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# The Effects of Socially and Culturally Sustainable Urban Development on Residential Location Choice in Iran

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## **Abstract**

The main aim of this research is the recognition of social and cultural sustainable urban development on citizenship culture for achieving an analytic theoretical model for selection evaluation of residential location concerning the citizens. The sociological theory framework includes: Bourdieu's cognitive background and subjective structure, Elster's rational choice theory, and Duhl's urban need assessment theory (Duhl, 1985). In this research, the main causes affecting evaluation of behavior, action and citizenship culture and residential location choice of Tehran citizens were analyzed. The method is a survey, using questionnaires for gathering information. The sample included 384 citizens who reside in Tehran urban districts 6 (Yousefabad), 8 (Narmak), and 21 (Tehransar) which were chosen by simple random sampling classified in the year 2008. The findings indicated a linear direct model statistical relationship between Social and cultural sustainable urban development and residential location choice.

**Keywords:** sustainable urban development, culture of citizenship, residential location choice

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## **Introduction**

Research contents include five sections: In the first section, statement of the problem, the significance of the study and its purposes are discussed. In the second section, review of literature, theoretical framework, hypothetical model, and hypotheses are illustrated. The third section deals with methodological discussions. The fourth section examines the findings of research and finally in the fifth section, conclusion and suggestions are illustrated. The gathered data through statistical descriptive and inferential analysis by SPSS and LISREL software packages were implemented.

Citizenship which is protected by government means modern social status including integrated rules such as duties, rights and equal responsibilities without any social, religious, cultural, racial and stratification prejudices, and it can lead to social respect toward society, political and social cooperation and privilege and resource benefits (Marshal, 1994).

Evaluation of respecting life rules of metropolitan, Tehran, and the factors or attractions that are effective to choose residential location are the subjects of this article and are the effects of cultural-social factors on sustainable urban development for residential location choice. The article will be clarified by more explanations on aims, necessities, and questions related to the research, hypothesis, and methodology of study and data analysis.

## **Research Questions**

Basic study indicated that there is a relation between sustainable urban development indexes and choosing residential location; in other words, the existence or lack of facilities of urban life which are mainly provided by government are effective for choosing residential location. As it was mentioned in this article, first, researcher tries to reply the following questions (Muntemba, 1993):

- What privileges do 22 districts of Tehran benefit from regarding components of sustainable urban development?
- Is choosing residential location dependant on economic, social, and cultural factors of sustainable urban development?

- Which cultural, economic, and social indexes of sustainable urban development are more effective?

### **Purpose of the Study**

Regarding main role of citizens on sustainable development programs, particularly their cooperation, recognition of behaviors, observing regulations and urban life rules, awareness of cultural and social citizenship rules and problems of urban localities, following purposes can be discussed for this research (Wheeler, 2004):

A) Recognition of components and indexes of sustainable development in different districts of Tehran.

B) Recognition of cultural urban level of Tehran citizens.

C) Recognition of effective social, economic, and cultural factors for choosing residential location.

D) Recognition of Tehran citizens' norms for choosing residential location.

E) Access to theoretical model to determine residential location selection and represent strategic techniques and functions; that is to say, recognition cultural- social factors of sustainable urban development through analyzing factors and representing correlative model are all other research aims.

### **Theoretical Framework**

Bourdieu, a sociologist, emphasizes on dialectic relation between objective structures and subjective phenomena. He believes in one way objective structures which build up subjective forms and structural necessities which affect on mutual actions determine, and in another way, if someone wants to survey daily individual and group attempts which act in the way of changing or keeping these structures, should consider subjective forms. In order to take the conflict of objectivism and subjectivism away, Bourdieu emphasizes on functions which his opinion is on the dialectic relation between structure and factor. (Arnold, 1993)

