

## Evaluating Indexes of Life Quality and its Effects on Residential Satisfaction in Dilapidated Residential Areas (Case Study: Yaft Abad District, 18th District of Tehran)

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**ABSTRACT:** The concept of life quality in various levels have different functions. Rendering a specified notion is so complex that seems obscure. Although, in general, it is considered as qualified and satisfactory life. By considering significance of life state in dissimilar areas in this article, it is tried to evaluate the obtained indexes of life quality in Yaft Abad region, the 18th District of Tehran. The methodology opted for this article is scrolling, with the assistance of questionnaire for assembling data. Statistical samples were residents in age groups above 18 years in which 200 persons were chosen as examples in the method of cluster sampling, with Cochran formula. Further to obtained data from questionnaires, information was analyzed with the statistical program as known Spss. Results demonstrates quality of life related to residents is median or witnessed downward trend. In a nutshell, factors such as age, the state of being married or single, education level, and residents` housing are in profound relationships with life quality.

**Keywords:** Residential Satisfaction, Life quality, Dilapidated regions, Yaft Abad Region.

### I. INTRODUCTION

Because of distinguishing city as a place for living, it would have a key role in creating the sense of satisfaction, a matter of forming life style, a determinant of life quality. Thus, having a great scientists' attention to physical structure of cities is momentarily influential in creating better life quality for human. (Smith & Levermore, 2008). Besides, the growth of urbanization in conjunction with economic-social defects followed by industrial revolution and urbanization revolution have latterly resulted in imponderable sprawls horizontally. (Rahnam & Abas Zade, 2008). This unpredicted development associates with difficulties such as squander of spaces, the lack of adequate convenience and facilities, decline in life quality and residents' satisfaction. This, likewise, can lead to wear out of ancient texture. (Shieh, 2007). This kind of regions in which residents provided with joy and entertainment because of their possessions of facilities and open spaces have been considered as noteworthy. Albeit, after the lack of urban managements' attention in collecting facilities, The number of dwellers have decreased. (Valad Beygi, 2009).

As it has already mentioned, urban elements and spaces have a limited lifespan, which trigger to fatigue and exhaustion followed by a decline in life quality. Moreover, these changes are dramatically effective on the various aspects of life quality as housing, Facilities, job market, hygiene and etcetera, which can generate the tendencies to residential displacements. Thus, the optimized quality of life in terms of housing, convenience opportunities, and residential satisfaction are closely correlated to social statue and life quality, considering as a significant factor in movements. (Brandstetter, 2011). Similarly, urban management is comprehended as a feature contributes to increase the modality of job condition, providing the better place for residents, and promoting the higher residential satisfaction rate across a range of social- economic classes. (Saeed Nia, 2004). As a result, urban management plays a key role in satisfaction level and higher standards of living. Governmental executives are seeking to tackle the related difficulties. Hence, prior to any kind of implementations, The equivalent cognition of contemporary condition of residents' life quality in order to opt for the best solutions.

The problems stem from dilapidated areas involved these regions with insecurity conditions when confronting to unexpected and injury disasters and make these places environments provided with restricted life quality have been chosen to study. The aim to publish this study has been to evaluate satisfaction and residential life quality of people dwelling in Yaft Abad Region, 18th District of Tehran as a case study. Assessing the

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residential life quality are decided to study reason why its contentment results in better condition and generating a sensible method for urban managers in the way of improving quality level in these areas.

