

**IN THE NAME OF GOD**  
**ISLAMIC REPUBLIC OF IRAN**  
**MINISTRY OF HOUSING AND URBAN DEVELOPMENT**  
**NATIONAL LAND AND HOUSING ORGANIZATION**

**National Report**  
**ON**  
**Habitat II**

**National Habitat II Committee**

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# **Part A**

## **Introduction**

## **I. Preface**

Following the First Preparatory Committee (PrepCom I) for the Second United Nations Conference on Human Settlements (Habitat II), which was held in Geneva in 1994, the Ministry of Housing and Urban Development of the Islamic Republic of Iran, as the focal point for the Habitat II, undertook the necessary measures to prepare a national report and actively participate in the conference and its preparatory activities.

Simultaneous with the submission of the draft composition of the National Habitat II Committee to the Cabinet for approval, the work on the preparation of the national report and data collection, especially for the urban and housing indicators, started unofficially and a secretariat was established in Habitat II focal point to undertake necessary coordinating activities.

After the official establishment of the National Habitat II Committee by a Government decree, the first official meeting was held at the ministerial level. In this meeting after deliberations on the matter, a technical sub-committee was formed and committee members assigned their expert representatives to this sub-committee. The technical sub-committee, which is composed of the representatives of various executive agencies, local governments, NGOs, academics and women's group, had regular weekly meetings.

The National Habitat II Committee has submitted a substantial progress report to Habitat II Secretariate (UNCHS) in Nairobi, has actively participated in "Dubai International Conference for Habitat II Best Practices" by presenting a case study on Tehran entitled "Tehran's Action Plan For Improving the Living Environment" as a best practice.

and has submitted another report on Habitat II preparatory activities to "The Second Asia - Pacific Urban Forum" organized by the Economic and Social Commission for Asia and the Pacific to be held in Bangkok, Thailand from 15-19 March, 1996. This national report is also prepared by the technical Sub-Committee, deliberated and approved by the National Habitat II Committee.

Representatives of the following executive agencies, NGOs, academics and various organizations have participated in the preparatory process of this report and are members of the National Habitat II Committee or the technical Sub-Committee:

- Ministry of Housing and Urban Development (Focal Point for Habitat II)
- Ministry of Interior
- Ministry of Energy
- Ministry of Jihad-e-Sazandeghi
- Ministry of Foreign Affairs
- Department of Environment
- Plan and Budget Organization
- Ministry of Health and Medical Education
- Ministry of Labor and Social Affairs
- The Welfare Organization
- Bureau of Women's Affairs
- Social Security Organization
- The Municipalities Organization
- The Housing Foundation of the Islamic Revolution of Iran (NGO)
- Association of Consulting Engineers (NGO)
- Engineering Order Organization (NGO)

- Association of Construction Companies (NGO)
- Faculty of Environment, Tehran University
- Bureau of Deprived Regions Affairs
- Tehran Municipality

## **II. Introduction**

The planning system in the Islamic Republic of Iran is based on five - year development plans. These plans which are comprehensive in nature, after surveying and identifying the problems and the needs of the country, set appropriate goals and policies and identify the necessary actions in response to the identified problems and needs. They pass through several processes where they are reviewed extensively and revised. After their approval by the High Economic Council and the Cabinet, they are forwarded to the parliament. The parliament after deliberations and making any necessary changes, finalizes and approves the plan. The plan, then a legal document, is forwarded to the Government for implementation.

During the past fifty years nine national development plans have been prepared in Iran. Seven of these plans have been approved by the Parliament and implemented by the Government. Two of these national plans were never implemented.

Since the victory of the Islamic Revolution in 1979, three five - year development plans have been prepared. of which first five - year development plan (1983-1988) was not approved by the parliament and therefore was not implemented. The First Economic, Social, and Cultural Development Plan of the I.R. of Iran (1989-1993) has been approved and



implemented and the Second Economic, Social, and Cultural Development Plan of the I.R. of Iran (1995-1999) has been approved by the parliament and is in its first year of implementation.

The five - year development plans are composed of two parts: the national goals, policies and actions and the sectoral goals, policies and actions. The coincidence of the Second Five-Year Development Plan period by the 1996-2000 period set for consideration for Habitat II. has this advantage for us that all the objectives, priorities and proposed actions reported here are taken from the second development plan which is a legal document and is being implemented by the Government.

In order to achieve a sustainable human settlement system, the following goals have been identified by the Second Economic, Social and Cultural Development Plan of the Islamic Republic of Iran (1995-1999):

1. To undertake measures for the attainment of the social justice.
2. To increase efficiency.
3. To develop human resources.
4. To preserve the environment and make optimal use of the nation's natural resources .
5. To make use of organized research as an instrument for solving the country's problems and achieving development.
6. To Strike a balance between different economic sectors (public - sector, private - sector and cooperative - sector).
7. To encourage public participation and take necessary measures for continuous monitoring of the plan implementation.

**Part B**

**Assessment and Priorities**

## 1. National Plans and Sustainable Development

### 1.1. National Spatial and Physical Planning

During early 1970's the need for a national spatial plan was felt in the country. Subsequently, in 1975 the Center for National Spatial Planning was established in Plan and Budget Organization. This center started preparing the nation's first spatial plan and in 1976 the first phase of the plan, composed of 4 volumes, was completed. The plan included the existing spatial framework, sectoral policies and an atlas.

In 1977, the second phase of the plan entitled "Strategic Spatial Plan of the Country" was concluded. Urban and rural systems and their implementing strategies, the Azerbaijan-Khuzestan axis development strategy and decentralization of secondary and tertiary activities, and their implementing strategies were set out at this stage of the plan.

After the victory of the Islamic Revolution in Iran in 1979, two national spatial plans, the Preliminary and the First Phase of the Spatial Plan of the Islamic Republic of Iran have been prepared. The Preliminary Plan published in six volumes in 1984, included the population and communities, activities, climate and the national territory. The First Phase of the Spatial Plan, published in 1985, has set out policies and strategies for the spatial development of the country by the year 2002.

At the regional (sub-national level), in 1989 the "Theoretical Framework for Development" for all of the 24 provinces of the country was prepared.

In order to consider the physical dimensions of the development and to complement the national and regional spatial plans, in May 1990, the Ministry of Housing and Urban Development, under the auspices of its Department of Urban Planning and Architecture undertook activities necessary for the preparation of the country's first National Physical Plan. The plan was designed to address the following three main objectives:

- a. Site selection for future urban development, either by expanding existing cities or by creating new towns.
- b. Recommendations on the future urban network including size, hinterland and hierarchy of the nation's major cities.
- c. Development of land use/ zoning regulations for the entire national territory.

For the purposes of the optimum utilization of both human and financial resources and in order to curtail the duration of studies, a three tier planning approach has been adopted : national, regional and local. At the national level, only those studies for which decision making is possible at the national level are undertaken. Examples are the allocation of excess population to different regions, the national urban network (major cities), and issues such as decentralization.

Moreover, other studies are carried out at the national level in the hope that by a process of sieving (elimination of high elevations, steep slopes, deserts, salt domes, wetlands, agricultural lands, forests, grasslands, etc.) and weighting (that is giving more or less priority to the remaining lands) the area to be studied at the sub-national level will be considerably reduced, thus limiting the need for funds and highly trained personnel, while shortening the completion time.

In the following paragraphs a brief explanation of the physical planning methodology adopted at the national level will be discussed.

Consistent with the goals of national physical planning, sectoral studies were deemed necessary and study groups were formed to address the following issues:

- a. Population - Spatial distribution of the population, especially urban population, and its future trends.
- b. Industry and Mining - The spatial structure of industrial and mining activities and its future outlook.
- c. Urban Water Needs - A survey of urban water consumption; per capita needs.
- d. Water Resources - Water resources by sub-basins; potential increase and costs involved.
- e. Land Evaluation - Land evaluation maps with the aim of assessing land capabilities for different uses, including urban development.
- f. Land use and Cover - Use of remote sensing images for land use and cover mapping of the national territory.
- g. Energy - Production and distribution network; future prospects.
- h. Communication - Road, railroad, airway and waterway networks and their role in shaping the urban hierarchy; future prospects.
- i. Telecommunication - Radio, TV, post, telephone and telegraph networks and their role in shaping the urban hierarchy; future prospects.
- g. Decentralization - Past and future trends of decentralization and implications for population distribution.
- o. Economy - Economic development and the regional distribution of its effects; future scenarios.
- p. Urban Network - Present situation and recommendations for future:

national capital city, metropolitan cities acting as counterweight to Tehran, regional cities and priority centres.

q. Climate - Mapping climatic comfort zones.

r. Seismo-tectonics - Survey and mapping of major faults and epicentres.

s. Seismic Engineering - Calculation and mapping of peak ground acceleration and earthquake hazard macro- zoning.

t. High-Rise Buildings - Effects of high-rise buildings on urban land use.

u. Residential Land Use - Survey and forecast of residential land use in cities.

In addition to the above list, other study groups have been assigned the task of preparing topography, slope and aspect maps, establishing uniform standard signs and symbols for maps included in the project atlas, and defining lower level planning zones for local physical planning. A further group is in charge of coordinating the study units and preparing an integrated report for the project.

The aggregation and integration of various studies, in the context of a multiplicity of conflicting goals, was put to effect by a process of "elimination" (sieving) and "rating", from the very beginning of the sectoral studies themselves. It was hoped that by doing so the number of decision variables for the final analysis would be notably reduced. "Elimination" is used in the sense that for each variable, or a combination of a few related variables, lands are screened and some discarded from any further consideration. "Rating" is used in the sense that scores or notes are assigned to the lands retained, or at least, they are grouped into suitability classes (high, moderate and marginal), according to their suitability for urban development.

Linear combination of criteria, with their corresponding weights, is

transformed into an overall suitability map by the use of multi - criteria evaluation techniques and a GIS software.

Among the advantages of a GIS Software, is the easy use of weights as policy instruments and the possibility of exploring the physical implications of different policy alternatives.

The change of emphasis placed on alternative policies may be immediately presented in map form and its implications explored. Thus, the aim of the National Physical Plan is not to end up with a definitive and "once and forever" single solution; rather, it is to provide a flexible "system of institutional and procedural decision-making for the management of the national space". By so doing, policy makers and administrators can proceed, with more insight and information on the implications of their decisions, in day-to-day activities.

We have gained valuable experience on the use of GIS and other sophisticated techniques in physical planning and are ready to share our experiences with interested countries.

The National Physical Plan is in its final stages now and is expected to be completed by the end of March 1996.

At the sub-national level, the entire country has been divided into 10 large planning areas. The preparation of sub-national physical plans have been underway since 1993 and are expected to be completed by the end of the Second Five-Year Development Plan period.

## **1.2. Priorities**

The following are the priorities and plans of actions for the National and Regional Spatial and Physical Planning for the period 1996-2000:

1.2.1. Balancing the nation's population distribution and discouraging the concentration of activities in large urban centers (with a population of over 1 million people) through:

1.2.1.1. a guided human settlements development, because of the necessity to preserve the agricultural lands, forests and rangelands, ecologically sensitive areas such as sea-shores, lagoon eco-systems, wildlife habitat, areas of outstanding beauty, historical heritages and to select zones of low disaster risk.

1.2.1.2. a revised system of planning and monitoring at the national, sub-national and local levels, in order to guarantee their implementation.

1.2.2. Arresting and controlling the river waters, and transbasin transferring of surplus water from the north and west to other needy regions of the country, in order to meet their agricultural, industrial and freshwater needs.

1.2.3. Balancing the population and employment distribution in the country, within the framework of political and economic goals and by considering the rational human settlement hierarchy, infrastructure and environmental carrying capacity.

1.2.4. Expanding the energy transmission systems based on population and (economic) activity distribution policies to include the promising and least developed areas which enjoy a special priority.

1.2.5. Expanding the communication system between adjacent regional centers in order to strengthen the exchange of goods and



services among the different regions of the country.

1.2.6. Establishing a geographic data bank for the country.

1.2.7. Maximizing the use of natural energy resources in site selection for the new development; taking into account the climatic conditions in urban planning and building design, in order to conserve energy.

1.2.8. Preventing the spontaneous and uncontrolled growth of over- concentrated areas through:

1.2.8.1. controlling the new production and service sector investments with intra- regional (sub-national) functions in these areas, by devising disincentive measures such as increasing infrastructural and service charge rates and establishing sub-national taxing systems.

1.2.8.2. Strengthening the role of promising urban centers around the over- concentrated areas by means of establishing rapid transportation systems within these types of urban centers and the neighboring industrial centers.

1.2.8.3. Identifying those types of social, economic, administrative and service activities, that from the functional points of view, their presence in the over-concentrated areas are not a necessity, and transferring them to satellite towns and other promising areas of the country.

### **1.3.Preservation of the Environment**

The Islamic Republic of Iran, being very conscious of the need to protect the environment and to adopt a sustainable development growth strategy, has made a strong commitment to this end by

including the protection of the environment and natural resources in the country's constitution as a fundamental goal of the Republic.

Articles 45 and 50 of the Constitution of the Islamic Republic of Iran give the Government wide ranging authority and obligation to protect the environment. Article 45 of the Constitution focuses on the protection and management of natural resources such as soil, water, forests, rangelands, seas, lakes, rivers and other public bodies of water and authorizes the Government to approve legislation concerning the protection and utilization of the nation's natural resources.

Article 50 of the Constitution states that:

" In the Islamic Republic of Iran, protection of the environment, in which the present and future generations must lead an ever-improving community life, is a general obligation. Therefore, all activities, economic or otherwise, which may cause irreversible damage to the environment, are forbidden".

In addition to the constitutional provisions mentioned, there are several laws, rules and regulations concerning the environmental protection in Iran, some of which would be mentioned here:

a. The Municipality Law of 1965, as amended in 1973. This law, being the first law in the country with reference to air and noise pollution, requires the Municipalities to designate and announce locations for solid waste disposal, sewage sludges and construction debris.

b. The Game and Hunting Law of 1965, as amended in 1974. This law regulates wildlife and fisheries management to prevent over-exploitation.

c. Coastal Zone Properties Act of 1967. This law prohibits private ownership and exploitation of coastal zones and wetlands.

d. Protection and Utilization of Forests Law of 1967 as amended in 1975. This law regulates the protection of forests and rangelands.

e. The Plant Protection Rule of 1967. Under this law, publication of the list of permitted chemicals for plant protection, formulation of procedures for safe use of such chemicals and controlling their import, production and packaging is entrusted to the Plant Protection Organization.

f. Environmental Protection and Enhancement Act of 1973. This law, enacted shortly after the Stockholm Conference of 1972, incorporating many of the recommendations of the conference, designates the Department of Environment as the authority responsible for controlling any activity considered damaging to the environment.

g. The Air Pollution Control Rule of 1975. This rule defines the responsibilities of the Department of Environment regarding air pollution.

h. The Conservation and Expansion of Urban Green Areas Law of 1980. This law prohibits cutting down of trees within city limits unless accompanied with planting of at least twice as many trees as are cut.

i. Water Distribution Act of 1982. This law deals with sustainable management of water, both quantitatively and qualitatively.

j. Water Pollution Control Rule of 1984. This rule provides the enforcement mechanism for water pollution control provisions of the Environmental Protection and Enhancement Act of 1975, focussing on monitoring, inspection, and relocation of polluting industries and other sources.

k. Dug Well Drilling Rule of 1985. This law requires that the disposal of sewage from septic wells should be in compliance with environmental and health considerations.

l. Radiation Control Law of 1989. To protect the current population as well as the future generations from harmful effects of radioactive substances, this law gives the Atomic Energy Organization the responsibility to monitor and regulate the use of radioactive substances.

m. Water and Sewage Companies Law of 1990. Under this law, Provincial water and sewage companies are responsible for the collection, treatment and disposal of sewage.

n. Environmental Health Rule of 1992. This Law gives the Ministry of Health and Medical Education the responsibility to evaluate the impact of pollution on human health and to submit recommendations to the Government.

o. Air Pollution Control Law of 1995. This law requires all industries to observe the standards and criteria set by the Department of the Environment. This law also requires that Ministries of Housing and Urban Development and Interior incorporate environmental considerations in urban development plans.

p. Environmental Impact Assessment Rule of 1995. According to

this rule, issued by the Environmental High Council, all major development projects such as power plants, refineries, industrial estates, dams and water structures, steel mills, airports are obliged to undertake environmental impact assessment (EIA) studies and submit the report to the Department of the Environment for approval, before the implementation of the projects.

In addition to the legal framework mentioned above, the Government of the Islamic Republic of Iran has established appropriate institutional framework to protect the environment. The Environmental High Council (EHC); headed by the President of the Republic, and membership of two-vice presidents, ten Cabinet Ministers, the Attorney General, and four appointed experts, decides environmental policies and strategies and approves environmental standards. After the "Earth Summit" of Rio (1992), the Council created the Iranian Committee on Sustainable Development (IRCSD), composed of the representatives of concerned executive agencies, to coordinate Socio-Economic Development Plans of the country with the Agenda 21 recommendations. The Department of the Environment acts as the secretariat for the High Environmental Council.

The Department of the Environment (DOE), established in 1971 and headed by a Vice-President, is responsible for controlling any activity considered damaging to the environment. The DOE also serves as a coordinator, through the Environmental High Council, among the different Ministries which are charged with specific aspects of environmental management.

Sectoral Ministries and Municipalities also have units dealing with the environment.

In the area of environmental research and education, the Faculty of Environment of the Tehran University (formerly the Institute for Environmental Studies) has been active since 1972, offering several graduate programs and undertaking research in various environmental issues.

#### **1.4. Priorities**

The following are the priorities and plans of actions for the Preservation of the Environment for the period 1996-2000:

1.4.1. Taking into consideration the goals of the sustainable development and environmental considerations in the decision making processes in the country.

1.4.2. Preserving the land and controlling the soil erosion in watershed basins of the country through implementation of watershed management activities and protection of the vegetational cover.

1.4.3. Undertaking necessary actions to combat desertification through public participation.

1.4.4. Reviewing and revising existing legislative framework for the environment and preparing appropriate environmental indices, standards and regulations.

1.4.5. Making optimal use of energy sources through changing consumption pattern, increase of energy consumption efficiency and the use of renewable and clean energy sources.

1.4.6. Preserving and rehabilitating the renewable natural resources; preserving the endangered vegetational species; combating

desertification; prevention of water (surface and underground), soil, air and marine environment pollution; preserving the forests and rangelands, wildlife habitat; making optimal use of mineral resources, through the application of environmental regulations.

1.4.7. Making Environmental Impact Assessment (EIA) a compulsory undertaking for major development projects and integrating environmental aspects in development planning, in order to prevent the environmental degradation by paying due attention to standards and making efficient use of national resources.

1.4.8. Expanding the basic and applied environmental research and studies in accordance with the specific conditions of the country, and propagating environmental education and awareness and encouraging the public participation in improving the quality of life.

1.4.9. Paying due attention to environmental resource potentials in implementing the national economic development plans by taking into account the environmental carrying capacity.

## **1.5. Natural Disaster Mitigation**

Iran is located on the Alpine - Himalayan seismic belt which makes it one of the most vulnerable countries to earthquakes. Many of the major earthquakes of the 20th century, measuring in the range of 6.9 to 7.7 on the Richter scale, have occurred in this country. The country is also vulnerable to other types of natural hazards such as floods, sand storms, subsidence, landslides and so on. Therefore,

attempts to reduce the adverse effects of these disasters are urgently needed.

In 1991 the National Committee for Reduction of the Impact of Natural Disasters was established by a law to study, exchange information, undertake scientific research and to explore reasonable alternatives for the reduction of the effects of the natural disasters. In 1993, the Council of Ministers approved the implementing guidelines of this law, creating nine sub-committees, composed of different executive agencies, academics, research institutes, NGOs, and local government authorities, each being in charge of a different natural disaster, and a coordinating sub-committee at the Ministry of Interior. These sub-committees meet monthly and are responsible for preparing action plans for a different type of natural disaster and supervising their implementation.

At the sub - national level, Provincial Committees for Reduction of the Impact of the Natural Disasters are also formed. These Provincial Committees are chaired by the Provincial Governors.

The Ministry of Interior, being responsible for natural disaster management in the country, has created Natural Disaster Task Forces (NDTF) at national, provincial and local levels. These task forces are formed to expedite the operational programs at the time of disaster occurrences and, depending on the magnitude of the disaster, to put the relevant organizations on partial or full alert.

Provincial and local task forces, mainly in charge of relief and rescue operations, in contact and coordination with the public authorities concerned, assess the available information on the general situation in the disaster stricken areas, ascertain the



magnitude of the emergency, determine the nature and scope of the relief to be supplied by the Red Crescent Society of the Islamic Republic of Iran, set up relief organizations for the disaster stricken areas, begin dispatching basic relief supplies and equipment, issue necessary instruction as to procedures pertaining to relief teams, follow up the situation and necessary measures, plan for the reconstruction of stricken areas, and finally report the situation to the Ministry of Interior.

#### **1.6. Priorities**

The following are the priorities and plans of actions for Natural Disaster Mitigation, at the national level, for the period 1996-2000:

1.6.1. Preparing a national framework for natural and man-made disaster mitigation and management by taking into account different risk zones at national, sub-national and local levels.

1.6.2. Improving the safety measures for protecting the population centers, citizenry as well as national investments from natural hazards and calamities.

## **2. Urban Development and Planning**

Over the past century the urban population of Iran has increased from roughly one million persons at the beginning of the period to more than 28 million in 1986 and close to 33 million in 1993. During this period the share of the urban population has increased from 20% to 57% and the number of cities from some 59 to 606 centers. The average urban growth rate during the decade 1976-1986 has reached the unprecedented figure of 6% per annum.

The pace of urbanization, hence urban sprawl, in Iran is such that in less than three decades the urban population of the country will increase from roughly 33 million in 1993 to some 99 million in 2021. The tripling of the urban population in the coming three decades is not a futuristic speculation, since, as was mentioned earlier, in Iran during the period 1956-1986, that is in just 30 years, the number of cities has increased 3.3 times from 186 to 606, while in this period, the urban population has grown 4.7 times from 6 to 28.3 million.

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1. To make comparison possible and to avoid discrepancies as a result of the differences in the official definitions of urban areas (i.e. see table 2.1), places of 5000 inhabitants and over are considered as urban areas here.

Table 2.1. shows the number of cities in terms of population categories from 1956 to 1991.

Table 2.1. Number of cities in terms of population categories (1956-1991).

Population Category	Number of cities				
	1956	1966	1976	1986	1991
2 million and over	---	1	1	1	1
1 to million	1	---	---	1	3
500,000 to 1 million	---	---	3	6	4
250,000 to 500,000	2	5	4	8	13
100,000 to 250,000	6	8	15	25	29
50,000 to 100,000	9	15	22	46	56
25,000 to 50,000	22	30	45	67	89
10,000 to 25,000	56	72	109	145	156
10,000 and lower	103	140	174	197	153
Total (Iran)	199	271	373	496	504

The implication of what was said above is clear: in the coming three decades we have to construct two times more new urban areas than all that we have inherited in our several thousand years of history.

Now, considering that most of our existing cities are at the center of prime agricultural lands, their spontaneous growth would amount to nothing less than the destruction of the most fertile plains of the country. Other environmentally negative effects, such as pollution of water resources, both surface and underground, devastation of our surviving forests and rangelands, and endangering of ecologically sensitive areas

such as sea, coastal zones, wetland ecosystems, wildlife habitats, areas of outstanding beauty, landscapes . . . will follow.

