POLITICS AND STRATEGIES OF POTENTIATING NON-FORMAL RESIDENCE LOCALS

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ABSTRACT
The most significant property of the present century is unusual accumulation of populations in the cities. During resentdecades, non-formal residential places are formal in the margins of cities (suburbes). The main function of these places is to supply the land and pattern of construction in agreement with low income groups of migrants from villages or poor urban groups. Non-formal residential places result from defeated policies, bad management, unefficient house market,etc. Finding remedies to present problems while predicting future problems resulting from their development is very necessary. The problematic part of Iran cities is informal habitats and suburb settlement that results from urban unbalanced economy and poverty culture, on one hand, and unkindness imposed on them on the other hand. It causes abnormal customs and behavioral problems in the cities. The rapid growing of burgess and cities and increasing the migration of rural people to the cities resulted in informal habitat and unsuitable dwelling. Because of migration, the population composition of large cities loses it˴s natural aspect. The rural migration and rapid growing of cities and emerging informal habitats, the shortages of urban life, the lack of dwelling as well as unemployment growth have paved the way to social seclusion. In Iran, informal habitats have been the permanent places of poor people, because they don˴t own any house and live in semi-destroyed houses. The resident of these houses work in cities, specially they are employed to build the buildings or they do pseudo-jobs.In this research, at first the theoretical aspects of non-formal residential places are addressed and then non-formal residential locals are discussed. Finally potentiating these places by strategies and policies to encounter with this phenomenon is studied.

Keywords: non-formal residential places, politics (policies), strategy, potentiating

OLMAYAN RESIDENCE YERELLERİNE ZİYAET EDEN POLİTİKA VE STRATEJİLER

ÖZ
Bu yüzyılın en önemli mülkiyeti kentlerde olağandışı nüfus birikimi oluşturuyor. Yeniden başlamalar süresince, yaygın yerleşim yerleri şehirlerin kenar boşluklarında (banliyölerinde) resmi. Bu yerlerin temel işlevi, köylerden veya yoksul kent gruplarından gelen düşük gelirli göçmen gruplarıyla uyumlu olarak, arazi ve yapım biçimini sağlamaktır. Yaygın yerleşim yerleri yenilgiye uğramış politikalar, kötü yönetim, yetersiz ev pazarı vs. kaynaklı. Gelişmelerden kaynaklanan gelecekteki problemleri öngörürken sorunları ortaya koyacak çözümleri bulmak çok gereklidir. İran şehirlerinin sorunlu kısmı, kentsel dengesiz ekonomi ve yoksulluk kültürünün bir taraftan ortaya çıkması ve diğer taraftan kendilerine uygulanan kabahatin neden olduğu kayıt dışı yaşam alanları ve banliyö yerleşimi. Şehirlerde anormal gelenek ve davranışsal sorunlara neden olur. Burgaz ve şehirlerin hızla büyümesi ve kırsal alanların şehirlere göç etmesinin artması, kayıt dışı yaşam alanına ve uygun olmayan konuta neden oldu. Göç yüzünden, büyük şehirlerin nüfus bileşimi, doğal yönünü kaybeder. Kırsal göç ve hızla büyüyen şehirler ve gelişmekte olan resmi olmayan habitatlar, kentsel yaşam eksiklikleri, konut eksikliği ve işsizlik artışı toplumsal inhale yolunu açtı. İran'da kayıt dışı habitatlar yoksulların kalıcı mekânlarıdır çünkü evlerini yok ettikleri için yarı imha edilmiş evlerde yaşıyorlar. Bu evlerin mukimi şehirlerde çalışıyor, özellikle binaları inşa etmek için istihdam edilmekte ya da sözde işleri yapıyorlar. Bu araştırmada, ilk önce yaygın yerleşim yerlerinin teorik yönleri ele alınmış ve daha sonra yaygın yerleşim yerleri tartışılmıştır . Sonunda bu yerleri bu olgu ile karşılaşacak stratejiler ve politikalarla güçlendirir.

