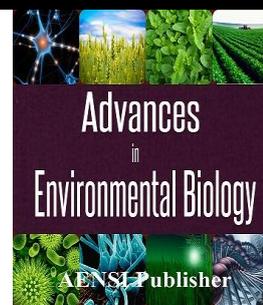




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Applicability of the Land Readjustment in Oldareurban renewal based on the owners'viewpoints in Tabriz- Iran

¹Sohaila Hamidzadeh Khiavi, ²Parviz Karimisani, ³Amir Eskandari, ⁴Milad Serpoosh

¹PhD in Urban Planning Master in Urban Planning, Department of Art and Architecture, Shabestar Branch, Islamic Azad University, Shabestar, Iran

²PhD in Family Counseling, Psychology, Shabestar Branch, Islamic Azad University, Shabestar, Iran

³Scholar Architecture Technology, Jolfa Branch, Islamic Azad University, Jolfa, Iran

⁴Graduate Architecture, Shabestar Branch, Islamic Azad University, Shabestar, Iran

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ABSTRACT

This research was conducted by the aim of investigation on the applicability of the land readjustment in old fabric urban renewal based on the owners' viewpoints in Tabriz, as one of the metropolitans in Iran. Survey and correlation combinatory method was used. Questionnaire was used to assess the viewpoints of the owners of the land located in Tabriz old textures on the research hypotheses. The studied population consisted of 387 owners. In order to investigate the relationship between different factors and land readjustment applicability in descriptive statistics level, frequency distribution, percentage, mean and standard deviation and in inferential statistics level, Chi square, MANOVA, regression analysis and Pearson correlation coefficient were used. The results showed that there is a positive and meaningful relationship between the owners' viewpoints and the questionnaire main components; just and active participation, the owners attitude (positive or negative), owners security, time allocated to the consolidation plan, government monitoring of the performance, accurate information and the expertise of the managers and the owners.

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INTRODUCTION

Broadness of the old textures with fine-grind, instability and impermeability characteristics and many economic, social and physical problems necessitate attention to urban management. In this regard, the government actions were slow compared to the size of the old textures. This question arises that what is the reason for this slowness. One of the reasons for underdevelopment of these plans is related to the physical characteristics of fine-grained and impermeability in which fine-grained property is not the reason for oldness but in order to achieve the land optimal and standard size for any operation compatible to the urban planning principles, it is necessary to consolidate the lands located in the plan and change the ownership style. There are many methods for consolidation, but in Iran, according to the law of the lands located in the state and municipalities plans approved in 1988 (jam bozorg, 1990, p:24 and <http://www.doctrineoflaw.blogfa.com>) compulsory land purchase is the common method that leads to denial of the ownership right and the owners dissatisfaction in transferring of their lands, even by receiving significant amount of money and deprivation of value added as a result of implementation of urban renewal projects, delay and resistance against implementation of the plans. Porter believes that the social organizations and the private sector are essential in renewal of the old neighborhoods (quoted by Jude and Parkinson, 1990) [10]. Land readjustment is one of the participatory methods. Turk (2007) suggests the following common principles in urban renewal with Turkey land readjustment method. There are many models for land consolidation: voluntarily methods (French model) that is used in Iran by private sector, other model is controlled and used compulsory (German model), and reliable legal framework based on the principles of design (Japanese model) [7]. The knowledge and tools are available (the framework is prepared by the government). The acceptable plan should be durable and progressive (according to the market or the subsidies economy). The plan is supported by

Corresponding Author: Sohaila Hamidzadeh Khiavi, PhD in Urban Planning, Master in Urban Planning, Department of Art and Architecture, Shabestar Branch, Islamic Azad University, Shabestar, Iran
Tel: +989141013783 Fax: +984113336476, E-mail: sohaila.hamidzadeh1979@gmail.com

a large majority of the owners and thus the dissident minorities lose their power. Adequate and appropriate incentives through expectations or security plans for prevention of risk and tax, the authorities' demands in extraction of the land adjustment benefits and the costs are not so significant to be considered. On time and active participation organizes development trend in the form of an efficient economic process. The process of compensation determination should be carried out rapidly to prevent considerable disputes. The proposed plan should be general in order to involve even the insignificant issues in political decisions and to compatible with such changes [2].

This research examines the relationship between application of the principles based on Turk and others viewpoints on the owners and experts opinions and land readjustment in Tabriz old textures urban renewal?

The method and manner of conducting research:

The relationship among land readjustment predicting factors is examined by correlation method and the individuals' viewpoints different dimensions are investigated by survey and the current status of the statistical population regarding to the land readjustment in old textures urban renewal is identified. This research is cross sectional study in terms of time.

