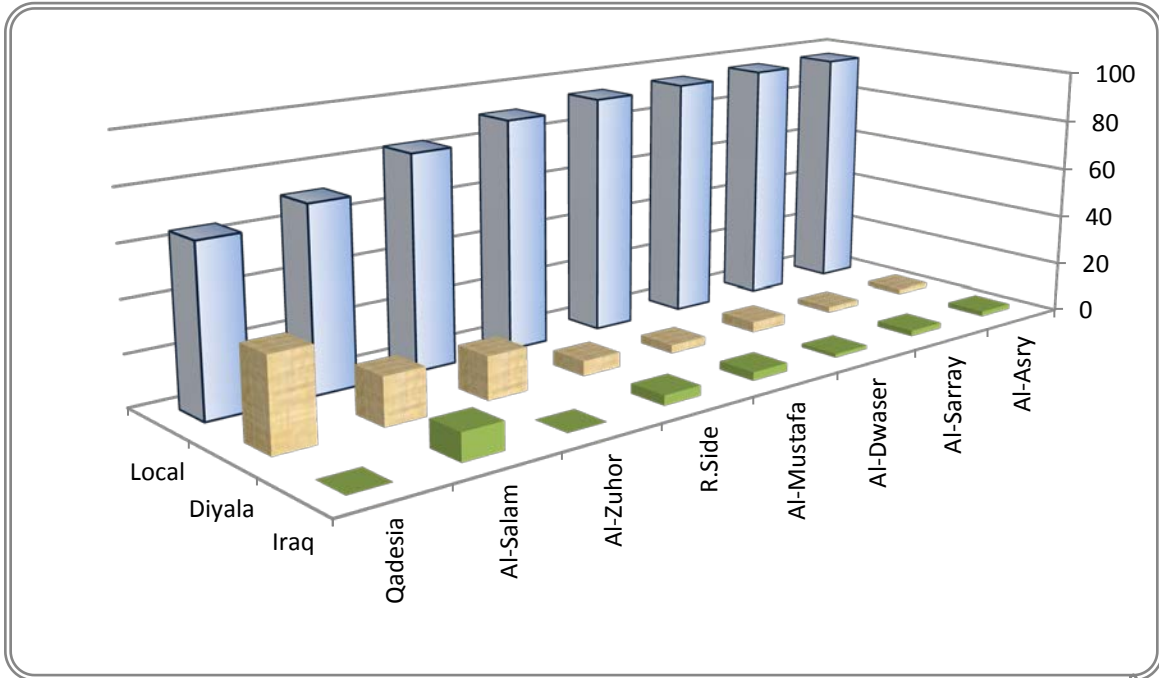
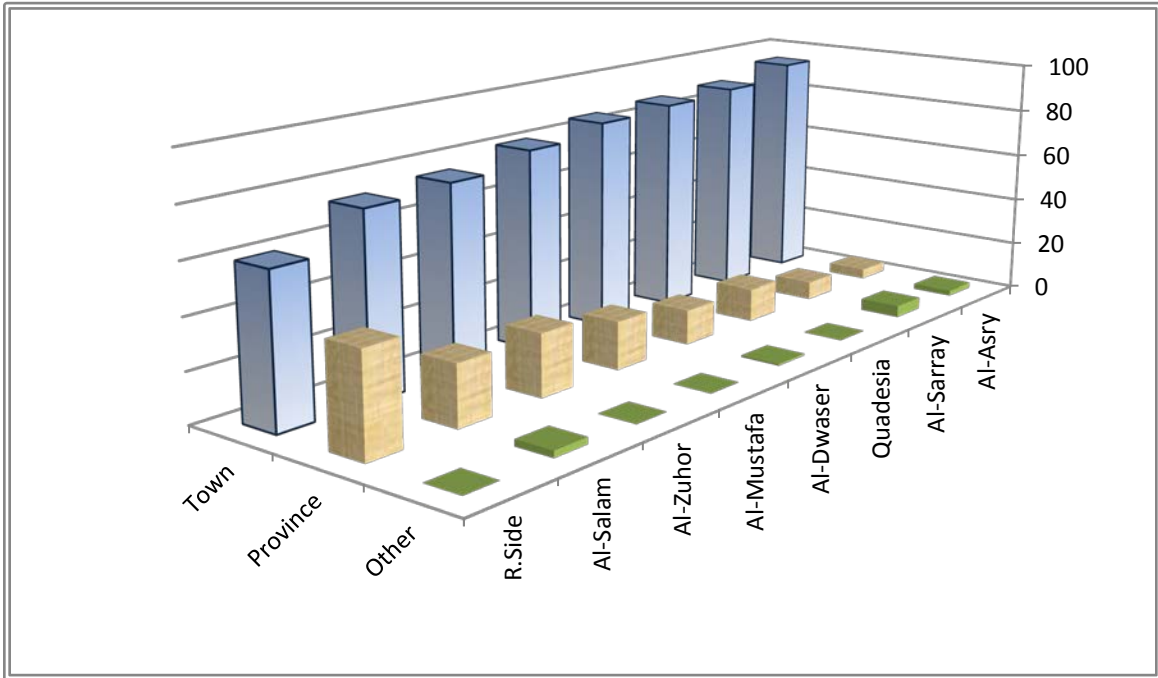