Due to his interest toward dialectic relation between structure and social view point from people, Bourdieu is orientated his theory towards "structuralism" or "incubation structuralism". He describes incubation structuralism as follows: objective structure analysis, which belongs to different fields, is inseparable from subjective incubation structure

analysis in the field of environmental persons that are fairly from social structures. This analysis is also inseparable from incubation analysis of social structures, its social status and groups are the result of historical attempts. Human being factors cooperate as their status in the society and with subjective structures understand their status. He at least advocates partly from the view point of structuralism, but Bourdieu's view point is different from structuralism of Saussure, Eshter, and also structural Marxists since they emphasize on structures of language and culture but Bourdieu believes that structures are also in the same social world. He supposes that objective structures are independent from the awareness and will of human being which lead their performances or subjective forms and restrict them. (Ritzer, 2002)

The main work and attempts of Bourdieu which is to remove the interval of subjectivism and objectivism are covered up by subjective structural concepts and fields and also dialectic relations, while subjective structures are in the mind of activists and fields are out of their minds. Subjective structures are ascribed to "subjective or cognitive structures" that human beings encounter them in the social world. Human being acquires string of points in their mind by which they understand and evaluate their social world. Through such subjective points, human being performs, understand and evaluate their actions. From the view point of dialectic, subjective structures are the result of internalization of the social world structures. In fact, subjective structures are the same as social visualized structures and they are internalized (Turner, 1993). These structures reflect objective divisions in structural classes such as age and gender groups and social status. Because of this, objective structure is interpreted by individual status in the social world. Therefore, different individuals do not have the same objective structure in the society. People that have the same status in the social world enjoy the same objective structure. This means that objective structure is considered as a total phenomenon which let human being understands their social world. But different objective structures show that social world and their structures are not the same for all actionists. (Ritzer, 2002)

Therefore, objective structures are considered as social, cultural and environmental facilities. According to Bourdieu, these objective structures are independent from awareness and will of human being

factors, and guide subjective forms and performances and human being face with social world through them. By internalization of many norms, values and foreign factors, human being produces their performance and evaluates them. Bourdieu claims that individual objective structures accord with their social and class status in the social world (Barton & Hugh, et al, 2003). From Bourdieu's point of view, structures and facilities such as cultural and social structures affect on individual citizen culture or subjective structures which impressed by internalization of norms values and foreign factors (UNICEF, 1993). The reason is that better quality and ideal social and cultural structures impact on citizens' norms, performance and actions in the form of urban culture. (See Fig. 1)

