

A comparative study of the quality of urban life The case study of Mashhad neighborhoods (Kosar and Saber)

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ABSTRACT: Almost concurrent with the dilution of the concept, function and structure of urban areas in Iran, the theories and experiences of urban planning in the West have provided new insight into the urban development based on the concept of the neighborhood. One of such concepts is the quality of urban life which has substantially expanded in the developed and industrialized cities and countries since the 1970s. This study, using both objective and subjective approaches, attempts to compare the quality of life in Saber and Kosar neighborhoods in Mashhad. A descriptive - analytic study based on a questionnaire was used and the results were analyzed using multivariate regression methods. The results suggested that the physical indicators in each neighborhood had the greatest causal influence. Saber and Kosar neighborhoods with a score of 2.93 and 3.24 enjoyed an average quality of life and a relatively high satisfaction of their residents respectively. Despite having an average life quality, Kosar neighborhood enjoyed higher satisfaction compared to the Saber neighborhood, and there was a significant relationship between economic indicators and life quality in both neighborhoods. Finally, some recommendations for improving the quality of life in each of the studied neighborhoods were presented.

Keywords: life quality, neighborhood, Kosar and Saber neighborhoods.

INTRODUCTION

People flocked to the cities in search of a better and a healthier life and created urban areas. Besides, living in a healthy area and enjoying social welfare as well as a high quality of life are among the inalienable rights of people and community and urban neighborhoods need to gradually transform into stable settlements for human beings. Access to the higher quality of life and bridging the gap between the status quo and the ideal situation is the concern of all decision makers and urban planners. Quality of urban life is a multi-dimensional and interdisciplinary concept with various subjective and objective aspects. Thus, the mere thematic and temporary planning regardless of the values, aspirations, attitudes, and desires of people and their specific view of this concept would not be helpful. As such, the study of the life quality in Saber and Kosar neighborhoods both in the District 9 of Mashhad Municipality in order to identify the potentials and shortcomings of each neighborhood can be beneficial. It is especially important to explore the existing status of life quality in each neighborhood and compare it with other neighborhoods with the aim of promoting the quality of life.

Statement of the Problem

In a report entitled "Our Common Future", World Commission on Environment and Development, introduced the "sustainable development" approach to the world. Accordingly, seeing the concept development as an influential paradigm in planning and its evolution from a mere economic concept (with emphasis on quantitative measures such as increasing national production, national income, urban population growth, costs and income of urban households, etc.) into an overall sustainable development (with emphasis on economic, social, cultural and

environmental objectives) under the influence of the new concepts and values in social and political sciences such as social welfare, life quality, social justice, democracy, civil society, etc., the methods, attitudes, values and objectives of planning have been rapidly changing, leaving a broad impact on regional and urban development planning (Lynch, 1997). Quality of life is in a reciprocal relationship with the development in that all development efforts are made in various aspects to improve the quality of life. The quality of life is defined as an individual's health, satisfaction or dissatisfaction with life, the degree of comfort, happiness and so on (Dalkey, 1972).

The current development process in cities is evident in their residential neighborhoods. The current development process of the cities, especially the large ones, reveals that the residential areas due to the disorganized and unbridled development are at the risk of losing identity and character (Hudsani, 2005). Urban neighborhoods are the area infused with a plethora of concrete issues (Ziyari, 1999). In Persian language, the term Mahale (neighborhood) is a social unit and a settlement for the people from all lifestyles who share common social features (Moein, 1983) and neighborhood is a place for their crystallization. From another perspective, a neighborhood is a quiet and peaceful place in contrast to the market which is a noisy and crowded environment (Shia, 2007). An urban area is usually composed of more than one neighborhood unit (PhilineGaffron et al., 2005). Urban neighborhoods, which used to serve the role of the social support for their residents, are now merely functioning as the dormitory for the local given the complex living conditions and the continued social and spatial dichotomy (Barton, 2003). The neighborhood is an institution through which people and subjects can develop the capacity for the preliminary actions by means of effective personal and collective interaction within or beyond their immediate area (Kearney, 2006). Kallus, (1997) divides the historical progress of the neighborhood theory into four stages:

1–Neighborhood as a self-sufficient unit (in terms of administration and management) in a city: this perspective was proposed by Howard in the theory of Garden City (1957)

2–Neighborhood as a strategy for improving the quality of life of the residents (Mamford, 1954)

3 - Neighborhood as a platform for establishing relationships with other employees: this view considers the participation of the citizen in improving the conditions of their living environment as an important indicator of the quality of the urban life. This approach was first proposed by Turner and Fitchter in early 1970s.

4- Neighborhood as the identity foundation which grants meaning to the urban areas: Rapaport, (1977) was the first to describe neighborhood as a tool which could help citizens retrieve their identity.

