



A Review of the Obstacles to the Renovation of Worn-out Textures in Iran and Proposing Approaches to Address Them

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Abstract The formation of some neighborhoods and areas in big cities is, for various reasons, in a way that is inconsistent with today's urban planning and architecture standards, especially in metropolitan areas. These neighborhoods have become increasingly worn out over time, and their constituent elements, such as superstructure, infrastructure, buildings, facilities, streets and accesses, have lost their urban uses and its inhabitants suffer from numerous economic, social, cultural and physical problems. Over the past years, governments and municipalities have experienced various approaches to the Renovation and reconstruction of worn-out urban textures, but the sheer volume of existing worn-out textures and the prolonged implementation of many of these projects indicate that these models are inadequate. In fact, the main problem facing these projects is the enormous financial resources needed to revitalize such textures.

Keywords Renovation of worn-out textures, citizen participation, aggregating granular license plates, land reconfiguration method, completion of half-finished buildings

1. Obstacles to Renovation

The advantages and benefits of renovating worn-out urban textures are not hidden to anyone, but there are many obstacles in the way of action. In recent years, various strategies have been used to revitalize and reconstruct worn-out textures that were not properly implemented [1]. A large proportion of the country's population resides in worn-out textures, and this group is in poor housing and shelter, both in terms of the risk of natural disasters such as an earthquake that could create a disaster in the city, and the fact that from an environmental perspective it's not a suitable place to live at all [2]. In these areas we typically see very old houses and narrow and small alleys, yet there are no local facilities [3]. In this section, we intend to examine the obstacles facing renovation from different approaches.

1.1. Faults in Government Programs

- Cause of stagnation in the area of worn-out texture Renovation
- Lack of government cash resources and inadequate budget allocation to renovate all worn-out textures [4]
- Settlement and urbanization outside of cities and even suburbs without regard to worn-out textures [5]
- Only paying attention to the protection of government land by the Land and Housing Organization
- The multitude of management institutions and the lack of coherence and coordination among them to revitalize worn-out textures
- Past governments' neglect of worn-out textures, the piling up of the problems and the creation of worn-out textures over time
- Difficulties in attracting foreign investment and neglecting public participation and the concept of citizenship [6]
- Lack of appropriate incentives for the private sector



- Failure to provide new suggestions and new alternative methods
- Numerus legal problems
- A mere developmental approach to worn out projects for reconstruction, renovation or improvement
- Single-grain look at worn-out textures in detailed designs, and not as texture (this single-grain approach makes possession in many cases difficult)
- Not considering legal alternatives to housing in the case of possessions
- Lack of clarity on the discussion of need in Article 31 of the Constitution (having adequate housing based on need is the right of every Iranian individual and family)
- Lack of a desirable model of Renovation of worn-out textures and lack of a program appropriate for the annual Renovation of neighborhoods
- Incorrect planning for temporary accommodation during the period of reconstruction.
- Concentrating all attention on the capital (While in most of Iran's historical cities, there are far more worn-out textures and there are many problems with the Cultural Heritage Organization.)
- Unrealizable plans

1.2. Challenges of Private Sector Entry

Although the government is trying to persuade builders and developers to reconstruct worn-out textures by providing discounts on construction fees and building permits, as well as providing proper facilities, the evidence suggests that most worn-out texture renovation activities are done through the homeowners in a solitary way who have taken out a worn-out texture loan and renovated their homes, and developers and the private sector are not keen to enter this area. Therefore, renovation and reconstruction of the suburbs and worn-out textures is very slow [7]. Another important issue that should be addressed in the renovation of worn-out textures and housing production in these areas, besides providing construction discounts, is planning to create demand for the purchase of residential units built in these areas [8]. So before the entry of the private sector into housing production in the worn-out textures, we should assure them that there are buyers for these units so they don't have to worry about the units not being sold. The same thing that the municipality seems to be committed to is creating demand for the remaining units of the investor and encouraging people to buy these units by providing cheap facilities.