Table (5)

Percentages of place of work for Buhriz residents , 2012

Neigh.	Town	Province	Other	Total
Al-Asry	93.878	4.081	2.041	100.000
Al-Sarray	88.095	7.143	4.762	100.000
Quadesia	86.667	13.333	0.000	100.000
Al-Dwaser	85.211	14.085	0.704	100.000
Al-Mustafa	80.645	19.355	0.000	100.000
Al-Zuhor	75.000	25.000	0.000	100.000
Al-Salam	72.973	24.324	2.703	100.000
R.Side	59.615	40.385	0.000	100.000
Total	81.454	17.293	1.253	100.000

Figure (5)
 Visual presentation of work place for Buhriz community , 2012



Overall Assessment

There is a wide and confusing situation between accepting or rejecting the residence in dwelling and neighborhood . Sometimes it has a situation like a surfer stormy waves , accompanied and caused by political unstable environment . Other times look so calm like an ocean hiding hot springs and tidal currents . Looking closer to such situations can help people and decision makers to reach safely to a solution . This means , the distance between fully acceptance and conviction and entirely rejection is so long and puzzling . It is fuzzy and rugged .

The survey shows that about one third (32.558%) of the respondents regard their residence acceptable in terms of physical condition , (17.829%) sees it as unfit for human habitation . Less than

one third (31.168%) benefit from sun all around the dwelling , and (38.967%) accept the situation as it .

More than two thirds of the respondents mention that dampness affect their houses , even though , (53.954%) of them still want to stay there . In other words , in spite of damp appearance and lack of sun light in the dwellings , some people still persist moving away , perhaps for other reasons not mentioned by the questionnaire.

Overcrowding affects housing situation dramatically , in terms of physical and social deterioration . About (28.913%) of the respondents sharing residence , (43.767%) of those sharing do not accept the situation , (54.478%) of single family dwellings accept , and (45.522%) do not accept it . That mean , the overcrowding isn't the key factor for moving in this case .

Collecting domestic garbage regularly by local authority upgrade the environment within the neighborhood , and giving residents a pleasant view and good impression . However , (69.697%) of those stated that garbage collected regularly find it good enough to remain in the same area , and (30.303%) have another opinion . In general , (45.628%) of the respondents do not accept to stay at their residents whether the municipality did the job well or not .

The spatial variation of assessments

As the housing conditions vary within the study area , so did the residents attitudes . The Right side neighborhood records the highest percentage of good physical conditions (71.154%) contrasting to Al-Dwaser (37.405%) . Table (6) presents the frequency of records for Buhriz neighborhoods . Fig (6) does the same graphically .