Czech Mehlter argues that a local planning should be separated from the physical concepts, such as social welfare and quality of life. Thus, the social welfare should be employed along with social planning and policy (Mehlter, 1984). Another new tendency which has greatly contributed to the transformation of the attitudes and urban planning methods in the second half of 20th century is the social and qualitative theories of the development which are realized in form of concepts such as equality of life, social welfare, etc. (Mehdizadeh, 2003).

Today, there are three approaches for evaluating the quality of life:

1. The first approach propounds that an evaluation of the life quality depends on the individuals' conditions and it can be achieved only after exploring the necessary situations of people's life in various aspects (micro approach to quality of life, subjective indicators).

2. The second approach regards life quality as a multidimensional concept. It seeks to describe the multiple domains of the quality of life as well as their interrelations (objective indicator).

3. According to the third approach, the quality of life is measured based on both subjective and objective indicators. The former helps people define their identity, aspirations and the directions of their life, finding meaning when associated with objective life conditions (Shucksmith, 2006).

The indicators used in this study seek to combine the subjective and objective approach as follows:

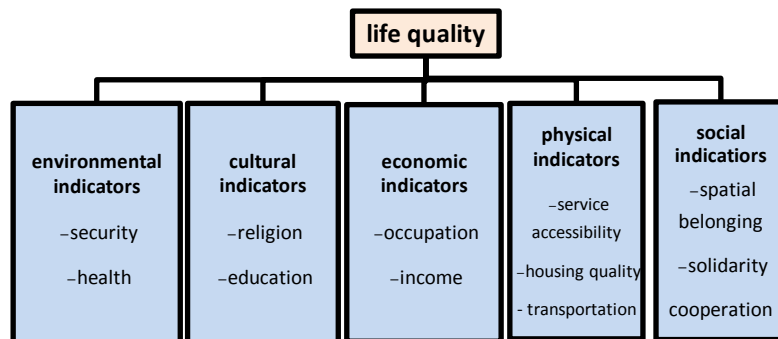


Figure 1. The authors, 2012

The importance and necessity of research

Between 1970 and 2003, the economically developed countries of the world achieved many of their development objectives, a phenomenon which was unprecedented human history. In these countries, the degree of satisfaction or quality of life was higher than developing countries. (Estes Richard, 2004). Hence, to achieve a better quality of life, countries, especially the poor ones, need to build or rebuild their institutions to promote their integration with other communities; otherwise, it could provoke a cycle of social concerns couples with other abnormalities. Consequently, under such circumstances, these countries would continue to distance from the satisfactory quality of life (Tho, 2004). In this regard, the process of neighborhood-scale urban planning raises various issues, subjects and theories including the theory of planned neighborhood (Hajipour, 2006). As such, in order to promote the local development, the issues and problems of the neighborhoods were identified through the comparison of life quality in Saber and Kosar neighborhoods located in district 9 of Mashhad Municipality. The selection of Saber and Kosar neighborhoods was because one of them enjoyed full urban amenities and had an excellent reputation in Mashhad while the other was one of the underprivileged neighborhoodfacing severe lack of amenities. Interestingly, they were both in the same district of Mashhad.

Objectives

The main objective is the assessment of the current quality of life in Saber and Kosarneighborhoods in Mashhad using both objective and subjective indicators. The more detailed objectives of the study are:

- Identifying the difficulties and problems of each neighborhood in order to promote the sustainable local development
- Identifying the factors affecting the quality of life in each of the studied neighborhoods
- Comparing and analyzing the status of the life quality indicators in the two studied neighborhoods given their positioning in the same district of Mashhad.

Research questions

- What are the most important indicators in improving the quality of life in Saber and Kosar neighborhoods?
- Do both studied neighborhoods enjoy the same quality of life?
- Is there a significant relationship between theeconomic indicators and the quality of life?

Hypotheses

- It seems that the environmental indicator is the most effective indicators in improving the quality of life in both neighborhoods
- It seems that Kosarand Saber neighborhoods are different in terms of the quality of life.
- It seems that there is a significant relationship between the economic indicators and the quality of life in the studied neighborhoods.

Review of Literature

The concept of the quality of life was first proposed at the time of Aristotle in 385 BD. At that time, Aristotle considered "a good life" or "doing good things" as the meaning of the happiness (Fayers and Machin, 2000). Researchers have studied various scientific trends of the life quality since 1930s. They have been trying to study different geographical areas such as cities, states and nations based on the indicators of the life quality (Wish, 1986). A growing attention has been paid to the preliminary studies on the quality of urban life in the developed, developing and recently industrialized cities and countries since 1970s. In this context, the study of the problems of urban areas have provided us with a wealth of positive and negative experiences which have given rise to the modern trends. Overall, the views as well as the organizing and improving patterns of the urban areas with the aim of improving the quality of urban life can be divided into two categories:

- In the first half of the twentieth century, under the influence of machine control and industrial technology, we have witnessed the transformation of the urban neighborhoods as well as the influx of workers and immigrants from other places.

