



Reviewing and Assessing the Quality of Urban Life (Case Study: 8 Zones of Old Texture in Zahedan)

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ABSTRACT

Quality of urban life is considered as one of the most important areas of urban studies in different countries that has multiple components such as social, environmental and economic. Paying attention to this index in the cities has increased due to its role as an efficient tool in urban management and urban planning and generally determining the livability of cities. In cities across the country, old textures are among those urban areas that the tune of their changes in physical and socio-economic prosperity does not match with the rest of the city and the quality of life in them will be dramatically declined due to aging of these textures. Old texture in Zahedan that shapes the core and origin of the city, from different points of view, exhibits different quality of life including environmental, economic and social health compared with other parts of the city. Thus the purpose of this study is responding to the main question about the status of quality of life index and determining strength and weaknesses of its three zones in the old texture of Zahedan. The research method is descriptive-analytic, in which data collection is based on the questionnaires that have been distributed among the 8 zones of this old texture and based on the resident population in each neighborhood. The study population was consisted of 350 households in the old texture who have been randomly selected for the study. Cochran formula was used to determine the sample size. Finally SPSS software and statistical methods such as Spearman and Chi-square test were used for statistical analysis of collected data. The test results show that old texture of the city has been placed below the average level in terms of quality of life index and in the meantime the citizens have expressed dissatisfaction from the economic situation in comparison to other components. Among the neighborhoods, Shirabad neighborhood in the field of public health, Babaian neighborhood in the field of physical features and Karimabad and Shirabad neighborhoods have shown unfavorable economic situation than other areas in this texture.

Keywords: Quality of life; Old texture; Zahedan

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1. INTRODUCTION

Urban areas are the main centers of economic, social and political growth in any country that have proven themselves as the most attractive places to create wealth, work, creativity and innovation, but some urban areas are faced with significant challenges in the fields of physical and environmental degradation, social exclusion, insecurity, unemployment, economic inequality, lack of housing and traffic that these problems greatly reduce the quality of urban life. Nevertheless, policy-makers and planners in national and international levels insist on the ability of cities to improve the quality of human life (Rezvani et al., 2009: 2). Cities, as the context of human life have an essential role in the creation of consent and in fact shape human lifestyle and determine the quality of his life. Considering the quality of built environment in addition to encouraging people to participate in it, is effective in instilling a sense of satisfaction (Smith and Levermore, 2008: 5). According to this issue, in order to solve problems of urban residents and

improve quality of his life, a concept under the title of quality of life has been discussed and investigated. The concept of quality of life indicates the general characteristics of the area in an environment which can be used as a powerful tool for monitoring social development planning. It is also defined as a measure to assess the emotional, psychological and material needs of the society and the family (Pal, 2005: 24).

The issue of quality of life has attracted attention in recent years and has increasingly been changed to scientific and theoretical research topics in this field and different systems. Studying this concept is based on this fundamental hypothesis that social and physical environment can affect the happiness and well-being of people living in a place (Limber, 2006: 2). Generally, the quality of urban life approach is an attempt to create a healthy city and providing municipal services affordable and available for everyone in terms of stability and a sense of satisfaction (Harpham et al, 2001: 109).

The concept of quality of life is assumed as a comprehensive reflection of personal feeling from wellness includes all factors that contribute to human happiness, and it is greatly influenced by the urban social, economic and environmental qualities (Van

poll, 1997: 2). Meanwhile, citizens' public health according to the World Health Organization is the most complex and controversial aspect of the health index and it is one of the most important areas in the quality of life of communities. This aspect of health as an indicator to show the mental health of citizens and in other words, it is a measure of satisfaction or dissatisfaction of individuals and groups to determine the quality of social life (Thompson *et al.*, 2010:3). Environmental quality also with an emphasis on urban building and readability of its physical form, elements such as identity, characteristics of the neighborhood, clarity and sharpness of streets and.... have been raised as factors in determining the quality of life (Bahraini, 2010: 211). Meanwhile today, the improvement in quality of life in communities is the result of imprudent in economic factors such as income distribution, access to public services, economic growth and savings, productivity and per capita (Khademi, 2011: 28).

Old texture in cities can be considered as a part of the city that its biological system both in terms of structure and function of its vital components is impaired and inefficient. This texture that once with suitable structure and function is appropriate to the needs of their residents had, but sudden changes due to increasing urbanization in recent decades, not only has lost its importance, but it is not also able to adapt to change and provide its everyday life hence it is considered as problematic spots of city. This urban context over the years not only has lost its indigenous population, but has changed to the low-income immigrants' residency who are looking for the cheapest parts in the city to live. These economic and environmental failures have caused the quality of life in these regions be lower than other urban areas in quality (Soltanzadeh, 2009: 3).