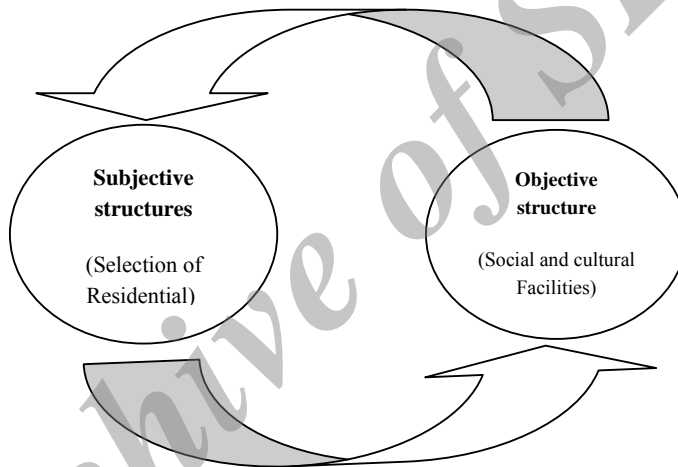


Figure 1. Bourdieu's view

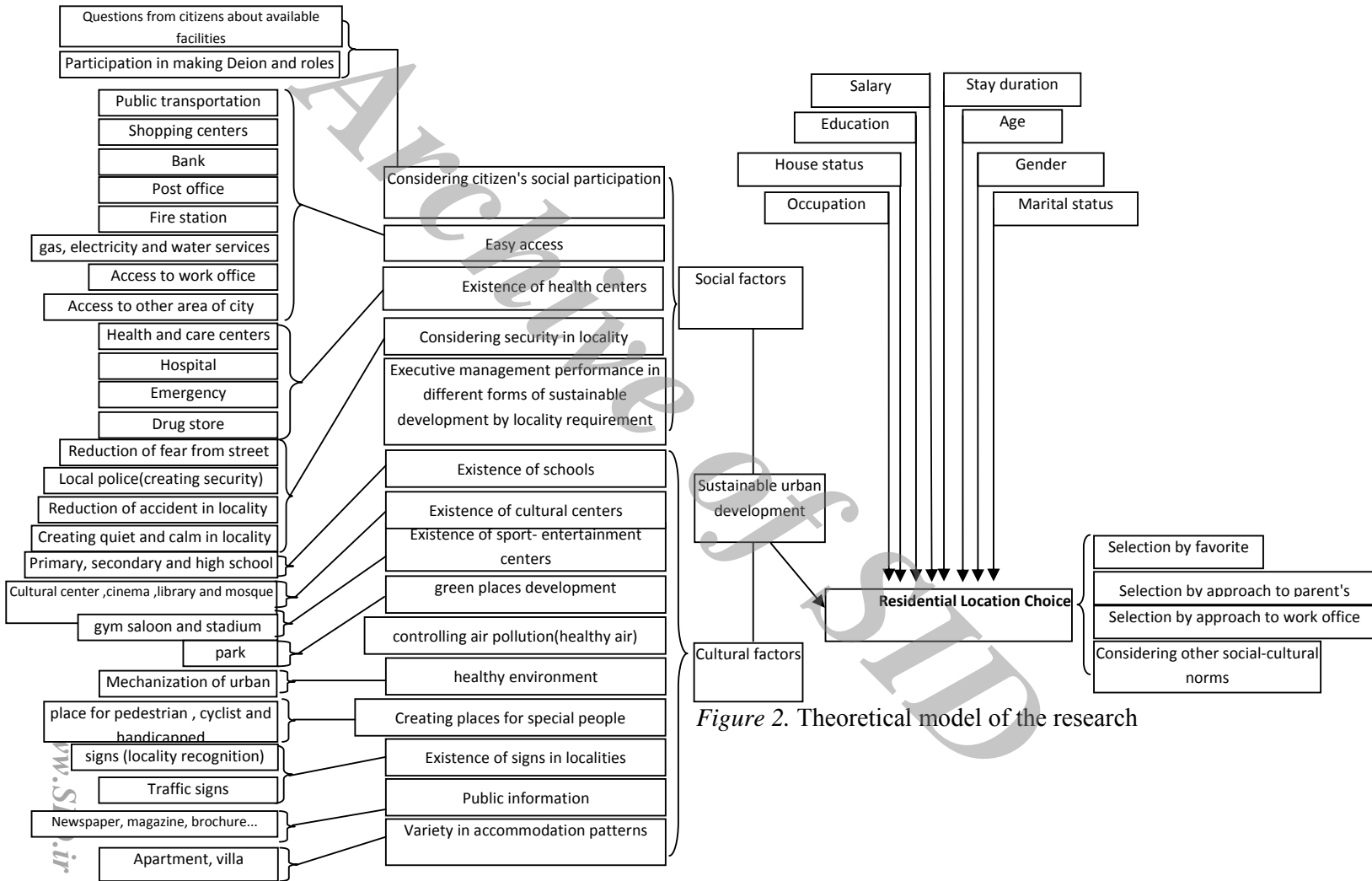


Figure 2. Theoretical model of the research

## Research Hypotheses

Hypotheses which are tested according to research objectives framework and theoretical model are as follows:

### 1) First main hypothesis:

Social factors of sustainable urban development affect citizens for residential location choice.

#### Subordinate hypotheses:

- Choosing residential location is dependent on its security. (Hardoy et al., 1992)
- Choosing residential location is dependent on health and care centers in it.
- Choosing residential location is dependent on accessibility to shopping and service centers in it. (Griffin, 1989)
- Choosing residential location is dependent on accessibility to public transportation in it. (Hazel Ruth, 1993)
- Choosing residential location is dependent on close distance to relative and parent's houses.
- Choosing residential location is dependent on close distance to workplace.
- Choosing residential location is dependent on executive management performance in it. (Haughton, 1994)
- Choosing residential location is dependent on social status (income, job, education) (Jenks, Burton, & Williams, 1996)

### 2) Second Main hypotheses:

Cultural factors of sustainable urban development affect citizens for Residential Location Choice. (Yiping, 2006)

#### Subordinate hypotheses:

- Choosing residential location is dependent on its cultural-educational centers.
- Choosing residential location is dependent on its sport-entertainment centers.