Following the above changes along with the lack of attention to social, cultural and psychological demands of the citizens, the past urban planning has come under criticism by social thinkers.

From 1960 onwards, with the aggravation of the modern urban problems on one hand, and the growth of the social and cultural trends in the today's urban planning on the other hand, urban neighborhoods and their organization have come into spotlight (Mehdizadeh, 2002).

Studies indicate that in the 1970s and 1980s, many large cities in Europe and America, through the formulation of specific regulations about urban areas, directed their view of the urban neighborhoods to the social, economic

and qualitative values and goals of the development. This shift in policy planning has been accompanied essentially with widespread local planning and organization, public space and so on to achieve economic, environmental and social objectives (Rahnema, 2010).

In 1970, in Toronto, Canada, the neighborhood-zoning program was carried out with the emphasis on the development of various applications, facilitating the movement of the pedestrians and expansion of the public spaces. In 1983, the construction of skyscrapers was constrained in local areas of San Francisco after an opinion poll from the public. In Stockholm, various programs were implemented during the 1970s to improve the overall quality of life and urban attractions. In 1983, in some old neighborhood of Athens, the renovation and improvement plan was carried out with the aim of improving the physical and social landscape (Kokabi, 2005). Recently, several studies about the quality of urban life have been conducted in Iran. Examples of these studies are: The planning to enhance the quality of urban life in the city center: the central zone of Khorramabad (Kokabi, 2005); the planning to enhance the quality of life in urban neighborhoods: the case study of Davudiyeh (Rahnema, 2010) carried out in Tarbiat Modares University; the qualitative analysis of the access network with the aim of improving the quality of urban life: the case study of Shahtak Behdari Oroomiyeh (Tykranyan, 2006); investigating the quality of life in the new city of Parand (Jalali, 2009); investigating the quality of life in the new city of Parand and providing solutions to improve the physical - environmental dimensions (Jalayer, 2009) conducted in Tehran University, and the paper on analysis of the spatial distribution of the urban life quality in the Chalous City (Ghorbani, 2011) in Ferdowsi University of Mashhad.

MATERIALS AND METHODS

Methodology

This research is a descriptive - analytical study which draws on a variety of methods such as library and field studies as well as observational, statistical and graphical studies along with the application of the software. In this study, in order to acquire the essential data concerning the identification of existing life quality status in both Saber and Kosar neighborhoods, the field study was carried out. Accordingly, a questionnaire was designed and distributed in each of the fourteenth districts based on life quality indicators (subjective and objective indicators and their variables). After that, in an attempt to evaluate the indicators based on the random sampling method for each of the studied districts, the size of the samples was determined. According to Morgan & Krejcie's table (Morgan and Krejcie, 1970) 377 and 377 samples were selected respectively for Kosar neighborhood with a population of 22554, and Saber neighborhood with a population of 12,875 people. After that, the data were classified using SPSS, EXCEL and Arc GIS software. Drawing on descriptive and analytical statistics methods (the mean, frequency tables, frequency percentage, and charts), the Pearson correlation coefficient and the regression analysis of the data was conducted.

Life quality score

To gather data in this study, first a questionnaire consisting of closed questions was designed and then some interviews were made. The questionnaire was designed in such a way to measure the objective and subjective dimensions of life quality based on the discussed indicators using Likert scale. Accordingly, the questions regarding the quality of life were designed in form of items on a five-point scale with each item rated from zero to five. That is, for positive items, "strongly agree" was rated 5, "agree" 4, "almost agree" 3, "disagree" 2 and "strongly disagree" 1. As to the negative items, this process was reversed.

Table 1. Classification of life quality scores

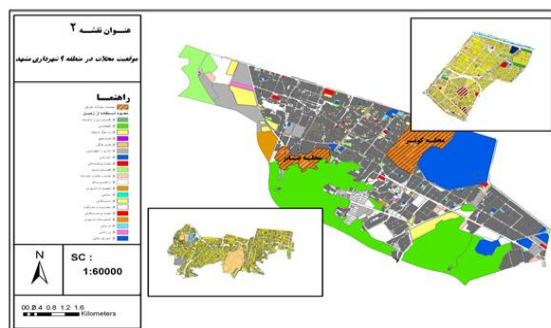
Quality score	Evaluation
1-1.8	Terrible quality/ strongly disagree/ strongly discontent
1.8-2.6	Low quality/ disagree/ discontent
2.6-3.4	Average quality/ to a large extent/ almost content
3.4-4.2	High quality/ agree/ content
4.2-5	Excellent quality/ strongly agree/ extremely content