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Anahtar kelimeler: yaygın yerleşim yerleri, siyaset (politikalar), strateji, güçlendirici

INTRODUCTION

Informal residence and suburb settlement of urban low-income groups reflect the urban poverty, and the space function serves as the open bed generating poverty. Informal residence, some forms of which include huts and slums inside the city and informal habitats outside of cities in different places and times is only indentifiable based on severe and continuous privation of standards of urban life quality (services, dwelling, infrastructures,…), not based on the characteristics of their residents, the origin of their migration, employment structure, and the level of their integration in the economic-social life of cities.

The various studies performed in different cities indicate that although the history of informal residence in Iranian cities is traced to 1300, it's popularity and growth has occurred in 40th and 50th decades. Increasing the price of petroleum and injecting it into Iran's economy increases the income level significantly. On the other hand, the wealth obtained by owners because of land dividing led them to come into the cities. Therefore, the stagnancy of agriculture and the failure present in industry and industrialization policies defeat which occurred in many developing countries resulted in rural people migration into the cities. Because it wasn't possible for this untrained and unskillful force to be employed in urban industries, they were inevitably employed in the informal parts of economy and urban daily jobs and they produced the poverty belt in the suburbs as the people living in huts and slums. As the result of stagnancy in agriculture and unequal division of wealth resulting from petroleum and because of this unbalanced wealth, the villages experienced the undevelopement more and more. Totally this event caused a severe unbalance in dwelling organization. Consequently, the rural people sold their lands and with a little capital went to the cities to gain jobs, higher income, economic, industrial, commercial, and welfare facilities. They didn't know that with little money and skill, they will have no opportunity in urban life. So they only could live in suburbs and slums. The migration increased so that one eighth th of urban population in the country live in suburb of big cities. It's predicted that it doubles in near future. The much demand to land and dwelling caused increase in their price and the urban organizations made land unaccessable to poor classes. Consequently they had to go to suburbs. Today, we see the phenomenon called informal residence and all researchers tried to provide reasonable and scientific strategies to solve this problem.

THE CONCEPT OF INFORMAL RESIDENCE:

The world "slum" is derived from "slumber" that previously refered to unknown and obscure avenues and in definition of suburb settlement, it refered to the phenomenon that is created in poor parishes of cities. Because of different social and economic factors. The people of these regions couldn't arrive the cities and use the urban facilities. Also They legally didn't own these lands. The sulms are created in the worst regions of cities such as land near the mines, railroads and abandoned factories and cemetery. It's noteworthy that the suburb settlements are migrants or nillagers and they aren't considered urban.

THE REASONS TO EMERGE SUBURB SETTLEMENT:

- The rapid increase of population

- The unequal or unsuitable distribution of facilities throughout the country.

- The natural disasters such as earthquake, flood, drought and cold.

- The urban attractive factors

- Daily migration of villagers to cities

CHARACTERISTIC OF INFORMAL RESIDENCE PARISHES:

The standards related to dwelling vary in different parts of the world. For example, what is considered as slum in England and America may not considered as slum in Asian. African and latin American countries. Then it's necessary for each country to determine the standards and rules of slums according to their social and economic conditions. Throughout the world, suburb settlement regions and slums depend on several properties, where living is the same. Although various definitions are applied in "slums", Shokuie believe that in urban studies, we can explain the characteristics of all slums as following:

1: residential units which are being destroyed or their facialities aren't complete.

2: domination of poverty culture and it's reflection in people's social behaviours

3: the economic poverty of people.

4: people avoidance of all urban events.

5: creating permanent borders around parish and separting people from other urban classes.

6: lack of organization's attention to parish's necessities

Also because of neglecting suburb settlement and slum people, they feel weak to improve the life conditions. Their weakness lead them to rely on the fortune rather than more trying and activity.

"Piran" considers the sulm society as having the following characteristics:

- Involves special geographical places.

- Common resources connects residents to each other.

- Special patterns are effective on economic-social relations of residents.

- Relatively high group homogeneity and correlation is emerged in facing with common problems.

- Special organisations are self generated.

- They control eachother.

The common property of these regions includes the failure of therapeutic services, high population density in residential units, low educational level, lack of welfare and security against natural disasters and ambiguity of land owning. Also, unemployment and pseudo-job are among the characteristics of these regions.