- Choosing residential location is dependent on its healthy environment.
- Choosing residential location is dependent on variety of residential patterns.
- Choosing residential location is dependent on its urban green places. (United Nations, 1997)
- Choosing residential location is dependent on its healthy air. (UNESCO, 1997)

### 3) Background Hypotheses:

- The criteria of residential location choice vary among citizens living in different neighborhoods.
- The criteria of residential location choice vary among citizens with different levels of education.
- The criteria of residential location choice vary among citizens within different age groups.
- The criteria of residential location choice vary among citizens of different genders.
- The criteria of residential location choice vary among citizens with different marital status.
- The criteria of residential location choice vary among citizens with different occupations.

## Research Method

Research methods which were used in this research included:

*Documentary and Library Research Method:* This method was used for recognition of different levels of sustainable urban development, Tehran (22 districts), accessibility to theoretical framework, clarity of social issues and awareness of research background.

*Survey Method:* This method was used for collecting, classifying, describing and analyzing data. There were many reasons for choosing this method as final and main research method including possibility to survey hypothetical research which comes from theories, necessity of survey and study and finally referring to Tehran citizens and extensions.



## **Population**

Population of this research included all the citizens living in 22 districts of Tehran. The samples were citizens in districts 6, 8, and 21 of Tehran in 2008. In the field survey, direct observation was used on the samples. "An analysis unit is the unit that data is collected by it, the unit that describes its specification. Analysis individual unit is usually used in the survey research. So, analysis unit in this research is "individual" that the same citizen.

## **Sample and Sampling Method**

*Sampling method of districts and residential locations:* Samples were citizens from districts 6, 8, and 21 in Tehran. First, according to Cochran formula, three districts were selected out of 22 districts of Tehran (Table 1) considering fifteen indexes of urban facilities: there were different levels including district 6 with privileges of 1019 as high level facilities, district 8 with privileges of 429 as moderate level facilities and district 21 with privileges of 183 as low level of urban facilities. To select the study neighborhoods, simple random sampling was adopted. The selected neighborhoods were Yousefabad (district 6), Narmak (district 8) and Tehransar (district 21).

*Sampling method of individuals on the study:* Tehran citizens were determined through stratified random sampling (Table 1). Classification raises its probable precision when its classes in comparison to each other have the most differences. In other words, classification is fruitful when leads to classes that have more similarity than total population (Sarai, 2001)

Table 1  
Sample Size in Proportion to Gender Size

Districts	population	Men population	Women population	Sample Number	Men sample	Women sample
6	232583	116601	115982	96	48	48
8	373304	187261	186043	153	77	76
21	328496	167133	161363	135	69	66
total	934383	470995	463388	384	194	190

### Sample Size

*Sample size for individuals in the study:* Research results are generalized to larger population. Choosing right and adequate sample can be influenced by the kind of study and the population and its specification. But many studies in social sciences used special statistical formulas to do sampling. This research has been estimated by Cochran's famous formula of sample size estimation based on the number of individuals (For sample distribution, refer to Table 1)

(Sample size)  $N=384$ .

(Population size)  $N= 934383$  (total population of districts 6, 8, and 21)

(Probable existence of attribute (property))  $p=0.5$

(Lack of probable attribute (property))  $q=0.5$

(Probable accuracy of utterance)  $t=1.96$

(Sampling mistake)  $d=0.05$

$$n = \frac{\frac{t^2 \times p \times q}{d^2}}{1 + \frac{1}{N} \left( \frac{t^2 \times p \times q}{d^2} - 1 \right)} \quad n = \frac{\frac{(1.96)^2 \times (0.5) \times (0.5)}{(0.05)^2}}{1 + \frac{1}{934383} \left[ \frac{(1.96)^2 \times (0.5) \times (0.5)}{(0.05)^2} - 1 \right]} = 384$$