Introduction of Saber and Kosar neighborhoods

Saber and Kausar neighborhoods are situated within District 9 in western Mashhad, which according to Mashhad Statistics Book, accommodated a population of 276,892 people in 2008. Saber neighborhood is located in Division 3 of District 9, surrounded by Abo Bargh Mt. in south, Abo Bargh and Haft-e Tir area in the north, Sayyad Shirazi Blvd. in the west and Ladna Blvd. in the east. It has a population of 12,875 people including 6266

men and 6609 women and 3219 households with the family size of 3.82 who live in 29942 housing units in an area of 91 hectares.

Kosar neighborhood is located in District 9 limited to the Horr Square –Pirouzi Blvd. in the south, Vakil Abad Blvd. in the north, Sayyad – Hashemiye Blvd.in the west and Ferdowsi University campus -Bahonar Ave. in the west. It has a population of 22554 people including 11620 men and 10934 women and 6468 households with the family size of 3.52 who live in 6380 housing units in an area of 196 hectares (Statistics Book of Mashhad, 1999).



Source: the authors

Figure 2. The location of the neighborhoods in district 9 of Mashhad

Analysis of social indicators

In general, according to Table (2) and Figure (3), it can be concluded that the index of spatial belonging in Kosar neighborhood with an average of 3.10 and Saber neighborhood with an average of 2.94 are of medium quality and enjoy a relatively high satisfaction of the residents. Meanwhile, the satisfaction of the residents with the status and value of the neighborhood is higher than other items in both neighborhoods. The social solidarity index represents the existence of an average and relatively high solidarity in both areas, though it is more noticeable in Kosar neighborhood to the extent that social interactions with the relatives and friends and the neighbors' concerns for each other in Kosar neighborhood had the highest score among all items. The results of the scores related to the cooperation also show the average contribution of the residents, though this degree of cooperation is higher in Kosar neighborhood.

Table 2. The average response rate of the items related to the social indicators

index	variable	item	Kosar	Saber	
social		The status and values which are associated with the identity of the neighborhood in which I live are the main reason for my residence in this area	3.4	3.35	
		Spatial belonging	I feel proud living in this area	3.01	3.14
			I have some intimate friends in the area that I cannot be separated from	3.21	2.88
			If I find a better place to stay, I will leave this neighborhood	2.8	2.39
			Social solidarity	I have close relationships with the neighbors in the area and I enjoy keeping in touch with them	2.83
		My life will lose its meaning unless I establish social relations with my friends and acquaintances		3.61	2.71
		If neighbors run into troubles in the neighborhoods, they can rely on the each other's help.		3.13	2.84
		Contribution	If any of the neighbors get in into troubles, I am ready to go to the great lengths to help them solve their problem	3.41	2.76
			My contact with the neighbors is limited to mere greetings	3.32	3.13
			Neighbors are even more helpful than the relatives especially at the time of need	3.01	2.81
			Participating in the City Council election allows people to get involved in the administration of the city and I will participate in the next election to decide the future of my city	2.9	2.95
			Whenever a problem arises in the area, the neighbors hold a meeting to address it	2.55	3.24
			The decision makings of the local residents about the current problems have been effective because the neighbors are not indifference to the problems	2.63	3.17
			As a member of this area, I am ready to cooperate with other neighbors to deal with the pertinent issues	3.5	2.95

Source: the results of the study

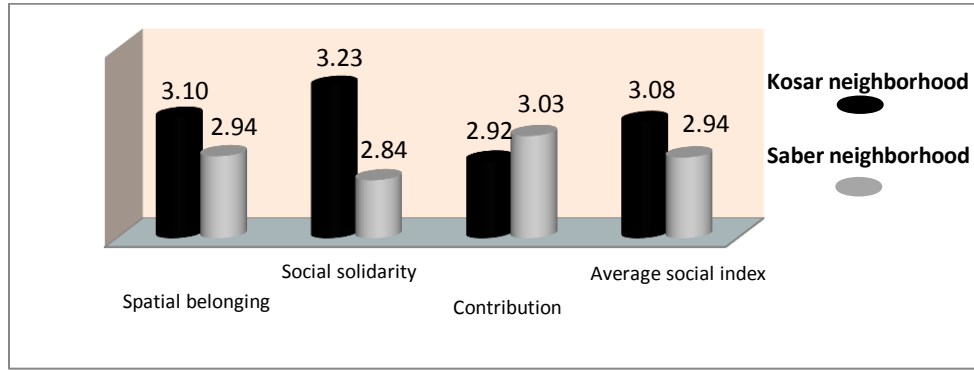


Figure 3. The comparison of the average variables of the social indicators

Physical indicators

According to Table (3) and Figure (4), among the variables related to the physical index, the housing quality variable with a score of 3.9 and accessibility variable with a score of 3.10 enjoyed the highest degree of satisfaction in Kosar area. On the other hand, people were highly satisfied with the items related to the accessibility, housing quality and communication- transportation in Kosar neighborhood, though these items enjoyed only average satisfaction in Saber area