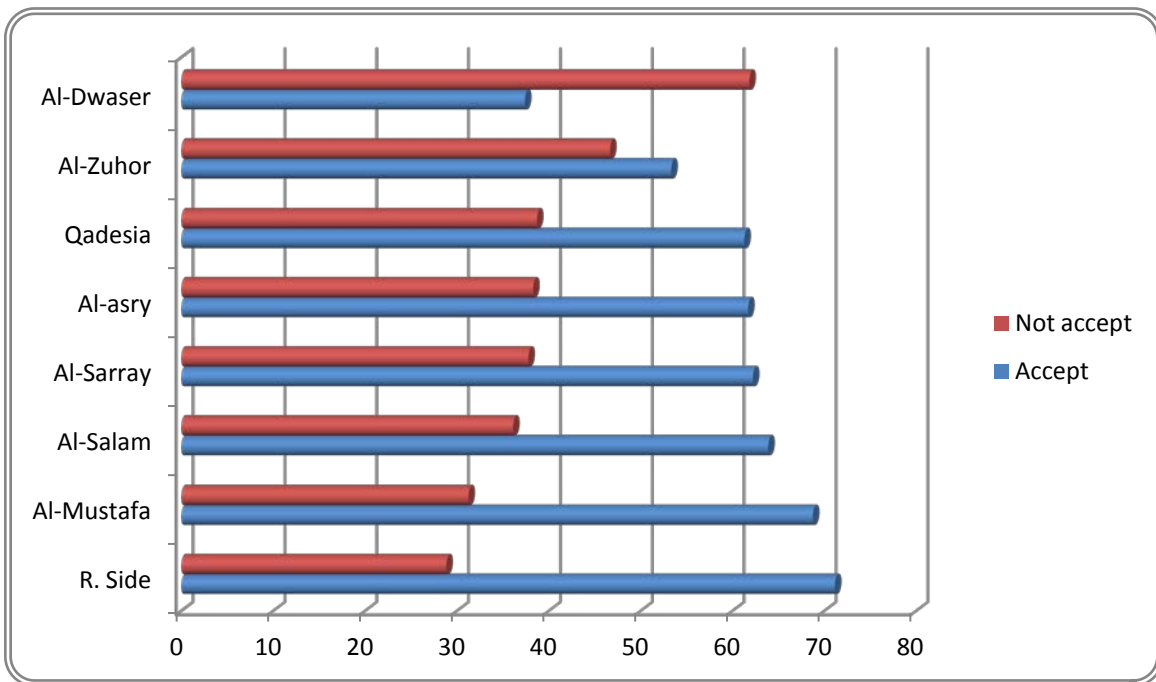
Table (6)

Percentages of accepting housing condition in study area 2012

Neigh.	Accept	Not accept	total
R. Side	71.154	28.846	100.000
Al-Mustafa	68.750	31.250	100.000
Al-Salam	63.889	36.111	100.000
Al-Sarray	62.222	37.778	100.000
Al-asry	61.702	38.298	100.000
Qadesia	61.290	38.710	100.000
Al-Zuhor	53.333	46.667	100.000
Al-Dwaser	37.405	61.832	100.000
Total	55.270	44.473	100.000

Figure (1)

Graphical presentations of people opinion



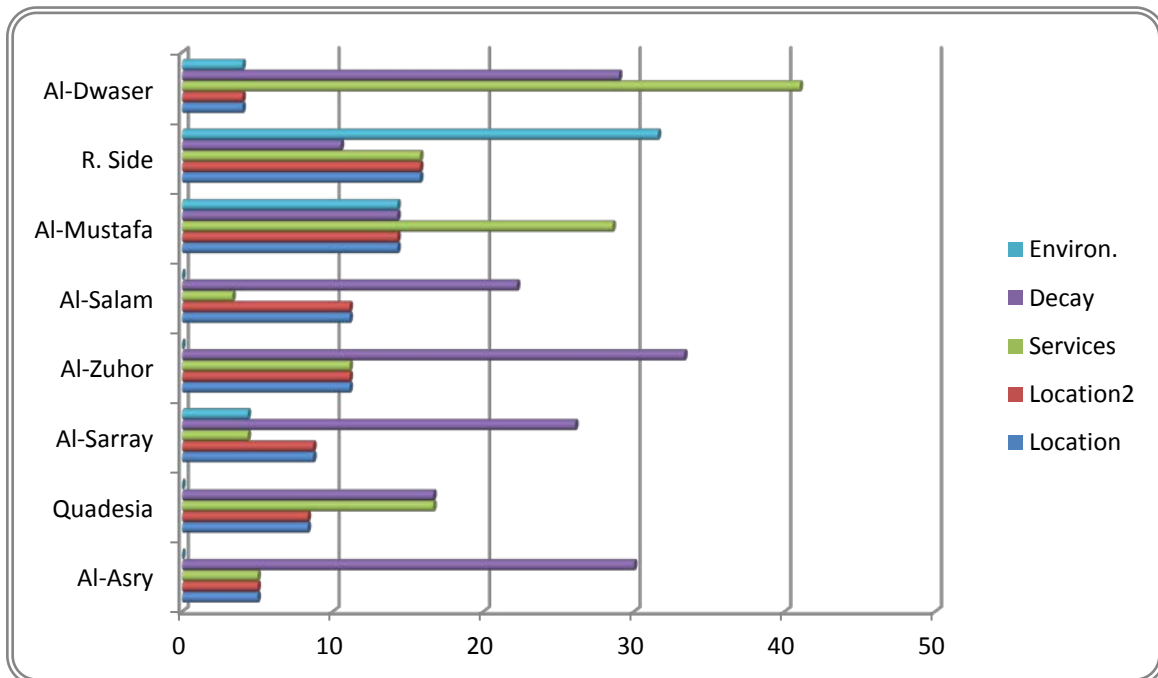
Questioning the reasons behind these attitudes , spatial variation raised again showing another image , confirming the need to area based policies as a way for manipulating social issues within