Other signs of wearing in the ancient context of the city are wearing in the bodily dimension, environmental and social areas. In terms of morphology, most of these textures have organic and fine grain state that they do not have network infrastructure and the formation of incompatible land uses next to residential are of their physical problems (Hosseini, 32: 2008). These textures have suffered from low environmental quality and unsanitary space and sometimes the pollution of surface water, sewage and garbage collection can be seen in them. Unauthorized residency, high rate of tenancy, drug use and a variety of behavioral anomalies and delinquency and insecurity, particularly for children and women, are of social features in the old textures of the cities (Hosseini, 24: 2001). From economic problems of such textures, working in informal and unauthorized jobs, placement in lower income deciles and unemployment can be cited (Hussaini, 34: 2008).

Zahedan in Sistan and Baluchistan, as well as other cities in the country has an old a central core with high population density. This 90-year-old texture that has been surrounded completely by renovation in the first and second Pahlavi eras (Civil Engineering Research, 2006) has an organic structure with a complex and tangled network of narrow lanes, traffic problems, old texture and failure of plants and urban facilities. The old texture with a surface area of 1355.07 hectares consists of 1268.46 hectares of net area and 81.66 hectares of gross area (dilapidated, barren and crops). Gross area that comprises 6.03 percent of total area is consisted of 8 zones and several neighborhoods in which the spatial organization, the link between neighborhoods and city center is based on passages, so that these areas are not marked by fences or physical barriers but passages and alleys or houses make up certain districts. In fact, the awareness of residents of the houses belonging to the neighborhood is the most important factor in determining this range. The architecture of this part of the city, despite the religious, ethnic tendency has been shaped as extroversion design and residential units spaces have been shaped as open systems that are affected by the climatic and cultural

characteristics of the city. Roof of the houses are made from clay and wood materials. In this area more residential units (35%) are between 150 to 300 square meters. The old texture urban renewal and improvement has been under study. So the aim of this study is to assess the quality of social, environmental and economic fabric of the old city of Zahedan in order to assess the current state of quality of life in this part of town to explain the need to expedite the implementation of the reform and modernization old texture in the study.

1-1. Literature Review

Since the 1930s, researchers from different fields of science have studied the concept of quality of life. But initial efforts and researches in the field of quality of urban life and its indexes; have begun from Western World scholars (Campbell, Converse and Rodgers in 1976, Green, Vrof and Feld in 1960, etc.) that have been working in various disciplines such as psychology and sociology, they have attempted to determine the components and elements of the quality of life and compare geographic areas such as cities and states by their quality of life (Tuan Seik, 2000: 30).

In recent years there have been studies on quality of life, each of which evaluated different cities quality of life. Among these world-class studies, research of authors such as Appleyard and Okamoto (1968), Appleyard and Lestil (1972), Kevin Lynch (1981), Professor Dohel (1984), Allan Jacobs and Appleyard (1987), Michael Southworth (1989) Fotovan Sikh (2000), Romagna Sedikubi *et al.* (2003), Kramer (2004) and Levent (2006) can be mentioned all of which have focused on considering the indicators of economic, social and physical issues in assessing different urban quality of life. Doctor Fu (2008) in Singapore with a 14- and 18-item index assessed the quality of urban life indicators. Fahy (2007) also in line with assessing the quality of life in Galway, Ireland, has investigated social health indicators, economic and quality of the environment. In another study by Sabhan and colleagues (2003) the quality of life of the urban population of London was investigated by using 36 health indicators (Sabhan, 2003: 84).

In Iran in the field of quality of life in cities, especially in urban old texture there have been few studies. Among these studies on this topic Hajinejad's studies (2010) about old texture of Shiraz can be mentioned that the results of these studies showed that the level of citizen satisfaction with the quality of the environment is not optimal and comparing new and old textures in Shiraz does not manifest significant differences. Doctor Ghalibaf *et al.* (2011) in a research investigated the quality of life in Tehran Yaft-Abad neighborhood. In this study, social, economic and physical (environmental quality) indicators have been selected to determine the quality of life in this neighborhood. The results showed that this neighborhood is at a low level in terms of environmental quality index. In Rezvani *et al.* (2009) study titled (measuring indicators of quality of life in the city Nurabad, Lorestan Province); it was found that the citizen satisfaction from social, economic and physical indicators was at moderate level. Rahnama (2009) in the book "inner-city planning in the field of social and physical fabric of old cities and determining social physical indicators of these urban spaces", has done many useful studies.