According to the report of nations organization habitat center, urban slums are defind as residential spaces that don't have five key elements:

1: Access to healthy water

2: sewage system

3: operating security

4: building quality and durability

5: enough life space

CLASSIFYING INFORMAL HABITATS:
Generally, The slums can be divided into two groups:

1: Unlawful habitats that appear in the suburbs and often occupy the lands unlawfully. The families build their dwelling rapidly in these places, but they face many problems to access to healthy water and hygienic sewage system and other common urban servies. Arranging these habitats are considered as the problems of societies.

2: The habitats and slum of city center that are usualy observed in older parts of city: In these regions, young migrants and households live in old and populated buildings lacking urban services. The urban services in these region are being destroyed and needs reconstruction on the other hand, there are many short-term employment opportunities and despites their bad conditions, dwelling cost in these regions is very high. In

these regions, development of standard in frastructure facilities and providing main urban services is an important problem that should be considered.

THE HISTORY OF INFORMAL RESIDENCE IN THE WORLD AND IRAN:

Studying the history of suburb settlement in world:

Informal residence and emerging it the form of habitats formed based on religious and racial relationships trace back to periods before industrial revolution. But in order to find the root of informal residence phenomenon, we should refer to it,s origin in Europe and the age of industrial revolution in developed countries. The suburb settlement in the countries of third world was soon started and it developed because of weakness in management and the limitations of financial resources. All of the world,s cities, specially those in developing countries face with slums problem. Based on the studies of nations organization, suburb settlement is considered as the main challenge of third millenium. In 2001, 45million people (6%) of 920people living is slums and suburb are located in developed countries, and 860 million people (43%) live in the suburbs of developing countries which also involes Iran, the same rate is 35% of urban population. In 2020, this value will reach 1400 million people. During this period, the rate of increase in rich industrial countries will reach 5 millions and the slums population of the world will reach 1355 million people, 75 millions of which belong to west asia countries. Now, controlling this unusual event must be considered. In his book "shade cities, one milliard suburb settlement and new world", report Neurth note that one person per six million is suburb settlement. He also notes in this book that supporting and protecting slum people needs a main solution rather than a lawful one.

Studying the history of suburb settlement in Iran:

Suburb settlement in third world countries was soon started and because of management weakness and financial resources limitations, it developed. In our country, there is a close relationship between population growth, specially urban population, structural variations in economic regulation, government unability in supplying dwelling and life facilities of population and suburb settlement phenomenon. Based on official statistics, the urban population of the country has increased from 2/3 millions in 1279 to 48 million in 1385. The highest rate of urban population is related to 1345-65. During this period, emerging political, social and economic revolutions of Iran, performing land reforms in 40th decade and emerging Iran,s Islamic revolution and imposed war between Iran and Iraq is 60th decade stimulated migrations from cities to villages. In the conditions that Islamic republic new government emerged, Iran encountered many problem to provide the services and facilities to the population who had recently come to the cities and couldn,t meet their needs. Then this people attacked to the suburbs and faced with privation in social and economic rights. Therefore, sulms phenomenon in Iran began in 1320, specially 1340s decade. In 1350, social studies and researches institute of Tehran university provided a wide design to study the suburb settlement by studying Tehran,s slums. The results of studies were also published to Hamadan, Bandarabas, Boushehr and Kermanshah. Budget organization also published studies design of suburb settlement in the cities of Tabriz, Kerman and Sabzavar. The government followed controlling it by providing the policies to supply dwelling and five planes from 1372 to 1375. After revolution with development of urban population, different policies such as offering land (founding urban land organization, 1360) to 1367 and changing politics to build dwelling and huge buildings in the second plan (1372-77) and third plan (1379-83). The last step to control the suburb and slums and organizing the suburbs of cities is preparing and approval of potentiating document of informal habitats in 1382. Presently, in many big cities of country, research plans and projects are under way.

CAUSES TO FROM INFORMAL HABITATS:

Some factors can be noted to the movement resulting in migration. Two notable factors are attractive and repeller. The migrant groups migrate because of repeller force in origin and attractive force in destination. Generally, the following causes can be refered to mention the phenomenon of informal residence:

a) Structural causes:

- Growth of population of country in the past decades and migration of labour force of villages to the big cities to gain job and higher income.

- lack of coordinated strategies and politics of social and economic development.

- Increasing unequality in distribution of income, wealth and power sources.

- lack of socio-economic strategies and politics to potentiate and participate and organize people in new urban life.