Therefore, the necessity for formulation and implementation of national and sub-national strategies and action plans on urbanization, urban development and management is apparent.

Establishment of policy and planning bodies for urban development and management in Iran dates back to 1965 when the Ministry of Development and Housing was established to prepare and supervise the implementation of "master plans" for major cities of the country.

This was the first time that such master plans were to be prepared for cities in the country, although prior to this the "Urban Renewal and Development Law", which was mainly dealing with town planning and street modification and extension activities, had required the Ministry of Interior to implement the regulations of this law through local governments (municipalities).

With the establishment of the "High Council for Urban Planning and Architecture" by a law in 1972, to coordinate urban planning activities and to promote traditional architecture, and the renaming of the Ministry of Development and Housing, by a law in 1974 as the Ministry of Housing and Urban Development, with new duties in relation to the preparation of urban development plans, the urban development plan activities were accelerated.

The High Council for Urban Planning and Architecture is composed of 11 Ministers and heads of organizations and is chaired by the Minister of Housing and Urban Development.

The preparation of comprehensive and detailed plans for urban areas of the country was supposed to have started during the Third National

Development Plan (1962-1968), but in practice the preparation and implementation of such plans took place during the Fourth National Development plan (1969-1973) and is continuing until now.

A comprehensive urban development plan is a long-term plan which determines the land use and zoning of residential, industrial, commercial, administrative, agricultural, utilities and urban public services, street network, terminals, airports and ports. Identifies priority areas for urban renewal and rehabilitation. Rules and regulations concerning all the above-mentioned, besides regulations on building maintenance, preservation of historical monuments and buildings and natural landscape, are thus prepared and regulated in this plan. The plan is monitored and reviewed periodically.

After preparation and approval of a city comprehensive plan, a detailed plan is prepared, based on the findings of the city comprehensive development plan. This plan provides detailed information on street-networks and throughfares, population and its density in urban units, as well as the building density. The priorities concerning the renewal or rehabilitation, development, the resolution of urban problems, and the location of various urban elements are also determined by this plan.

The detailed plans are prepared by consulting engineers under the direct supervision of the Ministry of Housing and Urban Development. They are then reviewed and approved by a provincial committee and forwarded to Municipalities for implementation.

To date more than 200 comprehensive urban development plans, for large and intermediate cities have been prepared by the Ministry of Housing and Urban Development and approved by the "High Council for

Urban Planning and Architecture". The same number (200) of detailed plans have also been prepared and implemented in the country. The Ministry of Interior, on the other hand, through Technical Offices of the Provincial Governments prepares "Guide Plans" for small towns of the country. These plans are put for review and approval at another provincial committee called "The Committee for Review and Approval of Guide Plans". After its approval by this committee, the plan is forwarded to the Municipalities for implementation.

A Guide Plan which is prepared for small towns (towns with a population of 50,000 or less) identifies the future development or expansion direction of the town and different land uses and suggests effective short-term solutions for crucial and urgent problems of towns that do not have a comprehensive urban development plan. Since 1976 to date 790 Guide Plans have been prepared or updated, and 174 of such plans are under preparation for the nation's small towns.

### **2.1. Metropolitan Planning and Management.**

Prior to 1995 the country's metropolitan areas were treated in the same manner with the other large urban centers in the country. In 1995, the issue of metropolitan development planning and management was discussed in the High Council for Urban Planning and Architecture and the council forwarded its recommendations on the subject matter to the Council of Ministers. The Council of Ministers issued a four-page decree setting the frameworks for metropolitan development planning and management and identifying the responsibilities of various executive agencies. A separate bureau, called "Bureau of Metropolitan Planning

was established in the Ministry of Housing and Urban Development and was given the responsibility for preparing development plans for the country's five metropolises, namely, Tehran, Mashad, Tabriz, Esfahan and Shiraz, following the frameworks set by the Council of Ministers. The Bureau, now is in the process of preparing development plans for the country's metropolises and hopeful to have them approved by the High Council for Urban Planning and Architecture prior to the three-year time-frame set by the Council of Minister's decree.

## **2.2. Comprehensive Transport Policies in Cities**

In 1978, only 14 cities in the country had intra-urban public bus services. To day, all the cities with a population of 100 thousand and over, that is 48 cities with about 65 percent of the nation's total urban population have intra-city public bus services.

Preparation of comprehensive urban transportation plan for cities of 200 thousand population and over is made compulsory and to date nine cities are in the process of preparing their comprehensive urban transportation plans.

In 1993, the "High Council for Coordinating Country's Urban Traffic" was created, by a law, to improve intra-urban transportation situation "Provincial Urban Traffic Coordinating Councils" have been created in nation's 25 provinces.

## **2.3. Urban Information and Research**

The Secretariate of the High Council for Urban Planning and Architecture finances studies and researches on various urban planning

and architecture related issues. In recent years, the secretariate has undertaken 93 research projects on the following main topics and 28 books have been published or are under publication, as a result of these researches:

- a. Comparative research on innovative urban management approaches.
- b. Issues and techniques of urban and regional planning.
- c. Urban planning rules and regulations in the country.
- d. Technical criteria and guidelines on urban planning.
- e. Comparative studies and documentation of urban planning research.
- f. Introduction and propagation of traditional architecture and research on its principles.

The Urban Planning and Architecture Research Center of Iran (UARC), affiliated to the Department of Urban Planning and Architecture of the Ministry of Housing and Urban Development is a research institute established for the purposes of providing scientific and technical advice to the Ministry on urban planning and architecture related issues. This center is also engaged in a lot of urban planning and architecture research projects. The center has also established an urban and regional planning data bank for the country, making the hardly collected data easily accessible to planners.

On the urban environmental health strategies and policies, the Ministry of Health and Medical Education, in collaboration with other executive agencies and in consultation with World Health Organization (WHO) has developed the "National Strategy on Health and Environment", taking into consideration the first principle of The Rio



Declaration on Environment and Development which states that "human beings are the center of concern for sustainable development. They are entitled to a healthy and productive life in harmony with nature".

On the Healthy City Program approach of WHO, after the First Healthy City Symposium in November 1991, a district in Tehran (Sizdah-e-Aban quarter in the 20th District of Tehran Municipality) was selected as the site for pilot implementation of the Healthy city Program and necessary activities began to carry out the project. Todate, Healthy city programs are underway in three other cities of the country, namely Shiraz, Ahwaz and Kashan.

#### **2.4. Priorities**

The following are the priorities for urban development and management for the period 1996-2000:

2.4.1. Obtaining a balanced and pre-planned development in urban areas

2.4.2. Improving the managment, planning, technical, and executive capabilites of Municipalities and moving towards self-sufficiency by creating Islamic city councils in urban areas of the country.

2.4.3. Improving the quantity and quality of drinking water distribution in urban areas.

2.4.4. Efficient and economic management of institutions providing urban services.

2.4.5. Improving quantity and quality of urban wastewater collection system and increasing the capacity of wastewater treatment plants.

- 2.4.6. Improving intra-urban transportation and traffic.
- 2.4.7. Improving urban environmental conditions.
- 2.4.8. Increasing the technical and economic efficiency in providing urban services and development and making optimal use of urban land.
- 2.4.9. Increasing the capacity of urban research and training centers.
- 2.4.10. Delegating the management of cities to elected city managers, devolving appropriate responsibilities and powers to local governments and strengthening their role, revising the legislative framework and procedures and establishing a new management system in local governments which would be monitored by the elected councils.
- 2.4.11. Supporting the local governments (municipalities) to achieve self-sufficiency, and providing financial assistance for the needy municipalities, especially the underprivileged urban areas of the country.
- 2.4.12. Securing new sources of income for the municipalities through local taxation system.
- 2.4.13. Preparing urban development plans (Guide plans, Master plans and Detailed plans) at the local level and approving them at provincial (subnational) level with in the framework of the rules and regulations set by the High Council for Urban Planning and Architecture.
- 2.4.14. Reconstructing and rehabilitating the problematic urban textures to achieve consistency in land uses and to make optimal use of urban infrastructural investments.

2.4.15. Revising the urban plan implementation mechanisms; such as the use of the portion of the value-added as a result of the implementation of the urban plans.

2.4.16. Improving the quality of urban design and residential areas on the basis of zoning, observing the neighborhood right, environmental pollution control, compilation and implementation of standards, criteria and regulations for designing the urban spaces, transportation networks, surroundings, buildings and observing the natural disaster zones, emergencies and accidents.

2.4.17. Giving priority to the completion of those new towns which are financially feasible, taking into account economic and implementing capacities of the country, in order to accelerate the housing supply during the second development plan period.

### **3. Housing , Land and Construction**

#### **3.1. Housing**

Since the beginning of planning in Iran the housing sector has been paid due attention. In the Constitution of the Islamic Republic of Iran (Article 31) the right and entitlement of every person and household for having suitable housing based on their needs is recognized.

Article 3, section 12 of the Constitution obliges the government "to lay the foundations of a sound and just economic planning , based on the principles of Islam, to bring about welfare, alleviate poverty and remove any kinds of deprivedness terms of food, housing, employment, health care and insurance." Article 43, section 1 of the Constitution also obliges the government" to provide the basic needs; that is housing , food , clothing , health care and medical treatment, education and the needed facilities for forming a family , for all the citizens." Article 31 of the Constitution states that "having a suitable housing, based on the needs. is the right of every citizen and household. The government is obliged to implement this article by giving priority to the needy , rural inhabitants and the laborers".

In addition to Constitutional provisions mentioned above, the Government has established appropriate institutional framework for housing provision.

The Ministry of Housing and Urban Development is the main executive agency responsible for housing in the country. Article 30 of the "Law of renaming the Ministry of Development and Housing as the Ministry of Housing and Urban Development" identifies responsibilities

of the Ministry on housing as follows:

- a. Preparation and implementation of government funded plans for housing provision and construction, nationwide.
- b. Implementation of plans related to residential complexes.
- c. Supervision of the affairs of the companies that are solely active in the construction of residential units, and rendering of technical assistance and guidance to the said institutions.
- d. Preparation of regulations, standards and technical specifications on construction, construction materials and housing.
- e. Preparation and implementation of public building plans.

The Housing Foundation of the Islamic Republic of Iran, established by a decree issued by the Late Leader of the Islamic Revolution in 1979, is another institution involved in rural housing provision.

The Law of Housing Provision for the Low-Income People of 1993 requires the Ministry of Finance and Economic Affairs to collect, in addition to the regular taxes collected, 0.5% of the taxes of the banking system of the country and forward it to the Housing Foundation of the Islamic Revolution which in turn is obliged to provide low-cost housing for the deprived urban and rural poor of the country.

### **3.2. Urban Land**

Following the accelerated and rapid pace of urbanization in the 1970's and in order make optimum use of urban land and prevent its speculation, the first comprehensive urban land law was enacted in 1975. The law had identified two types of land : public and private lands. Lands outside the city boundary and within 25 km radius from the city center

was earmarked for the future development and expansion of the city and were at government's disposal. Prior to the Islamic Revolution these lands were at the disposal of private real estate developers and the Mortgage Bank.

After the victory of the Islamic Revolution, the law was amended in 1979 to include Islamic law (The Second Urban Land Law). In 1982, the Third Urban Land Law was enacted. Within the period 1979-1982, the Urban Land Organization had transferred 13.6 hectares of urban land to beneficiaries that constituted 17.2% of the lands that were constructed in this period. Under the third urban land law, the entire urban idle lands which had never been utilized for any purposes were identified as public lands and the Urban Land Organization was charged with the task of providing and undertaking sites-and services projects on them. The Law had a five year implementation period. In this period 85.7 million square meters of urban land titles were transferred to individuals, organizations and cooperatives for housing construction. The residential units constructed by this mechanism constituted 50% of the total residential units constructed in this period. After the expiration of the duration of the third urban land law, the Fourth Urban Land Law was enacted in 1987. The law was applicable to 32 large and war-affected cities and did not include the entire urban areas of the country. Under this law, land development activities, entrusted to the Urban land Organization, was accelerated and expanded.

### 3.2.1. New Towns

In order to avoid over-concentration of population and activities

in large urban centers and to have a balanced distribution of population and settlement system in the country, on the basis of the Urban Land Law, the New Towns Corporation was created by a Council of Ministr's Act in 1988. To achieve a balanced socio-economic development and to control excessive growth and expansion of the nation's large cities, especially Tehran, the creation of new satellite towns at a reasonable distance from these cities were recommended. It was assumed that the creation of these new satellite towns, in addition to solving some of the problems of the big cities and reduction of their attraction, could be the new poles for social, economic and spatial development in the region.

Some of the principale objectives concerning the creation of new towns are as follows:

- a. Prevention of the irregular development of the mother cities and their transformation into metropolises.
- b. Absorption of the population by creating new centers of employment in the new towns.
- c. Prevention of the irregular land price rises and property speculations, caused by excessive expansion in the mother city.
- d. Reduction of the travelling expenses and the wasted time on transport from main city to the industrial regions around the big cities.
- e. Prevention of marginal and run-down settlements in the big cities.
- f. Reduction of the innercity traffic congestions.
- g. Creation of the residential areas near the places of work.
- h. The use of non-agricultural land for the creation of new towns and prevention of the destruction of agricultural land in the

peripheral parts of the cities.

i. Creation of employment in the new town and prevention of its becoming a dormitory type of settlement.

j. Reduction of the price for housing units by offering low cost land, considering the high cost of construction and land prices in the big cities, and the possibilities for housing large number of people in the new towns.

k. Attraction of the small capitals, into investment in housing industry and small workshops.

l. Reduction in the cost of infrastructure development in the main city.

m. Gaining open spaces by freeing the land in the inner city from factories, education and green spaces.

n. Prevention of the environmental pollution in the big cities which has reached a dangerous level in some of them, particularly in Tehran.

o. Careful control over all constructions in the new town in accordance with well studied and suitable regulations.

The New Towns Corporation has undertaken site-selection for 18 New Towns and has established affiliated executive corporations to implement the new town programs.

Some of new towns have been established for special purposes : Pooladshahr and Majlesi in the vicinity of Esfahan to provide the settlement services for the large industrial establishments of the region; Mohajeran new town in the vicinity of Arak, another industrial pole in the country, and Alavi new town in the vicinity of Bushehr due to its physical limitations for further expansion.



By the year 2010, it is expected that these 18 new towns would have a collective population of 3 million people, covering some 60,000 hectares of land. The total investments for this undertaking is estimated to be 7,800 billion rials, at current prices. The magnitude of the investments indicates the importance of the new towns programs.

### **3.3. Construction**

Construction industry, aside from having physical impacts on cities, has an important role in employment generation and also the national investment.

The Ministry of Housing and Urban Development is charged with the responsibility of "preparing regulations and standards and technical specifications for construction, housing, research and assessment of issues related to construction, building materials and also the preparation of required standards for building materials, in collaboration with the institute for Standards and Industrial Research of Iran "(Article 3, section D of the Law Renaming the Ministry of Development and Housing as the Ministry of Housing and Urban Development)".

The Housing and Construction Research Center, established in 1973. by a Law, is a research institute, affiliated to the Ministry of Housing and Urban Development, charged with the following activities:

- a. To coordinate and implement research programs in the field of housing and construction.
- b. To prepare housing and construction regulations and also the housing and construction production techniques.
- c. To test and study building materials.

d. To study traditional housing in urban and rural settlements.

The Bureau of Engineering Order of the Ministry of Housing and Urban Development, in order to upgrade the qualitative pattern of construction and housing, is charged with the responsibility of preparing national building codes. The national building code is composed of the following issues :

1. Safety against fire, 2. General obligations for buildings, 3. Construction materials, 4. Earthquake safety, 5. Building foundations, 6. Buildings with masonry materials, 7. Design and construction of concrete buildings, 8. Design and construction of steel buildings, 9. Pre-fabricated buildings, 10. Occupational health and safety, 11. Electric utilities, 12. heating and cooling installations, 13. Elevators and mechanical stairs, 14. Sanitary utilities, 15. Gas supply, 16. Insulation, 17. Energy conservation.

To date 8 issues in namely: Construction materials, Building foundations, Buildings with masonry materials, Design and construction of concrete buildings, Design and construction of steel buildings, Occupational health and safety, Electric utilities, heating and cooling installations, and Energy conservation have been prepared and approved by the Council of Ministers, making them compulsory regulations to be followed in construction industry.

### 3.3.1. Housing Consumption Pattern set by the High Council on Consumption Pattern.

According to this pattern, average floor area for a residential unit in five major cities of Tehran, Esfahan, Mashad, Shiraz and Tabriz (with the population of more than one million) is set to be 75 square meters, for other cities the figure is set to be 100 square

meters, and for rural areas 80 square meters. Residential units constructed on the basis of this consumption pattern are entitled to subsidies and special facilities.

The Engineering Order Organization is a Non-Governmental Organization (NGO), established in 1977 and renamed in 1992, "to provide the grounds for the development and advancement of construction affairs, to promote technical knowledge and quality of work of the construction engineering professionals, to identify suitable mechanisms for monitoring construction activities with assistance of the engineers". The Organization has branches in all 25 provinces of the country.

### **3.4. The Past 20 Years**

The housing shortage has been one of the major social and economic problems of the country in recent decades. This shortage is mainly due to the rapid increase in household number which is brought about by a) the young structure of the nation's population, and b) the changes from traditional large families to the existing small families. Devastating natural disasters and the imposed-war have also added to the housing demand side considerably.

In spite of the housing shortage in the last years, existing statistics on the basis of census on population and housing show that housing quality has improved considerably. In 1966, only 25.38% of the total residential units had access to electricity and 14.35% to potable water supply. These figures were increased by the year 1986 to 82.85% and 74.75%, respectively, showing housing quality

improvement in the last two decades(see Table 3.1).

#### 3.4.1. Housing Stock

From 1976 to 1993, on the average, about 200,000 urban housing units and 100,000 rural housing units were constructed annually. Table 3.2 shows the number of housing units constructed in urban areas from 1976 to 1993.

Considering the fact that during this period the housing replacement (demolishing) rate was 1.5% in urban areas, and 2.2% in rural areas, a total of 4.2 million housing units, 3.1 million in urban areas and 1.1 million in rural areas, were added to the housing stock of the country. Table 3.3 shows the national housing stock in 1976, 1986 and 1993.

Table 3.3. the national housing stock in 1976, 1982 and 1993.

(Number in million)

year	1976	1988	1993
urban	2.4	4.7	5.5
rural	2.9	3.5	3.9
Iran	5.3	8.2	9.4

#### 3.4.2. Construction Materials Used

The analysis of data on housing construction materials during the period 1976-1993 show that the majority of the urban housing units are built by brick and steel while the majority of rural housing units are built by sun-dried brick and wood. The data also indicates that the ratio of housing units built by brick and steel in urban areas has increased during the said period (from 63.7% to 78.9%) while the ratio of sun-dried brick and wook houses in rural areas has decreased. Table 3.4 shows the typees

of construction materials used in urban areas in 1976, 1988 and 1993.

### 3.4.2 Housing Tenure Type

The analysis of data on housing tenure type in urban areas during the period 1976-1993 indicate that the percentage of housing units owned by the households has increased from 69.4% in 1976 to about 80% in 1993, while the percentage of rental housing has decreased from 11.9% in 1976 to 11% in 1993.

### 3.4.3. Mean Floor Area and Related Statistics

Mean floor area per housing unit in urban areas in 1976 was 117 square meters. It had increased to 120 square meters in 1988 and to 122 square meters in 1993. Mean floor area of newly built housing units in urban areas in 1976 was 142 square meters which had increased to 157 sq. meters in 1988 and decreased to 137 sq. meters in 1993.

Of the newly constructed housing units in 1976, about 76% were for personal use, 19% for sale and 5% for rent. These figures for 1988 were 91%, 5.5% and 2.1% and for 1993 were 93% , 5% and 1.7%, respectively.

About 69.5% of newly constructed housing buildings in 1976 were single - storey buildings, 20.9% two-storey, 6.2% three - storey and 3.2% four-stories and more. These figures for 1989 were 67.5%, 22.9%, 7.2% and 2.4%, respectively.

The number of housing units per newly constructed housing buildings in 1976 were as follows : 87% single-unit, 8.2% two - units,

1.9% three-units and 2.9% four-units and more. These figures for 1989 were 86.5%, 10%, 1.6% and 1.8%, respectively.

#### 3.4.4. Housing Investment

The ratio of public to private investment in housing during the period 1976-1993 has decreased from 13% to 5%.

The share of housing investment from the total constant capital formation had increased from 28.7% in 1976 to 41.8% in 1989 and decreased to 28.1 in 1992.

The share of banking facilities to construction and housing sector from the total banking facilities had increased from 20.6% in 1976 to 34.1% in 1988 and decreased to 30.4% in 1991.

The analysis of data on housing and land price indices and also the index for consumption commodities and services (see Table 3.5) indicate that during the period 1977-1993, price increases in land and housing has always been lower than the price increases in consumption commodities and services.

#### 3.4.5. Urban Land

During the First Socio-Economic and Cultural Development Plan (1989-1993) provision of 30% of the land required for housing construction was entrusted to the Urban Land Organization. Performance of the Organization was 124.5% of the quantitative objective set by the Plan (see Table 3.6).

Table 3.6. Performance of the Urban Land Organization as compared to the quantitative objectives set by First Development

Plan (1989-1993), (Unit:households).

year	Proposed by Plan	Performance	Percent achieved
1989	75,000	52,847	70
1990	95,000	84,127	89
1991	105,000	146,274	139
1992	125,000	205,527	164
1993	138,000	181,103	131
Total	538,000	669,878	124.5

By the end of 1993 a total of 568 land development projects covering some 55,363 hectares of urban land had been implemented throughout the country by the Urban Land Organization.

During the 1989-1993 period, on the basis of Article 67 of the Urban Land Law, 121,000 housing units, 26,000 detached and 95,000 apartments, were constructed through a partnership by the private sector. The share of private sector developers was 44%.

Table 3.7 shows the performance of the new towns Program. Based on these data, new towns could be classified in to two categories:

a. Those that are in the study phase and no physical progress has been made. They include Latian, Binalood, Ramin, Ramshar and Tiss new towns.

b. The rest which have variable physical progress, from 21% in Pardis new town to 50% in Aalishahr.

### **3.5. Housing in the Second Social, Economic and Cultural Development Plan (1995-1999):**

In the Second Social, Economic and Cultural Development Plan, the housing sector has been divided into three sub-sectors of Free, Assisted and Social housing.

**Free Housing:** This type of housing is constructed with standards other than those set by the "housing consumption pattern" and is not supported by the government. Its price is determined in the market according to supply-demand mechanism.

The share of this type of housing in the housing production market is predicted to be 53 percent of the total urban units and 58 percent of the total rural units during the second five year plan period, or 1.360 million units. (827 thousand in urban areas and 533 thousand units in rural areas).

**Assisted Housing:** This type of housing is prepared on the basis of the standards of the housing consumption patterns and is supported by the government for encouraging producers and the users of these units. The government's support includes subsidizing connection fees for water, electricity, gas and construction charges as well as low interest loans.

The share of this type in the housing production market is 30 percent of the total residential units in the urban areas, and 41 percent in rural areas, or 850 thousand residential units (476 thousand units in urban areas and 374 thousand in rural areas).

**Social Housing :** Construction of this type of housing is mainly aimed at social goals and is based on minimum acceptable standards or even lower than standards of housing consumption pattern. Users of this kind of housing are young couples, low income group, headless households and other similar cases that cannot afford suitable housing on the market.