## II. RESEARCH'S FOUNDATION

Preliminary investigation in quality of life have already done in western countries (Marans, 2003). From 1390s, researchers have investigated the concept of life quality across a range of various science fields. (Ulengin, 2011). In this decade, similarly, American researchers have made attempts to investigate the quality of life in distinct regions of their countries. In 1955, evaluation of the mentioned concept comes to be fundamentally practiced by constitution of International Committee (Veenhoven, 2007). Nevertheless, more practical concepts were firstly established by Raymond Baer at a book titled "social indexes" in 1966 (Mahdi Zade, 2006). Next, the variation of researchers in fields of psychology, social science, medical science, urbanism and etcetera had been studying in the matter of quality of life. Each group had been intentional to categorize geographically distinctive regions such as cities, states, and nations, on the basis of their obtained indexes of life quality (Wish, 1986). Further to specified scholars, other designated organizations assessed their earned data of life quality. WHO, UN, UNDP have been significant example of substantial establishments. (Van Kamp et al., 2003). In developed and recently developing countries, the rudimental studies in quality of life has been increasingly prevalent and becoming more severely significant since 1970s. Although, studies in various fields such as sociology and psychology had already got started in western countries (Biderman, 1974). Furthermore, the concept of quality of life has been becoming so increasingly momentous that the Municipality of Florida acknowledged that the requirements of policies in order to attract residents to participate and improve the quality of life is even more significant than their economical interactions in growth of cities (Morais & Camanhoo, 2010). Scholars tried to define the concepts and related attributes of life quality in order to classify and evaluate geographically Different regions, with consideration of earned indexes. Harvi is on this assumption that achieved knowledge can be beneficially utilized and demonstrated valuable information for evaluate the quality of life when it can enlighten the reality of individuals' life quality. Due to his opinion, the required qualities and demands of individuals evolve during their lives (Harvey, 1997).

In 1975, a serious emphasize on extracting the concept of life quality and social improvements in the fields of housing promotion have been employed by International Union Conference. David Smith utilized intellectual-social features further to visual comparison. To figure out the first, the specified questioner used. For the second, the method of observation and statistics were employed. Indexes that Smith emphasized were hygiene, public facilities, housing, family pleasures, education, job opportunities, salaries, food, the right of voting, life span, animal protein usage in total, registration percentage in schools, average phone calls numbers and news papers and so on. Increased attention to the quality of life and its improvement brought about forming new committees and conferences. To exemplify, it can be denoted the National Institute for Public Health, which is recognized as international and interdisciplinary Committee consisted of European, American and Australian researcher in order to combine a variety of related dexterities. The fundamental goals of this conference, which was held in Utrecht in April of 2002, can be categorically depicted as under:

- Recognizing key words, theories and prevalent models in the quality of urban environment.
- Evaluating multiple aspects of the quality of life and its improvement
- Exchanging of obtained data and differently scientific methods in order to experience and analyze the key areas of the subject.
- Taking attention to real and potential relationship between generally designed policies and scientific researches to achieve qualities of urban life in various aspects in cities of 21st century. The absence of mainstream frame about life quality has been an obstacle in studying process. (Pacione, 2003).

Within local researches, scholars allocated a great significance on the matter of quality of life. Dr. Bahreiny and Dr. Tabibian have studied the subject titled "the evaluation model of urban environment" in which the importance of examining urban environment and requirement of determining correlated indexes have been analyzed, with the assistance of categorizing influential indexes on urban quality. At the final stage, with the usage of practical-tree model, they reached a widespread and the most significant information consisted of indexes that have drawn attentions at the inferior levels. Putting priority of these factors on assembled movement have been done from bottom to top, Showing the qualities of urban areas. Likewise, Sabri service emphasized on the article named "the role of provision of access to urban qualities". To seek to a city acceptably valued as an adequate place for living, it is considerably significant to distinguish related matters and rules to transportation, Sabri said. Moreover, he recognized pedestrian paths and their key roles closely associated with civic life. Dr. Jahanshah Pakzad, in the article titled "The quality of life, Having not met demands of citizens", studied on environmental quality and impressive indexes of urban design. Then, the various improvements of urban qualities is recognized as one of urban designs' duties. Likewise, he denoted the era in which urban designers should have had to solely consider quantities have terminated.

Related to held conferences of urban life quality, it can be acknowledged to "urban hygiene" which held by social-cultural district of Tehran Municipality with the contribution of medical science university on 24th April 2010, these conferences' articles has been categorized in 5 classifications in which not only the features of urban hygiene have been studied, but also momentous elements correlated quality of life. Classified features have been categorized like bottom:

1. Build environment and infrastructure.
2. Social- Cultural and Economic factors
3. Hygiene in urban areas.
4. Food provision and its security
5. Domination and urban hygiene.