- failure of management structure and urban development planning.

b) Unstructural causes:

- Lack of special social politics to the urban deprived regions and societies.

- Unefficiency of official land and dwelling markets to be responsible for houses of low-income groups in the cities, specially big cities.

- Presence of unlawful syndicates in land dealings as well as unability to control the construction.

- Lack of organizing low-income groups and correct support of self-organizing construction.

- The strategy effecting on urban planning regulations and lack of responsibility to biologic needs of low-income groups.

- The tendency of government organisations and urban management to control all regional-urban components. In summary, unequal people make unequal and unbalanced spaces and locals, where decision makers can make this unequality stronger or weaker.

GENERAL VIEWS ABOUT THE CAUSES OF SUBURB SETTLEMENT.
Uran ecology view:

Human ecologists, sociologists and theories of some researchers have observed suburb settlement in term of ecology and tried to consider the mechanism of suburbs with regard to physical tissue of the city. Based on shicago school, this view considers city as the place of survive fighting. In this fieled, Marshal chlinard divides suburb settlement views into two groups:

a) Variation in the way of land use

b) Lack of it's suitable maintainance

By using all theories about land use, chlinard completes the previous theory. Based on this theory, industrial regions develop along with rivers and water chanals and railroads. Workers habitat also follows this phenomenon. Then the best residential parts aren't located in outer ring of city. In the second group, he said that the residents of these regions can prepare suitable houses to themselves because private sector sells houses with the prices that they can't pay for them. In the field of these theories in suburb settlement, machintash considers four factors:

a) Physical environment around the house

b) Physical conditions of house

c) house residents

d) house owner

He believes that by improving physical condition, We can remove the sulms and suburbs challenge.

Liberal view:

In this view, subur settlement phenomenon is accepted as a yeality and strategies and soloutions are followed to optimize life and dwelling conditions. The proponents of this view emphasize on the social and economic aspects. Liberal intelectuals neglect the contrasts resulting from unbalanced economical growth and only focus on the characteristics of economic growth pattern in the chain of economic relations. The proponents of this theory target the solution based on organizing potentiation. Terner is the most famous person in this view. He claims that government can't supply dwelling to all groups and classes, because it's not possible to meet different needs of all people. The government should make house building as a self organized process and supply urban services to the poor. The views of angls also fall in this category. He believes that the failure of urban planning is among the causes of suburb settlement.

In liberal idea, the reasons of emerging these regions is a function of existing regulation. All countries must certainly pass it to develop economically and they believe that today advanced industrial countries had also passed this situation "previously but west capitalism deterred this view that has tried to neglect the differences morphologically, socialy and economicaly and think that by offering loans, this problem will be removed.

Space political economy idea:

In the point of view of structuralists, the theory of livening in the city and world city in 60 and 70 decades involves the idea of other intellecuals such as the theorists of Latin America, Gunderfrank, Dus Santus, Furtado, Manuel castles who considers the dominance of developed countries as the main problem of developing countries. They mention that the economic unbalanced development is accompanied to the income unequality so that it causes the lack of balance in society structures. The product of dependent development is the gap between the villages and cities that it causes the suburbs. This idea is against the liberal idea. In spite of liberal view, the causes of emerging suburbs is considered in this idea and it's tried to identify the main root. Hence the capitalism and it's variations, specially after second world war, is presented as the independent variable. In the capitalism law, integration of economy and third world society is the main case. The effects of this integration in the third world countries include the rapid growth of population.The rapid growth of urban population and urban concentrating.

Modern socialism idea:

The intellectuls of this view consider the phenomenon of suburb settlement as social-economic unequlity and poverty transport from villages to the cities. They believe that city settlement is increasing very rapidly when the welfare and job facilities isn't prepared to newly arrived population. In these conditions, because of shortages and lack of facilities and social infrastructures, the suburbs are created. Pol Miduz and Afrain Mirzuchi consider migration phenomenon as the important factor in creating these regions and tell that the third world countries, the big cities have suburb regions. Some of the migrants can be attracted in the cities and some other face many problems. Therefor, the social, cultural and economic factors are very important.