The required capital for this type of housing which does not have



economic justification in the market is provided through government subsidies to solve a social problem. These dwellings will be produced with the partnership of the government, banks, social welfare organizations, cash funds available in the community, and selling share stocks to the users.

The users will make use of the units in two ways, lease and lease with an option to buy. The lease is called "social lease" whose rent should be around 40 percent of the minimum wages in the country.

The share of this type of housing in the market is predicted to be 16 percent of the total urban-dwelling units in the Second Development Plan, equalling 250 thousands units.

The Plan aims at the construction of 2,590 thousand residential units in the country of which the contribution of non-governmental sector is 2,460 thousand units. Table 3.8 shows the housing distribution in these three sub-sectors (Free, Assisted and Social) in non-governmental sector.

### 3.6. Priorities

3.6.1. Producing Social housing units.

3.6.2. Retaining household density in residential units throughout the Second Development Plan period.

3.6.3. Optimizing the use of land and orderly urban development through land development and completion of new settlements.

3.6.4. Increasing the share of housing mass-production.

3.6.5. Assisting the economically vulnerable people and those affected by natural disasters in terms of housing provision.

3.6.6. Renovating existing decaying urban residential texture.

3.6.7. Giving priority to completion of financially feasible new towns aiming at faster production of housing.

3.6.8. Establishing private and cooperative institutions for construction of residential complexes.

3.6.9. Increasing the share of rental housing by motivating investments. 3.6.10. Facilitating partnership of municipalities and other local non-governmental organizations for rental housing programs.

3.6.11. Improving the existing rural housing quality by new housing construction and rehabilitation of existing rural residential texture.

3.6.12. Preparing and enforcing instructions needed in the design and construction of buildings, for energy conservation purposes.

Table 3.1. Statistics Relating To the Household &amp; The Number Of Residential Units In The Years 1966, 1976 and 1986

	1966			1976			1986		
	Total Country	Urban	Rural	Total Country	Urban	Rural	Total Country	Urban	Rural
No. of Households	5,029,320	1,960,701	3,068,619	6,709,068	3,264,193	3,444,875	9,626,945	5,527,475	4,099,470
No. of Residential Units	3,898,719	1,300,828	2,597,891	5,305,532	2,377,580	2,927,952	8,024,487	4,669,722	3,354,765
Percentage Of Houses With Electricity	25.38	74.36	3.71	48.25	90.18	14.21	82.85	98.04	62.86
Percentage Of Houses With Water Supply	14.35	44.47	0.97	51.88	89.26	21.53	74.57	91.07	52.84
Households Per Residential Unit	1.29	1.51	1.18	1.26	1.37	1.18	1.18	1.18	1.16

Table 3.2. Number of Housing Units Constructed In Urban Areas (1976-1993)

Year	Number in thousands	Year	Number in thousands
1976	148	1985	232
1977	174	1986	213
1978	219	1987	211
1979	239	1988	188
1980	263	1989	167
1981	191	1990	136
1982	192	1991	218
1983	153	1992	182
1984	219	1993	283

Table 3.4. Construction Materials Used In Urban Areas 1976, 1988 & 1993 (percent)

Construction material	1976	1988	1993
Reinforced concrete & Steel, beam & skeleton	1.4	5.2	7.1
Brick & steel	48.6	63.7	78.9
Stone & steel	19.8	13.2	7.7
Cement blocks	1.7	4.4	2.5
Brick, stone & steel	-	3.2	0.5
Reinforced concrete	-	-	2.7
Sun-dried brick & wood	15.7	5.4	-
Sun-dried brick & mud	12	5.1	0.4

Table 3.5. Price Indices For Land, Housing &amp; Consumption Commodities &amp; Services

Price index	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993
1.sq.m. housing construction	100	106.6	104.3	112.6	129.3	161.4	226.6	250.7	249.7	253.3	270.9	320.2	386.2	511.5	682.1	914.9	996.5
1.sq.m. urban land	100	79.6	46.7	45.6	56.2	82.8	155	167.3	190.8	172.1	173.5	219.8	410.6	434.8	980.8	1140	995.5
Consumption commodities & services	100	110	122.5	151.3	186	261	261	288.5	300.2	362.6	466.4	594.9	696	758.7	907.3	110.3	1152

Table 3.7. Performance Of New Towns Programs

New town	Land to be Developed(ha.	Land Developed(%)	Number of Applicants	Number of Unit Transferred
Hashtgerd	555	45	18500	11579
Parand	50	22	1250	910
Pardis	200	21	15000	6500
Andisheh	440	30	22500	10700
Latian	-	-	-	-
Baharestan	290	25	15500	15185
Majlesi	100	30	1500	1381
Fooladshahr	450	38	13500	13120
Golbahar	90	23	1000	760
Binalood	-	-	-	-
Mohajeran	490	38	8300	8300
Alishahr	80	50	1500	1362
Alavi	40	22	250	250
Sahand	150	25	7500	5000
Sadra	190	35	6000	2000
Ramin	-	-	1500	
Ramshar	-	-	-	-
Tiss	-	-	-	-

Table 3.8. Distribution Of, Free , Assisted & Social Residential Units In Non-Governmental Sector (unit:1000 units)

Housing Type	Urban Areas		Rural Areas		Total Country	
	Number	Percent	Number	Percent	Number	Percent
Free Housing	827	53.2	533	58.75	1360	55.3
Assisted Housing	476	30.7	374	41.25	850	34.5
Social Housing	250	16.1	-	-	250	10.2
Total	1553	100	907	100	2460	100

#### **4. Rural Development**

In the beginning of the twentieth century (1900's) the total population of Iran was about 9.5 million, of which 84% was non-urban. In 1956, of the total population of 18.955 million, more than 13 million or 68.6% were residing in rural areas. The rural population of the country has declined from 62% of the total population in 1966 to 53% in 1976 and to 43.3% in 1991. During the period 1976-1991 the urban population of the country has grown 5.5 times, while the rural population's growth has been only 1.9 times.

Currently there are 4.5 million households in rural areas of the country living in 65000 rural settlements. Majority of these rural settlements are small and are dispersed throughout the country. Agriculture is the main economic activity in rural areas.

Rural employment is 45% of the total national employment. Also, 40% of the total job seekers come from rural areas. In recent decades, the migration of rural labor force to urban areas has caused the decrease in job opportunities in these areas.

The legal framework for rural development in the country dates back to 1937 when the "Law of Rural Development" was enacted. However, it was only after the Islamic Revolution that to alleviate poverty and improve the living conditions of the rural areas, certain laws based on the fundamentals and principles of the Islamic Republic Constitution were enacted.

In the introduction of the Constitution the need for the provision of equal opportunities for the entire population of the country is stressed. Article 3 of the Constitution obliges the Government to undertake necessary actions for poverty alleviation



in the community, and the provision of housing, employment, health, food, welfare and insurance. Articles 31 and 43 of the Constitution also indicate the Government's strong commitment to provision of housing based on the needs of the rural settlers and workers, poverty alleviation and economic independence.

In addition to the constitutional provisions mentioned, appropriate institutional framework for rural development has been established in the country. In 1979, " Jihad-e-Sazandeghi Foundation" was established by a decree issued by the Late Imam Khomeinie, the Leader of the Islamic Revolution, for rehabilitation and reconstruction of rural areas and deprived regions of the country. In 1983 the Foundation was reorganized and the Ministry of Jihad-e-Sazandeghi was formed to move towards independence and self-sufficiency and to achieve improved socio-economic conditions in rural areas through developments in agriculture, animal husbandary and rural industrialization, planning and implementation of rural infrastructure projects.

The Housing Foundation of the Islamic Republic of Iran, established by a decree issued by the leader of the Islamic Revolution in 1979, is another institution involved in rural development activities.

The main responsibilities of this Foundation is, mass production of rural housing, integrated rural development activities, production of construction materials and renovation and reconstruction of disaster stricken rural areas.

In this connection, the Foundation has undertaken the following activities:

- Preparation and implementation of rural Guide Plans: These plans consider the revitalization of economic, social and physical aspects of rural areas, to establish the basis for rural expansion and development considering the economic, social and cultural conditions, balanced distribution of facilities, guiding the physical development of rural areas and providing necessary facilities for improvement of rural housing and environment.

- Providing land for rural housing : The Foundation provides land for housing in large rural centers and rural centers vulnerable to natural disasters.

- Granting interest-free loans for housing construction: The Foundation, in cooperation with other financial institutions, provides interest-free loans for rural housing construction.

- Reconstruction of war-damaged areas: The Foundation started this activity in 1982, and in 1993 alone, had constructed 29,160 housing units covering some 1,793,863 square meters of built area.

- Reconstruction of areas affected by natural disasters: In 1993 alone, the Foundation had constructed a total number of 43,462 housing units in natural disaster stricken areas.

The Bureau of Deprived Regions Affairs is another institution involved in rural development activities, specially those rural areas which are identified as "deprived areas".

#### **4.1. The Past 20 Years**

During The Fourth National Development Plan (1968-1972), for the first time, a special chapter for rural reconstruction and development was included in the Plan. Financial requirements for

this was 6.5 billion Rials. Although during the Fifth National Development Plan (1973-1977) a comprehensive emphasis was accorded to rural development, at the end of this Plan Period about 80% of rural areas did not have access to potable water.

After the victory of the Islamic Revolution, rural development was given due attention. Investments in rural development projects, during the period (1990-1993), has been some 1100 billion Rials.

In terms of rural rehabilitation projects, during the past 20 years some 2300 rural development plans (Guide Plans) have been prepared and implemented in the country.

Infrastructural activities todate include the following: Construction of some 63,000 kilometers of rural roads, provision of electricity to about 30,000 villages and potable water to about 51,000 villages in the country. In addition to this, the Jihad-e-Sazandeghi provides drinking water by mobile tankers to some 1830 villages and nomad settlements annually.

Rural housing activities during the past 20 years have been summarized in Table 4.1:

Table 4.1. Rural housing activities (1976-1995)

Activities	1976-1989	1989-1992	1992-1995
Construction of housing units damaged by disasters	30,423 (constructed) 51,234 (Repaired)	51,012 (constructed) 118,343 (Repaired)	47,684 (constructed) 64,337 (Repaired)
Construction of housing units damaged by war	10,835 (constructed) 20,726 (Repaired)	17,724 (constructed) 182,152 (Repaired)	15,992 (constructed) 7,871 (Repaired)
Provision of land for rural housing	7,652 (lots) 382 (Haectares)	43,156 (lots) 1939 (Hectares)	119,860 (lots) 3,782 (Hectares)
Housing mass production	---	45,124 (units)	5727 (units)
Interest-free loans for rural housing	---	235,345 (units) 82.5 (billion Rials)	162,218 (units) 120.5 (billion Rials)
Grants-in-Aids	---	18,151 (households) 1.1 (billion Rials)	No figure available

Employment generation activities in rural areas during the past 20 years is summarized in Table 4.2:

Table 4.2. Rural employment generation activities (1976-1995)

Activities	1976-1989	1989-1992	1992-1995
Carpet weaving cooperatives	48	49	43
Establishment of rural industrial areas	---	25	29
Establishment of rural industrial units	---	1,535	500
Upgrading rural industrial labor skills	---	153,374 (persons)	85,203 (persons)
Preparation of typical industrial plans	---	60	25
Rural industrial location studies	---	---	25
Employment generated	126,000	174,000	150,000

In 1992 about 24,000 rural cooperatives and 5,000 agricultural cooperatives were active in rural areas of the country.

In order to improve living and health conditions in rural areas, just distribution of health facilities throughout the country, and priority of rural areas in getting the needed services were two important strategies adopted during the First Socio-Economic and Cultural Development Plan of the Islamic Republic of Iran. As a result, infant mortality rate in rural areas has decreased and health conditions improved considerably.

In 1992, there were 10,666 Health Houses covering some 34,000 villages with a population of 1.7 million people and rural health centers giving services to some 2 million rural inhabitants. Welfare services in rural areas are also provided by "Welfare Organization of the Country".

Todate there are 1303 rural Welfare Complexes, with 5,000 personnel, providing wilfare services to some 49,943 rural households throughout the country. There are also 26,000 social workers providing necessary welfare services to rural residents.

#### **4.2. Priorities**

The following are the priorities for rural development and the development of deprived areas for the period 1996-2000:

1. Integrated rural development
2. Improving living conditions and physical structure of rural areas
3. Promting the role of rural settlers in the management of rural affairs.
4. Increasing the employment generating capacity of rural small-scale and handicrafts industries
5. Striking a balance between rural population and services.
6. Modifying the settlement pattern of rural areas
7. Planning for the settlement of nomads in potential growth centers in nomadec areas.
8. Improving the living quality of settled nomads
9. Improving the living standards and the economic conditions in deprived and strategic areas of the country

## **5. Women**

The establishment of the Islamic Republic of Iran in 1979 provided the ground for the application of human-nurturing divine principles of Islam to enhance the status of women in society. According to Islam, men and women are complementary to one another and both enjoy equal status. Therefore, equality between men and women is an inherent and assured fact. Men and women, equally, should endeavour to fulfil their ideals through the advancement of knowledge, promotion of understanding, safeguarding of human integrity, enjoyment of the gifts of life, benefiting from individual and social freedoms and the creation of a better world to live in.

The constitution of the Islamic Republic of Iran places considerable emphasis on the importance of supporting women's rights in all dimensions and on the necessity of creating a healthy environment to secure women's progress and development in all moral and economic aspects.

The preamble to the Constitution states that "Family is the fundamental unit of society and the focal point of human growth and elevation. Ideological and idealistic concurrence in the formation of the family, which is the major determinant of human progression and development, is a fundamental principle, and it is the responsibility of the Islamic Government to facilitate the attainment of this objective. It is in the context of this definition of the family unit that woman ceases to be an object and merely a tool in the service of exploitation and propagation of consumerism; and while regaining her significant and worthy role of motherhood in bringing up children with ideological beliefs and attitudes,

she, alongside men, pioneers and strives for achievement in the active fields of life. Consequently, she will assume greater responsibilities and attain greater respect from the view point of Islam."

Article 3 Section 14 of the Constitution places emphasis on equal treatment of men and women by law and states that "the Government is required to make every endeavour to secure all-embracing rights for men and women, create judiciary security for all and equality of all citizens before the law."

Article 10 of the Constitution states: "As family is the basic unit of Islamic society, all laws, regulations and programs must aim at facilitating its establishment and safeguarding its values. Relations within the family must rest upon Islamic laws and ethics."

Article 20 of the Constitution says that "All members of the nation, whether man or woman, shall receive equal protection of law and shall enjoy human, political, economic, social and cultural rights with due reference to and observance of the principles of Islam".

Article 21 of the Constitution stipulates that "The Government shall be responsible for the safeguarding of the rights of women in all respects in accordance with the principles of Islam, by taking the following measures:

1. Creation of a suitable environment to enhance the personality of woman and redemption of her good and material rights.
2. Protection of mothers, particularly in the duration of pregnancy and custody of children; and protection of children without guardians.
3. Creation of competent courts to preserve the continuity and survival of the family.



4. Implementation of a special insurance scheme for widows, elderly women and women without guardians. 5. Granting custody of children to qualified mothers to protect their interests in the absence of legal guardians.

According to the Constitution, men and women enjoy equal rights in employment, social security benefits and access to free education. Specific references are as follows:

Article 28: "Every person can choose the job that suits his or her liking, provided that such work does not violate Islamic values, public interests or any other person's rights. Government must, in accordance with society's needs for different professions, create employment opportunities for all citizens and establish equal conditions for securing jobs."

Article 30: "Government has the responsibility of providing free education for every one to the end of high school grade and extending free higher education to the point of covering the needs of all citizens".

The Iranian Civil code also supports the rights of women in different domains. The collection of women's civil, judicial and economic rights and other statutory codes and enactments contained in the texts of the Civil Code and other laws of the Islamic Republic of Iran are summarised below:

**a) Laws and regulations on social security, family protection and elimination of discrimination against women**

- Providing marriage allowance to men and women covered by social insurance.
- Providing household allowance to men and women covered by social insurance.

- Law entitling women employees who are divorcees, widows or those whose husbands are invalid to a family allowance.
- Laws governing financial and intellectual support of homeless women and children.
- Female children's entitlement to continue to receive pensions after the death of their parents.
- Extension of social insurance to the mother of the insured if she is supported by the insured and is over 55 years of age (Social Security Law).
- Priority in the payment of mahr (marriage portion) and alimony at the time of settlement of husband's debts (Law of Settlement of Debts. Chapter of Debts of the Deceased: Article 226).
- Laws governing mahr (marriage portion)(Civil Code: Articles 1078-1101).
- Right of dissolution of marriage:
 

In case a woman deems that there is a necessity for divorce, she can dissolve her marriage through the following provisions:

  - i. judicial divorce, meaning that a divorce would be obtained through court procedures.
  - ii. Khol divorce, by which the wife may obtain a divorce owing to her repulsion of the husband, in return of property she cedes to the husband.
  - iii. Mubarat divorce, which may be sought by both the wife or husband due to mutual repulsion. (Civil Code: Articles 1029, 1129, 1130, 1146 and 1147).
- Laws governing the dissolution of marriage (Civil Code: Articles 1120-1157).

- Amendments to the Law of Divorce and the determination of statutes concerning divorce, which specify obligation on the part of the husband to pay the wife a certain amount of money determined by the court as a compensation for her years of household management and children's upbringing (Single Article Divorce, ratified by the Islamic Consultative Assembly, 1992).
- Specific laws governing precautionary measures against the dissolution of marriage:
  - i. Bill for the establishment of family counselling units in special civil courts.
  - ii. Single Article on Divorce necessitating court consultation for application for any kind of divorce, mutually agreed or otherwise as a precautionary measure against divorce.
  - iii. Specifying marital conditions that benefit women including the donation of 50 percent of the husband's assets to the wife if husband seeks divorce on baseless grounds.
  - iv. Law of punishment for baseless negation of marriage.
- Law giving the wife the right of divorce if her living expenses are not provided for by the husband (Civil Code: Article 1118).
- Law on the protection and strengthening of family ties and the prevention of extramarital relations (Civil Code: Articles 1050-1054).
- Law on civil responsibility and requirements for the compensation of damages inflicted to a person or family's reputation or credibility (Law of Civil Responsibility Article 10).
- Punishment for offences committed against family morality and ethics (Law of Civil Responsibility: Articles 101-104).
- Law prohibiting husband's marriage with close relations of the wife.

- Prohibition of engaging female workers under 18 years of age in strenuous and potentially physically harmful tasks.
- Prohibition of night-shift work for women under 18 years of age.
- Prohibition of work for women six weeks before and four weeks after delivery (Labour Law).
- Prohibition of manual handling of loads by women during and ten weeks after delivery (Labour Law, Regulation of Load Handling: Article 7).
- Law of maternity leave.
- Provision of means of subsistence for the families of prisoners (Prison Regulations: Article 268).
- Creation of suitable facilities for the rehabilitation of prisoners to expedite their return to normal life in order to pursue family interests (Prison Regulations: Article 129).
- Allocation of 50 percent of the monthly wages prisoners receive for useful activity they perform to their families (Prison Regulations: Article 110).
- Laws of detaining women in separate quarters in prison and giving them means to keep their children of under five years of age with them.
- Laws governing obligations and rights of spouses in marriage (Civil Code: Articles 1102-1111).
- Availability of maternity care and assistance.
- Protection of the rights of retired or deceased women's children.
- Women's rights for leniency in punishment for criminal acts. Based on Islamic principles and code of justice, compared with men's punishment for a committed crime, certain leniency is provided for women for the protection and honour of their dignity.

- Law of exigency of submission of medical-fitness certificate prior to marriage.
- By-laws for the provision of medical and financial assistance to families of prisoners of war and providing pension for families who have lost their members in enemy captivity.

#### **b) Laws and regulations of women's employment**

- Guarantee of women's freedom of choice in employment where their dignity and family honour are protected.
- Provision of maternity support for women covered by social insurance, and their access to medical check-ups and assistance in childbearing.
- Giving leave-without-pay permission to women public-service employees who have to accompany their husbands on missions outside the area of their regular employment (Law Series, Leave Regulations: Article 37, Section 3).
- Giving leave to female employees due to their own illness, serious illness of parents, death of spouse or close relatives.
- Exemption of married women physicians, dentists and pharmacists from the obligation of practising their profession outside the capital city, Tehran for a number of years prior to obtaining a permanent certificate of practice in Tehran.
- Laws and regulations favouring women for part-time employment.
- Laws facilitating the retirement of female workers who are 55 years old and have served for 20 years.
- Law governing the employment of women by the Judicial Branch.
- By-laws on the manual handling of loads by female workers.
- Provision of 90 days leave with pay during pregnancy and after delivery

(Labour Law: Article 26).

- Necessity of removing women in pregnancy from dangerous and hard tasks without reducing their wages.
- Men and women are entitled to equal pay under equal conditions. Discriminatory measures based on age, gender, race and political and religious beliefs are absolutely prohibited (Labour Law : Article 38).

**c) Laws and regulations on health and medical care**

- Law on vaccination of pregnant women.
- Law of compulsory vaccination of women against tetanus before marriage.
- Law of establishing a Medical Services Organisation for the families of public sector employees.

**d) Laws and regulations on women's education**

- Allocation of gynaecology fields in medical schools to female volunteers.
- Rural midwives' training law (Single Article Law).
- Allocation of college seats for female students majoring in specialised fields of medical sciences.
- Law of the provision of educational facilities.
- Law of establishing youth training centres.

In addition to the legal frameworks mentioned above, appropriate institutional frameworks have been established to promote multifaceted participation of women in scientific, political, social and cultural activities:

**5.1. Women's Social and Cultural Council**

The Women's Social and Cultural Council (WSCC) was

established as one of the satellite councils of the Supreme Council of Cultural Revolution (SCCR) in June 1987. This council is responsible for formulating policy guidelines on women's social and cultural requirements and co-ordinating activities to ensure achievement of the objectives of the council.

The Women's Social and Cultural Council (WSCC) includes representatives from women of all classes, the Supreme Council of Cultural Revolution, ministries, government organisations and revolutionary institutions. WSCC has nine specialised committees involved in the fields of planning, research, rights and family, general education, mobilization, health, socio-economic affairs, employment and international affairs.

WSCC has studied, verified and proposed a number of schemes to the Supreme Council of Cultural Revolution for its approval. The proposals which have been ratified by the Supreme Council are as follows:

- Removal of obstacles confronting female students in majoring in certain academic fields.
- Creation of family assistance and advisory centres.
- Establishment of an International Affairs Committee at WSCC.
- Investigation of problems confronting women workers.
- Survey of the position and status of women in the Islamic Republic of Iran.
- Declaration of Woman's Week and Mother's Day.
- Stating the rights and responsibilities of married couples derived from the Civil Code in their marriage certificate.
- Formation of general plans and policy guidelines for women.

employment in the Islamic Republic of Iran.

## **5.2. Women's Affairs Commission**

The Women's Affairs Commission, with its central office in the Ministry of the Interior, has established branches in all provinces. Women's provincial commissions have been set up at the Social Councils of different provinces to facilitate the advancement of women, to identify their problems and to promote their participation in social and political activities throughout the country. The main objectives of Women's Affairs Commission and its provincial networks are:

- Systematic survey of the family condition and of the legal, educational and occupational status of women in order to identify problems hindering their progress.
- Collection of statistics and other information on different aspects of women's lives and activities.
- Creation of facilities to encourage women's participation in cultural, social, economic and artistic endeavours.