1-2. Research framework

1-2-1. Quality of life and its three dimensions

Physical and mental health, is one of the main pillars of sustainable development and an integral part for its flourishing and improving living conditions, in other words, the preservation and promotion of health is a prerequisite to move and action in the field of economic and social planning. Any society will have necessary vivacity and dynamism when its citizens enjoy good physical and mental health (Harirchi *et al.*, 2009: 2). Although the concept of social health has many

applications but it is difficult to provide a clear and comprehensive definition because it has been used in different fields and applications. People themselves usually have a clear picture of their quality of life in mind. They usually know that although circumstances will occur, they will be happy in life, for example, having more income, quiet and beautiful neighborhood or city etc. (Noghani, 2009: 113). Therefore, a comprehensive definition and selection criteria for assessing the health of communities will play a vital role. Definitions and many indicators have been presented to measure quality of life in the social field. In the field of public health, health survey questionnaire SF-36 (Warr, 1996) and quality of life interview (Ovlet and Kintz, 1990) can be cited. Kintz (2004) evaluated the public health and considers the knowledge of one in line with his actions in society and the quality of relationships with other people, relatives and community groups. Sapiro (2004) entitled the ability to interact effectively with others and society in order to create favorable relationships to accomplish personal and social roles, as the public health. Aston Jacob (2005) considers the social health as having levels of social skills, social functions and its ability to recognize any person as a member of the larger community and has paid attention to the economic and social conditions, social welfare and integrity of one in the social network. Larson describes Social Health as report of the quality of relationships with other people, family members of their social groups (Larson, 1996: 83). Ontario's (2003) Healthy community coalition considers the concept of social and health indicators lies in concepts such as a clean environment, peace, social justice, universal access to basic needs such as food, water, shelter and access to health services.

On the other hand, we should acknowledge that quality of life has no meaning without the quality of the environment, in which we live, today many behavioral disorders in urban communities such as violence, aggression, violating the rights of others and not respecting the law, while having historical, cultural, economic and roots is embedded in the quality of residential and business spaces, so it can be stated that the quality of the environment is a part of quality of life and contains all the elements that forms a part of the human's satisfaction from the environment. The environmental quality is a complex result of combination of mental perceptions, values and trends that varies among individuals and groups. The quality of the environment can be seen as a broad understanding of quality of life. Basic qualities such as health and safety make sense in combination with factors such as comfort and charm. The quality of the environment, green space, infrastructure, built environment, physical environment and natural resources amenities that any of them have special qualities, are considered as the markers of environmental quality. In general, environmental quality is used as an indicator to measure the degree of human living environment (Ghalibaf, 2011: 48). Interaction and the impact of urban quality of life on urban environmental quality have also been approved by Queen Lynch (1981). He says that if it is necessary that urban designing be useful, it should be able to improve the quality of life by improving the quality of the physical environment (Golkar, 1999: 43).

In determining the meaning of quality of life the concept of economic quality, is synonymous with having living standards of households. The purpose of the standard of living is accessing to basic goods and services and usually it is calculated in terms of per capita income or per capita consumption. Access to capital, goods and public service in communities, are measures of economic welfare that it should be fairly distributed among the people, otherwise, even with high access to capital and services, many people in terms of standard of living and consequently the quality of life will live at a low level (Khademi, 2011: 34). On the other hand, scientific studies have shown that

the relationship between economic status and quality of life is not linear relationship and these two spots are aligned and move in a same direction and that is where the least material favorable conditions for human life are provided. But then we cannot expect that meeting the economic needs can help to improve the quality of life, because human is a multi-faceted and complex creature and economic logic can explain many of his behaviors (Zamani, 2009: 43).

2-2-1. Indicators of measuring the quality of urban life

In the past, social science researchers recommend using cross-cultural references such as meeting basic needs (food, shelter...) to measure objectively the quality of life. Great emphasis on an objective point of view leads to the neglect of the mental views which is very important and can be used at the individual level. While the objective indicators describe living and working environment and mental indicators outline ways in which people understand and assess the surrounding circumstances (Akbari, 2010: 128). Today definition of subjective well-being is more desirable as an indicator of quality of life. That is because experts instead of saying when people are happy, people themselves comment about it. We ask citizens clearly to what extent they are happy. Assessing the quality of urban life by this approach is difficult and account more time and money to the assessment of objective indicators but the results of that are more reasonable and closer to reality (Lotfi, 2009: 75). In this study, we tried to examine economic, social and city features physical qualities, according to the views of society and mental aspects. The most appropriate method for this purpose is directly asking people how they feel about their community life and features (Harirchi et al., 2009: 95). Therefore, in choosing effective indicators, Olken's researches have been done in order to assess the quality of urban life in Turkey and due to cultural and socio-economic similarities between Turkey and Iran the provides the context of taking advantage of these measures, have been taken into consideration. In examining the quality of life and social health indexes, Olken (2001) in the cities of Turkey, has introduced issues such as the extent and rate of educational services, amount of health services such as health care, cultural activities, security and people's participation. Ravard and Kramers (1998) in their studies have suggested that by indicators such as life style, physical and social environment, internal personal characteristics or traits acquired during life, we can realize the level of health in cities. Padilla (2002) in this regard has stressed on indicators of well-being in terms of psychological, social concerns, cope with appearance, health and response to treatment (Nejat, 2008: 58). Raymond et al. (2004) mentioned communities' health indicators in social integration, social acceptance, social participation, and social prosperity and have used them in their study. In order to examine quality of life and determine economic and physical indicators, Olken (2001) in the cities of turkey examined issues such as transport and access network, green space, visual aesthetic, hygiene, the status of the parking lot and the car park in the neighborhood, the status of canals and waterways, income satisfaction, job satisfaction, ability to pay health care, the amount of savings. View of some experts in determining the quality of life scales are presented in Table 1.