2. Problem-solving approaches

2.1. Citizen participation

There are a number of reasons for citizens to participate in city administration, some of which are:

- Developing cultural values that foster equality and democracy norms and increase citizen demand for participation [9].
- The changes that have taken place in terms of the benefits of education, the age and the level of income of citizens have increased the incentives for the participation of educated and middle-class youth, and have increased the possibility of this participation.
- Participation in various matters has increased efficiency [6].
- Increasing the complexity of relationships in cities has eliminated the possibility of individual management and imperative affairs [10].

Participation has advantages in the social, political, planning, etc. fields. The main benefit of participation from a social point of view is to enable the citizens who have a tendency for individuality and evading responsibility. In the process of participation, a social spirit and a sense of cooperation and commitment emerges. Participation provides the opportunity to promote, educate, and empower the low-income and disadvantaged and unite them in a broader society [11].

From a planning perspective, participation provides the opportunity to exchange ideas and priorities, evaluate public interest dynamics, and the feasibility and acceptability of planning proposals. From a political point of view, participation supports participatory democracy rather than representative democracy, and defends the democratic right of every human being and thus the public to participate in the decision-making process. In addition, participation helps council members and decision makers get a clearer picture of the needs and wants



of voters or other people. This can maximize the sensitivity and impact of decision making. Perhaps the most important benefit of public participation is that people bring the authorities closer together and replace me and you with us [12].

2.2. Aggregating Granular House License Plates

The rapid growth of immigration to Tehran in the 40's and the unplanned development created new conditions in the morphology of Tehran [13]. The fragmentation of the arable lands and the wastelands that surrounded the towns produced granular textures all over the city, leading to excessive horizontal development of the city. In the following decades, by the increasing population of the city (growth in demand) and the obstacles to the development of Tehran (lack of infrastructure and urban facilities) and the need to consider endogenous development, this has been addressed as one of the challenges of urban management. Low land area, low number of floors, inadequate land separation, and construction with inexpensive and flimsy materials are the characteristics of the house plate numbers in worn-out textures. On the other hand, aggregation was widely recommended and used as one of the main tools for urban land development management. Granularity and instability of buildings is the most important problem of worn-out textures, and in this regard, the method of aggregation is considered an indispensable necessity. Land aggregation, as a tool of urban planning, became popular in Europe from the beginning of the twentieth century, and then enjoyed significant success elsewhere in the world. Aggregation is used in the opposite direction of separation, whereby several owners remove their plates that have separate licenses to produce a single license in order to benefit from the facilities provided by the government and the municipality [14].

Land aggregation facilitates urban development in three ways. In the first way the land parcels are merged and, after sorting, are separated for better planning. In the second way, appropriate solutions to finance and develop the infrastructure are provided, and in the third way, the financial benefits of urban development are distributed between landowners and development trusts, usually because of improved texture or the added value related to the construction. In other words, immunization, equilibration, vitalization, and capacity building of worn-out textures are accomplished by implementing aggregation plans in worn-out urban textures. As a result of this plan, the renovation will be economical and the construction cost will be reduced, also improving the spatial quality after renovation will increase the value of the license plates [15].

2.3. Land Reconfiguration Method

This policy has been the focus of East Asian countries such as Japan, South Korea, Indonesia, and the Philippines in recent years. In Europe, countries such as Germany, France and the Eastern Bloc have also benefited from this policy of reconfiguring land in their metropolises. In this way, the two sides of the equation in the issue of worn-out textures, the owners and the executives, both reach their profit. Actually land reconfiguration distances itself from the traditional methods of worn-out texture Renovation and examines a win-win strategy based on the policy of increasing public participation. One of the main problems of the worn-out textures is the renewal of the license plate by providing a series of aggregation incentives and the purchase of worn-out textures by the municipality and the creation of a new area [16].