One notable achievement of the Women's Commission has been the establishment of cultural and social centres in Tehran and different provinces where women receive training in many fields at minimal cost. These centres have proven very effective in the advancement of women in society.

## **5.3. International Women's Bureau**

This Bureau was created in the Ministry of Foreign Affairs in order to co-ordinate the international activities of Iranian women.



The experts from this Bureau participate actively in international meetings and are also charged with the co-ordination of international activities in the country.

#### **5.4. Rural Women's Development and Extension Office**

This Office was created in the Department of Extension of the Ministry of Agriculture in order to plan rural women's activities and to meet their needs for training programmes. The purpose of this office is to help improve the economic and social situation of rural women through programmes for increased awareness, practical technical training, creation of employment opportunities, and assistance in establishing their own special organisations as rural women. At the present time this Office has branches with the same name in each one of the provinces of the country. Some 160 women specialists are working in this field in Tehran and the provinces.

#### **5.5. Bureau of Women's Affairs at the President's Office**

The Bureau of Women's Affairs (BWA), set up at the Office of the President in accordance with the Presidential Executive Order issued on 1 December 1991, is vested with the primary objective and responsibility to familiarise women with their human and Islamic rights and, within the frameworks of a well-co-ordinated system, facilitate their access to what they are legally entitled to in all aspects of life including cultural, social and economic matters. BWA constitutes three departments in the areas of planning, research, and domestic and foreign relations, with major functions as follows:

- presenting proposals for the enhancement of women's status in the

planning of cultural and social projects at the national level and co-ordinating the implementation of projects which promote the advancement of women.

- Directing the attention of researchers to the basic problems confronting women so as to concentrate national applied research activities in the direction of women's progress.
- Identifying women researchers, planners and experts throughout the country in order to utilize their professional expertise in the planning and execution of co-ordinated research activities.
- Collecting information and statistics on the economic, cultural and social positions of women in Iran and in the world for the establishment of a comprehensive data bank in order to facilitate and co-ordinate research on issues related to women.
- Setting up a research council for the adoption of appropriate policy guidelines to co-ordinate and direct research activities concerned with women's progress.
- Creating mutual ties with authorities in executive and judiciary institutions in order to exchange ideas on women's issues and remove obstacles hindering women employees' promotion.
- Establishing connections with women's organisations involved in areas of arts, sciences and training.
- Studying the social, economic and cultural situations of women in order to present proposals for the promotion of their progress.
- Establishing social and cultural contact with Islamic and non-Islamic countries throughout the world.
- Identifying and contacting international training, cultural and scientific institutions involved in research in areas of women's affairs

and interests.

- Establishing connections with international women's institutions and participating in conferences on women in order to present the true profile of the Muslim women of Iran to the world.

## **5.6. Non-Governmental Organizations (NGOs)**

Following the victory of the Islamic Revolution in 1979, a number of non-governmental women's organisations were instantaneously born and gradually evolved into various organisational structures, emerging as institutes, foundations, societies, groups, etc. There are 47 women's NGOs in the country. Of the most active NGOs in women's affairs is the Imam Khomeini Relief Committee.

### **5.6.1. The Imam Khomeini Relief Committee**

In accordance with the Decree of 5 March 1979, issued by the late leader of the Islamic Revolution, the Imam Khomeini Relief Committee was established to help the poverty stricken segments of the Iranian population, particularly women lacking financial support and orphaned children. The Committee is currently offering assistance to 958,000 economically depressed households throughout the country, consisting of 1.169 million men and 1.488 million women. Besides providing financial and material aid, the Imam Khomeini Relief Committee has been actively engaged in organising vocational training courses for financially-depressed women, offering scholarships to needy students and implementing income-generating small-scale projects for deprived women. Currently, the Committee's

various services are being provided by 8,000 social workers in different areas of the country.

## 5.7. The Past 20 Years

### 5.7.1. Education

According to the 1976 statistics, only 35.5 percent of the Iranian female population or 4.7 million were literate. In the same year, the men's literacy rate was 58.9 percent. The first post-revolutionary national census in 1986 indicated that women's literacy rate had climbed to the level of 52.1 percent and that 9.8 million women had become literate by that year. And, finally, the 1991 census showed that 67.1 percent of the total female population of over 6 years of age (14.9 million) were literate. The corresponding figure for the male population was 80.6 percent or 19.1 million.

Gender ratios between boys and girls finishing the primary and junior secondary school levels indicate the following trends in the period of 1976-1994:

#### Graduation from primary and secondary school

School year	Primary school		Junior secondary school	
	Male	Femal	Male	Female
1976/77	61%	39%	62%	38%
1986/87	57%	43%	58%	42%
1991/92	54%	46%	56%	44%
1993/94	53%	47%	52%	48%

During the academic years 1988/89 to 1993/94, female students, on the average, constituted 30 percent of the total enrolment in

universities and institutes of higher learning. Average breakdown of figures in different fields were as follows:

	Ratio (% of total)	
	Male	Female
Medical Sciences	55	45
Sciences	62	38
Arts	64	36
Social Sciences	63	37
Technical and engineering fields	95	5
Agricultural and veterinary sciences	96	4

The number of women staff members at universities almost doubled from academic years 1987/88 to 1992/93. Of the 30,262 academics serving on the staff of universities throughout the country in the first semester of 1992/93, about 18 percent were women. At present, 5.7 percent of professors, 16.5 percent of associate professors, 21.9 percent of assistant professors and 36.9 percent of university instructors are women. 2,220 women are staff members of faculties of medical sciences, which is 18 percent of the total.

The number and percentage of men and women teaching in schools in academic years 1976/77, 1986/87 and 1991/92 is as follows:

	Male Teachers		Female Teachers .	
	Number	% of Total	Number	% of Total
1976/77	91,496	47	102,924	53
1986/87	226,693	53	199,334	47
1991/92	277,351	51	271,195	49

In addition to the figures mentioned above, there are a number of teachers who are paid on an hourly wage basis employed in different schools across the country. Of the 47,016 teachers who worked on an hourly wage basis in academic year 1991/92 about two-thirds were women.

#### 5.7.2. Health and Medical Care

Currently, over 75 percent of the rural population and 60 percent of the urban population of Iran are served by the established health network of the Ministry of Health and Medical Treatment and Education. According to the targets set in Second Five-Year Development Plan (1995-1999), by 1999, the entire rural population will be served by the national health network. The country's basic policies in health include the following priorities and principles:

- Preventive measures are regarded as long-term investments.
- Rural areas and remote corners have priority in the allocation of medical resources.
- Out-patient treatment is preferred to hospitalisation.
- General health care services have priority over specialised services.

As is the case with women in almost all parts of the world, Iranian women have a longer life expectancy than men. Women's life expectancy in Iran increased from 56.3 years in 1979 to 69 years in 1993. This trend is expected to continue because of expanding health and medical attention given to mothers and infants as a means of long-term planning and investment.

The expansion of medical-care services in the past fifteen years

has decreased maternal mortality rates significantly from the high figure of 245 per 100,000 live births in 1978 to the relatively low figure of 54 in 1993. Implementation of family planning programs for the control of population expansion has also done its part in decreasing the maternal mortality rate through lowering the number of births per woman during childbearing age.

In 1992, there were 22,000 general practitioners and medical specialists, 3,600 pharmacists and 4,500 dentists in Iran. Currently, there are 12,220 health houses and 4,000 health care centres in urban and rural areas. About 16,000 Behvarzes, stationed at the health houses, offer primary health services to the community. Approximately 50 percent of the Behvarzes are female. (A Behvarz is a selected young man or woman who is a native of the district. After receiving practical and theoretical training for two years, he or she is employed by the Ministry of Health, Medical Treatment and Education to serve at health houses established in his or her locality).

One specific indicator of improved nutrition of pregnant women is that at present, 92 percent of the infants born today weigh over 2,500 grams at birth. A further indicator of improved child nutrition is the percentage of infants who are breast-fed for a period of at least 12 month, which has increased from 65 percent in 1987 to 67 percent in 1993. Meanwhile, the percentage of children receiving supplemental food appropriate for their age has increased from 29 percent in 1987 to 56 percent at the present time.

Immunisation against six diseases which are controllable by vaccines has expanded considerably and currently 85 percent of the

population is immunised against vaccine controlled diseases through routine vaccination.

### 5.7.3. Employment

According to the 1976 census, Iran's female population of 15 years and over was 9.2 million, of which, 1.2 million or 13.4 percent were economically active. The census of 1986 indicated the number of women in this age bracket had increased by 44 percent to 13.2 million, but that the number of economically active women had actually declined by 49,000. Most of the decrease was for women between 15 and 29 years of age whereas the number of economically active women in the age bracket of 30 to 34 had in fact registered a considerable increase on the order of 56 percent.

According to the 1991 census, the female population of 15 years and over was 15 million, of which, 1.488 million women constituted the economically active segment.

According to recent statistics, the number of public sector employees was 1.968 million in 1994, of which, 603,000 or about 31 percent were women. A total of 2,081,000 people were employed by the public sector in 1991, and the number of women employees in the public sector was 532,000 in that year. In the span of 10 years from 1981 to 1991, the number of women government employees had doubled. The substantial rise in the number of women public sector employees is an indicator of the importance the government places on the role of women in public sector institutions. Moreover, women are increasingly occupying more specialised positions in the public sector. At present, 33.6 percent of women employed in the



public sector possess college degrees and higher academic certificates.

#### 5.8. Policies and priorities

The following are the policies and priorities for progress of women during the period 1996-2000:

5.8.1. Safeguarding family integrity and encouraging womens' participation in social, political, educational and political spheres.

5.8.2. Creation of sports and recreational facilities for women.

5.8.3. Fulfilment of the requirements of the families of the martyred with emphasis on the improvement of their living standards and provision of employment for them.

5.8.4. Expansion and improvement of the social security system through funds allocated in the government's general budget for homeless women and children.

## **6. Social Security , Special and Vulnerable Groups**

Islamic laws and principles protect the rights of the needy and are the most valuable guidelines for providing assistance and help to the needy and to one another. The Constitution of the Islamic Republic of Iran and other relevant laws in the country protect the rights of the needy.

Article 3 of the Consitution obliges the Government "to do every thing possible, to eliminate discrimination and create just condition for all in moral and material aspects."

Article 29 of the Constitution states that "Benefiting from social security in retirement, unemployment, old age, invalidity, homelessness, incapacity, accidents, calamities, health services, medical care in the form of insurance, etc., is the right of every citizen, which must be provided by the Government via public revenues, people's participation and other means and sources."

Article 28 of the Consitution also states that "Government must, in accordance with society's needs for different professions, create employment opportunities for all citizens and establish equal conditions for securing jobs".

In addition to the Constitutional provisions, there are appropriate institutional frameworks for providing social secuity services in the country.

### **6.1. Social Security Organization**

The Organization provides social security services to the employees of manufacturing and private sectors by compulsory insurance and the self-employed by arbitrary insurance system. The Organization,

established in 1961 and gone through fundamental changes in its organizational set-up since 1979, is responsible for providing insurance services to the laborers, rural inhabitants and the vulnerable groups in the following areas: accidents and medical care, pregnancy, wage compensation, invalidity, retirement, death and unemployment.

## 6.2. The Retirement Organization

The Organization established in 1932, provide social security services to the government employees and municipalities, except the Municipality of Tehran, in areas of retirement, invalidity and inheritance duties.

## 6.3. Independent Retirement Funds

These Funds provides social security services to the affiliated employees, there are 16 of these Funds in the country, in the fields of retirement, accidents and financial assistance.

There are also private insurance companies which provide other types of insurance services, such as life insurance.

During the past 20 years the social security services have been transformed and organized to include several types of services. Today the entire national employees and their family members are covered by the social security services. Also, certain types of social security services are provided for the vulnerable groups.

Social security service beneficiaries in 1993 is as follows:

### a. Government employees

- Pension receivers	412,000 persons
- medical insurance beneficiaries	5,600,000 persons

### b. Non-governmental employees

- number of insured	3,900,000 persons
- pension receivers	765,000 Persons
- unemployment insurance beneficiaries	81,000 Persons
- medical insurance beneficiaries	1,600,000 Persons

Expansion of insurance system to include the entire urban community, gradual provision of insurance services, especially medical insurance to rural communities, increases in the amount of stipend and pensions, improving the level of medical service provisions are some of the activities of the social security services that need to be mentioned here.

#### 6.4. Welfare Services

Since old times the provision of welfare services to the needy and vulnerable groups, due to cultural and religious beliefs, have been practiced in Iran. Charitable homes, providing welfare services to the needy, used to be established and run by Mosques or some individuals. The government also had established some charitable institutions. It was after the victory of the Islamic Revolution, that the government, by establishing the "State Welfare Organization", by law in 1980, entrusted the entire governmental welfare services to this Organization. The Organization is charged with the main responsibilities of planning and providing protection services, physical rehabilitation services, training and social rehabilitation services. In 1993, the Organization had 2100 centers providing welfare services to 1.2 million vulnerable people throughout the country. Ministry of Labor and Social Affairs and Special Education Organization are other Governmental institutions providing welfare services.

There are also several Non-Governmental Organizations (NGOs) providing welfare services to the needy and vulnerable groups of the society, the most active of which are as follows:

- The Imam Khomeini Relief Committee
- The Mostazafan Foundation
- The Martyrs Foundation.
- The Fifteenth of Khordad Foundation
- The Foundation for Refugees of the Imposed - War
- The Society for Refugees of the Imposed - War
- The Red Crescent Society

The following vulnerable groups are covered by the welfare services:

- a. groups in need of social services, these include the following : the needy persons and headless households, including the children without guardians, the needy children, the elderly, women without guardians, the needy youth and students, lost people and the imposed war migrants. Their number is estimated to be 12 million people.
- b. groups in need of relief and social physical rehabilitation services, these include the, disabled and invalid persons, the homeless, those affected by natural and non-natural disasters, the foreign refugees and the Imposed - War migrants (refugees). Their number is estimated to be 1.8 million people.
- c. groups in need of training and social rehabilitation services, these include the drug addicts and social delinquents. Their number is estimated to be 1.1 million people.

The following table (Table 6.1) summarizes the welfare services provided by the State Welfare Organization (SWO) in three main programs, protection, social and physical rehabilitation in 1983, 1989 and

1993.

Programs	Number of service beneficiaries		
	1983	1989	1993
Social Welfer	291,077	519,243	925,535
Physical Rehabilitation	64,459	165,765	216,148
Social Rehabilitation	6,383	32,393	25,950

#### 6.5. Special Groups

The special groups here are referred to war migrants (refugees), the families of the martyrs, the missing, and the prisoners of war (POWs) and the refugees.

##### 6.5.1. The Imposed-War Migrants (Refugees)

Iran was deeply involved in an imposed and destructive war from September 1980 through August 1988. The war devastated many cities and inflicted heavy damages on life and property. Many families had to leave their war-ravaged towns and cities to seek refuge in urban areas away from enemy assaults. Even if the entire family could not leave their threatened home, women and children had to evacuate to safer areas. The Foundation for Refugees of the Imposed-War was instrumental in providing facilities for the refugees during the war. After the war, the Foundation took responsibility for the reconstruction of war devastated cities and the return of the refugees to their home towns.

##### 6.5.2. Families of the Martyred, the Missing and Prisoners of War

Another grave consequence of the imposed war was the martyrdom of countless numbers of men. There is no doubt that the

families of the martyred suffered tremendously and had to endure enormous hardships. The Martyrs Foundation of the Islamic Revolution is vested with the responsibility of helping the families of the martyred, missing and prisoners of war. The services provided by the Foundation are varied, and include among others, educational, cultural, social and economic services.

#### 6.5.3. Refugees

Since 1979, the Islamic Republic of Iran has hosted for million refugees as a consequence of political strife and armed conflicts in Afghanistan and Iraq. In compliance with the principles of Islam, the Government of the Islamic Republic of Iran considers as its responsibility the extension of support to the oppressed and deprived and believes that such endeavours cannot be limited by geographical boundaries. This open-door policy has enabled Afghan and Iraqi refugees to settle in Iran for years. The notable example of this is the Iraqi refugee influx following the Persian Gulf Crisis in August 1990, when 1.3 million Kurdish refugees, including scores of women and children confronted with a very perilous situation fled to the Islamic Republic of Iran and were provided with food and shelter. In 1991 and 1992, political improvements led to repatriation of many Iraqi and a considerable number of Afghan refugees to their homelands. Nevertheless, according to Government figures, by the end of 1993, it was estimated that 1,900,000 Afghan and 700,000 Iraqi refugees continued to live in Iran.

#### 6.6. Priorities

The following are priorities for social security, special and vulnerable

groups for the period 1996-2000:

6.6.1. Extension of social security insurance in urban and rural areas with priority accorded to productive activities.

6.6.2. Establishing a comprehensive social security system in the country.

6.6.3. Expanding medical insurance services to include the vulnerable groups and the rural settlers.

6.6.4. Maintaining self-sufficiency of related organizations and funds.

6.6.5. Creating conditions conducive to the development of talents and potentials served by the social service networks.

6.6.6. Creating conditions conducive to disabled persons to resume their regular life in the community.

6.6.7. Providing relief and rescue services to disaster stricken communities.

6.6.8. Enhancement of religious and cultural aspects in families served by welfare and social services.

6.6.9. Preventing propagation of social vulnerabilities and disabledness.

#### 6.7. Policies and Strategies

The following policies and strategies have been adopted for the period 1996-2000 :

6.7.1. Undertaking necessary actions to preserve the family unity as the basic social unit and providing security to the disabled persons, needy and the headless households.

6.7.2. Making use of the capabilities of those who are under social



security system, creating opportunities for employment and self-sufficiency.

6.7.3. Providing assistance and relief services to those who are affected by natural and man-made disasters.

6.7.4. Taking preventive measures for social vulnerability and disabledness.

6.7.5. Undertaking social-work, advisory, rehabilitative and other protective measures in order to secure the basic needs of the low-income groups, the needy and those affected by disasters.

6.7.6. Identifying the root causes of disabledness, social and natural vulnerability.

6.7.7. Developing physical environment and social preparedness in order to secure the needs of the disabled.

6.7.8. Providing incentives for private-sector investments in rehabilitation centers, charity organizations, training centers and employment centers for the disabled.

6.7.9. Expanding the preventive methods and the needed trainings in order to reduce occupational diseases and accidents.

6.7.10. Providing financial assistance and advisory services to families and non-governmental centers to take care of the disabled, the disadvantaged, the youth and women without a household head.

6.7.11. Coordinating relief and rehabilitation measures in cases of a disaster.

6.7.12. Expanding the training centers for skill improvements for job-seekers and the employed, with an emphasis on the specific establishments with adequate facilities for training the women, the disadvantaged, the disabled and their expansion in deprived areas.

6.7.13. Expanding the social insurance systems to cover the rural employees, in terms of treatment, disabledness, retirement and death.

6.7.14. Distributing justly the health and treatment resources of the country with specific emphasis on vulnerable groups, rural areas and the urban fringe.

6.7.15. Expanding and protecting the small - scale and home industries, technical services and the revival and development of handicraft industries in rural areas.

## **7. Monitoring Progress and Commitments**

As to monitoring progress, the Law of the Second Social, Economic and Cultural Development Plan has required the Plan and Budget Organization to prepare a set of indicators for monitoring the plan implementation. The work on the preparation of these indicators is underway and therefore, could not be reported here.

As was mentioned earlier in the introduction, the planning system in the Islamic Republic of Iran is based on five - year development plans. These plans which are comprehensive in nature, after surveying and identifying the problems and the needs of the country, set appropriate goals and policies and identify the necessary actions in response to the identified problems and needs. They pass through several processes where they are reviewed extensively and revised. After their approval by the High Economic Council and the Cabinet, they are forwarded to the parliament. The parliament after deliberations and making any necessary changes, finalizes and approves the plan. The plan, then becomes a legal document and its implementation is compulsory. The coincidence of the Second Social, Economic and Cultural Development Plan period (1995-1999) with the time-frame set for the Habitat II (1996-2000) means that the National Plan of Action reported here is taken from a legal document and its implementation is compulsory for all the executive agencies.

**Part c**  
**Natioanal Plan of Action**

## **1. National Physical Planning**

### **1.1. Plans of action**

#### **1.1.1. Preparing the National Physical Plan**

1.1.2. Preparing the Regional Physical Plan for the entire 10 regions of the country

## **2. Urban Development and Planning**

### **2.1. Policies and Strategies**

#### **2.1.1. Urban Management and Governance**

2.1.1.1. Delegating the management of cities to elected city managers, devolving appropriate responsibilities and powers to local governments and strengthening their role, revising the legislative framework and procedures and establishing a new management system in local governments which would be monitored by the elected councils.

2.1.1.2. Supporting the local governments (municipalities) to achieve self-sufficiency, and providing financial assistance for the needy municipalities, especially the underprivileged urban areas of the country.

2.1.1.3. Securing new sources of income for the municipalities through local taxation system.

#### **2.1.2. Urban infrastructure**

2.1.2.1. Preserving the urban water resources, qualitative and quantitatively, through the enactment of the necessary rules,

regulations and laws, and strengthening the institutional capacities.

2.1.2.2. Monitoring and managing water consumption in prohibited and critical areas in order to offset the fall in the underground water table levels, and other negative impacts.

2.1.2.3. Supplying the freshwater needs of the urban areas from accessible resources or through transbasin transferring of water, taking into consideration its sustainability.

2.1.2.4. Controlling the per capita water consumption by pricing mechanisms, based on the approved water consumption pattern.

2.1.2.5. Improving urban water distribution management and wastewater collection systems.

2.1.2.6. Implementing wastewater treatment projects in cities with environmental priorities.

2.1.2.7. Recycling and re-use of wastewater in large population and industrial centers.

2.1.2.8. Stressing the need for the establishment of joint urban utility canals (lines) in future urban expansions by municipal authorities in cooperation and coordination with other executive agencies.

2.1.2.9. Unifying and coordinatig decision making processes in the field of energy.

2.1.2.10. Optimizing and conserving the energy consumption.

2.1.2.11. Regulating energy prices, including oil, gas and electricity, taking into account environmental impacts, renewability and social justice.

2.1.2.12. Increasing the share of gas in national energy supply, expanding gas-supply activities in order to decrease product

cost of manufacturing units, generate employment, conserve hard currency and finally decrease environmental pollution.

2.1.2.13. Setting priority to the gas supply of large urban centers, settlements in the vicinity of forests, cold regions, and large energy consumers of the country.

2.1.2.14. Increasing current capacities and establishing new power plants to meet the electricity demand of the cities and rural areas in the country.

### 2.1.3. Urban Transportation System

2.1.3.1. Improving intra-city transportation and traffic system by undertaking necessary studies and developing public transportation systems in large and intermediate cities and discouraging private car usages in the cities.

2.1.3.2. Transferring stocks and operational management of intra-city transportation systems to private and cooperative-sectors.

### 2.1.4. Environmental Considerations

2.1.4.1. Improving urban environmental conditions by modifying and managing urban transportation system and translocating or eliminating urban pollution sources.

2.1.4.2. Charging pollution prevention costs to polluting plants/sources to meet the environmental standards.

2.1.4.3. Undertaking environmental impact assessment (EIA) for development plans and plans that utilize national resources, and

recommending implementation mechanisms in order to prevent the negative environmental impacts of these plans.

2.1.4.4. Preventing the pollution and degradation of the environment as a result of economic activities, by enacting necessary standards, rules, regulations and laws and by creating "Green Corps".