Table 1: Indicators of quality of urban life from the perspective of different experts

Researcher (s)	Environmental quality indicators
Jane Jacobs (1961)	Focusing on appropriate activities before paying attention to order of the visual environment, Applying mixed land use in terms of type of use and in terms of types of buildings with different ages in one area, Emphasize on the street element, Permeability of the texture that means proposes of the use of smaller blocks of the city, social incorporation and adaptable space
Appleyard and Okamoto (1968)	Sound, light, smoke, dust, micro climate, privacy of valuable activities and environments of local identity, social interaction
Lansing and Maranz (1969)	Openness, comfort, charm, service, sound and their relationship with the residents of their neighborhood
Sanof and Sawhney (1972)	Fire safety, security, access to schools, garbage collection, relations with neighbors, good pavement, good distance from friends, good distance from relatives, parking in front of house
Appleyard and Lenth (1972)	Traffic hazards, stress, noise and pollution, privacy, home territory, neighborhood meetings, identify and attachment
Karp et al. (1976)	Safety, aesthetics, noise, neighbors, mobility and access, harassment
Queen Lynch (1981)	Access, vitality, sense of consistency, control, efficiency and equity
Professor Dohel (1984)	A high level of health care based on acceptable indicators and accessible to all residents, The high quality of the physical environment, housing, active and meaningful districts, Ability to meet the basic needs of every citizen, the social relations within reasonable limits, existence of diversified and self-sufficient economy, a variety of cultural activities, fit pattern of urbanization
Bentley et al. (1985)	Visual consistency, diversity, permeability, readability, flexibility, personalization, Also in 1990, three criteria: Energy efficiency, cleanliness and protection of wildlife were added to cover shortcomings
Allan Jacobs and Donald Appleyard (1987)	Vitality, identity, controlling access to opportunities, imagination and joy, authenticity and meaning, social and public life, self-reliance, urban environment for all
Michael South Worth (1989)	Structure, legibility, form, sense of place, identity, views and landscapes, human scale or walking
Vemana et al. (2003)	Garbage, water pollution, air pollution, noise, congestion and traffic

Source: research findings

3-1. the geographical location of Zahedan

The city of Zahedan in terms of geographical position is located at (longitude) 60 degrees 51 minutes 25 seconds east and at (latitude) 29 degrees 30 minutes 45 seconds north. The city's altitude from sea level is 1378 meters. Heights encircle Zahedan city in a way that is seems as a pit.

There is no permanent river in Zahedan and just in case of rain large and small watercourses hold the water that these include: Razzaq Zadeh, Gourband, Dorban, Mohammadabad, Miandare, Pedgy and Cal Lar watercourses. Cal Lar watercourse as main a drainage stretches from north-east to the north of the city and all the mentioned it watercourses join it.

2- Method

This research is descriptive - analytical and data collection methods are based on a questionnaire. Experimental data in this study are the result of a survey that was collected in 2014 in Zahedan. Respondents were heads of households in old texture of Zahedan. Data collection was done by field methods to evaluate the citizens' economic and environmental-physical qualities in old texture of Zahedan city. In this regard, the questionnaires have been completed based on random sampling (8 districts of the city old texture) with a sample of 350 households. The sample size was calculated by using Cochran's method. The questionnaire was dedicated to each of the eight districts according to population and its percentage of the total population of 11790 people of desired texture and was distributed according to the size of each area. In this research questions are based on the specified parameters as 5-option items and they are based on Likert scale. In line with testing the reliability, the Cronbach's alpha coefficient was used. The resulting validity is 0.71, which represents the intrinsic reliability of the questionnaire. In analyzing the data and testing hypotheses SPSS software was used. Test was selected according to the distribution and type of data and population variables. To examine the relationship between respondents' personal characteristics, social and economic and the amount of

social health and economic and environmental quality Spearman correlation test, and Phi test were used and the one-way square was used test to analyze data and assess quality of life in old textures.

