

## **Assessment and analysis of house quality in rural area (Case Study: Kenvist Dehestan of Mashhad County)**

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### **Extended abstract**

#### **1. INTRODUCTION**

Rural home is one of the main and complex forms of residuals human settlement, because of its varied role as like as restroom, production place, storing and saving role in rural families. But, in spite of these varied social, economical, cultural and physical dimension of rural house, it has been neglected from quality visage and often analyzed of quantity and economically aspects, especially in policies and planning. Therefore, most of rural people in Iran live in inadequate and lower standards of living that the poor health status and its problem are serious. Thus, promoting the quality of home and shelters in developing countries is one of the main goals of house plans and projects. Based on necessity of providing the appropriate shelter and home for rural people, this article had been tried to assessing and analyzing the rural house quality in rural point of KenvistDehestan. In the other word, this research try to answering to this question that how is the house quality of rural point in Kenvistdehestan?

#### **2. THEORICAL FRAMEWORK**

House as a main need of humans, has a features and specifications that effect on its functions and also resident satisfaction. Generally, quality of house in most of researches, had been referred to some factors such as forms of appropriate house, house strength, safety and Comfortably, residents accessing to infrastructures and facilities, providing the needed facilities and infrastructures to house and like that. These factors are in interactions with each other and all of them are effective in house quality enhancing. For instance, house strength as a one of house quality measures is function of house construction and, construction quality based on exist definitions is function of appropriate method of construction and type of used material. Quality of construction defined as a using of good and strong material and correct

method for construction too. The important point in house quality discussion is that rural house in additional of its role for providing the social services and emergent facilities for good and comfortable life of family, has physical structure. In fact, main dimension of house quality is depended to physical structure and its quality. In other word, part of public services and facilities for house and its residents is related to its physical characters. Based on this, appropriate house, beyond a shelter and a building, is a good social and residential structure that with providing the individual and social needs, provide a safe and calm place for residents and promote individual, family and social quality of life.

#### **2. METHODOLOGY**

The used methodology for this article is descriptive- analyzing and sample community had been calculated by random sample and by Cochran formula (0.05 error factor) that 362 households had been selected among 4499 existing households in case study Dehestan and sample size had been determined for every rural point. For data gathering has been used of theoretical literature, research document and also field study approaches as like as observation, questionnaire designing bases on extracting indexes and measure. In next stage, gathered data had been analyzed by statistical test and also VIKOR technique as a one of multi decision making techniques.

#### **4. DISCUSSION**

Finding result shows that, 78.5 percent of houses in case study rural point had more than 10 years old, based on oldness of building factor only 21.5 percents of households' home was younger than 10 years old. About 80 percent of residential houses constructed from common material and wood and there are no concrete structures in studied rural area. About 20.5 percent of them were new building and 40 percent was at risk of exhaustion. About 77 percent of houses are

individual property and 5.2 percent are rental houses that people can rent it for a specified period. In this article in addition to statistical method for achieving to study purpose, had been used of MCDM techniques and VICOR technique for ranking the rural point of case study area from house quality aspects. In next stages, we use of elites and experts view for determining the weight of index and in continue, assessing the quality of rural house based on weighted indexes. Gained result show that Kheyraabad and Kalatefeyzabad rural points has highest and lowest ranks in quality of house.

## 5. CONCLUSION

In general, quality of house in rural point of case study area is so low, but these rural are different of each other in factors of house quality. Getting result show that some of rural like: kheyraabad, KenarGushe and Farokhabad had shortest distance from positive ideal point and farthest distance from negative ideal point. Thus, training of local resident about good house characters by planners and classification of qualified rural house standards and characters could be recommended in physical development plans with emphasis on qualified house.

**Key words:** House, quality assessment, rural area, KenvistDehestan.

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