But strategically, the suburb settlers are treated in one of three following ways:

1: complete destruction: In this way, a region sometimes is destroyed completely that people's unsatisfaction is produced (eg. The region of Khak Sefid, Tehran)

2: Destruction and reconstruction: This strategy is also accepted by united nations. It's performed to improve the quality of informal habitats and suburbs. It includes improving life conditions through offering main services such as electricity and drink water, gas, sewage system, building schools and suitable pedgogy. In each case, after complete destruction of suburbs, the new houses are built and given to former residents. This plan was performed in Guatmela, resulting in 90% and 40% decrease in infants death and crimes, respectively.

3: potentiating: David Smith mentions that "suburb settlers aren't a waste product but in the researches in poverty societies in 1970s it was found that their presence play an important role in urban economy. In fact with the help of government, they are able to prepare their own house, food and cloth while they are a kind

of labour force prepared to work in development activities. In this method it's believed that the governments should provide the easy access to work market and improve the education level and increase the income rather than direct assistances that is aganst the humanity values (eg. Kartiba region, Brazil)

POTENTIATING STRATEGY:
This strategy is the newest and the most suitable solution to organize the suburbs and slums. "It learns fishing rather than giving a meal of fish" (Sarafi, 1382:271). Now we describe it more:

In potentiating method, the main focus is on the people and the governments are committed to provide them the necessary facilities. Improving the cities modern along with potentiating local groups is a modern strategy to solve the problem of urban poverty (Hadizadeh, 1382:37). Apporving the document of slums organizing and potentiating is one of valuable practices performed in our country.

WHY POTENTIATING STRATEGY?
The experiences gained in performing the improving design and removing local poverty in other developing countries during past two decades are the main conditions of success in the design. "Klarness Shubert", the supervisor of urban management plan in the dwelling committee of UN, believes that this strategy result from the variation of attitudes about poverty and the ways to face with it. Shubert emphasize that if the urban poverty is defind by considering the lack of a few required facilities (House, hygienic requirements,…), it's negative response is to design a welfare plan that directly and efficiently meets the needs and increase the offered services and supply people access to higher income and more suitable conditions (Shubert, 1996:4-5). These efforts are necessary and result from the fact that decrease of poverty doesn't only result from high economic growth. The managers of participartory plans claim that the mentioned strategy both meets the objectives considered by welfare plans and decreases the costs (Khatam, 1391:38).

POTENTIATING STRATEGY; THE NEWEST WAY TO FACE WITH INFORMAL RESIDENCE:
The potentiating strategy of informal habitats applied in the middle of 1987s considers the problem of informal residence in a more comprehensive fram worke and supplying dwelling with regard to the objectives of social and economic development. It means that supplying dwelling to the most of urban population is only possible through the comprehensive strategy of potentiating that includes access to financial resources, main infrastructures and services and recognizing possession (piri, 1384:37). Potentiating considers the economy problem and employment generation and provide practical strategies to suply the residential security and access to land and services, learning, the culture of livening in cities, participation of low income groups (monthly magazine of Shahrdary, No.45:4). It encouraged the higher investment to improve the quality of residence.

GENERAL CHARACTERISTICS OF POTENTIATING STRATEGY:
Potentiating strategy involves new attitude in informal habitats that since 1980s has been applied in the countries of Latin America, Africa and Asia to organize the big cities. This strategy both tries to support the weaknesses of former methods such as neglecting family economy and is able to use the present habitats. So it relies on the inner ability of suburb settlers and exogenous supports of government. Potentiating strategy is a process to encounter with the phenomenon of informal residence and develop the sustainable cities. This strategy is an attitude toward informal residence in which the governments try to creat a potential environment and in these conditions the residents in slums and informal habitats can find suitable ways to solve the residential problems. The role of government is to support these societies (monthly magazine of shahrdary, No.45:4) Potentiating process relies on poverty removing and human-oriented sustainable development and the participation of citizens in which the participation is formed based on two sided conversation and citizens award identification to their habitats (KHazraie, 1381:56). In the strategy of potentiating, the threat to destruction of habitats that are the main capital of low income groups is considered. Unsustainable habitats of low income groups in the cities can represent the suburb settlement (Javaheri pour and Davod panah, 1381). New building and cleaning politics cause the urban deprivation transfer to other points. Hence deprivation caused by poverty should be removed through another way (Rahnama, 1384:20). As mentioned in the global strategy, the potentiating strategy is effective in improving the management of cities and financial budget to dwelling and making capacity to decrease the poverty. The new idea of habitat is GSS document (2000) is based on the social participation and focus on using social

and financial capitals to maintain the official relation to the city. To achieve this politic in less developed countries, it seems that the problem isn't lack of resources but is the lack of political commitment.