*Sample size of urban district:* In order to estimate the number of districts in the sample size, the researcher considered suitable probable precision with reliable coefficient of 95% and acquired pre-estimation of variance of park number in 22 districts which is one of the indexes of sustainable urban

development in the form of urban facilities, district number of study area is in accord with the following formula:

n: district 3

N: population size (22 urban districts)

d: suitable probable precision (41.16)

t: reliable coefficient of 95 % (1.96)

$$n = \frac{Nt^2s^2}{Nd^2 + t^2s^2} \quad d = t.se(\bar{X}) \quad d = 1.96 \times 11 = 41.16$$

$$n = \frac{22 \times (1.96)^2 \times (1663.76)}{22 \times (41.16)^2 + (1.96)^2 \times (1663.76)} = 3.2$$

S2: pre- estimation of variance by park number in 22 urban districts (1663.76)

**Findings**

Theoretical model of this research was being tested by “Structural Equation Models”. Therefore, first, theoretical model of this research including dependent and independent variables are tested.

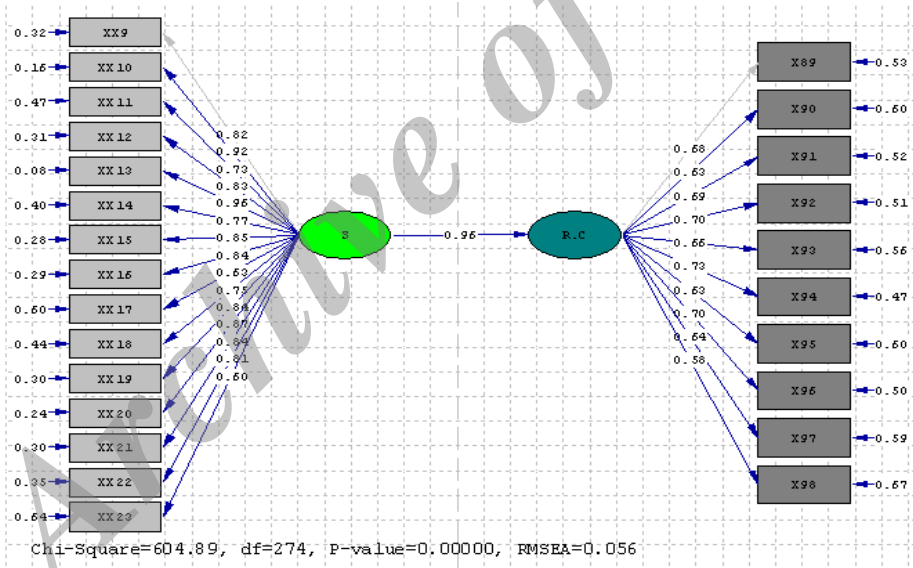


Figure 3. Result of theoretical model test (relation between factors of sustainable urban development and residential location choice)

According to Fig.3, the amount of Chi-square statistic is equal to 775.92 which is significant in the level 0.000. That is to say, pattern of "sustainable

urban development"(s) measured by fifteen dimensions including "attention to citizen social participation"(xx9), "easy access" (xx10),"existence of Health and Care Centers"(xx11), "attention to security of residential location"(xx12), "performance of executive management"(xx13), "existence of schools"(xx14), "existence of cultural centers"(xx15), "existence of entertainment and sport centers"(xx16), "development of green places"(xx17), "control of air pollution"(xx18), "suitable urban environment"(xx19), "creating place for especial persons"(xx20), "existence of signs in localities"(xx21), "public information"(xx22), variety in accommodation patterns(xx23), as well as "residential location selection" measured with dimensions of "eagerness of residential location "(x89), approaches to parents and relative houses(x90), "approaches to work officer (x91)", access to transportation stations(x92)", "access to health and care centers(x93)", "access to cultural and art centers(x94)", "access to entertainment- sport centers(x95)", "access to local shopping centers(x96)", "re-selection of localities if house changes(x97)", and "usable for other generation(x98)" which are not different from true patterns of data. Since amount of "proper fitting index "of this model is equal to 0.83, the model has acceptable fitting with truth.

