Analysis and Study of Building Violations' Reasons in Metropolises, with Emphasis on Urbanism Laws and Regulations Case Study: Zones 3 and 9 of Mashhad

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Extended Abstract

1. Introduction

From about the 1950s, extraordinary growth of cities and increase of urban population have led to excessive growth of settlements in cities (Muhallab Taha, 2001). This growth caused an unprecedented rise in land prices (Zaheri & Pour-Mohammadi, 2006). Land is an essential element in urban expansion and development (Vander Molen, 2002). Therefore, quality and quantity of land supply for development and expansion play an important role in the development of urban norms or anomalies (Hadily & Mehrzad, 2009).

High prices of land result in the creation of disorders in cities construction including building violations, which are as the most important disorders (Mokhtari Azad, 2009). Building violations are generally committed with the aims of greater individual benefit or increasing utilization of land, regardless of land uses type, construction regulations and coefficients related to the density, occupancy rate, zoning (Hosseini, 2006). Despite these, there are laws and administrative factors such as municipalities that constantly inspect the building violations, why building violations are committed (Zangi Abadi, Ghaed Rahmati, & Safaei, 2009). In cities, laws should be enforced to prevent building violations, and people should see that they can expect others to obey the laws and regulations of the city (Galbraith, 1998).

The present research is aimed to study the causes of building violations in districts three and nine of Mashhad, with emphasis on the rules of city construction.

2. Theoretical Framework

In general, building violations include: inattention to regulations in urban construction and violation of construction regulations (Masum, 2001). Most of the building violations committed in big cities are due to factors such as high population density, hugely expensive land and housing, cost-effective construction (Bahmani Monfarad & Kalantari, 2012). Despite these violations, residents' peace will be disturbed and urban life will be faced with chaos. So there must be regulations to prevent building violations in cities (Galbraith, 1998),
Otherwise, we must expect effects and consequences of these violations for residents in cities and especially in Mashhad city in the near or distant future.

3. Methodology
The research method was descriptive – explanatory, and the statistical population of the research was building violators of districts three and nine in Mashhad city. Cochran's test was used to determine sample size. Sample size was over 176 cases and data was obtained through questionnaires completed by building violators.

4. Results and Discussion
To compare the rate of building violations and the fines paid in districts three and nine of Mashhad city, t-test was used. Test results showed that the average rate of building violations in districts nine and three were 57.6 and 34.5 square meters per residential unit, respectively. In this test, the value of t was 2.055, and the significance level of the test was confirmed at 0.95. Furthermore, for mean comparison of fines paid for building violations per residential unit in districts three and nine of Mashhad city, independent parametric t test was used. The average fine paid for building violations in the city of Mashhad was 17040721 Rials per residential unit in district nine and 5574234 Rials in district three. In this test, the value of t was 2.719 and the significance level of the test was confirmed at 0.95. Thus, it can be concluded that by increase of building violations' rate in district nine compared to district three, the amount of fine paid for violations also increased proportionally. Multiple regression test with Stepwise method was used to study the factors affecting building violations in districts three and nine of Mashhad city. All independent variables including the cost-effectiveness of committing building violations, length of time to get a building permit, limitation of detailed plan regulations in offering additional density, violation of some municipality authorities (such as accepting bribes) and the lack of inspection by building engineers were integrated into the regression model. The variables of cost-effectiveness of building violations commitment and lack of inspection by building engineers remained in the model, and other variables were removed from the model. Therefore, in this study, the aforementioned factors were known as the most important causes of building violations in districts three and nine of Mashhad city.

5. Conclusion and Suggestions
The results of the present research show that the factors of cost-effectiveness of building violations committing with beta 0.38 and lack of close supervision by building consultant engineers with beta 0.36 are the most important factors influencing the increase in these two urban regions. This is because people can earn more income from adding an extra floor to their building and selling it, while they only pay a small percentage of that profit for fine. The most important suggestions in relation to the reduction of building violations in the above-mentioned districts of Mashhad are:

- Reducing municipalities' revenue related to the building violations
- Emphasis on the development of sustainable revenues of municipalities
- Implementing of destructive orders for building violations, in which their demolition is necessary, and not changing article commotions of 100 from demolition to financial penalties.

Keywords: Building violations' reasons, Article commotions of 100, Zones 3 and 9 of Mashhad
References (in Persian)


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