In the first method, by aggregating license plates, we only replace small-scale buildings with four and five story buildings, and in the second, the main loser is the owner. Land reconfiguration policies have four major advantages for the country, and especially for metropolises. Its first advantage is the provision of land. Land reconfiguration policies in worn-out textures also allow for the production of land for housing construction. This also leads to the optimization of land use at the city level, allowing for increased flooring in worn-out textures, production of land to provide urban facilities, green space and breathing space within worn-out textures.

The second is attracting liquidity and venture capital. As we know, venture capital in the country has increased, while land reconfiguration policies can return these stagnant resources to the production cycle. Without the presence of capital, Renovation of the worn-out textures fails. As you can see, the current situation and the lack of rapid Renovation of the worn-out textures lies in the lack of public participation. To solve this challenge, local authorities and leaders should not regard people as rivals, and they should have a win - win perspective. Because venture capital has always had a desire for a place and a purpose, it has a higher percentage of growth.



This will turn venture capital in the real estate market from speculative to productive, thereby reducing the inflationary effects of speculation in the housing market. Along with the aforementioned, modifying the road network and meeting the urban needs can also be an advantage of worn-out texture Renovation. Solving urban problems is another advantage of worn-out texture Renovation. Since this reconstruction is being carried out on a larger scale and on the scale of revitalizing a multi-hectare neighborhood, it provides the opportunity to rebuild and provide suitable urban amenities and can align urban projects with urban planning ideas [17].

Forced ownership is the most basic policy implemented in the country to solve the problem of worn-out textures. This policy failed in the Navab project. Implementation of this project raises two major problems of financing and popular resistance for its implementers. Incentive aggregation policy, as mentioned, may partly lead to solitary and micro constructions in worn-out texture, but may not ultimately lead to texture Renovation. In this policy, except for wasting resources and facilities, nothing else happens in the Renovation of the worn-out texture. The best solution for revitalizing the worn-out texture is citizens' financial and spiritual participation. The solution is participatory policies in which residents also benefit from the added value of worn-out texture Renovation and can also reside in the same texture and neighborhood after a while. This participation can be the answer and the solution to the two problems of financing and popular resistance. The forced ownership model without providing opposing land and by paying only the cost of the worn-out texture has caused us serious harm in the issue of worn-out textures. There are three vital ways to focus on revitalizing worn-out texture. The first step is to apply a joint committee and a single planning system in all physical, residential, economic and social dimensions. The second point is investing. This can be achieved through both government subsidies and the presence of competent manufacturers. Third, the renovation of the textures is not such as to increase the price of housing in these areas. Renovation should not be so that the inhabitants of these textures, who are disadvantaged and low income, are pushed out of these areas and cannot benefit from the renovation. These are some of the main considerations in revitalizing worn-out textures.

2.4. Housing boom in the wake of economic boom

Providing suitable facilities to housing contractors at an appropriate interest rate and raising the mortgage ceiling is one of these solutions. In fact, officials should note that the present bank interest can in no way facilitate people becoming home owners. Also, depending on the price of land in big or small cities, the amount of facilities should also vary. If these facilities are provided by the government, we can see an increase in construction and thus, by balancing prices, an effective step is taken to improve construction and the housing market.

2.5. Completion of Half-finished Buildings

Lack of planning, rising building material prices and lack of government support are three reasons for the increase in the number of half-finished buildings. But one of the most important reasons for the abandonment of construction projects in a half-finished manner is the financial inability of builders to continue working because of the housing market turmoil following the new economic conditions in the country.

The legal vacuum and the lack of clear rules for deciding the fate of half-finished and abandoned buildings have left the issue unanswered. The government should seek to finish abandoned building projects while providing serious solutions for the renovation of worn-out textures, as the completion of these buildings will have a major impact on balancing supply and prices in the housing market. Completing abandoned and half-finished buildings will create economic prosperity and create jobs. Therefore, all large and relatively large public and private abandoned and half-finished buildings must be identified and their fate should be decided, as these structures are part of the country's capital and must enter the economic and employment cycle. Government agencies should assist the private sector with all possible means to complete half-finished projects which have justification for their failure to be completed.