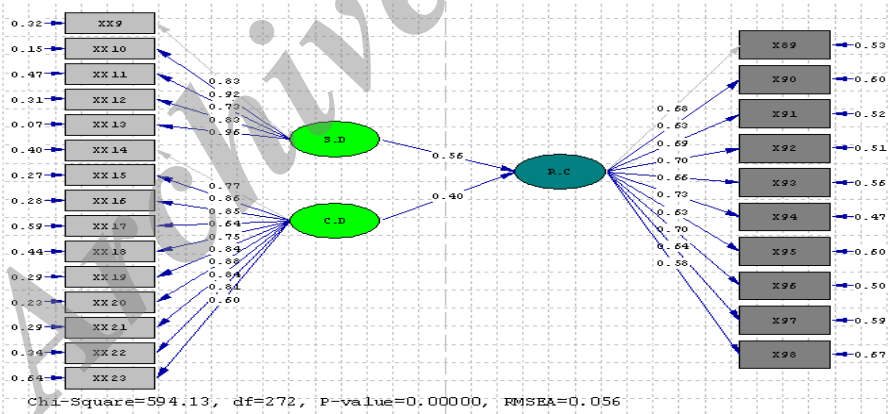


Figure 4. Results of theoretical model test (relation between cultural-social factors of sustainable urban development and "residential location choice"

Fig.4 shows the amount of Chi-square statistics is equal to 594.13 which is significant in the level 0.000, that is, relation pattern of "social factors of sustainable urban development" measured by five dimensions including "attention to social participation of citizens(xx9)" "easy access(xx10)" "existence of health and care centers(xx11)" "attention to create security in residential location (xx12)" "executive management performance(xx13)" and "cultural factors of sustainable urban development" measured by ten dimensions such as "existence of schools(xx14)", "existence of cultural centers (xx15)", "existence of entertainment and sport centers (xx16)", "development of urban green spaces (xx17)", "control of air pollution(xx18)", "healthy environment (xx19)", "creating places for special persons(xx20)", "existence of signs in locality(xx21)", "public information(xx21)", "variety in accommodation patterns (xx23)", as well as "residential location selection" measured by dimensions of "eagerness of residential location (x89)", "approach of relative and parent's houses (x90)", "approach of work office(x91)", "access to transportation stations(x92)", "access to health and care centers (x93)", "access to cultural-art centers(x94)", "access to entertainment –sport (x95)", "access to local shopping centers(x96)", "re-selection of residential location if house changes(x97)", and "usable for other generation(x98)" which are not different from true patterns of data. Since the amount of "proper fitting index" of the model is equal to 0.87, the model has acceptable fitting with truth. It is necessary to mention that social factors of sustainable urban development, in comparison with cultural factors, are more effective than them.

## Conclusions

In this part a summary of results, findings and experimental contributions resulted from research accomplishment and recommended advices are represented. The most important experimental findings of this study are as below:

1) Considering the components and indices of sustainable urban development in 22 districts of Tehran city, it was found that each of these districts has different advantages as shown in Table 1. According to the

documentary study, it was confirmed that the districts 6, 8 and 21 of Tehran city respectively have high, medium and low levels from the view point of sustainable development's components (Dimitris, 2002).

2) The structure of "citizenship culture" in the subject under study (citizens of districts 6, 8 and 21) showed that the citizens function in about observing the principles and standards of citizenship culture has not a normal distribution, i.e., it has not homogenous state and shows a considerable deviation from the normal distribution.

3) Regarding the citizens' gender structure, the men's share was dominant over the women's and 50.5% was made of men while the women's share was 49.5%.

4) Regarding age groups, the average age of the citizens studied was 34 and the minimum and maximum of their age were respectively 19 and 62.

5) The average income of the citizens studied was 369 dollars and the minimum and maximum were respectively 100 and 950 dollars.

6) Regarding their stay period in the residential quarter, the average residence period of the respondents was 25 years.

7) In view of the employment situation, 28% of the respondents is the government employees and 20% is the private sector employees. 5.7% is employer, 15.1% student, 18.8% housewife, 4.7% retired, and 2.1% jobless.

8) With regards to marital status, 75.3% of the respondents is married and 24.7% is single.