## **2.2. Quantitative objectives and plans of action**

The quantitative objectives and plans of action for the period 1996-2000 are as follows:

### **2.2.1. Urban development and planning**

2.2.1.1. Modifying the existing approval and implementation procedures of urban development plans by the High Council for Urban Planning and Architecture and obliging the executive agencies to follow the contents of the urban development plans.

2.2.1.2. Modifying the existing hierarchial system and procedures for controlling construction of buildings.

2.2.1.3. Preserving the agricultural lands and orchards within city boundaries.

2.2.1.4. Improving the quality of urban thematic maps and photos.

2.2.1.5. Modifying and revising the existing urban taxation system to include the taxes on value - added and building density.

2.2.1.6. Preparing 67 Comprehensive Urban Development Plans for cities with a population of 50,000 and over.

2.2.1.7. Preparing 67 Detailed Urban Development Plans for cities



with a population of 50,000 and over.

2.2.1.8. Preparing 264 Guide Plans for towns with less than 50,000 population.

2.2.1.9. Preparing and implementing rehabilitation and reconstruction plans for 272.6 hectares of problematic urban fabric.

### **2.2.2. Urban Infrastructure**

2.2.2.1. Modifying and revising the legal status of Water and Sewer Companies to localize the pricing of water and sewer services in urban areas.

2.2.2.2. Standardizing the drinking water quality.

2.2.2.3. Delegating the water distribution affairs to independent self-governing non-governmental sector.

2.2.2.4. Implementing simple and low-cost methods of wastewater treatment.

2.2.2.5. Collecting the entire cost of water distribution and sewer collection from the users.

2.2.2.6. Providing new drinking water system to urban areas, serving some 5.25 million people.

2.2.2.7. Providing wastewater collection and treatment services to 968,000 new urban inhabitants.

### **2.2.3. Urban Transportation**

2.2.3.1. Preparing and implementing comprehensive urban transportation plans for 5 large cities.

2.2.3.2. Prohibiting the use of polluting vehicles in cities and obliging public transportation system to use gas as their fuel.

2.2.3.3. Increasing the share of public transportation in total urban trip generation from the existing 56.5% to 66.2%.

2.2.3.4. Rehabilitating 3,913 kilometers of existing urban network.

#### **2.2.4. Urban management and governance**

2.2.4.1. Creating urban development planning committee in every city chaired by the mayor of the city and membership of heads of other executive agencies in the city.

2.2.4.2. Creating common municipality fund for strengthening the financial and executive capabilities of Municipalities.

2.2.4.3. Increasing the revenue of municipalities and other agencies providing urban services by adopting the "Users-Pay" strategy.

2.2.4.4. Mobilizing and strengthening the natural disaster task forces in cities.

2.2.4.5. Creating urban information data bank in cities.

2.2.4.6. Increasing public awareness on urban and municipality problems and optimal use of urban services and utilities.

2.2.4.7. Creating 68 city councils in cities with 100,000 population and over.

2.2.4.8. Increasing the number of cities.

2.2.4.8. Increasing the number of cities protected against flood hazards from existing 68 to 92 cities.

2.2.4.9. Increasing the number of population covered by fire protection services from existing 13 to 21.6 million.

2.2.4.10. Collection and disposal of 9131 tons of urban solidwaste in 80 cities of the country daily.

2.2.4.11. Increasing the urban green spaces by 4.2 hectares.

### **2.3. Financial Requirement**

The financial requirement for implementation of the above-mentioned action plan on urban development and planning for the period 1996-2000 is estimated to be 10,732.2 billion Rials of which about 6.2 billion Rials would be capital expenses and the rest would cover current expenses.

### **3. Housing, Land and Construction**

#### **3.1. Policies**

3.1.1. Optimizing the use of land, through rehabilitation of decaying urban fabrics, land readjustment and consolidation, determination of build - up areas proportionate to regional conditions, technical and economic feasibility, and capacities of available public services.

3.1.2. Supporting the mass production of housing through establishment of administrative, legal and credit facilities, and modifying tax regulations in order to increase housing production.

3.1.3. Assisting the construction of housing for the low - income groups and those affected by natural disasters, through government supports for those who follow the national housing construction pattern; increasing the purchasing power of these groups by subsidizing part of the interest on bank loans.

3.1.4. Encouraging reductions in the average built-up area of housing units, through changes in fiscal policies and taxing mechanisms.

3.1.5. Rehabilitating and removing decaying urban areas (old urban fabric) with in the frameworks set by the High Council on Urban Planning and Architecture.

3.1.6. Improving the quality of housing in order to increase the building durability and decrease the construction cost, mass and volume and to standardize construction components.

3.1.7. Promoting modern construction technologies, maintaining existing urban buildings, by establishing private maintenance and repairing companies.

3.1.9. Expanding the construction, architecture and urban planning

research for obtaining technical and scientific knowledge, exchanging experiences and improving education in this sector.

3.1.10. Extending the coverage of national building code to cover the entire country and all types of buildings.

3.1.11. Advocating developments in urban vacant lands, through tax measures.

3.1.12. Improving the quality of engineering services and construction in urban areas by establishing professional engineering organizations.

3.1.13. Improving the design, production, maintenance, and rehabilitation of building and housing capacities by mobilizing and establishing occupational organizations in private and cooperative sectors.

3.1.14. Continuing current government policies on the implementation of " Urban Land Policy " in order to increase the housing supply.

3.1.15. Continuing the policy of supplying the developed land, either in existing cities or in new towns, to private sector, municipalities, cooperatives and the government, with a priority accorded to mass producers of housing units.

## 3.2. Strategies

3.2.1. Reduction of floor area taxes for mass-production and rental housing.

3.2.2. Providing incentives for mass-producers of housing units.

3.2.3. Limiting the banking loan facilities to 25 million rials for construction and purchase of residential units. This amount would be

increased during the development plan period according to the inflation rate.

3.2.4. Increasing the share of banking facilities in the housing sector to 40% of the total capital formation.

3.2.5. Providing the free market housing developers with the credit facilities of the commercial banks, while for the assisted and social housing developers credit facilities of the Housing Bank and housing investment funds will be provided.

3.2.6. Providing long-term housing loan facilities .

3.2.7. Establishing saving as well as housing investment funds by non-governmental sector.

3.2.8. Establishing rental housing cooperatives.

3.2.9. Offering technical and legal trainings to the housing cooperatives.

3.2.10. Establishing insurance funds for repayment of long-term loans.

3.2.11. Provision of 30 percent of the lands required by the residential units in the urban areas by the government sector and the remaining 70 percent by the non-government sectors.

3.2.12. Increasing the mass producer's share to 50 percent of the total residential units.

### 3.3. Quantitative objectives and plans of action

3.3.1. Construction of 232.7 million square meters of residential floor area all over the country.

3.3.2. Construction and rehabilitation of 2.590,000 residential units all

over the country.

### 3.3.3. Quantitative objectives and Plans of action for the Governmental Sector:

3.3.3.1. Production of 130,000 residential units by the governmental sector with 12.2 million square meters of floor area, and the construction of 22 thousand residential units by public budget and by governmental corporations.

3.3.3.2. Construction of residential units within the frameworks of the "National Housing Consumption Pattern".

3.3.3.3. Preparing national construction regulations and establishment of the construction control systems.

3.3.3.4. Expanding the national engineering order, offering technical and professional training courses in order to improve durability of the buildings, reducing their cost, and eventually promoting the building production management in the country.

3.3.3.5. Providing financial support for investments in decaying urban residential areas.

3.3.3.6. Requiring the construction material production companies to obtain licences for their products from the "Construction and Housing Research Center".

- Subsidizing 8500 billion rials of the total banking system facilities provided to the housing sector.

- Setting the average floor area of urban social housing at 50 square meters.

### 3.3.3.7. Financial Requirements

To produce 130 thousand residential units, 22 thousand units from the public budget and 108 thousand units from the resources of the government corporations, respectively, 374.8 and 1622.4 billion rials will be invested during the 1996-2000 period.

### **3.3.4. Quantitative objectives and plans of action for the Non-Governmental Sector:**

3.3.4.1. Production of 2,460,000 residential units as follows:

3.3.4.1.1. Production of 250 thousand residential units in the form of social housing with 1205 million square meters of floor area.

3.3.4.1.2. Construction of 1,360,000 residential units in the form of free market housing, 827 thousand units in urban areas, and 533,000 in rural areas with unlimited floor area.

3.3.4.1.3. Construction and rehabilitation of 850,000 residential units in the form of assisted - type of housing with a limited floor area, 476,000 units in urban areas with a floor area of 4219 million square meters and 374,000 residential units with 1817 million square meters of floor area in the form of production and rehabilitation of rural housing .

3.3.4.1.4. Development of 9000 hectares of land throughout the country in the form of new settlements in the context of assisted-type of housing, annually.

3.3.4.1.5. Renovation, preparation, and reconstruction of 1000 hectares of decaying urban residential areas within the framework of assisted-type of urban housing units.



3.3.4.1.6. Production of 100 thousand rental housing units in the urban areas of the country in the form of assisted- type of housing.

## **4. Rural Development**

### **4.1. Policies and Strategies**

The following are the strategies and policies for rural development and the development of deprived areas during the period 1996-2000:

4.1.1. Planning a suitable spatial organization and hierarchy for rural centers in terms of infrastructure, production services, social and cultural services within the frameworks of a service hierarchial system.

4.1.2. Improving the physical structure of rural areas by studying, implementing and monitoring rural rehabilitation plans in rural centers through active public participation.

4.1.3. Coordinating development management and rural development, through revisions in the existing rules, regulations and laws, organizational set up and procedures, and defining the status of rural planning and development in the planning system of the country.

4.1.4. Improving the rural housing quality and physical environment of the rural areas, through rehabilitation and renovation of rural fabric, including the residential areas, by preparing and implementing the necessary plans, in order to increase the population holding capacities of the rural areas.

4.1.5. Mobilizing and developing the tribal habitat centers, by concentrated implementation management and tribal participation.

4.1.6. Emphasizing the development of industries in rural areas,

through the establishment of industrial zones, rural industrial establishments, especially industries in the fields of agriculture and natural resources, and provision of financial facilities and incentives.

4.1.7. Introducing changes in tribal and rural production system, through effective management, education and technology transfer; changing the structure of vocational education in these areas, setting up mobile education systems and improving the structure of technical agricultural education, with due priority accorded to short-term trainings.

4.1.8. Optimizing the utilization of natural resources, through rural and tribal participation.

4.1.9. Improving the rural construction pattern, through education and capacity building, in order to establish sanitary and resistant housing units with particular emphasis on the use of strong construction materials.

4.1.10. Developing and extending rural and tribal education, health and treatment, by increasing infrastructural and human resource investment proportion to the living pattern of the tribes and rural inhabitants.

4.1.11. Increasing the income level of the tribes, through introduction of changes in living pattern, diversification of production and optimal use of existing capacities by effective management and education.

4.1.12. Increasing public awareness in the fields of family planning and population growth.

4.1.13. Improving educational system in underprivileged areas by

increasing the share of governmental resources in areas that are educationally backward.

4.1.14. Providing assistance to talented students in underprivileged areas to enter universities.

4.1.15. Providing assistance to research centers and universities in deprived areas to recruit the academic staff.

4.1.16. Improving the quality and quantity of the higher education, with an emphasis on regional and social equity in order to facilitate the accessibility to higher education in deprived areas and to achieve social justice in education.

4.1.17. setting the effective incentive mechanisms for the extension of priority industrial courses and rational industrial development in underdeveloped regions of the country.

4.1.18. Achieving regional equity.

4.1.19. Continuing the existing tax incentive measures to attract investments to deprived areas.

4.1.20. Paving the way for human resource development in deprived areas.

## **4.2. Quantitative Objectives and Plans of Actions**

The quantitative objectives and plans of actions for the period 1996-2000 are:

4.2.1. Rural development and rehabilitation

4.2.1.1. Preparing feasibility studies for integrated rural development for 100 rural areas.

4.2.1.2. Preparing 1300 rural development and rehabilitation plans

for large rural settlements.

#### 4.2.2. Consolidation of dispersed rural settlements

4.2.2.1. Selecting appropriate sites and preparing land development plans for those rural settlements that could be consolidated.

4.2.2.2. Developing land, providing service and productive infrastructure for areas capable of consolidation.

4.2.2.3. Granting incentives to attract population to selected rural sites for consolidation.

4.2.2.4. Integrating and consolidating 100 dispersed rural settlements.

#### 4.2.3. Provision of services to rural centers

4.2.3.1. Preparing criteria and standards for the provision of social service and productive infrastructure in rural centers.

4.2.3.2. Increasing the number of rural post offices to 1694 units (establishing 961 new post offices).

4.2.3.3. Setting up 12,000 post-boxes.

4.2.3.4. Providing financial services in all rural post offices.

4.2.3.5. Increasing the number of rural areas with tele-communication system to 14291.

4.2.3.6. Establishing 4757 Health Houses and 716 rural health centers.

4.2.3.7. Providing potable water to 5800 villages (rural areas).

4.2.3.8. Reconstructing and expanding the water supply system to 10,000 existing villages.

4.2.3.9. Providing electricity to 8500 villages.

#### 4.2.4. Improving housing quality in rural areas

4.2.4.1. Preparing technical guidelines for rural housing and increasing public awareness on their use.

4.2.4.2. Providing safety measures to 500,000 rural housing units to resist natural disasters.

4.2.4.3. Constructing 533,000 free-type of rural housing units.

4.2.4.4. Constructing or rehabilitating 374,000 thousand assisted-type of rural housing units.

4.2.4.5. Undertaking sites - and services projects for establishing new rural settlements covering 900 hectares of land within the frameworks of assisted- type of housing.

#### 4.2.5. Providing assistance to and expanding rural industries

4.2.5.1. Undertaking studies to identify the rural potentials for establishing industries in them.

4.2.5.2. Providing special credit facilities and tax exemptions for industries that locate in rural areas.

4.2.5.3. Establishing business-industrial information centers to provide up-to-date information to rural industrialists.

4.2.5.4. Providing technical, vocational and managerial training to rural labor force, industrialists and to those interested in establishing home industries.

4.2.5.5. Upgrading and improving the technical expertise of rural industrial labor.

4.2.5.6. Establishing small industrial estates or industrial areas in appropriate population centers, in line with rural and nomadic

development Policies.

4.2.5.7. Completing and operating 33 rural industries which are under construction.

4.2.5.8. Increasing the rural carpet and handicraft export earnings from 1.1 billion dollars in 1993 to 1.6 billion dollars in 1998.

#### 4.2.6. Nomadic Settlement

4.2.6.1. Identifying appropriate development centers in nomadic habitat and providing land development and other needed services for the settlement of the interested nomad households, in line with the policy of dispersed rural consolidation and integration.

4.2.6.2. Providing social, infrastructural and productive services to nomad household settlers in the following areas:

4.2.6.3. Providing agricultural water needs.

4.2.6.4. Preparing and developing agricultural land.

4.2.6.5. Providing agricultural equipment and machinery.

4.2.6.6. Providing veterinary medical services.

4.2.6.7. Constructing roads and providing electricity.

4.2.6.8. Providing educational, health and vocational services and trainings.

4.2.6.9. Providing cooperative services.

4.2.6.10. Assisting in the establishment of handicraft industries.

4.2.6.11. Providing technical services and assistance to build durable housing units.

4.2.6.12. Substituting fossil oil, as source of energy, for wood.

4.2.6.13. Providing financial assistance for housing construction

4.2.6.14. Providing the needed services for the 20,000 settled

nomad households.

4.2.6.15. Providing mobile drinking water services to 1800 less-populated rural centers, nomadic settlements or those rural areas with no access to drinking water.

#### 4.2.7. The development of special and deprived areas

4.2.7.1. Undertaking research and necessary studies for identifying the development potentials of the deprived areas.

4.2.7.2. Giving priority to completion of development projects underway in deprived areas.

4.2.7.3. Providing financial assistance and subsidies for investments in small scale and handicraft industries located in special and deprived areas.

4.2.7.4. Preparing and implementing 7 regional development plans for deprived areas (taking into consideration their development potential).

4.2.7.5. Implementing 2100 rural (village) health centers in 510 deprived rural areas.

4.2.7.6. Constructing 10 thousand kilometers of rural roads in 200 deprived rural areas.

4.2.7.7. Providing electricity to 3300 villages in 200 deprived rural areas.

4.2.7.8. Constructing 17,000 classrooms, for different educational levels, in 635 deprived rural areas.

4.2.7.9. Providing short - term vocational and technical training in deprived areas.

4.2.7.10. Providing infrastructural and other needed facilities in ?



islands in the Persian Gulf.

4.2.7.11. Establishing handicraft training workshops in population centers.

#### 4.3. Financial Requirements

The financial requirement to implement the above - mentioned five - year (1996-2000) action plan on rural development and the development of deprived areas, is estimated to be 2000 billion Rials.

## 5. Women

### 5.1. Quantitative Objectives and Plans of Actions

The quantitative objectives and plans of actions for the period 1996-2000 are as follows :

5.1.1. To increase the percentage of girls' enrollment at primary and secondary school levels as follows:

5.1.1.1. Primary school level: From 48 percent and 45.8 percent of the total population of students, respectively, for urban and rural areas in 1994 to 48.6 percent and 48.5 percent by 1999.

5.1.1.2. Junior secondary school level: From 46.6 percent and 36.4 percent, respectively, for urban and rural areas in 1994 to 48.0 percent and 42.5 percent by 1999.

5.1.1.3. Senior secondary school level: From 42.5 percent in 1994 to 44.5 percent in 1999.

5.1.1.4. Exceptional children: From 39 percent and 49.3 percent, respectively, for exceptional and superior education in 1994 to 42 percent and 50 percent in 1999.

5.1.1.5. Creation of necessary conditions, including the modification of existing regulations, for the private sector to establish technical and vocational schools.

5.1.2. Paying closer attention to the promotion of women's health status and emphasising their multi-dimensional role in development.

5.1.3. Planning and implementing programs to train the required personnel for health-care and medical treatment of women particularly in economically deprived areas of the country.

- 5.1.4. Evaluation and control of nutritional and health status of the society with particular attention to women's requirement.
- 5.1.5. Planning schemes to improve the situation of women employed in the various disciplines of the medical profession.
- 5.1.6. Establishing medical facilities and health care centres for women.
- 5.1.7. Conducting research in specific training needed by and health requirements of women, particularly in economically-deprived areas of the country.
- 5.1.8. Increasing research activities on the social, economic and cultural issues related to women's health.
- 5.1.9. Devising suitable patterns for women's employment in social and economic activities with due consideration to the importance of household affairs and the importance of children's upbringing.
- 5.1.10. Provision of insurance benefits for women surviving their insured husbands.
- 5.1.11. Guaranteeing equal insurance benefits for men and women against damage or loss.

## **6. Social security, Special and Vulnerable Groups**

### **6.1. Policies and Strategies**

The following policies and strategies have been adopted for the period 1996-2000 :

6.1.1. Undertaking necessary actions to preserve the family unity as the basic social unit and providing security to the disabled persons, needy and the headless households.

6.1.2. Making use of the capabilities of those who are under social security system, creating opportunities for employment and self - sufficiency.

6.1.3. Providing assistance and relief services to those who are affected by natural and man-made disasters.

6.1.4. Taking preventive measures for social vulnerability and disabledness.

6.1.5. Undertaking social-work, advisory, rehabilitative and other protective measures in order to secure the basic needs of the low-income groups, the needy and those affected by disasters.

6.1.6. Identifying the root causes of disabledness, social and natural vulnerability.

6.1.7. Developing physical environment and social preparedness in order to secure the needs of the disabled.

6.1.8. Providing incentives for private-sector investments in rehabilitation centers, charitable organizations, training centers and employment centers for the disabled.

6.1.9. Expanding the preventive methods and the needed trainings in

order to reduce occupational diseases and accidents.

6.1.10. Providing financial assistance and advisory services to families and non-governmental centers to take care of the disabled, the disadvantaged, the youth and women without a household head.

6.1.11. Coordinating relief and rehabilitation measures in cases of a disaster.

6.1.12. Expanding the training centers for skill improvements for job-seekers and the employed, with an emphasis on the specific establishments with adequate facilities for training the women, the disadvantaged, the disabled and their expansion in deprived areas.

6.1.13. Expanding the social insurance systems to cover the rural employees, in terms of treatment, disabledness, retirement and death.

6.1.14. Distributing justly the health and treatment resources of the country with specific emphasis on vulnerable groups, rural areas and the urban fringe.

6.2.15. Expanding and protecting the small - scale and home industries, technical services and the revival and development of handicraft industries in rural areas.

## 6.2. Quantitative objectives and plans of action

6.2.1. Increasing the number of insurance beneficiaries to 5.337 million persons.

6.2.2. Increasing the number of pension receivers to 926,000 persons.

6.2.3. Increasing the number of unemployment insurance beneficiaries to 196,700 persons.

**Part D**

**International  
cooperation and Assistance**

## **8. International cooperation and assistance**

Considering the importance and the role of international cooperation and assistance in the effective implementation of human settlement programs, the following are programs and activities for which international cooperation and assistance would be provided and sought:

### **8.1. Technical assistance to be provided :**

As was mentioned earlier in Part 1.1, the Ministry of Housing and Urban Development of the Islamic Republic of Iran has gained valuable experience and technical knowledge on the use of Geographic Information System (GIS) and other sophisticated techniques for the preparation of physical plans, at all levels, national sub-national and local, and is ready to share these experiences and gained knowledge with interested countries. For more detailed information please contact:

Engr. Seyed Reza Hashemie  
Deputy Minister for Urban Planning and Architecture  
Ministry of Housing and Urban Development  
69 Khoddami st., Vanak Squar,  
Tehran, I.R.Iran

### **8.2. Technical and financial assistance sought:**

To effectively implement the human settlement programs and activities, technical and financial assistance is sought for the following priority areas:

- Temporary housing for the homeless and the refugees
- Housing and providing services to the natural disaster stricken

people

- Preservation of environment
- Trainings and exchange of technical information



**IN THE NAME OF GOD**  
**ISLAMIC REPUBLIC OF IRAN**  
**MINISTRY OF HOUSING AND URBAN DEVELOPMENT**  
**NATIONAL LAND AND HOUSING ORGANIZATION**

**National Report**  
**ON**  
**Habitat II**

**Volume II**  
**Best Practices**  
**Shelter and Urban Indicators**

**National Habitat II Committee**

**January 1996**

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## Best Practices

### **7.1. Best Practices**

To share our experiences of success with other countries, seven cases of best practices are prepared and presented here. They are as follows:

Case 1. Community Participation for Health Promotion and development.

Case 2. Improvement of the Situation of Rural women in Iran.

Case 3. New Towns in Iran.

Case 4. Prevention and Reduction of Natural Disasters in Iran

Case 5. Urban Land Development

Case 6. Rehabilitation and Renovation of Decaying Urban fabrics

Case 7. National Physical Plan of Islamic Republic of Iran

Case 8. Reconstruction of Earthquake Stricken Provinces of Gilan and Zanzan.

## **BEST PRACTICE : Case 1**

Title: Community participation for health promotion and development : the experience of the Islamic Republic of Iran.

Names: Directly involved: Ministry of Health and Medical Education:  
United Nations Children's Fund (UNICEF)

Indirectly involved: Municipalities; Governorates; Provincial departments under the ministries of Jihad-e-Sazandeghi, Labor Cooperatives, and the Welfare Organization.