urban areas . Hence , other factors play their own rules to push or pull residents . Table and figure (7) show some of these factors .

Table (7)
Factors affecting person choice of residence in Buhriz , 2012

Neigh.	Location	Area	Services	Decay	Environ.	Total
Al-Asry	5.000	60.000	5.000	30.000	0.000	100.000
Quadesia	8.333	58.333	16.667	16.667	0.000	100.000
Al-Sarray	8.696	56.522	4.347	26.088	4.347	100.000
Al-Zuhor	11.111	44.445	11.111	33.333	0.000	100.000
Al-Salam	11.111	33.333	3.333	22.223	0.000	100.000
Al-Mustafa	14.285	28.570	28.570	14.285	14.285	100.000
R. Side	15.790	26.315	15.790	10.527	31.578	100.000
Al-Dwaser	4.000	22.000	41.000	29.000	4.000	100.000
Total	7.280	33.981	27.185	25.243	6.311	100.000

Figure (7)
Factors affecting housing assessment



Statistical Analysis

Chi square method is used to check the potential relations between categories in cross tabulation tables . This technique has its own criteria for data .) (⁴To fulfill these pre-request criteria , data manually manipulated , and the following results obtained :

1- The physical condition of the dwelling play an important rule in accepting it or thinking to move to another one . The calculated value was (146.8488) , which is exceeding the tabulated value (5.991))(⁵, so the null hypothesis was rejected , and indicating a correlation between attitudes with housing physical status.

2- Sun light through indoor space has a vital rule to accept or reject living in the dwelling under consideration . The calculated value was (13.972) exceeding the tabulated value (3.841) , thus confirming the relationship between this variable and household assessment .

3- Dampness has its severe effects on health , aged and children particularly , the calculated chi square value was (74.160) contrasting to the tabulated value (5.991) , so confirming the correlation of this variable with people attitudes.

4- Collecting garbage has another rule , and showing a relationship by rejecting the null hypothesis (7.312 versus 5.991) , proving the idea of upgrading neighborhood environment could help people accept to stay where they are.

5- People assessments are so complicated that no single variable can be explained . Dealing with these attitudes by planners is so important, and essential for the benefit of both people and local authorities.

⁴ A. Haber , R.P. Runyon , 1973 , General Statistics , 2nd.Edi., Addison-Wesley Publishing Company , London, pp291

⁵ J.A. Matthews , 1981 , Quantitative and Statistical Approaches to Geography : A Practical Manual , Pergamon Press , Oxford , pp 190 .

Planning Implication

The results could be summarized as planning indicators to be accounted for in the planning process , and decision making .

1) Considering local spatial variation as an important issue , and designating areas according to selected criteria for policy making and implementation.

2) Undertaking field survey to dictate (1) above , opening channels with educational institutes to achieve that .

3) surveying should cover at least two important issues , housing condition and population structure .

4) knowing people's opinion essential to planners and decision makers . It gives figures their meaning .

5) Buhriz community are coherent and well tied to area . This vital situation should be enhanced by providing civilized services , such as : sport club , culture club , swimming pool , play ground , etc. .

6) The study area in disparate need for:

- a- Supporting local municipality by machines and man power and achieving the proposed projects .
- b- Medical visits to areas suffering from dampness and uncontrolled sprawl .
- c- Medical visits to schools , pay especial attention to diseases result from dampness and ill expose to sun light .

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