An assessment and analysis of indices and factors of sustainable rural housing
(Case study: Rural areas in Central District of Ravansar County)

Boshaq. Mohamad Reza
PhD Candidate of Geography & Rural Planning, University of Isfahan, Isfahan, Iran
Salarvand. Esmael
MSc in Geography & Rural Planning, Tarbiat Modarres University, Tehran, Iran
Seydaee. Seyyed eskandar
Associate prof, Geography & Rural Planning, University of Isfahan, Isfahan, Iran

Received 16 January 2013       Accepted 2 July 2013

1. INTRODUCTION

Rural sustainable housing could be regarded as one of the important indices of rural development. Devising a plan for rural sustainable housing needs to identify and analyze its various dimensions and indices. This index as a plan and essential tool for expression and sustainable of the different social, economic and physical dimensions have a special place in rural housing plan. Different quantitative and qualitative requirements of rural housing would be discovered by creating and compiling the indices and measuring elements effective in their improvement. Therefore, this study seeks to identify, examine and assess the most important indices of rural settlement in different Dehestans. Housing is far more than a mere physical shelter; however, it requires all services and essential facilities for family welfare and one should be granted relatively long term access and full possession of them.

2. THEORETICAL FRAMEWORK

Housing is regarded as the unit of physical facilities or an economic commodity of high durability that has a social and collective role. In addition, it requires meeting financial needs as a representation of one’s position and socio-economic conditions. However, housing has been one of the issues that has heavily engaged everyone, and its sustainable development is consistent with human development. In such a strategy, it is essential to use the resources and facilities without causing any destruction. The important point that has been considered in the documents of the “second meeting over human settlements” is the importance of sustainable settlements and providing adequate housing for people in the development process. Sustainable housing is the housing which is economically appropriate, socially acceptable, technically possible, physically strong and consistent is with environment. In other words, it is a kind of housing that meets the biological needs

1- Corresponding Author: M.r.boshagh@gmail.com
of current generations with regard to efficiency of natural energy sources, though creates an attractive and safe neighborhood with regard to ecological, cultural and economic dimensions.

3- METHODOLOGY
This survey research was conducted in a descriptive–analytical method. Considering the purpose of the study, this is an applied research with a mixed approach. Data were collected through library work and documentary research, direct observation and fieldworks. The main tool of this research was a questionnaire whose content validity has been approved by some university professors and a few experts of housing foundation of Islamic republic.

The population included all heads of households living in housing units in the rural areas of Central District of Ravansar County (2351 people). Therefore, in order to have access to a logical sample size of the population, the Cochran formula was used, and accordingly, 200 head of households were selected in the random sampling method from the rural areas in Central District of Ravansar County and responded to the questionnaires.

4- DISCUSSION & CONCLUSION
Addressing the complex issues of sustainable development require an integrated system for measuring and assessing the sustainability of rural housing. In this study 20 indices were examined in three dimensions: social, economic and physical. The indices were designed with regard to global and domestic experiences, and in accordance with the conditions of the study area (localization of indices). After determining the indices and the primary indices of rural sustainable housing in the study area, factorial model was employed to identify the primary factors and indices of the research. After determining the nature of the factors, to calculate the sustainability of rural housing in the study area, the primary indices in each factor were combined with each factor, and each factor was analyzed separately in one sample T-test.

The results from factorial model show that five factors of affordability, facilities, the strength of the buildings, compatibility with the environment and efficiency explain almost 77% of the variance in the indices of the study. The study results show that rural houses in central district of Ravansar with regard to affordability, facilities, and the strength of the buildings are in roughly stable conditions, while concerning compatibility with the environment and efficiency they are in unstable conditions.

5- SUGGESTIONS
- To pay more attentions to economic dimension (affordability) of housing through facilitating the conditions to take out a mortgage, to reduce installments for all the villagers and to give grant aids to the needy villagers.
- To train and promote rural means of livelihood such as carpet weaving, dairy production, etc. to increase their revenue and enhance the role of housing in rural livelihood.
- To use suitable local building materials for reducing the costs of constructions.
- To develop rural Guide plans for the villages so that new constructions begin with respect to these plans, and cause no destruction in natural resources (jungles, grasslands, etc…).
- To use garbage collection machineries and determine landfills in the study area for proper disposal of waste.

**Key words:** Index, Factor, rural housing, sustainable Development, Central rural district of Ravansar County.

**References (in Persian)**


References (in English)