The thesis in close relation with this matter can be named as:

- The evaluation rate of environmental quality in dilapidated areas renovated. (Case study: Navvab project) written by Zahra AsgarZade .2008. The university of Tarbiatmodares, Art and Architecture Branch. Looked from the scholars' point of view, the evaluation of environmental values and the methodology of classification as well as eagerness levels of dwellers to cost in each factor, On the basis of residents' attitude, Have been studied in order to pave the ways for improving environmentally residential areas by considering Navvab residents. To reach a fair adjudication about experimental model, In order to analyze and obtained information, the method of experimental selection "CE" have been used. Results demonstrate the experimental model of life quality can be distinguished as an appropriate model in district of quality.
- "Planning in order to advance urban life quality in downtown. (Case study: downtown of Khorram Abad), AfshinKokabi. In the mentioned thesis, Writer with the aim of prompting life quality in downtown, making attempt to define downtown and its indexes in the specified district in terms of traffic, pollution, housing, social aspects, economical features, social security, and how to entertain. The conclusions can be depicted that the life quality was so limited that placed this area on the lowest level in the aspect of life quality in named downtown. Suggested framework, eventually, have been inducted for three categorized classifications: Transportation, land use, structural- skeletal aspects.

### III. THEORETICAL FRAMEWORK

By considering literature of life quality, this concept recognized as complex implication. This Elaboration is relating to requires, demands, desires, attitudes, which are severely complicated it. Although general definition of life quality is difficult, it can be determined as individual images of appealing lives and its implementations in reality. By determining the natural desires of human to promote and reach to better quality of life in different steps, it can be concluded that the concept of life quality is proportional apart from not being widespread. The word of quality means the way of living and life style consisted of correlated differences of individuals, which are specified for each character. There have been a variety of definitions of life quality. To exemplify, Cutter in 1985 claimed that "The life quality is satisfaction and individual pleasures in conjunction with tendencies, demands and the other distinguishable or not easily recognized factors determined exoteric happiness". Furthermore, The quality of life means possession of crucial resources in order to meet demands, tendencies, participation in interactions, strength, individual improvement, self-confidence and comparison of satisfaction rates among ourselves and others (Bowling, 1997).

In 2001, Kline denoted that the evaluation of residential power to reach hygienic facilities, housing, child care, convenient education and Public security to be designated as life quality. Fundamentally, the implication of life quality stems from the way of thinking related to health, whereas no specified cognition in relation with its reasons and influences has been signified. Hence, in the model conducted by Newman, healthiness is conveyed as an index makes a place appropriate for living (Van Kamp et al, 2003). Features of International Health Organization concedes a variation of implications composed of mental and physical health, the level of independence, social interactions, individual attitudes and Their correspondence to convenient environment (WHO, 1999). Demonstrated definition indicates mental aspects influenced by cultural, social and environmental areas. Thus, It is unattainable to determine quality of life by designating classified indexes. In other words, the quality of life is multiple conceptual matters in connection with individuals and their environment. In table number 1, various definition of life quality has been depicted by a variation of scientists across a range of years.

**Table 1:** Evolution definitions of quality of life from the perspective of scholars

Conceptual definition	year	researcher
Belonging of appropriate convenience in life condition	1980	Szalai
Feeling happiness due to the matter of suitable facilities	1996	Raphael et al
Being optimistic to life and the concept of happiness	1996	Veenhoven
Life satisfaction	1997	Diener and Suh
1. Pleasure: Mentally positive entertainment 2. Satisfaction: The evaluation of success in life comprehension or individual understanding of an appropriate life (mental evaluation) 3. Sufficiency: Eagerness of individuals to do personal actions.	1997	Musschenga
1. Aspects of entertaining life style (Life satisfaction, Positive and Negative effects, Depression) 2. Aspects of an appealing life style (Essentials interactions among individuals) 3. Human aspects of an appropriate life style (To intensify individual potential and independence)	1997	Cheung
Life quality consisted of existed matters and metaphysical facilities in which the individual concepts can be determined in areas of health care, Environment of life, Rules and justice, Job, Family and so forth.	2002	RIVM
Placing priority on promoting social objections in the form of developing planning in a city	2006	Phillips
Recently, emphasizing on skeletal indexes is considered as many significant as twice in comparison with functional and conceptual factors	2009	Zebardast

In general, with a consideration of universal studies and political, social- cultural structures of Islamic Republic of Iran, fundamental factors can be defined in the matter of life quality, combining by definitions of various indexes.

### 1. Environmental indexes

These factors can be distinguished in two aspects: physical and spatial environments, natural environment.