Statistical population:

The statistical population includes the owners of the old textures in Tabriz and the sample size calculated 387 persons according to the number of the sample using the Cochran sampling formula. The owners were selected from middle of the city of Tabriz and those with practical and intellectual record in the occupants or executive authorities' opinion were excluded.

Findings based on the hypotheses:

1. There is a relationship between the fair and active participation and applicability of land readjustment in old fabric urban renewal in Tabriz.

The results show that there is a meaningful relationship between fair and active participation and the ability to adapt LR ($p < 0.01$). According to this fact that correlation coefficient was 0.35, so it can be said that the mentioned hypothesis is confirmed and null hypothesis is rejected and the relationship is meaningful. The above hypothesis implies fair and active participation with applicable renewal of LR in old fabric urban renewal in Tabriz (Table 1).

2. There is a relationship between the attitudes of the owners towards applicability of LR in old fabric urban renewal in Tabriz.

In explanation of this finding, it can be said that as mentioned in the experiences of other countries, there are three main reasons why an owner participation accelerate redevelopment: First, participation reduces need to land possession through compulsory purchase orders. Secondly, it should aid in financial cost and redevelopment risk, without a certain proportion of the partnership agreement between the owners, participation privilege is lost. The results show that there is a meaningful relationship between the attitudes of the owners and applicability of LR ($p < 0.01$). Since, the correlation coefficient was 0.21, so it can be said that the hypothesis is confirmed and the null hypothesis is rejected and the correlation is significant (Table 1).

3. There is a relationship between the owners' settlement security and applicability of LR in old fabric urban renewal in Tabriz.

Table 1: Pearson correlation coefficient of the relationship between the owners' settlement security and application of LR

	Applicability of LR		
	Sig	Size	Pearson correlation coefficient
Fair and active participation methods	0.000	391	0.35
Attitudes	0.000	391	0.21
Settlement security	0.01	391	0.11

Source: Hamidzadeh, s. 2014

Turk suggests the following common principles in urban renewal with Turkey LR method:

- Resettlement of the owners who have lost their land and property after urban renewal project
- Relocation and resettlement of tenants after urban renewal project.

Also, Japan's experience showed that if the land is acquired by sale contract, the developer has complete control over the entire project area. He could have exploited the land and then transfer it. However, the executive body is not absolute owner. Therefore, the owners are free to use their land during implementation of projects. The results show there is a meaningful relationship between the owners' settlement security and applicability of LR ($p < 0.5$). Since, the correlation coefficient was 0.11 so, it can be said that the hypothesis is confirmed and the null hypothesis is rejected and the relationship is meaningful. The above findings are inconsistent to the findings of Turk. Table 1 summarizes the owners concerns during and after renovation (Table 1).

1. There is a meaningful relationship between the time devoted to the land consolidation and the owners' participation in LR.

The weakness of LR is that its implementation and completion is time consuming relative to other projects. It has been seen that in Japan the time span for LR is ten years that covers 50 to 100 lands. Also, the results of Turk emphasize time scheduling of the project implementation and completion. Table 3 shows that there is a significant relationship between time allocated to land consolidation and the owners participation ($p < 0.05$) and since the correlation coefficient was 0.12, so it can be said that the mentioned hypothesis is confirmed and the null hypothesis is rejected (Table 2).

2. The transparent codes provide applicability of LR in old fabric urban renewal in Tabriz.

There is no place for vagueness in LR and since it is an innovation of the public sector, it is a process that is implemented in the legal formwork. The results show that there is no meaningful relationship between the transparent codes and LR applicability ($p > 0.05$) and since, the correlation coefficient was 0.06, so it can be said the mentioned hypothesis is confirmed and null hypothesis is rejected (Table 2).

In this regard, the role of the central government was important from legal aspect since the central government collaborates with the ministries and private sectors and in case of necessity approves codes. Although, there is no relationship between codes transparency and LR applicability, it seems that the main finding is supervision of the government on the project and the owners' attitude towards the government supervision.

3. Government supervision on the implementation of LR in the old fabric urban renewal in Tabriz.

Table 2: Correlation coefficient of the relationship between each component with LR

	Applicability of LR		
	Sig	Size	Pearson correlation coefficient
Time allocated	0.02	391	0.12
Transparent codes	0.25	391	0.06
Government supervision	0.000	391	0.31

The results show that there is a meaningful relationship between the government supervision and applicability of LR ($p < 0.1$). Since, the correlation coefficient was 0.31 so, it can be said that the mentioned hypothesis is confirmed and the null hypothesis is rejected and the relationship is meaningful (Table 2). Adjustment of the government in local level is the most appropriate way in urban renewal development and public and cooperatives are in next rank. Public sector can codify LR as compulsory act and in this case, there is no need to agreement of the two third of the owners. Ministry of construction, municipality and public companies (as the experience of Japan) can do the project, but they prefer to adopt a democratic position. The executive body must constitute a board of LR to assess the feasibility of the project.