Responsible individuals: Dr. Hossein Malek-Afzali, Undersecretary for Public Health, Ministry of Health and Medical Education. Dr. Mohsen Naghavi, Senior Officer, Ministry of Health and Medical Education.

Key dates : Pilot stage : 1991-1993, Shahr-e-Rey, Tehran Through 10 urban health centers. From 1993 onwards, large-scale in selected sites throughout the country and gradually increasing in number.

Before: Four years after the Islamic Revolution in Iran, the planning stages of the Iranian Primary Health Care Network was completed. From 1984 onwards, the organization of the peripheral levels, i.e. health houses and rural health centers took place. Health personnel were trained and established in the latter structures. Nevertheless the people were solely receivers of health services and did not play an active and responsible role with respect to their own health and environment. On the other hand, the unrestrained population growth in the 70's and 80's and the rapid urbanization resulted in a shift in the geographic make-up of the population. Previous to this period, the rural population comprised the majority of the country's

population whereas after this period, the urban population took over this lead resulting in a concentration of the population in peri-urban areas. This population surpassed the boundaries of urban demarcations and "third world communities" were created which were neither rural nor urban, thus not benefitting from the services provided to urban areas and not enjoying the support systems of rural areas. Governmental health services were unable to keep up with this newly developed third world and thus required a more extensive support from the different sectors and from the communities themselves. Hence in 1991 a project entitled "Community participation with female community health volunteers (CHVs)" was initiated. Originally this project started in 4 urban health centers and increased to 10 in Tehran and later in the Province of Fars, however currently it is expanded country - wide.

The objectives of this programme were : 1) Improving the health status of the community, in particular in peri-urban areas; 2) Providing the appropriate grounds for fostering community participation aiming at social development; and 3) Establishing intersectoral collaboration, in particular at the more peripheral levels toward attaining social progress.

After : As of September 1995, 501 out of 1710 urban health centers use this programme. 16,174 CHVs are actively involved to cover a total population of 4,920,000 people. This programme is evolving and expanding at a rapid rate in order to cover all peri-urban areas of the country as well as urban areas in which CHV programme is considered as viable method to foster community development.

Since mid - 1994, the initial project was transformed into a

programme under the Ministry of Health and Medical Education. The programme now also enjoys the support of different sectors which respond to the needs of communities through the link established via the CHV's, thus resulting in many community developments.

An evaluation of the programme using baseline data on knowledge, attitudes and practices of households compared to data one year after implementation in areas covered by a sample of urban health centers (using also data from control areas) shows significant improvements concerning health - related knowledge and practices.

Strategies: 1) defining the precise boundaries of urban and peri-urban areas for service coverage; 2) taking a census of the population in these areas and establishing household files containing health and medical information for every single household in the given areas; 3) recruiting CHVs from the population under coverage to link with the health and other sectors and to cover approximately 50 households in her neighborhood; 4) in addition to resulting in an active provision of health services, the creation of demand for health services, and the provision of health related - information for leading healthy life-styles among the population under coverage, CHVs would serve as a mobilizer of the community for improving the living environment, and participate with the different sectors for community development; and 5) employing schemes for women's empowerment and their participation in the development process through the establishment of cooperatives, vocational training and training in public health.

## **BEST PRACTICE : Case 2**

Title : Improvement of the Situation of rural women in Iran

Names : Rural Women's Development and Extension office (RWDE)

Ministry of Agriculture, TAT organization, Extension Department

Director : Dr Parvin Maroofi

Tabnak street

Tehran-Iran

Rural Women's Cooperatives Office (RWC)

Director : Lila Tohid

Valiasr street

Tehran-Iran

Key dates : While the achievements of the Ministry of Agriculture are nationwide and its plans are targeted at improving the lives of all Iranian men and women, the Ministry has devised specific programs in its current plans for the advancement of rural women. In 1994, the Ministry created the Rural Women's Development and Extension office within the Agricultural Research, Training and Extension organization, whose director is one of the four top executives of the Ministry's Extension Department.

The primary responsibilities of the new office are to formulate, devise and implement plans for the advancement of rural women through extensive and well coordinated training programs.

At present, women extension agents are actively engaged in different provinces throughout the country in setting up training courses for rural women and girls in the various fields of agriculture, nutrition, agricultural waste reduction, utilization of funds available for rural development.



### **BEST PRACTICE : Case 3**

**Title :** New Towns in Iran

**Names :** Engr. Davood Keshavarzian

Executive Director, New Towns Development Corporation

Ministry of Housing and Urban Development

60 Khoddami St., Vanak Square, Tehran I.R. Of Iran

Tel : 0098 - 21 - 2269606

Fax : 0098 - 21 - 8889281

**Engr. Mahmood Mirian**

Director, New Towns Development Corporation

Address and Telephone no. as above.

**Key dates:**

- March of 1985, Council of Ministers Act for establishment of New Towns.
- August 1992, Approval of the enforcement mechanism of New Towns.
- The year 2011, establishment of municipalities instead of new towns development companies

**Before :**

In the past two decades due to high rate of population growth in cities and villages as well as migration to large cities, metropolises encountered numerous difficulties. The spontaneous and uncontrolled development of these cities had resulted in the destruction of agricultural lands and the environment, the decrease of service

rendering efficiency as well as the decrease of transportation networks efficiency, increasing the air pollution and so on. Therefore, in line with policies of, decentralization, feasibility studies for site-selection of new towns, was launched for 17 new towns. They were : 5 new towns around Esfahan, 2 new towns around Mashad, 1 new town in the suburbs of Tabriz, 1 new town around Shiraz, 1 new town around Arak, 1 new town in the suburbs of Bushehr , 1 New town in the suburbs of Bandar Abbas, 1 new town in the open port of Chahbahar and 1 new town Zabol.

Population settlement has started gradually on the basis of priorities, and construction progress in different new towns and it is expected that these towns would reach the envisaged capacities by the year 2011.

After :

Establishment and site-selection of each town was done on the basis of strategic, comprehensive and detailed, studies. Although these plans were accompanied by extensive and exact studies , they were faced with many implementing, economic and social problems. In this way in every stage of the town development, changes had to be done in the projects difficulties. So continual revision had to be made on the projects, so that the towns' growth the realities of the day.

It is envisaged that by the creation of these new towns, we would be able to house 3 million people by the year 2011 and at the same reduce the ever-increasing pressure on the nation's large cities. The expected effects of these towns could be summarized as follows: 1.

Population balance and distribution throughout the country and leading and growth of great cities according to employment, environmental possibilities and optimal use of them.

2. Prevention from agricultural lands and environment destruction in metropolises and their suburbs.

3. Supply of land and housing suitable with the needs of different classes of the society.

4. Control and leading of society liquidity and land and housing prices while creating balance between housing cost and household income.

5. Making background for housing supply on the basis of a scheduled program and through continual saving.

6. Creation of modern urban facilities and equipment and urban services according to ideal standards.

7. Transfer of some light industries and services as well as foundation and transfer of some university and research centers.

8. The people partnership in formation and growth of the town.

#### Strategy :

Out of five hundred new towns that have been created in the past fifteen years owing to villages development or the creation of new settlements, the share of planned new towns have been less than 4 percent. This number well shows that public and governmental sector control over creation and development of towns is less than what is expected. This is because of intensive population growth on the one side and other economic factors on the other side that actually make the public and governmental sector passive. On the

other hand the government, in line with national policies does not intend to interfere in the towns performance by itself and wishes partial affairs to be done by the private sector.

Therefore the role of New Towns Development company is finding options that in future can guide the migrant and spill-over population of large cities to these new towns that from the locational viewpoint would cause the least interference in the environment and agricultural lands, would be optimal from the viewpoint of economy and regional situation, and would create towns with human and social spaces.

## **BEST PRACTICE : Case 4**

Title : Prevention and Reduction of Natural Disasters in the Islamic Republic of Iran.

Names : 1. Rasool zargar. Eng. The Deputy Minister for coordination and Reconstruction and the head of staff for unexpected calamities of the interior Ministry and in charge of the National committee for the Reduction of Natural Disasters.

Tel : 0098 - 21 - 657247

Fax : 0098 - 21 - 61312166

2. Seyed Abbas Jazayeri. Eng: The Director General of the Bureau for the Study and Coordination of Reconstruction and Safety Affairs.

Tel : 0098 - 21 - 658024

Fax : 0098 - 21 - 61312166

Key dates : Destructive earthquakes, flood, environmental pollutions and rising Caspian sea water level were reasons for enactment of the Act on Establishing National Committee for Reduction of Effects of Natural Disasters in July. 1991. According to this act, nine specialized sub-committees composed of the representatives of ministries, governmental and non-governmental organizations and institutions, and country's scientific and research institutions and under the auspices of the coordinating committee whose responsibility lies with the Ministry of Interior, are to work to relieve the local, regional.

land development is an activity which responds to urban development and reconstruction issues according to urban development regulations and it is also a tool for low-income housing supply. Of course contrary to the past housing supply projects, the government does not directly construct houses for low-income groups, but land levelling, subdivision of land, supply of access roads, drainage of surface waters, creation of water and electricity and wastewater networks as well as the construction of schools, clinics, and other centers of public services and business, prepares the suitable housing background and leaves the housing construction for them.

After a while with the experiences of different countries, the transferring methods become evolved and for prevention from creation of the poor living centers as well as for rendering more services, with the use of preference rates and domestic subsidy mechanism, and along with the policy of selling land to low-income class at a low price, land was also supplied to middle and high-income groups at higher prices.

Land development is, in fact, urban development, i.e. whatever has been thought about and evolved in overall and detailed plans of cities and townships should be implemented in land development activities. Land development is a combination of the past evolved rules and what is necessary for a suitable housing environment from the stand point of urban development, construction and architecture. Meantime climatic and living issues have an essential role in the way of this combination.

On the other side, land development brings about one of the

production factors and in this way finds a close interdependence with socio-economic life of the country. Land development activity is done in four major stages: 1. Site-Selection 2. project preparation 3. performance 4. transfer

State of Project Preparation  
(1988 to 1995)

Subject	number	percent	area(hectare)	percent
Total	315	100	25574	100
By Organization's capital*	209	66.2	18002	70.4
Partnership**	26	8.2	1515	5.9
Transfer***	80	25.4	6057	23.7

\* All of the preparation costs are paid by the Organization.

\*\* The Land is given by the Organization and the development cost is paid by the partner which after the completion of the project, land lots are shared according to the agreed proportion.

\*\*\* The lands are transfered to cooperatives and other entities for land development.



## BEST PRACTICE : Case 6

Title : Rehabilitation and Renovation of Decaying Urban Fabrics:

Names :

1. Performer : Maskan Sazan Company in each province.

Investor : Maskan Sazan company in each province with the assistance of agent banks as well as municipalities.

2. Urban Rehabilitation and Renovation Bureau

No. 60. Shahid Khoddami street, Vanak square, Tehran, Iran.

Tel. : 021 8049225 and 021 8039376

3. Fars Province maskan sazan company:

Mo'allem Square, Iman (Hemmat) street, Shiraz, I.R. of Iran.

Tel. : 071 672766 Fax: 071 677346

4. Esfahan provinc Maskan Sazan company:

Mard-Avidj street, Hezar Djarib, Esfahan, Iran.

Tel : 031 686153

5. Yezd province Maskan Sazan Company:

No. 9, Agriculture Bank Alley, Kashani street, Yasd , Iran.

Tel.: 0351 49442 Fax : 0351 49443

Old cities especially those located in the desert margins have two totally different characteristics a part of the city which covers a small portion of the city and is called "the old texture" with a continuous formation has had a connected and coordinated urban spaces texture and the other part (new texture) that covers the largdr portion of the city has grown in a shortperiod of time own characteristics which is quite different from the old texture. Today the cities. development

and their economic , industrial and physical growth takes place with little consideration of their old texture. As a result these centers face decayin situation and destruction.

Before :

Physical linear and disharmonous extension of the cities due to rapid growth of urban population problems of housing supply and difficulties of providing needed services to the citizens on the one side and dilapidation , destruction and desertation of the old textures in most historical cities together with non-optimal use of the space and environmenal problems on the other side made the officials of urban development programs, the Ministry of Housing and Urban Development to pay due attention to the development of problematic textures of these cities in the Second Five Year Development Plan of the Islamic Republic of Iran. In this way one of the quantitative aims of the development programs of cities in this plan is developmentand implementation of rehabilitation plans and renovation for 4000 hectares of problematic urban textures.

Until the Second Development plan only the old texture of big cities especially historical ones such as Esfahan , Shiraz and Yazd. on ad hoc basis, were considered. Yet fundamentals and theoretical frameworks for this purpose had not been prepared and evolved. Goals of rehabilitation and renovation plans:

- Ancient sectsions of cities because of various factors (including psychological, economic, social, physical . . . ) have not been able to attract households and the demand for housing in these areas in comparison to other places of the cities is lower, despite the

existence of urban facilities, infrastructural installations and equipments, cheaper land and so on which are potential possibilities for housing constructions and private. Therefore, governmental investments can restore these textures and prevent destruction and evacuation of these areas.

- Rehabilitation and renovation planning, as a tool in urban development management, is valuable from several aspects. First, the subject of texture restoration and improvement is important and considerable from the viewpoint of life quality enhancement, environmental betterment, and giving new life to it. More over it makes the use of urban lands as the best tools for townbuilders: supplying urban land and solving some of the problems of these cities.
- Attempts for restoration of valuable textures and decaying urban places for more logical productivity in inner city lands and prevention from uncontrolled growth and extension of cities.
- Creation of suitable economic housing pattern in the cities.
- Clearing the premises of the valuable historical buildings in the old textures and building houses in usable lands, increasing housing supply and restoration of environment for dwelling purposes.
- Implementing urban projects and obtaining value added as a result.
- Directing and providing support for the private sector and consumers in following the afore-mentioned aims.

After :

Evacuation of local population from these textures and their substitution by low-income groups and migrants and their lack of interest for these places have caused increasing dilapidation of these

places. Despite the transformation of social texture in these areas, the city center had been the place of highest cultural values; and valuable historical elements like bazaar, mosques, urban spaces as well as housing units have been placed in these centers whose protection is our responsibility. Therefore physical renovation of these districts and substitution of new social group on the one side and protection of the mentioned elements and historical, cultural values on the other side should be considered ; the first part is the responsibility of the Ministry of Housing and Urban Development and the second part is the function of organizations such as the Cultural Heritage Organization. Some part of the existing housing spaces is repairable and other parts need renovation. Rendering required services to housing areas such as clinics, schools , sports spaces and suitable access to services make living in these places easy and desirable. For renovation and restoration of these places, it seems necessary to prepare special plans for creation of new housing suitable and harmonious with the physical setting of these areas.

#### Strategy :

For this purpose, the decaying areas of the city are studied by the Urban Rehabilitation and Renovation Bureau and its rehabilitation projects are prepared.

In the next stage, small parcels of land are consolidated and its architectural plan is prepared which is implemented with the partnership of individual and legal entities as well as agent banks. It is to be noted that in this way some possibilities such as granting bank facilities for the repair of valuable houses with low interest rate have been considered. The number and area coverage of the urban

rehabilitation and renovation projects and also the number of expected housing units from consolidation projects have been illustrated in tables C.6.1 and C.6.2.

In addition to the mentioned cultural and historical values which have been the basic core of the city and its subsequent extensions, the city center because of economic issues is one of the areas in which the investment either in housing sector or in service and economics sectors is specially important because on the one side from the assessiblity point of view it is located in the best place of the city and on the other side it enjoys facities such as water, electricity and telephone and in some cities waste-water networks and even piped gas. But unfortunately from the physical viewpoint, it is not in a desired condition, and it could be utilized as a resource for supplying land to housing, except for cases in which deep and unrepairable delapidation and cultural consequences makes the repair work undoable. Old textures which have technical and artistic values, are considered for rehabilitation and renovation, or preservation. In this insight , all the urban valuable elements will be protected.

Good economic use of the lands located in the old texture reduces the cost of service provision to a great extent and makes the old texture compatible with the newly constructed parts of the city. So the valuable works and thoughts of our ancestors and the national and local arts are preserved.

Table C.6.1. Urban Rehabilitation &amp; Renovation Plans

No.	City	Area (ha.)	Physical Progress (%)
1	Langrood	100	60
2	Rasht	195	100
3	Ardebil	90	50
4	Kashan	350	80
5	Naeen	35	100
6	Shahr kord	3.5	75
7	Semnan	47	35
8	Dezfool	-	50
9	Gorgan (part 1)	50	100
10	Gorgan (part 2)	90	80
11	Arak	-	*
12	Yazd	600	100
Total		1560.5	-

Table C.6.2. Land Consolidation &amp; Readjustment Projects

No.	City	Area (ha.)	Proposed No. of Residential Units	Physical Progress (%)
1	Ghazvin	3.6	360	85
2	Shiraz	1.5	150	80
3	Kerman	2.7	270	85
4	Zanjan	1.8	180	55
5	Rasht	3	300	*
6	Esfahan	2	200	*
7	Hamedan	1	100	*
8	Bandar Abbas	1	100	*
9	Kermanshah	3	300	*
10	Birjand	2	200	*
11	Lahijan	2	200	*
12	Sanandaj	4	400	10
13	Kashan	3	300	90
14	Bushehr	1.5	150	*
15	Yazd	1	100	85
16	Gorgan	1.15	115	*
17	Gorgan	1.3	130	*
18	Shiraz	10	1000	*
19	Kermanshah	3	300	*
20	Sari	2	200	5
21	Semnan	2.3	230	85
Total		52.85	5285	

\* In planning stages.

## BEST PRACTICE : Case 7

Title : National Physical Plan of the Islamic Republic of Iran.

Names : Engr. Seyed Reza Hashemi

Deputy Minister for Urban Planning and Architecture

Ministry of Housing and Urban Development

69 Khoddami st., Vank Square, Tehran, I.R. Iran

Tel : 0098 - 21 - 8776804

Fax : 0098 - 21 - 8777015

Engr. Iraj Sadighian

Project Manager, National physical Plan

Address and Tel. as above.

Key dates : May 1990, Preparation of theoretical frameworks and terms of reference.

March 1996, Completion of the National Physical Plan

Before :

The impetus for the initiation of this project stems from the severe problems the country currently faces in the management of the national space, including:

1. Urban Population Explosion - In the coming three decades, from 1991 to 2021, the urban population of Iran will increase from 32 million to some 95 million, even if we assume a rapid decline in fertility. In other words, the urban population will triple.
2. Urban Sprawl - By the year 2021, the country will have to construct twice as much urban area-either by expanding existing cities or creating

new towns than all that she has inherited from several thousand years of history.

3. Inadequacy of Unplanned Growth - The unplanned or spontaneous growth of cities in the past has had disastrous consequences which will continue if no deliberate action is taken to stop this trend which includes:

Disruption of natural and cultural environments

Iranian cities are primarily located either in the midst of, or contiguous to, prime agricultural lands. Uncontrolled urban sprawl has resulted in the plundering of these valuable assets. The land gobbled up by urbanisation, however, is not the only concern. If one takes into account the so-called hinterland of significant cities (say a 50 km radius for cities of 50 thousand inhabitants and over), then practically the whole productive portion of the national territory will be affected by urban 'tensions', price hikes, land use conversion and peri-urbanisation. Other negative effects of unplanned urbanisation could be summarised as follows:

- serious squandering of green areas such as forests and ranges;
- pollution of freshwater resources, rivers, lakes, reservoirs, and phreatic water tables;
- devastation of areas of outstanding natural beauty;
- endangerment of sensitive ecosystems, such as coasts, lagoons, wildlife habitats, and finally;
- jeopardising of historic and artistic heritage.

Vulnerability to natural hazards - The unplanned growth of cities has not led to a situation where the urban centres are protected against natural hazards, far from it. If diverse hazard zoning maps, such as earthquake,



flood, landslide, subsidence, liquefaction and sand storms, were overlaid on the urban network, one would observe that many of our important cities and villages are located in the very high hazard zones.

4. Absence of Spatial Planning at Regional and national Levels - The lack of overall regional and national plans has been a serious handicap in planning at the local level. Most of those who, in one way or another, have been involved in the preparation of city master plans, have complained of being kept in the dark about the role of the single city they are working on, in the context of the larger, regional or national and urban network.

5. Lack of Basic Information for Sound Urban Planning - For many types of urban planning purposes, basic information, the production of which is beyond the responsibility of the city planning community, does not exist or is not readily available to planners. This is while the terms of reference of many urban projects such as city master plans, detailed plans, new towns, and industrial estates, require that in selecting sites and establishing zoning regulations, due attention be paid to such considerations as flood and earthquake hazard, soil bearing capacity, meteorology, existing landuse, land capability and accessibility. Similarly, in deciding the size of the cities, factors such as access to water resources and job opportunities as well as government policies with regards to decentralisation and poverty mitigation should be taken into account. However, the task of providing the necessary seismic zoning maps; flood hazard maps; geotechnical maps related to depth, bearing capacity, drainage and permeability of soils; climatic comfort maps; water resources maps by sub-basins; nationally integrated demographic forecasts; coordinated surveys of industrial development strategies; and other

government policies on relevant matters, has been neglected by and large.

6. Absence of Mandatory Landuse Maps and Legislation for the National Territory - At present in Iran the landuse/zoning regulations and related maps are confined to the limits of the cities for which master plans (or guide plans) have been prepared and approved. Even if one assumes that all Iranian cities have either a master plan or guide plan, the area of lands with landuse maps/zoning regulations will not exceed 2 to 3 per 1000 of the national territory. Sometimes lack of these regulations has led to easy conversion of agricultural lands and forests to urban/industrial zones. However, more often than not, absence of clearly delimited landuse regulations has complicated the development process. In the case at hand, the developer has been faced with the tedious task of obtaining authorisation from too many agencies: from the Ministry of Agriculture, a certificate that the land is not agricultural; from the Water and Power Boards, a certificate that water and electricity could be supplied to the site; from the Ministry of Interior, a certificate that the land is located outside the city limits; from the Department of Environment, a certificate that the development will not cause pollution; from the so-called Article 13 (of Land Utilisation Ordinance) Commission, the preliminary approval; and from the Ministry of Housing and Urban Development, a construction permit.

After :

Considering the above mentioned problems, national Physical Planning has been designed to address three main objectives : To make recommendations of site selection for urban development; of the future urban network; and on landuse/zoning regulations for the entire national

territory. Obviously, in the process some new information will be collected and presented in a convenient format for planners.

The following are the objectives set for National Physical Planning :

1. Site selection for future urban development, either by expanding existing cities or by creating new towns.
2. Recommendations of the future urban network including size, hinterland and hierarchy of the nation's major cities.
3. Development of land use / zoning regulations for the entire national territory.

#### Strategy :

Consistent with the goals of national physical planning, sectoral studies were deemed necessary and study groups were formed to address the following issues:

- a. Population - Spatial distribution of the population, especially urban population, and its future trends.
- b. Industry and Mining - The spatial structure of industrial and mining activities and its future outlook.
- c. Urban Water Needs - A survey of urban water consumption: per capita needs.
- d. Water Resources - Water resources by sub-basins: potential increase and costs involved.
- e. Land Evaluation - Land evaluation maps with the aim of assessing land capabilities for different uses, including urban development.
- f. Land use and Cover - Use of remote sensing images for land use and cover mapping of the national territory.
- g. Energy - Production and distribution network: future prospects.