3. Conclusions

According to the findings of the research, the following is presented as a conclusion:



Experts believe that in order to do this, the government and public authorities responsible, including municipalities, roads and urban planning, the Civil Engineering Organization, the Civil and Housing Organization, and finally the country's banking system must take serious action so that, in addition to achieving the predetermined goals in this texture, they would revitalize and rebuild it; otherwise the project will fail.

Therefore, the government and the contractors are major players in the renovation of dysfunctional urban textures; thus, the most important role of the government in this regard is to provide the land and define the project without conflict within the target areas at the neighborhood or urban block scale, to generate investment incentives by reducing construction costs such as license fees - branching - legal and engineering costs - tax breaks - allocating inexpensive funds, covering investment risk through schemes such as guaranteed purchases after a certain period, providing alternative housing for temporary residence or solutions such as housing allowance, coordination between the relevant authorities and removing a micro-management and economical approach in the authorities and creating incentives for residents to stay in the units built.

At the same time, contractors are also one of the main actors in the implementation and definition of these projects, the study and design of residential projects and public applications, the supply of resources - the construction and implementation of projects until transferring it to the buyer and a developmental role in textures through defining the projects and replacing them with the residents of the textures.

In the meantime, banks should support the implementation of these projects by allocating inexpensive resources for land acquisition and construction of projects relating to worn-out textures, diversification of facilities including deposits, land acquisition, construction and purchasing, and these incentives should be available for both contractors and buyers.

One of the suggested ways to encourage people to live in worn-out textures and to buy housing in these areas is to make attractions for living in worn-out areas. By shifting the use of worn-out neighborhoods to businesses or stable manufacturing and employment opportunities in these areas, more residents will be tempted to live in these areas. They believe that because the inhabitants of worn-out textures are part of the low-income strata, they are thus encouraged to renovate the worn-out areas. Implemented or under implementation in the Nemat Abad neighborhood of Tehran and a limited number of provinces, these are projects that some provincial officials believe have succeeded, and aside from the renovation of worn-out real estate, has led to an increase in property values in these areas. In contrast, some experts oppose changing the use of worn-out textures and implementing such designs in worn-out neighborhoods, arguing that reassigning worn-out neighborhoods for commercial use in a way that the lower floors of buildings are for commercial units and the upper floors are residential units will itself be problematic. Because, contrary to what was pointed out on the topic of reconstruction, worn-out neighborhoods will become overcrowded, with the quality of life decreasing in these areas.

So, undoubtedly, an important condition for accelerating the renewal of worn-out texture is that in order to encourage investors to invest in these textures, their profits from the site must first be foreseen and a minimum interest should be specified for the investor. Because although the government also helps the investor by providing affordable facilities along the way, naturally the investor's goal for investing in this process is to gain employment and profits.

Recommendations

- Coordinated management between the municipality and other relevant institutions and bodies will have a major impact on the renovation process.
- The establishment of Renovation and renovation organizations in the areas is one of the outputs of the coordinated supervision and management approach that is expected to maximize the effectiveness of the areas' experiences and decisions in the renovation process of the worn-out texture.
- Granularity is the first step in having a worn-out texture, and as long as we are on the granularity path we are on the opposite side of renovation, and renovation will take place along the route of deterioration.



- The principal caretaker of the worn-out texture should be determined and then they should take appropriate action with a strategic management and the participation of the residents in solving this problem.
- The involvement of the municipality as one of the most important factors in the process of renovation of the worn-out texture (the municipality can move in several ways at the same time to achieve the goals of the National Reconstruction Plan.
- Securing land, attracting social participation and culture-building based on the recognition of the need to renovate the worn-out texture are among the most important steps.)
- Different entry of government and housing sector into this area (since the government is considered as the main leader and executor of renovation of worn-out texture and reconstruction plan.
- Therefore, timely and necessary measures are needed to implement this plan in the worn-out areas to coordinate forces affecting the worn-out texture.)

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