Behind the success of the consolidation programs in foreign countries, pressure from the authorities is the most important factors to be considered. In this regard, French and Japanese models are more attractive, since they have employed encouragement and compulsion and voluntarily action concurrently.

Tej in the Nepal experience emphasized that land consolidation projects are implemented by guides including implementation manners and confirmation of the owners, governmental approvals and preparing readjustment maps [12].

Government and urban authorities are responsible for wasting of the capital by the private sector in failure of improvement of the schools and forgetting of the foundations and public security and increase of tax and disturbing regulations [10].

If this interaction is carried out by an administrative and legal body it will assure the owners and reduces the risks and administrative claims. These claims are common that have significant effects on modernization projects. In Germany, the competent decision-making for land readjustment projects (the project area and scope, the standard distribution, land price, payments and etc) was entrusted to an independent commission [4].

4. There is a relationship between correct information and land readjustment applicability in old fabric urban renewal in Tabriz.

The results show that there is a relationship between correct information and land readjustment applicability in old fabric urban renewal in Tabriz ($p < 0.05$). Since, correlation coefficient was 0.16, so it can be said that the hypothesis is confirmed and the null hypothesis is rejected and the relationship is meaningful (Table 3).

It can be said that there are two different information levels and owners participation in administrative manner. The first level is used for formation of the planning public goals. In the second level, proposals can be submitted during this period.

In LR the land owners participate in very compact way. First, the owners are invited to discussing the requirements and limitations. The concept of LR is discussed as a result of the adaptation of the method of LR in detail with the private owners to negotiate on the details.

5. The managers' expertise can increase applicability of LR in old fabric urban renewal in Tabriz.

Table 3: Correlation coefficient of the relationship between each component with applicability of LR.

	Applicability of LR		
	Sig	Size	Pearson correlation coefficient
Correct information	0.02	391	0.16
Expertise	0.15	391	0.12

The results show that the level of management expertise and applicability of LR ($p < 0.05$). Since, correlation coefficient was 0.12, so it can be said that the hypothesis is confirmed and the null hypothesis is rejected and the relationship is meaningful (Table 3).

Skills and instruction in German LR involved experts and managers of the projects. Most planners should study urban and regional planning or architecture at University. Individuals who work in this area usually have studied land surveys or geodesy [4].

In Nepal experience, Tej [12] suggested that one of the major issues for delayed LR projects is inadequate management skills to address issues of land.

In Turkey's experience determination of LR areas related to the detailed local plans and set limits of such areas is a subject that depends on municipal decisions (urban management).

Education, work experience, good understanding of the LR, sufficient information on the characteristics of managers and executives need renovation and owners trust.

6. How is the level of adoption of the owners of LR applicability in urban renewal of old fabric in Tabriz?

Table 4: Adoption of the owners of LR applicability.

Statistical indices	Mena	SD	Max	Min
Owners adoption	41.90	6.52	50	17

Adoption of the owners of LR applicability in urban renewal of old fabric in Tabriz is 41.90 that represent the average of the owners' adoption of this project. Need to develop public facilities, improve the environment and increase the value of land can be a major cause of this plan. Recognition of the need for the renewal, ensuring the owners to cooperate with such practices, optimism, motivation and their support for the adaptation of land use practices were positive (Table 4).

Conclusion:

Public participation is important in human and cultural value system and it is necessary to pay attention to this element in urban renewal in Iran in order to control and decision-making in any urban renewal projects.

Selection of the correct method for LR offers an opportunity to eliminate fundamental problems in urban renewal of old fabric and even the owners have emphasized on this fact. Relating to the results of the owners viewpoints on old fabrics in Tabriz, it can be referred to the followings:

- Need for active participation and equitable adoption of the urban renewal of old fabric in Tabriz
- Attention to the attitude of the owners towards urban renewal in Tabriz
- Urban decay Urban Renewal Plan to provide safe accommodation in Tabriz
- Security of the settlement in urban renewal of old fabric in Tabriz
- Given the importance of time devoted to the consolidation of urban renewal of old fabric in Tabriz
- The importance of the need for state regulation of large investment projects in the field of urban renewal of old fabric in Tabriz
- Attention to the necessity of the government supervision in LR in urban renewal of old fabric in Tabriz
- Attention to the effect of correct information in LR in urban renewal of old fabric in Tabriz
- Importance of the specialist managers in LR in urban renewal of old fabric in Tabriz
- Necessity of familiarity with the concept of LR in urban renewal of old fabric in Tabriz
- Importance of the effect of support and adoption by the owners in urban renewal of old fabric in Tabriz

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