9) In the subject of education, most of the respondents have graduated from junior college (31.23%) and university (Bachelor, %35.4) and the rest finished primary school, MA, doctorate and seminary school education.

10) The housing status of 47.4% of respondents shows that they have their own private houses and the rest have respectively mortgage houses (20.1%), rent houses (19.8%), mortgage-rent houses (11.2%) and organizational houses (mostly belonged to governmental organizations consecrated to their employees; 1.6%).

11) The results of main and secondary assumptions indicate a direct relation between independent and dependent variants, that is, a set of cultural

and social factors of sustainable urban development are influential over the “residential quarter selection by citizens” so that:

A: The relationship between “social factor of sustainable urban development” and “residential quarter selection by citizens” showed that the residential quarter selection is a function of “income”, “job”, “residential quarter’s security”, “existence of health and medication centers in the residential quarter”, “accessibility of shopping and service centers in the residential quarter”, “proximity to the parents and relatives residence”, “proximity to working place”, and “performance of executive administration in the residence”.

B: The relationship between “cultural factors of sustainable urban development” and “residential quarter selection by citizens” indicated that the residential quarter selection is a function of “existence of cultural-educational centers”, “existence of entertainment-sport centers”, “health rate of urban environment”, “residence patterns diversity in the residential quarter”, “existence of green space”, and “existence of healthy air in the residential quarter”. It is notable that the dimensions of cultural factors have priority among the above-mentioned factors.

C: The results of the study showed that the respondents consider the priorities and selection criteria of their residential quarter as follow: 1. Accessibility of urban transport stations, 2. Accessibility of cultural and artistic centers, 3. Accessibility to working place, 4. Proximity to the parents and relatives residence.

D: In analyzing the the structural equation for having access to the theoretical pattern using the LISREL software, the results indicated the existence of a linear and direct relation between the social and cultural factors of sustainable urban development and residential quarter selection. In this pattern, the correlation coefficient of the two variants shows that the more the citizens enjoy more social and cultural facilities, the more they would be encouraged to select that quarter as their residential quarter, but this is possible in 89% of the cases and could be generalized to other citizens of Tehran. Thus, based on the existing evidence, the basic assumption of this study is proved. It is notable that between two social and cultural factors, the

social factor has much heavier importance and effect. Therefore, the results of structural equation analysis confirmed the effectiveness of 5 dimensions of “social factors of sustainable urban development” over 4 dimensions of “accessibility”, “performance of executive administration by emphasizing on the quarters needs”, existence of health and medication centers” and “security of residential quarter”.

E: In the analysis of the structural equation for having access to the theoretical pattern using the LISREL software, the effectiveness of 15 dimensions of “social and cultural factors of sustainable urban development” over 3 dimensions of “proper performance of executive administration by emphasizing on the quarters needs”, “existence of health and medication centers” and “security in residential quarter” is proved.

12) The results of contextual variants indicate that the criteria of residential quarter selection vary according to education, sex, age groups, job, housing state and marital status.

A: The results of the variance analysis and Bonferroni in the subject of different criteria of residential quarter selection in the districts under study showed that the highest criteria belong to the citizens dwelling in district 6 and the inhabitants of Districts 8 and 21 are in next ranks.

B: With regards to education, it was found that the highest criteria of residential quarter selection belong to the citizens with MA level education and the citizens with lower level of education such as bachelor, junior college and high school diploma are at next ranks.

C: In comparison of the criteria of residential quarter selection based on the age groups, the highest citizenship culture belongs to the citizens in 42-62 year age group and the 31-41 year age group is situated at next rank. (Kaffashi, 2008)

D: In comparison of males and females citizens, it was found that with 95% of confidence rate there is no difference between men and women in regard of residential quarter selection. Also the ETA ratio showed that the sexuality variant could not explain a ratio of the depending variable variance (criteria of residential quarter selection).



E: Comparing residential quarter selection and their marital status, it was found that the groups under study are different in regard to the criteria of residential quarter selection with 95% of confidence rate. Also the ETA ratio shows that the marital status variable could explain (the criteria of residential quarter selection) with 0.19% of variable variance.