Table 3. The average response rate of the items related to physical parameters

index	variable	item	Kosar	Saber
physical	Accessibilityservices	The area has convenient access to service facilities (bank, post office, telecommunication centers, etc.)	3.95	3.06
		The area has convenient access to commercial facilities (shopping malls and department stores, supermarkets)	4.07	2.23
		I like it when I can spend my free time on sport-recreational facilities in the neighborhood	3.8	3.29
		I like the green space and parks in the neighborhood	2.44	3.04
	Housing quality	I am pleased with the services that the City provides to the area	3.52	3.05
		The City is doing a good job providing services to the people in the neighborhood	3.64	2.94
		I am pleased that I can buy my daily needs in the neighborhood	3.87	3.07
		I am satisfied with the facilities (water, electricity, gas, phone, etc.) in the areal live	4.23	2.73
		I like the air conditioning, lighting and brightness of my housing	4.12	2.76
		Thehouse I live in is equipped with ancillary facilities (elevator, parking, storage, cooler, kitchen, bathroom)	3.84	3.2
	Communication and transportation	I like the front of the buildings in the neighborhood	3.41	3.28
		I am happy with the privacy of my building	3.92	2.32
		I think the quality of asphalt in the streets and alleys is satisfactory	3.47	2.99
		The vehicles commute smoothly in the neighborhood	3.7	2.74
		The lack of parking space is one of the problems of the residents	3.23	2.67
		The stations of public transportations have been properly positioned	3.87	2.88
		I am satisfied with the quality of pavements in the area	3.81	2.81
		I can easily move from my neighborhoods to other parts of the city	4.15	2.76

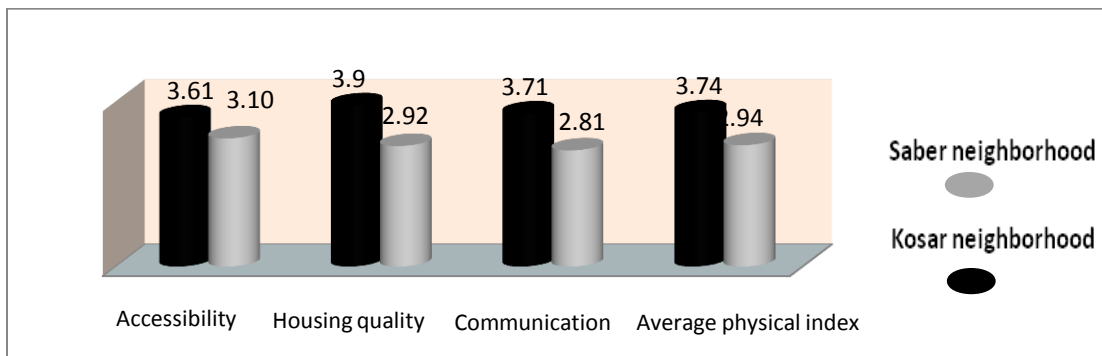


Figure 4. The comparison of the average values of the physical variables

Economic index

As shown in Table (4) and Figure (5), both employment and income variables in the neighborhood enjoy medium satisfaction. While the score of the employment variable is higher inKosar area, both areas enjoy medium satisfaction in terms of income. Among the itemsrelatedtothe economic index, the job security and its role in progress of life in Kosar neighborhood and occupation in Saber neighborhood had the highest score.

Table 4. The average response rate of the items related to economic indicators

index	variable	item	Kosar	Saber
Economic	Employment	I keep at my job because I do not like to be unemployed	2.56	2.99
		I would not have been this much successful if I had chosen a job other than my current hob	3.18	3.34
		Job security can help me advance in other areas of my personal life	3.66	3.2
		My job increases my hope to the future	3.26	3.11
		I think people at the working age in the area do not have equal job opportunities based on their age and education	3.18	3.12
Economic	Income	I am never tired of my work because I am happy with the payment I receive	2.95	3.8
		I like the job I have and I do not care much about the payment	2.93	3.72
		The problems and limitations cannot weaken my control over my life	3.27	2.98
		My income can cover my monthly expenses	2.92	3.14
		I feel I have been successful in dealing with financial difficulties and life problems	3.29	2.52