3. Research Findings

To check the status of social quality in old texture of Zahedan 13 factors and also in line with examining environmental and economic quality 14 factors were investigated in this part of the town. In order to choose factors, Olken's Research (2001), as well as other research e in this field have been considered. We have tried to determine the agents based on the current situation with regard to cultural, physical and economic and regional level. To measure the social quality in the form of Likert scale, items of sense of security, comfort, belonging and participation of residents in old texture are used. In assessing the environmental quality, the indicators of satisfaction with the physical statue of location such as the movement of cars and people, environmental and visual aesthetic, green spaces quality and parks of living location and quality index of economic family income level to meet the basic needs and family therapy and the influence of cash subsidies and the possibility of removing it as one of the most basic economic problems of the country were used. Given that in the questionnaire, five-scale Likert was used and ranks 1 to 5 were determined for answers that score of 1 represents the lowest level of satisfaction and 5 indicates the highest level of satisfaction, Thus the number 3 is selected as the theoretical median of answers. Then the average of response to each question was obtained in city old texture that initially each indicator was separately compared and then the overall status in the region and average of components in the investigated areas were identified and compared. To analyze each of these components identifiers, a one way chi-square test was used. According to the results of this test, with significance level of 0/05, between the participants associated with each identifier, there is a significant agreement that confirmed the evaluated situation of each identifier is according to the averages of the relevant indicator in the desired study.

The findings in line with studying the social factors suggest that the overall status of public health in the old texture of the city

with an average of 2/90, min =2/1, max =3/4 was below average. According to one way chi-square test, with chi-155/168 and a significance level of 0/05, disadvantage status of community quality factor in the old texture of Amol was confirmed. Old texture residents of Zahedan have identified the highest social discontent as contamination of this texture residents with drug and spread of these types of infections among family members and also have expressed concern about high level of unfamiliar people traffic in the their neighborhood (Table 2). In line with comparing between the eight regions of Zahedan old texture it was determined that bazaar areas with an average of 3/40 and 3/78 in terms of public health had a more favorable situation and the status of the neighborhood (Shirabad and Karimabad) with an average of 2.1 compared to the other areas was unfavorable.

The findings also show that the overall status of environmental quality components (physical) of neighborhoods in old texture with an average of 2/93, min= 1/33, max= 4/33 was below the average. In this component cleaning status of neighborhood and access to the city center is in a better situation than other identifiers and higher than the average. In this component, citizens living in old texture of Zahedan have shown less satisfaction from disposal of surface water status during rainfall and visual beauty of the buildings than other identifiers (Table 2). According to Chi-square test, with significance level of 0/05

Table 2: investigating and comparing quality of life identifiers in the old texture of Zahedan

and Chi 191/038, poor statue of environmental quality factors of the city texture old is confirmed. In examining the 8 zones of Zahedan old texture it was determined that in the neighborhoods close to the bazaar with an average of 3.05 in terms of satisfaction with the quality of the environment has more favorable status and Shirabad and Karimabad neighborhoods with an average of 2.2 have been less satisfied than other areas of the texture.

In the economic component also the findings of the survey have shown that old texture residents of Zahedan were satisfied with their economic situation lower than the average. This component in the old texture with an average of 2/85, min=2/12, max=4/12 is below the average level. Chi-square test for old texture for the economic component with Chi 180/175 and significance level of 0/05 confirm problems of this texture. Residents of old texture determine their highest dissatisfaction with economic inability to pay medical expenses as well as concerns about the possibility of eliminating the amount of subsidies, (Table 2), in the economic indicator, satisfaction of residents in the areas of bazaar with the average of 4/1 and 3/9 was in favorable status and in the neighborhoods Karimabad, Babaian, and Shirabad in this component with an average of 2/3 less satisfaction was observed compared to other areas of this texture.

Component	Identifier	Mean	Standard deviation	Chi-square	Sig. level
Social Quality (public health)	1. Safety of women and children in the neighborhood	1. 2.88	1. 1.061	1. 101.00	1. Sig<0/05
	2. Unfamiliar faces in the neighborhood	2. 2.73	2. 1.215	2. 70.686	2. Sig<0/05
	3. The amount of consumption of drugs in the neighborhood	3. 2.65	3. 1.178	3. 69.629	3. Sig<0/05
	4. The amount of conflict in the neighborhood	4. 2.82	4. 1.119	4. 90.714	4. Sig<0/05
	5. Desire to walk	5. 2.73	5. 1.222	5. 46.229	5. Sig<0/05
	6. The desire to communicate with neighbors	6. 3.00	6. 1.189	6. 47.657	6. Sig<0/05
	7. The amount of consent from neighbors	7. 3.01	7. 1.197	7. 67.657	7. Sig<0/05
	8. Belonging to the neighborhood	8. 2.74	8. 1.241	8. 36.571	8. Sig<0/05
	9. The amount of interest in the city	9. 3.15	9. 1.172	9. 70.029	9. Sig<0/05
	10. Interest in remaining in the neighborhood	10. 2.90	10. 1.286	10. 22.486	10. Sig<0/05
	11. Confidence in the neighborhood	11. 2.77	11. 1.10	11. 84.629	11. Sig<0/05
	12. Attending the neighborhood Events	12. 3.00	12. 1.203	12. 49.343	12. Sig<0/05
	13. Willingness to participate in the affairs of the city	13. 3.30	13. 1.133	13. 76.629	13. Sig<0/05
Environmental (physical) and economic quality	1. Public transportation	1. 03.3	1. 088.1	1. 514.85	1. Sig<0/05
	2. Accessibility in the neighborhood in an emergency	2. 81.2	2. 118.1	2. 200.77	2. Sig<0/05
	3. Green spaces and parks in the neighborhood	3. 82.2	3. 116.1	3. 543.73	3. Sig<0/05
	4. Visually beauty of buildings	4. 71.2	4. 081.1	4. 086.90	4. Sig<0/05
	5. Accessibility to downtown	5. 15.3	5. 143.1	5. 800.61	5. Sig<0/05
	6. State of streets and sidewalks	6. 00.3	6. 018.1	6. 65.124	6. Sig<0/05
	7. General cleaning of neighborhood	7. 16.3	7. 091.1	7. 114.85	7. Sig<0/05
	8. Car park in the neighborhood	8. 87.2	8. 137.1	8. 943.64	8. Sig<0/05