**A:** Structural and physical environments: stabilizing environment of life is one of the matter of enriched life quality, intensifying life quality can be taken place by taking buildings' architecture, homogeneity, neighborhood, suitable partition of space and structure to account, which are resulted in increasing the residents' quality life ratio via their mental and visual convenience.

**B:** Natural environments for living: The importance of considering environmental issues, how to remove disposals and manage sewage recycling system, and having predicted plan to avoid damaging by natural disasters such as earth quake, flood and so forth are so obvious that no needs to be told. Especially, in the era of technology and development and artificial material, this matter have been constantly the matter of debate for numerous scientists. Besides, this era have been even called the time of natural environment.

### 2. Economical indexes

Meeting the minimum economical demands, at least, is one of the significant indexes of managing quality life. Creating balance between demands and supplies of goods, cost, income and job market can be tackled many difficulties. Refining and empowering the economical factors are not only make significant contribution to heighteneconomical conditions, but also directly influence on other qualities such as housing, culture, population and so on.

### 3. Social indexes and demography

These factors are preliminarily effective on population and its growth, population density and related indexes. likewise, many other qualities and quantities are directly influence life quality.

### 4. Educational factors and skills

Educating should necessarily begin from informative years and continues to death. Regarding to complexity of life, human needs and increasing growth of technology which are required in order to educate life skills in every steps of life, academic education and universities considered the highest level of education.

### 5. Infrastructures and faculties

One of the most significant indexes of life quality in cities and suburbs are facilities and infrastructures. The shortage of these matters not only decreases the life quality, if they would not be, but also contemporary life style would be impossible. Creating connective paths is considered as evaluative index of this matter.

## 6. Hygiene and health related indexes

The society suffered from hygienic and health problems are not eligible to have any kind of related indexes of life quality. Defining life quality in connection with solving mental and physical problems in order to increase life quality former to any other contexts demonstrates the importance of health and hygiene in keeping life quality high.

## 7. Entertainment and leisure related indexes

One of the methods to create mental and physical health is the usage of suitable entertainments. Due to the fact that the work and social environments are full of difficulties and obstacles, citizens need places to joy and be relaxed to release mental stress and depression. As a result, providing residents with joy and happiness considered as an index for lie quality.

## 8. Hosing related context

Belonging of suitable house is denoted as basic human need. A house, apart from being a place to physical rest, it can be used to mental rest, educate, work and improve culture. Two factors in relation with quality and quantity should be considered:

**A:** Skeletal quality of housing should be determined in terms of adequate housing rate in comparison with population and families, the quality of construction as well as used material and correlated rules.

**B:** Housing quality should be evaluated by consideration of residents' opinion, the number of families, suitable measurement proportional to the number of people living there, residents' culture and other individual and social contexts of residents.

## 9. Security correlated indexes

Security is another factor of permanent growth and comfort of human life, which is necessarily fundamental to promote higher possibility of having beneficial qualities. In general, it can be said that one measurement to apply life quality would be designed indexes of life quality. In past three decades, numerous measurements have been applied in different regions. Various indexes of life quality have been suggested by researchers, governmental agencies, mass media and so on. Although, defects and benefits of each context have not been evaluated. However, what is obviously concluded by researchers as necessities is that are both classified indexes either intellectual or objective matters. The method objective indexes would measure based on physical quantity such as income. Nevertheless, intellectual indexes are evaluated by determining mental answers such as job satisfaction, the feeling of pleasure for being among others.

Studies on indexes of life quality shows that internally impure production (GDP) recognized as the first indexes of social advancement and life quality. In This context 1940, proved as commonly mediocre index used for comparing the wealth of countries and their growth in aspect of material. Critics are on this assumption that the GDP cannot be an appropriate method to study life quality due to the matter of fact that mentioned method considers no differences between cost-benefit, eligible- undesirable and actions whether generator or menacing. Besides, the former scientific studies substantiate relations between economical advancement and life quality is not linier.

Nonetheless, it cannot be expected that meeting economical demands assist to improve life quality due to the matter of fact that human is a complex and multi dimensional creature resulted in obstacles to define numerous human behavior.

The third index is social health. (SHI). this matter is furnished by DR. Mark Mirinaf and his cooperation in the Institute named "innovation in social policies" and dependent to Fordham university. This index consists of 16 indexes that covers all steps of life in the forms of individuality or society. Canada and Canticat have commonly used. The most significant indexes composed of infant mortality, teenager suicide, insurance cover, housing, drag use, average income weekly, (Kharazmy, 2008).