Source: the findings of the study

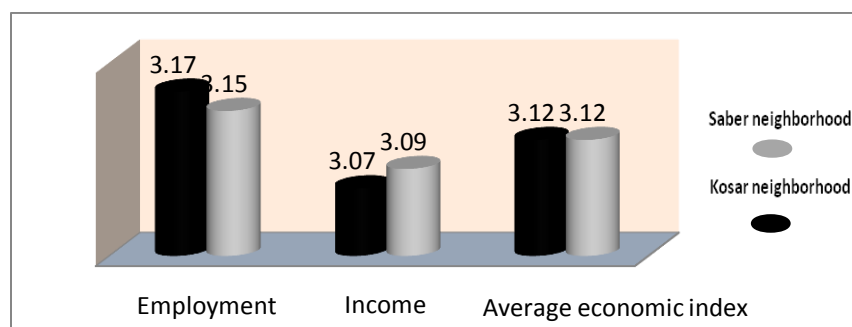


Figure 5. The comparison of the average values of the variables of the economic index

Cultural index

Among culture indicators, the religion and education variables scored higher in Kosar neighborhood. According to Table (5) and Figure (6), both neighborhoods enjoy medium level of satisfaction with culture index while Kosarneighborhood has a better situation in this regard.

Table 5. The average response rate of items related to cultural indicators

index	variable	item	Kosar	Saber	
Economic	Religion	The residents of this area are known for following Islamic values and religion in other neighborhoods.	2.98	2.43	
		The resident of this area has impressive presence in congregation prayers.	2.67	2.34	
		People in this neighborhood hold ceremonies for religious events and festivals	3.04	2.21	
		Weekly religious prayer ceremonies (Nodbeh, KomeilandTavasol prayers) are held every week in the neighborhood	3.18	2.73	
		I attend the religious and prayer ceremonies	3.24	2.93	
		There are various training institutes (calligraphy, painting, sewing, ICDL, etc.) in the neighborhood.	3.27	3.2	
		There are educational centers (language classes, courses for university entrance exam, extracurricular classes) in the neighborhood.	3.41	3.21	
		The training and education services provided in this neighborhood take in people from other areas	2.93	3	
		Education	There are enough kindergartens in this area	4.01	2.88
		There are enough primary schools in this area	3.84	2.92	
		There are enough middle schools in this area	3.64	2.97	
		There are enough high schools in this area	2.84	3	

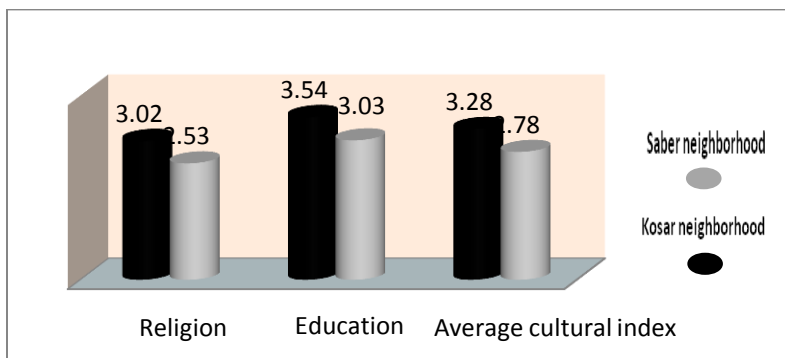


Figure 6. The comparison of the average value of the variables of the cultural indicators

Environmental index

The environmental index addressed two variables related to health and safety. The results shown in Table (6) and Figure (7) reveal that the residents of Saber and Kosar areas are relatively satisfied with the state of the security and the health in the area, though Saber area with a score of 2.88 has a less desirable status in this regard compared to Kosar area.

Table 6. The average items response related to environmental indicators

index	variable	item	Kosar	Saber
	Security	I feel safe when I walk in the alleys in my neighborhood all day long	2.84	2.83
		The lighting of the alleys is desirable at nights	3.16	2.97
		I think the security forces and the police are very active in establishing law and order in the area	2.89	2.97
		I feel safe enough in the neighborhood not to worry about leaving my house or car alone.	2.7	2.83
	Security	In this area, certain groups and individuals (delinquents, wanderers and addicts) hang around.	3.26	2.88
Economic	Health	I am satisfied with the quality of local tap water.	3.04	2.6
		The streets and alleys are clean in the neighborhood	3.64	2.73
	Health	The garbage collection is satisfactory in the area	3.32	2.99
		The neighborhood has a pleasant and refreshing environment	3.29	2.95
		When it rains, the alleys and streets are flooded.	2.7	2.94
		The medical and health services are available in this area	3	2.95