9.	Disposal of surface water in the neighborhood	9. 76.2	9. 113.1	9. 945.83	9. Sig<0/05
10.	Satisfaction with income	10. 00.3	10. 109.1	10. 257.94	10. Sig<0/05
11.	Job Satisfaction	11. 073	11. 165.1	11. 80.134	11. Sig<0/05
12.	The ability to fund the treatment	12. 57.2	12. 099.1	12. 943.82	12. Sig<0/05
13.	The ability of households in savings	13. 09.3	13. 154.1	13. 714.57	13. Sig<0/05
14.	No reliance on in cash subsidies	14. 48.2	14. 277.1	14. 114.70	14. Sig<0/05

Source: research findings

1-3. investigating the citizens' personal, social and economic characteristics in relation to quality of life of

To evaluate the relationship between the characteristics of respondents and the level of citizens' social, economic, environmental quality, first, the relationship between individual characteristics and identifiers was discussed and in another part of the analysis examines the relationship between the mentioned characteristics with the state of satisfaction with the social, environmental and economic quality as the main variables of the research.

1-1-3. the relationship between citizens' personal, social and economic characteristics with quality of life components

For this purpose to examine the studied components in line with the subjects' gender related and type of ownership because they had nominal scale, Phi and Cramer's correlation coefficient with the 0/05 level (significant 95%) were used. Spearman correlation coefficient was used for other variables such as age, education, number of family members, stay in the neighborhood and the household income. This test is selected because these variables had quantitative measure and the results of this test are presented in Table 3. Facts which are visible from table (3) with regard to the nature of the relationship between respondents' personal characteristics with the issues affecting the public health of citizens, can be mentioned this way, in

Table 3: Checking the quality of life in old texture of Zahedan city

Gender	Age	Education	Family size	Staying neighborhood in	Income	Type of ownership							
0.612	-	0.047	+	0.735	-	0.100	-	0.267	-	0.975	-	0.236	-
0.027	+	0.865	-	0.248	-	0.934	-	0.176	-	0.152	-	0.149	-
0.418	-	0.498	-	0.783	-	0.937	-	0.394	-	0.477	-	0.500	-
0.468	-	0.197	-	0.865	-	0.952	-	0.870	-	0.049	+	0.102	-
9.16	-	0.973	-	0.165	-	0.837	-	0.090	-	0.357	-	0.905	-
0.788	-	0.352	-	0.384	-	0.879	-	0.990	-	0.841	-	0.545	-
0.631	-	0.654	-	0.596	-	0.087	-	0.604	-	0.731	-	0.471	-
0.000	+	0.000	+	0.066	-	0.000	+	0.000	+	0.217	-	0.971	-
0.500	-	0.450	-	0.421	-	0.944	-	0.256	-	0.225	-	0.170	-
0.107	-	0.000	+	0.752	-	0.000	+	0.000	+	0.748	-	0.945	-
0.459	-	0.598	-	0.573	-	0.828	-	0.658	-	0.792	-	0.206	-
0.076	-	0.000	+	0.778	-	0.006	+	0.000	+	0.023	+	0.694	-
0.301	-	0.000	+	0.034	+	0.000	+	0.000	+	0.049	+	0.552	-
0.793	-	0.032	+	0.423	-	0.143	-	0.671	-	0.262	-	0.582	-
0.075	-	0.002	+	0.458	-	0.134	-	0.474	-	0.461	-	0.590	-
0.000	+	0.000	+	0.000	+	0.000	+	0.029	+	0.320	-	0.681	-

Zahedan old texture there is a significant relationship between variable age of respondents and a sense of security in neighborhood, belonging to the community, tend to migrate from neighborhood, attending the event and tendency to participate in the affairs of the city and neighborhood. This variable has a direct correlation with components of the feeling of security in the neighborhood, belonging to the community, attending and interested in participating in the affairs of the city and neighborhood and has an inverse relationship with the component of tendency to migrate from neighborhood. In this table the results of tests about the relationship between personal characteristics of respondents with factors affecting the environmental quality of the city have shown that in the old texture of Zahedan, age of the respondents variable has direct and significant relationship with the status of public transport, that statue of the necessary access such as fast ambulances and fire engines, per capita green space and park in the neighborhood and the city as well as state of passages neighborhood. That with all components except green space and neighborhood parks the direct relationship between has been established. This variable in the component of economy in this texture has established a significant relationship with factors such as satisfaction from received income, job satisfaction and the ability to provide direct health care costs. In the table (3) the existence of relationship between other personal characteristics and affecting factors is shown with (+) sign and lack of relationship is manifested with the sign (-).