F: Comparing residential quarter's selection based on their professions, the study results showed that the highest residential quarter's selection belongs to citizens who are retired and the citizens who have free jobs or are students are situated at next ranks.

G: It was found that the effective factors in residential quarter's selection are different based on the studied districts, i.e., the citizens of District 6 have considered more criteria for selection of their residential quarter in proportion to the districts 8 and 12.

### **Suggestions**

Considering the experimental findings, the following recommendations can be taken into consideration. In other words, these recommendations could be set forth in the framework of a "project's" policies:

1) Formulation of study, research and applied projects (on behalf of corresponding executive institutions and administrations, under supervision of the Center for Human being Rights Studies, Municipality and...) with the goal of: A) analyzing the content of citizenship position in the discourse of Iran and penal codes and citizens rights guarantees, B) Monitoring about the consciousness and behaviors oriented to citizenship, and C) analyzing the content of that government programs, approaches and development policies which are oriented to citizenship culture and acknowledgment of existing restrictions and challenges.

2) To orient the development policies of the government, Islamic councils, political and civil boards and Medias in direction of following: A) to train the citizens including students and the present generation for acknowledgment of citizenship culture in observing the principles and standards of citizenship culture. B) to inform the citizens: to formulate publicity programs on behalf of medias for making the youth acquaintance with the concepts of sustainable

development in the subject of conscious transfer of fears and hopes of the coming world. In other words, the use of public information at large scale for extending and propagating the public participation and social consciousness raising of experts and decision makers through teaching the sustainability subject in order to make all age groups prompt to accept the sustainable development projects. C) To take into consideration the social factors such as:

A) To pay more attention to the question of security in residential quarters by reinforcing the district's police.

B) To extend the public transport means according to world standards such as subway and tramway lines extension...

C) To extend easily accessible health and medication centers.

D) To change the management methods especially at the level of residential quarters based on the quarters needs such as: to pay more importance to the quarters inhabitants in asking their participation in decision making.

E) To pay attention to cultural factors such as: extending and reinforcing the cultural-educative centers at the quarter level, to extend and reinforce the entertainment and sport centers, to extend and reinforce the diversity of villa lodgment beside apartment lodgment, to extend and reinforce the green space in residential quarters, to implement restrictive policies and programs to prevent from energy, electricity, water, gas and gasoline consumption, to exert rules and more severity against driving codes violation, to formulate citizenship rights and to implement it, to formulate and exert severity against public properties destruction (vandalism) and violation of urban cleanness.

Although such a sociological research is expected to present applied recommendations (recommendations leading to specific policy and decision making), but we should humbly admit that this kind of recommendations should be changed to policy making findings by expert consultancies (through discussion in corresponding academic and organizational centers). By observing this essential point, the presentation of applied suggestions is feasible for the above-mentioned goals. Before discussing this matter two should be pointed:

A-The applied recommendations could not be incoherent with the content of strategic recommendations. Thus, to make operational the applied recommendations require a considerable size of theoretical and experimental findings concerning Iran citizenship culture and exploiting them in accordance with the content of the applied recommendations.

B- Considering the necessity of interaction of society and politics or in other word the interaction of pillars of civil society (Medias, Non-governmental organizations, voluntary organizations and other constituents of civil boards) and the state (legislative, executive and judiciary powers and even political parties) and economy (private and public sectors) in the subject of citizenship policy making and bed building for citizenship culture, it is necessary to consider the operational of the applied recommendations as a collective group work:

- In view of the importance and inevitable necessity of a law based on the citizen-centered discourse, it is recommended to put cultural, legal and responsibility-centered requirements for citizens in the agenda of citizenship policy making.

- In view of the subject of citizens participation: Although a revolutionary change is made in the Forth Development Plan concerning the clear insertion of the term of, but the citizen-centered approach of the Plan, especially in the subject of participation, is faint. It is recommended to put the change of discourse in the agenda of the 8<sup>th</sup> Parliament and also to give a citizen-centered orientation to the campaign of new Parliament election candidates with the aim of reinforcing the civil society and citizens' participation. The pursuit of this agenda could strength the chart of citizenship rights and subsequently to strength the citizenship culture.

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