Source: the results of the study

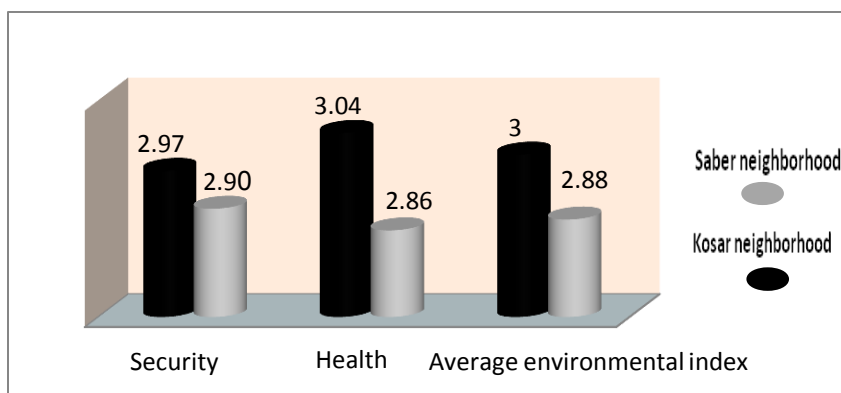


Figure 7. The comparison of the average response rate of the variables of the environmental index

Figure (8) shows that Kosar and Saber neighborhoods with the score of 3.24 and 2.93 have medium quality of life and enjoy relatively high satisfaction, though the results of the indicators in the above tables and figures indicate that quality of life in Kosar neighborhood is relatively better than Saber area.

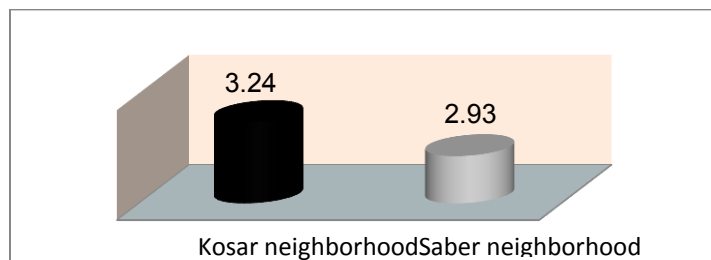


Figure 8. The score of the quality of urban life in Saber and Kosar neighborhoods

Regression Analysis

The regression analysis seeks to investigate the multiple correlations between the independent variables and the dependent variables. Given the fact that the regression analysis is more effective in interval scales, all variables were measured at interval scales. In this part of the study, the quality of life was considered as the dependent variable and the social, physical, economic, cultural and health indicators were considered as the independent variables.

Table (7) compares the degree of the correlation of the each independent and dependent variable in the two studied areas. The physical index with a coefficient of 0.78 in Kosar neighborhood and a coefficient of 0.87 in Saber neighborhood were significantly correlated and the quality of life showed a significant correlation with other indicators in both neighborhoods.

Table 7. The correlation between quality of life and each of the independent variables

		Environmental		Cultural		Economic		Physical		Social	
Correlation		Saber	Kosar	Saber	Kosar	Saber	Kosar	Saber	Kosar	Saber	Kosar
Quality of life	Pearson correlation	0.589	0.630	0.610	0.664	0.582	0.562	0.810	0.784	0.766	0.558
	Significance	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Numbers	380	380	380	380	380	380	380	380	380	380

Table 8. Multiple correlations between the dependent variable and independent variables

Model	Correlation	Coefficient of determination		Adapted Coefficient of determination		Estimate of standard error		
	Saber	Kosar	Saber	Kosar	Saber	Kosar	Saber	Kosar
	0.000	0.0014	1.000	1.000	1.000	1.0000	1.000	1.000

Source: the authors, 2012

The coefficient of determination for the two neighborhoods was equal to one. It indicates that one percent of the variance in quality of life in the studied neighborhoods is accounted for by the independent variables (social, physical, economic, cultural and environmental indicators). Table (8) shows multiple correlations and Table (9) represents the results of the analysis of variance. Based on the significance level of 0.000 (the significance level should be less than 0.05), it can be concluded that probably the correlation between the dependent and the independent variables is equal to one and the independent variables accounts for one percent of the variance.

Table 9. Analysis of Variance

	Significance level		F test		Mean squares		Degree of freedom		Sum of squares	
	Saber	Kosar	Saber	Kosar	Saber	Kosar	Saber	Kosar	Saber	Kosar
Regression	0.000	0.000	0.000	6.835e5	7.547	0.889	5	5	37.73	4.443
Remaining					0.000	0.000	183	59	0.000	0.000
Sum							188	64	37.73	4.443

Source: the authors, 2012

The prediction of the dependent variable based on independent variables

Table (9) enables us to predict the dependent variable based on the independent variables. In the following table, if the numerical values of the independent variables is equal to zero, and the numerical value of the dependent variable is equal to zero too, then the numerical value of the dependent variable in Kosar and Saber neighborhoods will be equal to 0.003 and -5.04-respectively.