0.008	+	0.923	-	0.000	+	0.000	+	0.746	-	0.830	-	0.156	-
0.698	-	0.923	-	0.939	-	0.819	-	0.165	-	0.778	-	0.577	-
0.470	-	0.045	+	0.361	-	0.177	-	0.289	-	0.912	-	0.567	-
0.875	-	0.259	-	0.05	-	0.589	-	0.484	-	0.988	-	0.381	-
0.584	-	0.663	-	0.008	+	0.192	-	0.036	+	0.757	-	0.164	-
0.251	-	0.890	-	0.766	-	0.821	-	0.675	-	0.123	-	0.228	-
0.000	+	0.060	-	0.035	+	0.035	+	0.002	+	0.000	+	0.000	+
0.001	+	0.008	+	0.005	+	0.085	-	0.155	-	0.000	+	0.000	+
0.030	+	0.729	-	0.006	+	0.363	-	0.970	-	0.000	+	0.003	+
0.000	+	0.661	-	0.232	-	0.406	-	0.421	-	0.000	+	0.000	+
0.046	+	0.201	-	0.143	-	0.487	-	0.665	-	0.000	+	0.000	+

Source: research findings (+) relationship (-) no relationship

In line with investigating the relationship between social, environmental and economic qualities as a result which are obtained variables of 13 and 14 factors and the characteristics of respondents also were tested by Spearman correlation the its results are presented in Table 4.

2-1-3. the relationship between citizens’ personal, social and economic characteristics in relation with the three dimensions of quality of life

Table 5: The correlation between demographic characteristics of citizens in relation to the three dimensions of quality of life

Characteristics of respondents quality of life Variables		Gender	Age	Education	Family size	Staying in neighborhood	Income	Type of ownership
Satisfaction with the quality of the social environment (social health)	Spearman correlation	-	+	-	+	+	-	-
	Sig.	0.278	0.008	0.502	0.015	0.001	0.351	0.455
	p-value	-0.492	0.569	-0.699	-0.268	0.348	-0.687	0.520
Satisfaction from environmental (physical) quality	Spearman correlation	-	+	+	-	-	-	-
	Sig.	0.109	0.035	0.015	0.287	0.308	0.447	0.299
	p-value	-0.380	0.486	-0.695	-0.789	-0.588	-0.822	0.621
Satisfaction with the quality of the city Economic	Spearman correlation	+	-	+	-	-	+	+
	Sig.	0.000	0.240	0.002	0.394	0.685	0.000	0.001
	p-value	-0.348	0.425	-0.250	-0.548	0.805	0.320	0.420

Source: research findings

Results in Table 4 indicated that in old texture of Zahedan there is a significant relationship between the respondents’ age and their residency period in the neighborhood with the social health of citizens. In this part of the city in addition to these two properties, between the family size and the quality of the social environment there is a significant relationship. Among other personal characteristics and the under study component there is not significant relationship. Among the 13 factors of public health, interest in participation in the affairs of the city and neighborhoods factor by creating 5 times meaningful relationship in old texture, is the most important factor among indicators of social health that the has established highest level of relationship with citizens’ personal, social and economic characteristics. The sense of belonging to the neighborhood, willingness to participate in the events and the migration from neighborhood were also ranked in the next levels. Willingness to walk is the only factor that had a significant association with any of these properties.

Also in Table 4 it has been shown that in the old texture of city between participants’ age and education, with the consent from Environmental Quality (physical) and between the characteristics of gender, education, income, type of ownership and economic quality of residents’ satisfaction a significant relationship is established. Among other personal characteristics and under study components a significant relationship is established.

Among the factors mentioned in the satisfaction from environmental quality, green space and parks and visual beauty of the neighborhood and city buildings in the neighborhood factor with 5 times, creating significant relationship is one of the most important indicators of environmental quality that has established the highest relationship with citizens’ personal, social and economic characteristics. The satisfaction with the disposal of surface water was the only factor that did not have a significant relationship with none of these features and dissatisfaction with this factor was observed in all respondents among the factors contributing to satisfaction with the quality of economic satisfaction of revenue by 6 times creating significant relationship has the most relevant association with citizens’ personal, social and economic characteristics. Other economic factors affecting the quality of economy are gender and type of ownership. In general it can be concluded that the age variable with 10 times creating significant relationship and then gender and income with 9 times and 8 times creating a relationship with the evaluation of quality of life that have the highest relationship with the quality of life of old texture in Zahedan.