- h. Communication - Road, railroad, airway and waterway networks and their role in shaping the urban hierarchy; future prospects.
- i. Telecommunication - Radio, TV, post, telephone and telegraph networks and their role in shaping the urban hierarchy; future prospects.
- g. Decentralization - Past and future trends of decentralization and implications for population distribution.
- o. Economy - Economic development and the regional distribution of its effects; future scenarios.
- p. Urban Network - Present situation and recommendations for future: national capital city, metropolitan cities acting as counterweight to Tehran, regional cities and priority centres.
- q. Climate - Mapping climatic comfort zones.
- r. Seismo-tectonics - Survey and mapping of major faults and epicentres.
- s. Seismic Engineering - Calculation and mapping of peak ground acceleration and earthquake hazard macro- zoning.
- t. High-Rise Buildings - Effects of high-rise buildings on urban land use.
- u. Residential Land Use - Survey and forecast of residential land use in cities.

In addition to the above list, other study groups have been assigned the task of preparing topography, slope and aspect maps, establishing uniform standard signs and symbols for maps included in the project atlas, and defining lower level planning zones for local physical planning. A further group is in charge of coordinating the study units and preparing an integrated report for the project.

The aggregation and integration of various studies, in the context of a multiplicity of conflicting goals, was put to effect by a process of "elimination" (sieving) and "rating", from the very beginning of the

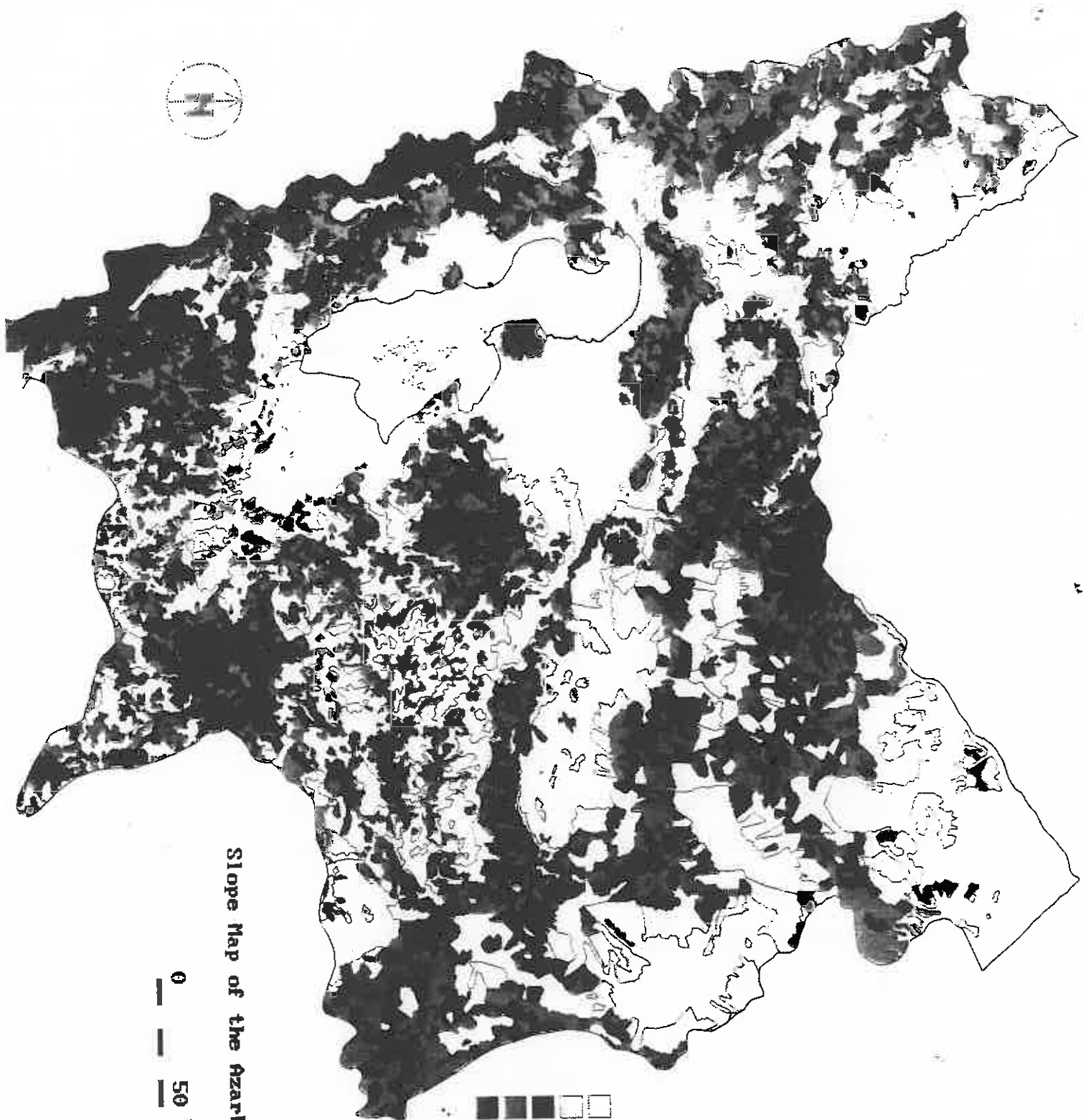
sectoral studies themselves. It was hoped that by doing so the number of decision variables for the final analysis would be notably reduced. "Elimination" is used in the sense that for each variable, or a combination of a few related variables, lands are screened and some discarded from any further consideration. "Rating" is used in the sense that scores or notes are assigned to the lands retained, or at least, they are grouped into suitability classes (high, moderate and marginal), according to their suitability for urban development.

Linear combination of criteria, with their corresponding weights, is transformed into an overall suitability map by the use of multi - criteria evaluation techniques and a GIS software.

Among the advantages of a GIS Software, is the easy use of weights as policy instruments and the possibility of exploring the physical implications of different policy alternatives.

The change of emphasis placed on alternative policies may be immediately presented in map form and its implications explored. Thus, the aim of the National Physical Plan is not to end up with a definitive and "once and forever" single solution: rather, it is to provide a flexible "system of institutional and procedural decision-making for the management of the national space". By so doing, policy makers and administrators can proceed, with more insight and information on the implications of their decisions, in day-to-day activities.

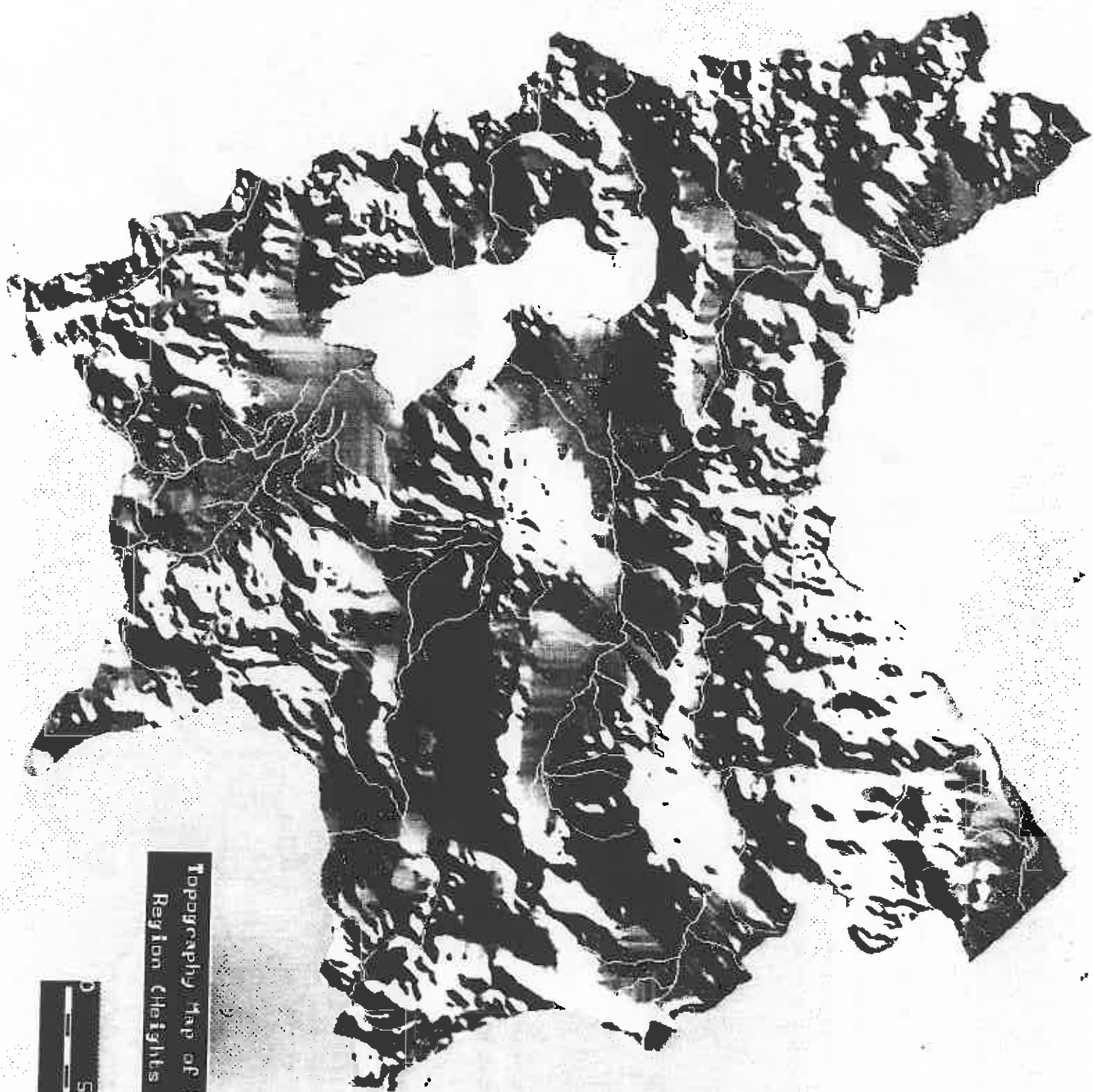
Three sample maps showing, slope, topography and recommended land use and suitability for urban development for the Azarbaijan Region is presented here:



Slope Map of the Azarbaijan Region

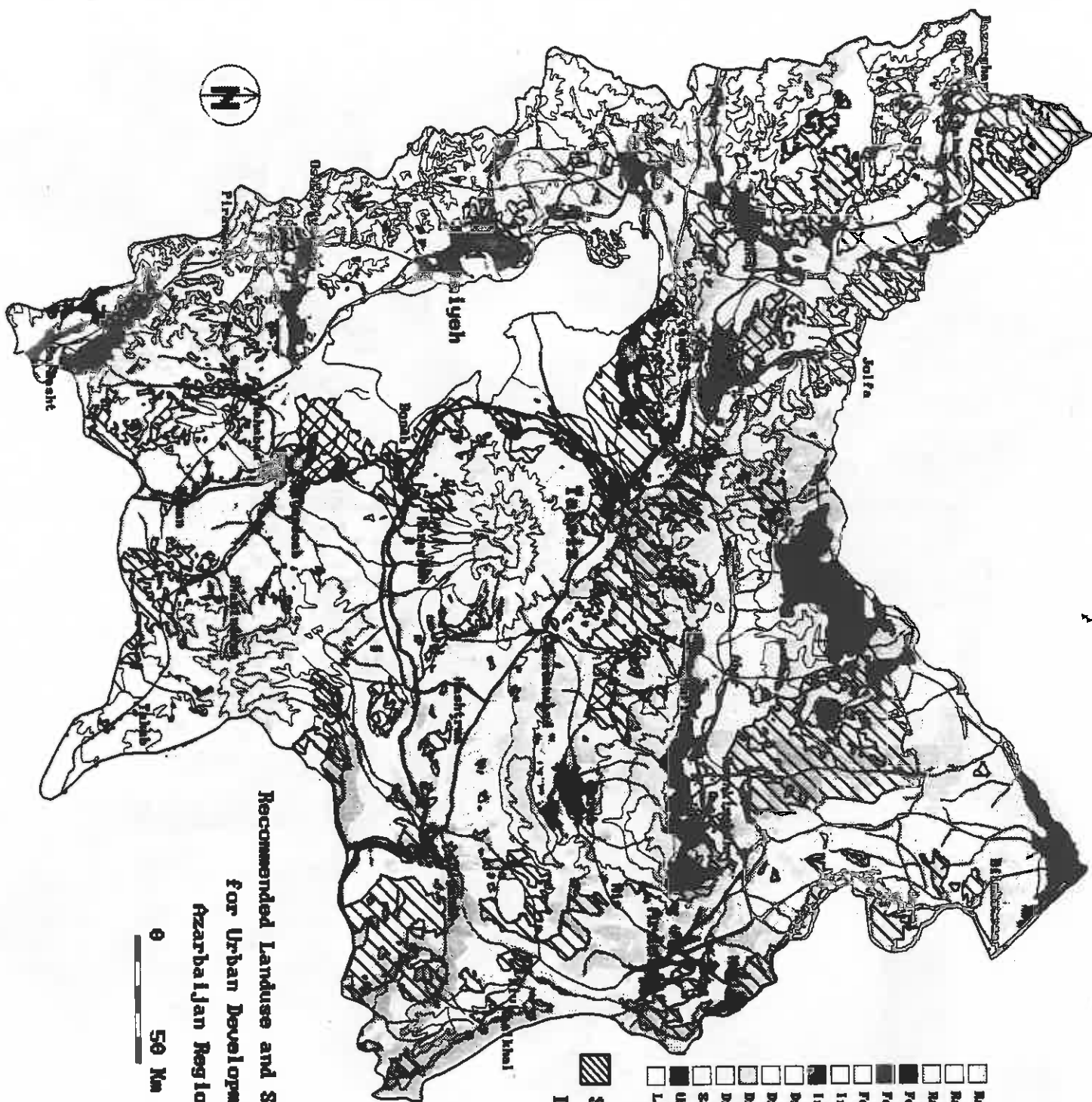
0 50 K

- Less than 5 percent
- 5 to 10 percent
- 10 to 15 percent
- 15 to 30 percent
- 30 percent and over



Topography Map of the Azerbaijan  
Region (heights exaggerated)





- Legend**
- ▨ Suitable for Urban Development
  - Ranges (def initia)
  - Ranges (or suitable for)
  - Ranges (suitable for forest)
  - ▨ Forest (def initia)
  - ▨ Forest - Semi-dense
  - Forest - Scattered
  - ▨ Irrigated Farming (or suitable for)
  - ▨ Irrigated Farming (def initia)
  - Dry Farming (or suitable for)
  - Dry Farming & Ranges
  - Dry Farming (def initia)
  - Dry Farming (suitable for forest)
  - Salt Dunes and Wetland
  - ▨ Urban
  - Lake

**Recommended Landuse and Suitability  
for Urban Development  
Azarbaijan Region**

0 50 Km



## **BEST PRACTICE : Case 8**

**Title :** Housing Reconstruction in the Earthquake Stricken Provinces of Gilan and Zanzan

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**Key Organizations :**

Housing Foundation of the Islamic Revolution

Ministry of Interior

Red Crescent Society

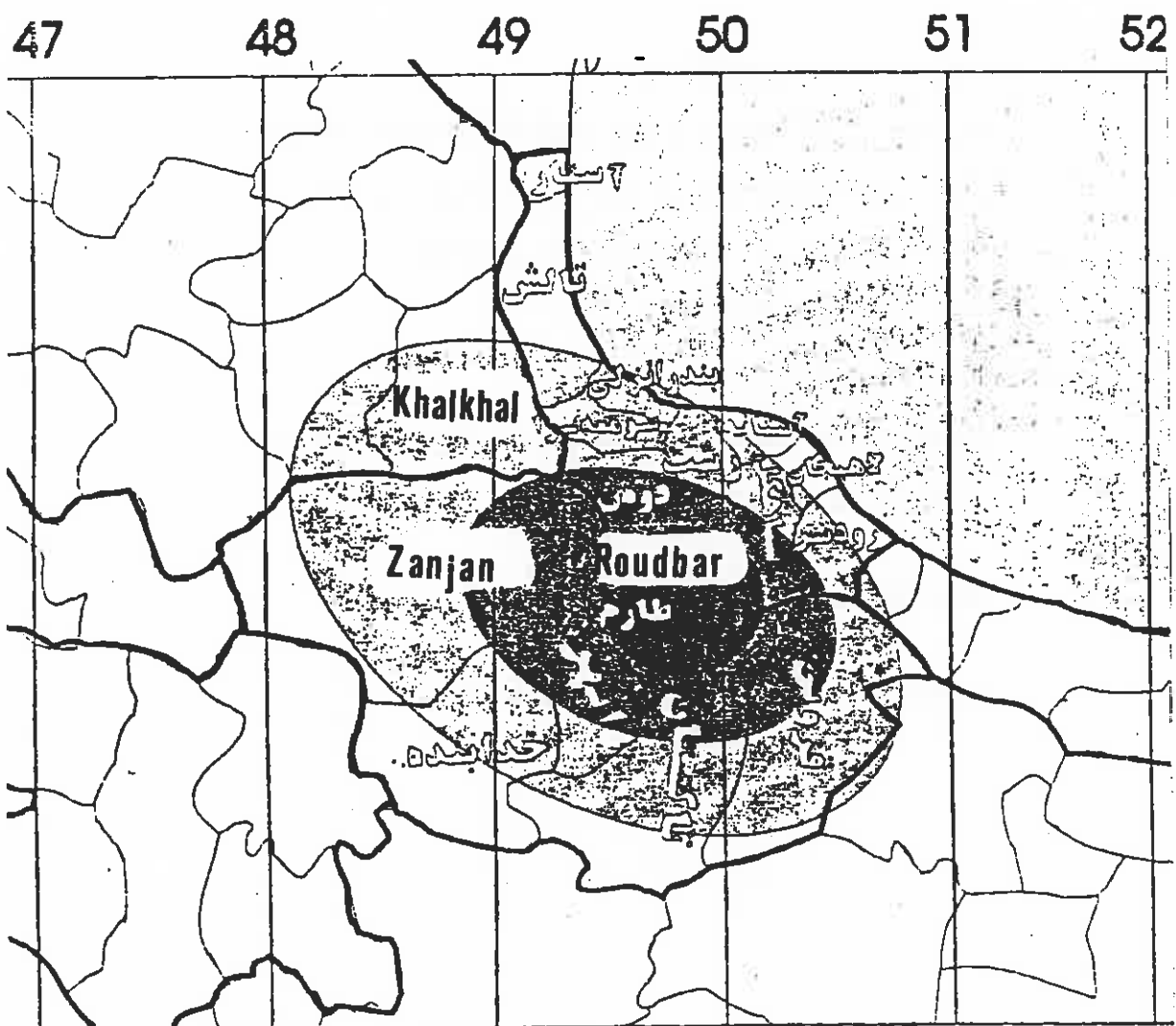
Governor - Generals of the Provinces

## **BEFORE :**

### **Manjil and Earthquake of June 18,1990 .**

It was at 30.13 a.m of Thursday on 31st KHordad 1369 (June 18,1990 ) that a disasterious earthquake with intensity of 9 degree of the M.S.C and magnitude of 7.3 RS Occured nearby the Town of Roudbar .

It trembled an area of 600 Thousand Kilometer square . It affected 4053 residential area of different Towns and villages from which 2547 were severely damaged . ((fig.1 ) .



*fig.1 Physical plan of Roudbar , (Earthquake Intensity )*

On the bases of the published reports , the number of human casualties , in the two provinces of Gilan and Zanzan were 15000 people as follows:

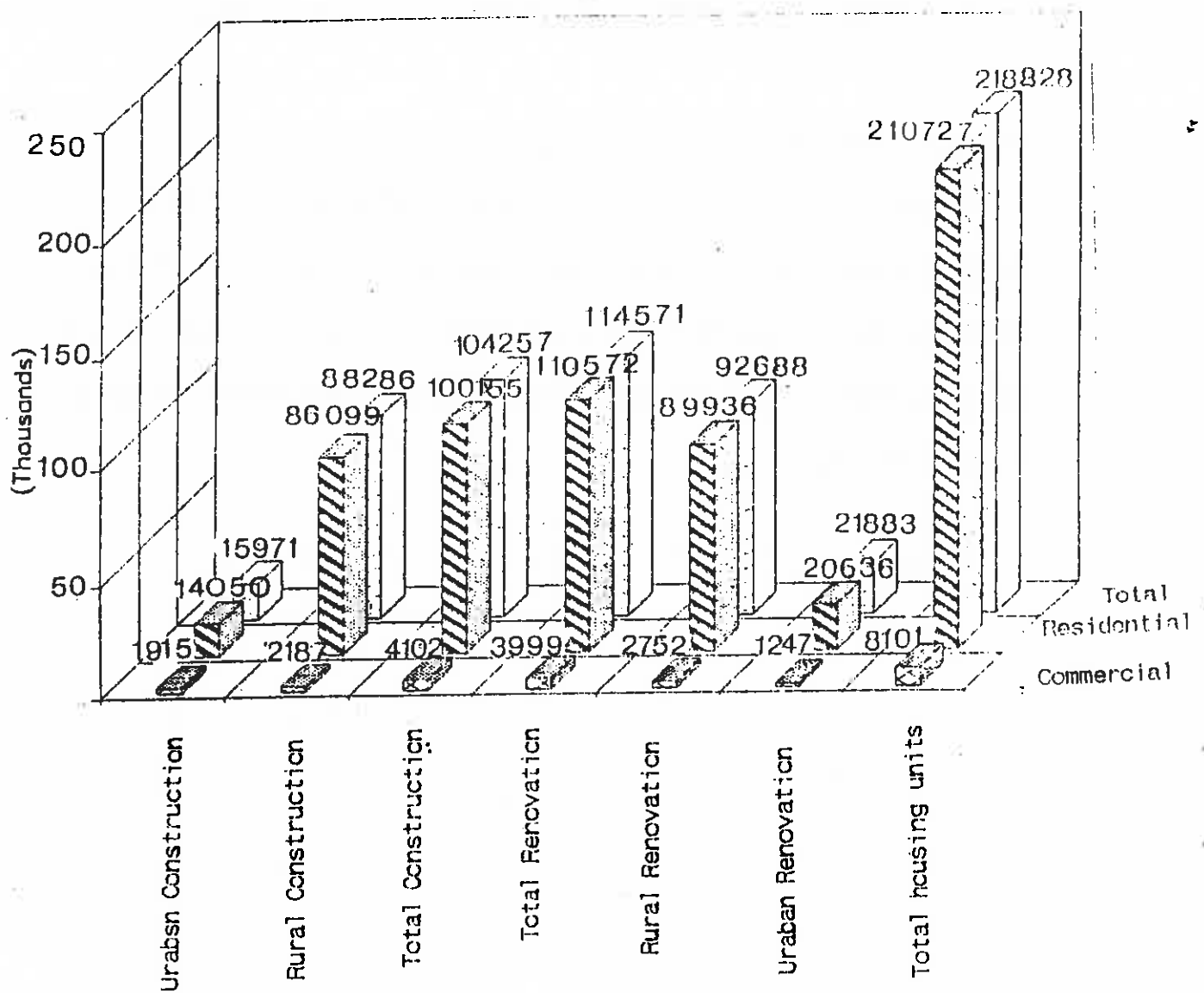
Province	Losses	Wounded	missing	Others
Gilan	11772	7348	119	151
Zanzan	3228	5447	--	--
Total	15000	12796	--	--

#### Stricken region state affairs :

It was 15 Towns with the total number of 2.500.000 inhabitant in both provinces of Gilan and Zanzan where the disasterous earthquake Occured . There were 357048 numbers of housing units in the province of Gilan and 65788 units for Zanzan province from which althogether 218828 housing.units were , somehow damaged due to their low strength as well as their oldness (fig.2).