Table 10. The prediction of the independent variable based on the dependent variable (quality of life)

model	significance level		t value		beta standard coefficient		Non-standard coefficient			
	Saber	Kosar	Saber	Kosar	Saber	Kosar	standard error	beta		
							Saber	Kosar	Saber	Kosar
	0.000	0.091	1.719	1.719			0.000	0.002	-5.04	0.003
	0.000	0.000	622.357	622.357	0.361	0.354	0.000	0.000	0.250	0.250
	0.000	0.000	752.083	752.083	0.383	0.469	0.000	0.000	0.250	0.250
	0.000	0.000	441.491	441.491	0.265	0.258	0.000	0.000	0.167	0.166
	0.000	0.000	464.603	464.603	0.206	0.293	0.000	0.000	0.167	0.166
	0.000	0.000	373.262	373.262	0.216	0.211	0.000	0.000	0.167	0.166

Source: the authors, 2012

In the regression equation, the coefficient of regression for social variable was 0.354 in Kosar neighborhood and 0.361 for Saber neighborhood, showing that for every one-unit change in social index, 0.0354 unit change in the quality of life in Kosar neighborhood and 0.361 unit change in quality of life in Saber neighborhood would be made provided that the other factors are kept constant. It is also true about the beta standard coefficient of the other indicators. In the standard regression equation, the regression coefficient or β for social variable is 0.354 in Kosar neighborhood, revealing that for every one-unit change in standard deviation of the social variable, 0.345 unit standard deviation would be made in the quality of life provided that other factors are kept constant.

Regression equation for Kosar neighborhood

0.250 (raw score of physical index) + 0.250 (raw score of social index) = (0.003) (raw score of quality of life)
 0.166 (raw score of environmental index) + 0.166 (raw score of cultural index) + 0.166 (raw scores of economic index) + 0.166 (raw score of physical index)0.166 (raw score of social index) = 0.354 (standard score of the quality of life)

0.211(raw score of environmental index) + 0.293 (raw score of cultural index) + 0.258 (raw scores of economic indicators)

Regression equation for Saber area

0.250 (raw score of physical index) + 0.250 (raw score of social index) = (-5.04) (raw score of quality of life)
 0.167 (raw score of environmental index) + 0.167 (raw score of cultural index) + 0.167(raw scores of economic index) + 0.383 (raw score of physical index)0.361 (raw score social index) = 0.354 (standard score of the quality of life)

0.216(raw score of environmental index) + 0.206 (raw score of cultural index) + 0.256 (raw scores of economic indicators)

According to the regression analysis, it can be concluded that physical index (Kosar and Saber neighborhoods respectively with the impact coefficient of 0.469 and 0.383) is the first priority and social index (Kosar and Saber neighborhood respectively with the impact coefficient of 0.354 and 0.361) is the second priority in terms of the influence on independent variables of the quality of life. After that, the cultural, economic and environmental indicators in Kosar neighborhood and economic, environmental and cultural indicators in Saber neighborhood are in the next order of importance respectively.

Summary and conclusion

This study, as discussed in the objectives of the study, draws an analogy between the quality of life in Saber and Kosar neighborhoods. The result of the study demonstrates that both neighborhoods are relatively similar in terms of the quality of urban life though Kosar neighborhood has a better situation in this regard. The physical index has the highest causal impact in both neighborhoods. Meanwhile, the lowest dissatisfaction in Kosar neighborhood concerns the safety index with a score of 2.97 while in Saber neighborhood the religion index has lowest satisfaction with a score of 2.53. The highest satisfaction in Kosar neighborhood belongs to the housing

quality with a score of 3.9 while in Saber neighborhood occupation enjoys the highest satisfaction with a score of 3.15. Furthermore, the correlation coefficient of the economic index and the quality of urban life (Kosae neighborhood 0.562 and Saber neighborhood 0.582) with the significance level of 0.000 indicates a positive relationship between these two indicators. Therefore, it can be argued that an increase in the economic index would probably increase the quality of life of the residents of these two areas.

Suggestions

Kosar neighborhood

- Attempts to increase the participation of citizens in decision-makings about the neighborhood and raising the sense of spatial belonging in the residents.
- Improving the safety through stronger police presence in the neighborhood
- Improving the employment condition of the residents and creating employment opportunities in the neighborhood.

Saber neighborhood

- Strengthening the spirit of solidarity among the local residents by holding religious ceremonies as well as holding lectures and organizing training - cultural classes required by the citizens in the mosques and encouraging people's participation.
- Enhancing the security and health situation in the neighborhood by sweeping the streets and alleys, collecting garbage several times a day at specific times and improving the state of the water channels at the time of raining.

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