3-2. Strengths and weaknesses of the quality of life in the city of Zahedan

To realize the strengths and weaknesses of the under study components in old texture of Zahedan, identifiers with an average of more than 3 as strengths and identifiers of less than

3 were considered as weaknesses of the under study samples. The results of this analyzing procedure are presented in Table 5.

Table 5: Strengths and Weaknesses of quality of life in old texture of Zahedan *Source: research findings*

	Strengths	Weaknesses
Social Quality	<ul style="list-style-type: none"> - The desire to communicate with neighbors - Interest of old texture residents in Zahedan - The desire to participate in neighborhood events (such as religious ceremonies and domestic Board, prayers, etc.) - The willingness of residents to participate in the affairs of the city and neighborhoods - The relative satisfaction of neighbors 	<ul style="list-style-type: none"> - Lack of security for women and children in the neighborhood - Insecurity or alienation by the presence of unfamiliar faces on the concerns of families of the prevalence of drug use in the neighborhood - Fear of the conflict in the neighborhood - Families reluctance to walk in the neighborhood - Lack of a sense of community among residents - Lack of interest in staying in the neighborhood and desire to go communities - Residents weak trust to each other in old texture of Zahedan
Environmental and economic quality	<ul style="list-style-type: none"> - The suitability of the quality of public transport in the neighborhood and the city - The ease of access to downtown - Citizens' satisfaction with the appropriate quality of sidewalks - citizen satisfaction with the neighborhood and the city general cleaning of - Job satisfaction - The average ability of the families in the savings portion of their income 	<ul style="list-style-type: none"> - Insufficient width of the streets and sidewalks in convenient access to the various neighborhood and also necessary parts to park cars - Lack of green space and children's park and neighborhood in old texture of the city - Disproportion of buildings in the neighborhood (placement of old buildings) - Improper disposal of surface water quality in the neighborhood, especially in case of rainfall - The low level of wages and the inability to fund the treatment - In cash subsidy dependence and vulnerability of the removal of this sums

4-Conclusion

Today, in cities across the country, due to the lack of implementation and compliance of old texture with new pattern of urbanization, the existence of multiple parallel structures on management of old textures and most important of all neglect and lack of attention by municipal administrators to these areas on the one hand and investment opportunities and development in the suburban areas due to cheap land on the other, hand would dismiss this areas from urban development process as well as the decline in the quality of life in old tissue (Soltanzadeh, 25: 2009). Thereby social, environmental, economic quality and quality of life are the most important areas of research; these textures have been dropped in quality. The aim of this paper was to assess the quality of life of residents in old texture of Zahedan. The research findings indicated that components of life quality in old texture of Zahedan, level of quality consisted of environmental with an average of 2/93, Social with an average of 2/90 and economic factors with average of 2/85 and thus the quality of life was assessed with an average of 2/89 that this rate is below the average. In examining and comparing the 8 zones of old texture in Zahedan it has been identified that Babaian neighborhood was favorable in terms of social health index and the neighborhood Shirabad and Celli Abad in this index there was bad condition compared to other places of this texture. Environmental quality satisfaction among residents of Karimabad neighborhood was higher and in the Shirabad neighborhood was less than other places. In the economic indicators in the neighborhood Babaian satisfaction and in the neighborhood Karimabad Shirabad and more people have shown dissatisfaction.

Also examinations in the old texture have demonstrated that the highest advantage in relation to public health in the context of the old texture of Zahedan city is the willingness of residents of this texture to collaborate with civil affairs authorities in the urban programs. So that the desire to participate in the affairs

and urban projects ranked first with an average of 3.30 in the social quality components in these textures that this desire expressed by residents pave the way for citizen participation in implementing improvement projects and renovation of old ones the city, it is crucial to the success of urban projects. Another thing that is visible in the old texture of the Zahedan city is that residents of the neighborhood in which they live have shown little interest and have expressed their desire to leave the neighborhood, but on the other hand they have expressed interest in the city of Zahedan and living in it. It seems that people's the lack of interest in the living place is related to the old texture of neighborhood and issues arising from it, such as narrow streets and alleys, the lack of room for parking, traffic pollution, awkward and old buildings next to the rebuilt buildings and breaking privacy by these apartments that by the means of implementation of the improvement and renovation of old texture of the city, we can encourage residents to stay in their neighborhood. Other results suggest that in old texture reliance on subsidies in cash and concerns of its removal has the greatest impact on reduced citizens' satisfaction from household economic situation. On the other hand, greatest advantage in relation with the environmental quality of living within the old texture of Zahedan is the consent of the residents of the state of cleanliness in the neighborhood, while long been assumed that because of the small streets and vehicles slow traffic satisfaction of this factor is at a lower level. The highest dissatisfaction of the citizens from the neighborhood's physical quality is related to surface water disposal situation, especially in case of rainfall.

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