One of the other index is human development (HDI). This factor is conveyed by UNDP in 1990, in which the assets of each country in human development evaluated by combined indexes within 3 year- period, Ranking countries. HDI designed on the basis of KARSSEN method and leads to the accuracy of multidimensional developments and tendency to employ various strategies in order to promote from growth development to welfare improvement. looked from Karsens' view, which are qualitative and multidimensional, Putting people at the center of development concept and considering improvement as a motivating leader to increase human power. Thus, the denoted HDI furnished in order to compare countries internationally, which can lead to create other indexes such as gender development (GDI), gender empowering (GEM) and human poverty (HPI). Further to mentioned factors, these elements measure three areas of life expectancy, knowledge and standers of living. However, HDI and its specified indexes express a limited implication of life quality. So, there are other factors have made attempt to add significant matters to HDI such as the obtained index of life quality by PQOL in 1996 and by Dasgupta and Weale (added civil liberties and political regulation) and other

studies that have made a great contribution to decrease difficulties with multidimensional matters of life quality, the abundance of variables and measurement of weighing each factor in a whole system. Regarding to mentioned indexes, each of them express a specified image of life quality due to the matter of the fact that each of them distinguished life quality across a range of attitudes and theories. As a result, increased acceptance have been formed between the researchers in the field of life quality which are divided in two separated categories. Firstly, objective indexes that evaluate work and life environments of people either individually or as a group such as educational facilities, housing, services related to education, sanitation and entertainment. Secondly, subjective indexes in which peoples' intellectual concepts of surrounded environment are comprehended and measured. (Marans, 1975). As an exemplification, more complete comprehension of sanitary situation in a region whereby supplementary data result in convenience to enjoy more adequate health care and accessible services. Besides, evaluating by considering validity and stability, there will be remained no intellectual reason for an index to be recognized more significant than others. Likewise, the direct relationship between both objective and subjective factors of life quality have been already proved, enriching the idea of employing two distinct kind of mentioned indexes. However, many of mentioned elements such as social features like age, income, education or health are involved with both matters that can assist to gain better solution for innovatively objective conditions. Furthermore, individual experience has a key role impressively effective on individual comprehension of specified territory. To exemplify, a person who was the victim of a murder have been dramatically influenced and formed a distinct image of security in that region, which can be extremely different from others' attitudes and gravity of crimes measured by objective indexes. This matter can assist to obtain better describe of intensified satisfaction of a relatively weak person. The image of conformity is another factor can affect the relationship between objective and subjective conditions. Ingelhart said: Desires are conformed either to natural situation or individual condition in that the individual satisfaction can be increased. He is on this assumption that intellectual pleasure in any area of life can be resulted from a space between individual condition and real situation. Nevertheless, individual wishes would become consistent with contemporary condition gradually. (ValadBeigi, 2009). Another related factor involved with intellectual and objective elements is individual cultures compares the standards with real situations. What should be necessarily considered are indexes of life quality which must be provided these features:

1. Index should assist to public politicians in order to widely develop and evaluate plans in terms of individuality, family, society, districts, countries and internationality.
2. Index should be flexible to be altered and managed in any determined time. This strategy is significant for designing public strategies in order to evaluate the best method to employ for each targeted group. Besides, this would be so important for future prediction.
1. Index should be stabilized , valid and sensibility
2. It must be provided on the basis of adequate theory
3. It should be comprehensible and assist to limit complexity of information.
4. It should be flexible in an increasingly altering society

Urban areas in conjunction with urban texture can be understood as a supplementary of the whole city. To be more precise, the city formation shows a specified syntax of elements in an objective formation that demonstrates various contexts such as geographical, economical, social, political indexes. In a nutshell, the city formation conveys how land uses are situated. (Soltani, 2009). The aim of describing dilapidated area is being dysfunctional in comparison with other urban areas. This dilapidation comes from whether antiquity or the lack of academic management in the early formation. The further repercussion eventually resulted in loss of dignity in citizens' mind is associated with decreasing livability and safety of an urban area and mismanagements in terms of skeleton, economy, facilities . ( Hosseyeni, Heydary, 2008).

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