Fig.2 Statistics of housing units struck  
in the Earthquake

(Gilan, Zangjan, Mahabadi)



### Stricken regions of Gilan Province .

The stricken regions of Gilan province included ten Towns ( fig.3 ) It is located along the coast of Caspian sea from the north side, and it is the foot of Alborz mountain from the South side .

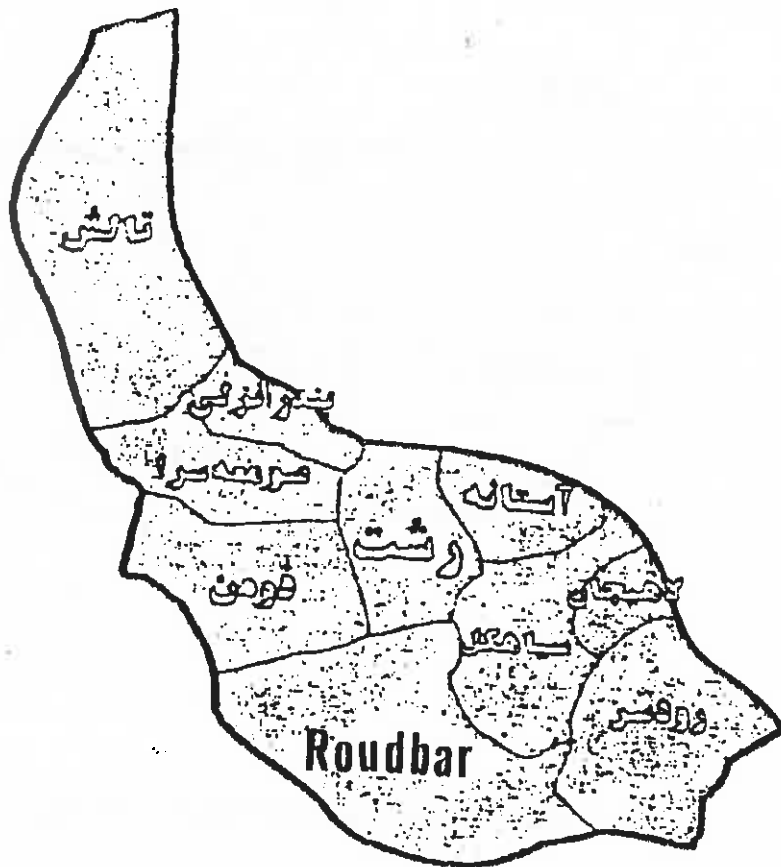


fig.3 - Physical plan of stricken region of Gilan

The total numbers of people in the stricken regions were 2,027,697 which this was 97% . of the total population in the province . There were 43% of the population who lived in the urban area where as about 57% inhabited in rural regions .

### Stricken region of Zanjan province

The stricken region of Zanjan province included five towns ( Fig.4 ).



*Fig.4. Physical plan of stricken regions of Zanjan*

The province of Zanjan is located nearby the Gilan and Azarbajejan Sharghi from the north side , to Tehran from the south , to Kordestan and Azarbajejan gharbi from the west .

### Status of damages to the housing units

In the province of Gilan , from 391544 housing units , 163270 were damaged . In the province of Zanjan and the city of Khakhal the numbers of housing units either damaged or ruined were 55998 and 3110 respectively .

### **Status of damages to the academic establishments.**

From the total numbers of 6326 academic establishments in the provinces of Gilan and Zanzan which includes , elementary, secondary and high schools , altogether 1572 places were either completely or minory damatged .

province	Before disaster	damaged	ruined	minor damaged
Gilan	3482	1114	280	834
Zanfan	2844	458	196	262
Total	6326	1572	476	1096

### **Status of damages to the Sanitation centres**

From the total numbers of 1531 sanitations centres in the provinces of Gilan and Zanzan which includes sanitary houses , public boths and clinics althogether 679 places were damaged from which 274 places were completely ruined and 405 places took minor damages .

.provinces	Before disaster	damaged	Ruined	minor damaged
Gilan	886	334	96	238
Zanzan	465	345	178	167
Total	1531	679	274	405

## **AFTER :**

In order to obtain the defined aims of the reconstruction plan, the Housing Foundation of the reconstruction plan, the housing Foundation of Islamic Revolution with the enjoyment of the U.N.D.P and also Iranian experts began an extensive studies under the headings of Mobilization of the Interior Technical Ability for the Reconstruction of the Stricken Regions This was Concerned with the following matters .

To increase the resistance of modern housing construction against an earthquake ,

To increase the resistance of the rural housing construction against an earthquake ,

To improve technology for the production of local materials .

Planning and urban design against an earthquake ,

Assesment of an earthquake hazards , ( study of geotechnic and geology ) .

Social study and economical consideration .

The above headings were identified under 40 research projects from which 45% has been already completed . Expences for the above studiess were estimated as \$500 Thousands ( provided by U.N.D.P ) .

It should be noted that such an extensive studies has been carried out for the first time in Iran , and by that it is hoped to reach to some effective steps towards buildings strengthening , reduction of human losses as well as economical damages and reconstruction management after an earthquake .

*Summary of some of the results extracted from Mobilization of the Interior Technical A bility for the Reconstruction of Stricken Regions*

- Instruction for the design and construction of steel strengthen buildings , concrete structures, brick work builings and timber structures all against an earthquake .

- Instruction for the maintenance and repairs of different types of buildings against external destructive agents .



- Instruction for the improvement of producing buildings materials
- Instruction for the preparation of cities against and earthquake
- Instruction about Seismic Micros and introduction to design and planning

## Reconstructions Operation

Three different stages of actions were taken on the bases of previous identified planning after an earthquake as followings .

- *Rehabilitation and first aid stage*
- *Temporary settlement*
- *Permanert Settlement*

Reconstruction organization establishments , on the bases of planning for the administrative organizations , other provinces bodies were concerned as an auxillary forces and in this line , general offices forthe reconstruction of damaged houses were stablished in the region ( Fig 5 ) .

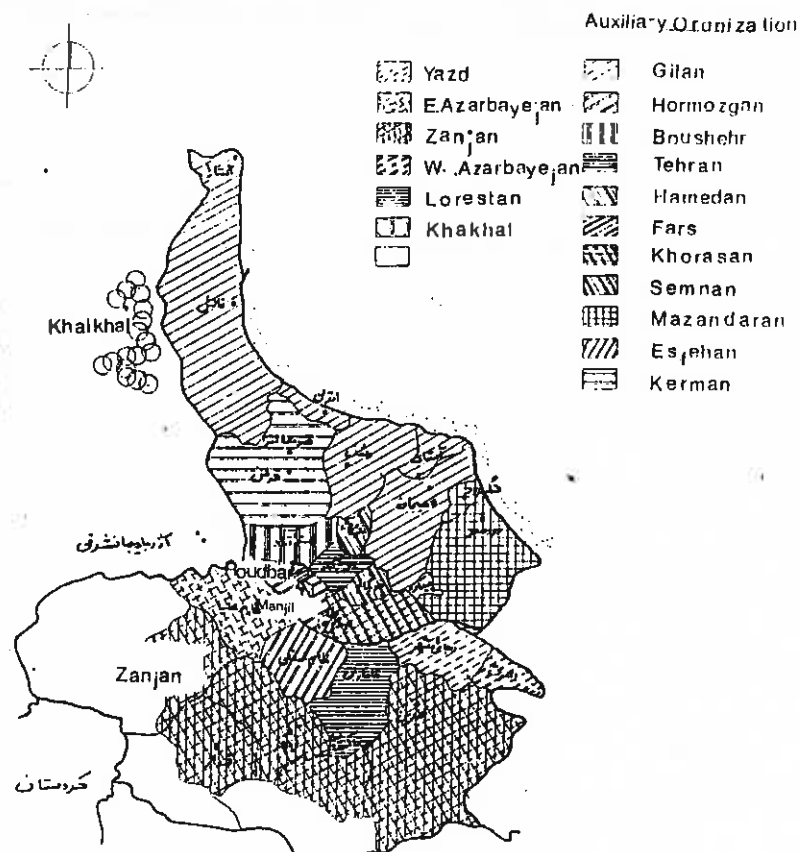


fig 5 - Placement of auxillary organization in the stricken regions

As a result of above actions , permission to the reconstruction of many villages were issued . Recognition of villages which needed leading plan were carried out , and necessary actions were taken , replacement of new villages were prohibited .

Banking facilities were arranged in forms of loans and social partnerships and it was distributed in three different stages in order to have more supervision and construction improvement in the stricken regions . The total amount of finance which was distributed to the stricken people carried sums of 300 bilion rials .

Supply and distribution of construction's material were arranged with loans from the world bank. The amount and types of materials distributed were as followings

Material	Cement (T)	Reinforment (T)	Steel (T)	Aluminum (T)	Timbir ( M <sup>3</sup> )
Amount	377.000	34.000	36.000	7.000	49.000

## **STRATEGY :**

The council of Ministers legislated the planning of reconstruction of the stricken regions regarding recognition of the extent of the disaster . In the planning it was emphasised to have correct media understanding . To recognize the ground of regional and local improvement , people consultation as well as participation and eventually consideration of national supports in order to provide future development .

Reconstruction and renovation on of the stricken cities and rural villages should be achieved in the framwork of government aids and public abilities , to make it possible for people to return to their lands , life must be proceeded in the stricken regions by means of creating jobs, production and social activities .

To minimise state housing investment and enabling stricken people by means of banking facilities butwithless commision .

-State investment in public services , infra -structures , technical services , all related to housing construction which is outside the abilities of stricken people such as material supply , land levelling and technical supervision .

Construction management should be in the hand of homeowner and the role of government was just as enabling . To improve the quality of housing units and provide a better regional enviromental condition comparing to that before of the disaster .

To recommend design criteria and introduce procedure to construction for encouraging people following required techniques as a self - supported.

The row material should be some how locally available that it will make it reasonably economical and less complex to convert it to final suitable construction's material , to increase material supply and select a suitable distribution policiy to prevent any black market .

Planning policies , should be upon people consultation in the stricken regions , design criteria endeavor the previous systems and will honoured all that has been accomphshid by the people of the region . Design criteria and any related modification should be bsed upon people requirements which all eventually be in the framework of the Islamic cultural values .

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## **Shelter and Urban Indicators**

## **7.2. Shelter and Urban Indicators**

As suggested by the Guidelines for National Preparations, the indicators prepared, both shelter and urban indicators, are gender-sensitive and the housing indicators provide information on urban, as well as rural areas. Urban indicators are collected for Tehran, the capital city and Mashad, the nation's second largest city and the provincial capital of Khorasan province. These indicators are presented in Tables 7.2.1 , 7.2.2 and 7.2.3.

Table 7.2.1. Gender-Sensitive Housing Indicators.By Urban And Rural Areas:

No.	Indicator	Year	Urban			Rural			Iran		
			Women	Men	Total	Women	Men	Total	Women	Men	Total
1	Population (Persons)	91	15401354	16435244	31836598	11491693	12144898	23636591	26893047	28580142	55473189
2	Population growth rate (%)	86-91	3.33	3.6	3.47	0.94	1.3	1.13	2.27	3.59	2.43
3	Birth rate per 1000 population (Persons)	91			27.85			34.09			30.56
4	Mortality rate per 1000 population (Persons)	91			6.66			9.94			8.3
5	Fertility rate (Persons)	91			4.26			5.84			4.9
6	Women & men headed households	91	399089	6118672	6517761	235905	3963764	4199669	637136	10139931	10777067
7	1 Person	91			4.16			4.24			4.18
	2 Persons	91			10.58			10.04			10.36
	3 Persons	91			14.32			10.62			12.85
	4 Persons	91			18.39			12.39			16.01
	5 Persons	91			17.14			13.12			15.54
	6 Persons	91			14.3			13.98			14.17
	7 Persons	91			8.79			11.04			9.68
	8 Persons	91			5.78			9.43			7.23
	9 Persons	91			3.31			6.77			4.68
	10 Persons and over	91			3.23			8.35			5.27
8	Average household size (Persons)	91			4.88			5.62			5.17
9	Single	91	35.3	44.4	40.1	38.4	47	42.8	36.6	45.5	41.2
	Married	91	57	53.1	55	54.5	50.9	52.7	56	52.3	54
	Divorced	91	0.5	0.3	0.41	0.3	0.2	0.2	0.4	0.2	0.3
	Widowed	91	5.9	1.3	3.5	5.9	1.5	3.6	5.9	1.4	3.6
	Others	91	1.2	0.8	1	0.9	0.4	0.6	1.1	0.6	0.8
10	Owned	91			75.98			89.5			81.7
	Rental	91			12.27			1.74			7.9
	Others	91			11.75			8.79			10.4
	Housing tenure type (%):										
11	Mean growth rate government employees (%)	86-91	7.4	4.8	5	1.3	1.6	1.6	4.8	3.4	3.5
12	Informal/undeclared employment (%)	91	4.2	0.7	1.1	10.9	1.2	2.1	7.1	1.2	1.8
13	Life expectancy (year)	91	66.61	65.51	66.04	59.99	59.44	59.7	63.21	62.6	62.79
14	Adult literacy rate (%)	91	76.8	86.7	81.9	54.2	72.6	63.7	67.1	80.6	74.1
15	Higher education graduates (%) (The ratio of high school graduates to population 16 years and over)	91	3.2	7	5.2	0.22	1.3	0.8	2.1	4.8	3.4
16	Migration rate (Persons)	91	1198557	1322706	2521263	554114	625150	1179264	1752671	1947856	3700527

Table 7.2.1. Continued...

No.	Indicator	Year	Urban		Rural		Iran	
			Women	Men	Women	Men	Women	Men
17	Household connection levels (%): Water Gas Electricity Telephone	93 93 93 93						
18	Automobile ownership (No. of automobile per 1000 population)	91						
19	Housing destroyed (Units) (As a result of natural disaster in last 3 years)	93-95						
20	Housing & construction loans from total loans (%)	92						
21	Employment in construction industry (%)	91	0.8	12.4	0.5	10.4	0.7	11.5
22	Durable housing units (%)	91						
23	Mortality rate as a result of infection (%)	92						
24	Mothers mortality rate per 100,000 population	95						
25	Mal-nutrition of children 5 years & under (%)	95						
26	Crime rates: (Per 1000 Population) Murders Thefts	91 91					7.1	6.1
27	Total housing investment (Billion rials in current prices)	91						
28	Housing production per 1000 persons (Units)	91			5.5			
	10	93			946047			343752
	20	93			1756310			841923
	30	93			2321931			1222031
	40	93			2845577			1580549
	50	93			3436975			1935656
	60	93			4077380			2330144
	70	93			4896002			2838442
	80	93			5921913			3542955
	90	93			7692356			4593719
	100	93			14709188			8606238
29	Mean expenditure distribution (Percentiles). (Rials)	86-91			3.37			0.5
30	Household formation rate (%)	91			20			
31	Annual inflation rate (%)	89						
32	Refugees (Persons)	89						
33	Iraqi expatriates (Persons)	89						
34	Asylum seekers (Persons)	89						



Table 7.2.1. Continued...

No.	Indicator	Year	Urban			Rural			Iran		
			Women	Men	Total	Women	Men	Total	Women	Men	Total
35	Persons in room	86			1.55						
36	Number of cinema seats per 1000 population	91			5.48						
37	Number of libraries per 100,000 population	91			0.75						
38	Number of hospital beds per 1000 population	91			5.69						
39	Number of hotel (inn) beds	91			36028						
40	Number of buses per 10,000 population	91			3.5						
41	Number of telephone per 100 population	91			12.02						
42	Per capita electricity consumption (Kwh)	91			1448.7						
43	Mean household expenditure (1000 Rials)	91			3796						
44	Per capita expenditure of municipalities (1000 Rials)	89			6065						

Table 7.2.2. Gender-Sensitive Urban Indicators For The City Of Tehran

No.	Indicator	Year	Tehran		
			Women	Men	Total
1	Population (Persons)	91	3128459	3347068	6475527
2	Population growth rate (%)	86-91	1.18	1.6	1.39
3	Birth rate per 1000 population (Persons)	91			23.5
4	Mortality rate per 1000 population (Persons)	91			5.2
5	Fertility rate (Persons)	91			3.38
6	Women & men headed households	91	108989	1401270	1510259
7	Household type (%):	1 Person	91		5.75
		2 Persons	91		12.86
		3 Persons	91		17.31
		4 Persons	91		22.47
		5 Persons	91		17.96
		6 Persons	91		12.21
		7 Persons	91		5.86
		8 Persons	91		3.09
		9 Persons	91		1.43
		10 Persons and over	91		1.05
8	Average household size (Persons)	91			4.28
9	Marital status (%):	Single	91	34.1	42.3
		Married	91	56.4	55
		Divorced	91	1.5	0.5
		Widowed	91	6.3	1.4
		Others	91	1.4	1.05
10	Housing tenure type (%):	Owned	86		62.3
		Rental	86		24.9
		Others	86		12.8
11	Unemployment rate (%)	91	12.14	5.85	6.63
12	Mean growth rate government employees (%)	86-91	7.2	3.6	3.9
13	Informal/undeclared employment (%)	91	0.7	0.4	0.4
14	Life expectancy (year)	91	69.87	68.33	69.07
15	Adult literacy rate (%)	91	84.6	91	87.9
16	Higher education graduates (%) (The ratio of high school graduates to population 18 years and over)	91	5.52	10.6	8.21
17	Migration rate (Persons)	91	129645	158427	288072
18	Household connection levels (%):	Water	93		99.4
		Gas	93		46.9
		Electricity	93		100
		Telephone	93		46.4
19	Modal split (%)	Private car	94		32
		Taxi	94		16
		Bus & mini-bus	94		36
		Cycling	94		2
		Walking	94		14
		Others	94		66
20	Automobile ownership (No. of automobile per 1000 population)	91			
21	Housing destroyed (Units) (As a result of natural disaster in the last 3 years)	93-95			140
22	House price to income ratio				11
23	House rent to income ratio				20
24	Employment in construction industry (%)	91	1.2	7.3	6.6

Table 7.2.2. Continued...

No.	Indicator	Year	Tehran		
			Women	Men	Total
25	Durable housing units (%)	91			93.6
26	Mortality rate as a result of infection (%)	92			2.12
27	Crime rates: (Per 1000 population)	91			0.22
					0.78
28	Household per housing unit	91			1.15
29	Floor area per person (sq.m.)	86			22.6
30	Housing production per 1000 persons (Units)	91			5.4
31	Housing investment (Billion rials in current prices)	91			5.8
32	Housing construction cost per sq.meters (U.S.\$)	91			158
33	Housing construction durations (months)	91			14
34	Annual increase in housing price (%)	90-91			3
35	Ratio of the lowest housing price to income	91			2
36	Persons per room	91			1.32
37	Number of cinema seats per 1000 population	91			6.94
38	Number of libraries per 100,000 population	91			0.3
39	Number of hospital beds per 1000 population	91			3.81
40	Number of hotel (inn) beds	91			7377
41	Number of buses per 10,000 population	91			5.45
42	Number of telephone per 100 population	91			17.31
43	Per capita electricity consumption (Kwh)	91			1285.59
44	Mean household expenditure (1000 Rials)	91			5179.02
45	Per capita expenditure of municipalities (1000 Rials)	89			7312.79
46	Network construction cost (Rials)	94			226 691,024,175
47	Municipality income (Rials)	National			
		Local			
48	Total municipal expenditure (Rials)	94			607 709,648,236
49	Major sources of income (%):	Taxes			715 330,424,982
		User-charges			-
		Government assistance			60
		Borrowings			-
		Others			20
50	Municipal salary expenditure of the total (%)	94			-
51	Local government employees (persons)	94	1602	23955	43
52	Solid waste generated (Tonnes)	94			25557
53	Solid waste disposed through (%):	Sanitary landfill			2464729
		Incinerated			96
		Open dump			-
		Recycled			-
		Others			2
54	Households receiving solid waste collection services (%)	94			-
					100

Table 7.2.3. Gender-Sensitive Urban Indicators For The City Of Mashad

No.	Indicator	Year	Mashad		
			Women	Men	Total
1	Population (Persons)	91	854922	904233	1759155
2	Population growth rate (%)	86-91	3.59	3.9	3.75
3	Birth rate per 1000 population (Persons)	91			31.9
4	Mortality rate per 1000 population (Persons)	91			9.08
5	Fertility rate (Persons)	91			5.12
6	Women & men headed households	91	24413	332411	356824
7	Household type (%):	1 Person	91		4.14
		2 Persons	91		10.9
		3 Persons	91		13.97
		4 Persons	91		16.71
		5 Persons	91		16.43
		6 Persons	91		15.01
		7 Persons	91		9.82
		8 Persons	91		6.55
		9 Persons	91		3.55
		10 Persons and over	91		2.92
8	Average household size (Persons)	91			4.92
9	Marital status (%):	Single	91	34.6	53.1
		Married	91	57.7	65.1
		Divorced	91	0.57	0.33
		Widowed	91	5.7	1.7
		Others	91	1.3	1.2
10	Housing tenure type (%):	Owned	86		66.7
		Rental	86		22.3
		Others	86		11
			91	19.54	5.3
11	Unemployment rate (%)	91	19.54	5.3	6.78
12	Mean growth rate government employees (%)	86-91	6.9	4.3	4.5
13	Informal/undeclared employment (%)	91	0.17	0.24	0.23
14	Life expectancy (year)	91	61.68	60.96	61.2
15	Adult literacy rate (%)	91	82	88.2	85.2
16	Higher education graduates (%) (The ratio of high school graduates to population 18 years and over)	91	0.24	0.6	0.44
17	Migration rate (persons)	91	54413	57803	112216
18	Household connection levels (%):	Water	93		98.7
		Gas	93		60.2
		Electricity	93		99.9
		Telephone	93		27
19	Automobile ownership (No. of automobile per 1000 population)	91			28
20	Travel time (Minutes)				12.3
21	Housing destroyed (Units) (As a result of natural disaster in last 3 years)	93-95			177
22	House price to income ratio				7.3
23	House rent to income ratio				35
24	Employment in construction industry (%)	91	1	16.2	14.97
25	Durable housing units (%)	86			66.66
26	Mortality rate as a result of infection (%)	92			11.28
27	Crime rates (Per 1000 population)	Murders	91		0.35
		Thefts	91		1.66
28	Household formation rate (%)	86-91			3.53
29	Persons per room	86			1.47

Table 7.2.3 Continued

No	Indicator	Year	Mashad		
			Women	Men	Total
30	Number of cinema seats per 1000 population	91			3.68
31	Number of libraries per 100,000 population	91			0.44
32	Number of hospital beds per 1000 population	91			3.11
33	Number of hotel (inn) beds	91			5787
34	Number of buses per 10,000 population	91			3.71
35	Number of telephone per 100 population	91			8.21
36	Per capita electricity consumption (Kwh)	91			1072.18
37	Mean household expenditure (1000 Rials)	91			3601.6
38	Per capita expenditure of municipalities (1000 Rials)	89			5463.98
40	Municipality income (Rials)	National			1,475,422,930
		Local			24,707,788,000
39	Total municipal expenditure (Rials)	92			18,190,697,000
41	Major sources of income (%):	Taxes			84
		User-charges			2
		Government assistance			6
		Borrowings			8
42	Municipal salary expenditure of the total (%)	92			71.8
43	Daily water Consumption ( cubic metre)	92			202740
44	Median price of water per cubic metre (Rials)	92			65