ADVANTAGES OF POTENTIATING STRATEGY:
The advantages of this strategy are as following:

1: encouraging social feeling and social belonging

2: Raising confidence level in citizens.

3:Raising participation level of citizens in dwelling.

4: considering citizen rights

5: suitable organizing of urban space.

6: Avoiding interruption of urban spaces.

7: Tendency to sustainable development through the development process plans.

8: Decreasing the crime level because of designing social spaces.

9: Decreases the negative aspects of assistance to the people lacking dwelling.

10: This strategy can account for rapidly growing population and large scale plans.

HYPOTHESES:
Testing first hypotheses

Creating public infrastructures and facilities and offering urban services directly affects on potentiating the informal habitats. Studying the history of offering infrastructures and urban services by the government in the regions of informal habitats reflects their weakness. The services such as communication ways, access networks, hygienic systems and education have been very weak and the facilities such as parks, sport and recreational centers were completely neglected. Because of shortage in the system of urban wastes disposing, the trashes were collected in the places that caused environmental problems. Also, the main installations such as gas, electricity, drink water and telephone weren't in a suitable conditions. It should be mentioned that unsuitable growth of residential units of informal habitats caused main failures in social welfare, public infrastructures, urban and public services. Education, physical and mental hygiene, healthy drinking water, electricity, gas, telephone, organizing urban structure, suitable streets, urban transportation, sewage system, urban waste demolition, making urban space beautiful, avenue, street, pedestrian, parks, keeping the drainage clean and such other conditions are becoming more and more complicated that needs serious attempt. Also in the performed studies, it was found that one of the most important reasons that of investors don't tend to invest in the regions of informal residence is the shortage of urban installations and facilities and services that paying attention to this problem can result in investments in these regions and finally their organizing. Hence supplying such services toward potentiating strategies and politics of informal habitats is necessary. Accordingly, this hypothesis is confirmed with regard to the mentioned interpretations and reasons.

Testing second hypotheses:

There is a significant relationship between social politics of government and related organizations and potentiating the residents of informal habitats. Their life place isn't considered formal and lawful by the government and related organizations. It's certain that deprivation of social rights is followed by economic rights. Many residents of informal habitats don't have possession lesence to their houses. Hence, they can't sell them officially or use bank facilities. Therefore, their economic rights are neglected. It's clear that one of poverty parameters is income distribution through social politics of government. These politics can be poverty producer or poverty remover. If these supports are allocated to middle classes, the lower classes who are low-income groups experience poverty much more.

In Iran, various organizations function toward social politics of government that their most important seems to be "Taamin Ejtamaie". Social politics of government, generally, and "Taamin Ejtamaie", specially . Can play an important role in raising social welfare of residents in informal habitats by offering cash and non-monetary benefits. Non-monetary benefits include offering hygiene, health and education while cash benefits of "Taamin Ejtamaie" is allocated to the people who require it. The objectives of "Taamin Ejtamaie" are generally different ones. Developing the economic equality through distributing wealth and tax to poor people and also providing the conditions by which the people offer better participation while meeting their needs during work and unemployment are among the different objectives of "Taamin Ejtamaie". Neverthless, it's most important aim is to creat the minimum standard of life conditions based on which no one is damaged. During the recent years, there has ever been the contrast of social welfare politics and economic development politics. Hence there is a close relation between social politics of government and potentiating the residents of informal habitats.

Testing third hypothesis:

It seems that raising jobs is the most important factor in potentiating the residents of informal habitats. One of the most significant indices in evaluating poverty is the job position and income of people. The most of the families' guardians in informal habitats work in part-time jobs or they are unemployed. Almost any one of them aren't satisfied of their income and job. The most of employed people work in building. They consider job as priority. All of planners in field of potentiating the residents of informal habitats agree that without serious strategy to creat better jobs and income, other politics and strategies in potentiating won't be promising.

Testing fourth hypothesis:

It seems that promoting the social participation sustrates is one of the main conditions in success of potentiating projects. The main theme of participation in suburb locals is the civil potentiating of residents. The objective of civil participation is to increase the feeling of belonging to locals and being accountable for their residents to identify the possible methods of organizing. The suburbs aren't the parts separated from cities. Using social and human capitals are among the most important principled in organizing and potentiating. The experiences indicate that the plans that consider the periorities of local society are among the most successful ones. The local society should participate through communicating the knowledge. The people resident in informal habitats tend to participate to government managers and supervisors.

SUGGESTIONS:
Regarding to the political, social and economic structure of Iran, some suggestions are offered to prevent the informal habitats and achieve social justice in these regions in the cities of the country. They are as following:

- Removing concentrated management that promote the government control, exploitment govering and planning systems.

- The justly distribution of wealth, power resources and income to creat region balances.

- Providing sustainable job opportunity to the residents of informal habitats and settlements.

- Designing the comprehensive regulation of "Taamin Ejtamaie" and identifying the low income and suscertible groups.

- Creating dwelling enterprises and promoting them in constructing houses in agreement with economic abilities of middle-and lower-classes.

- Submitting houses to susceptible groups through renting and consequent possession

- Reviewing the comprehensive plans in the cities

- The justly distribution of services (hygienic, education, therapeutic and welfare services).

- providing unemployment insurance to meet the needs of families.

Stablishment of organization in the cities to face with informal residence.

- Government support in building the houses to low income groups and encouraging the local private sector to offer their required goods and services.
- Research to identify, analyze and policy making problems resulting from informal habitats.
- Reviewing all rules and regulations limiting the access of low income groups to official credits and facilities.
- Insurance of the loans by banks and private sector to decrease the risks and encourage their activity in potentiating and organizing informal habitats.
- Allocating government resources to supply the main urban services
- Assistance to creat group spaces (e.g cultural, recreational, sport, etc) in the present regions of informal habitats.
- Creating substrates to raise environmental conditions and develop security, welfare, hope and human values in the informal regions.
- Prediction of informal habitats and their development in the future.
- Identifying and applying the methods of participation of residents in offering main services.
- Encouraging none-governmental organizations to participate in potentiating and organizing informal habitats and settlements.
- National activities to creat assemblies to organize informal residence and related affairs.
- Maintaining necessary affairs to solve the contrasts and support dwelling rights and security of residence in the present informal habitats.
- To secure the access of low-income groups to urban houses.
- Public-governmental support in building houses to low-income families and encouraging private sector to offer their required goods and services.
- Reviewing all rules and reglations limiting the access of low-income groups to formal facilities.
- Creating local cashes to give loans and a deposit account to prepare dwelling through the participation of people.

CONCLUSION:

People 's tendency to live in the cities and the rapid increase of population of cities that result from economic and industrial growth, make us to consider this main problem: supplying the public requirements of cities. The natural increase of population, the migration of vilagers and workers from low-income cities and villages to big cities in order to find jobs and supply better life, and the recent industrial revolutions cause the concentration of population in some parts of big cities and consequently the problems such as dwelling shortage and emerging informal habitats, suburbs and slums. It's notable that the aim of migrants is to gain job, higher income, security, better welfare and living in cities. Today many ways are suggested by politicians and government managers to halt migration problem. Therefore larger poles always creat wider field to attract the migrants. Increasing migration is a function of economic tention of development poles.In developing countries, accumulation of industrial abilities in bigger cities has always been followed by their rapid growth in Iran, the causes of migration include the rapid growth of population, the excess economic active force, the unjustly distribution of opportunities, lack of economic plans to halt migration. The informal residence and suburb settlement of low income urban groups reflect urban poverty. Informal residence in the different forms such as slums and unofficial habitats sorrunding cities can be identified based on sever deprivation. Regarding to that today Iran face with phenomenon of informal residence, the present study wants to supply the cultural, social, economic and environmental minimums to the families. The modern strategy of potentiaying informal habitats considers the problem of informal residence in more comprehensive framework and is going to supply dwelling with regard to social and economic objectives. It means that supplying dwelling to the most of urban population is possible through potentiating strategy that includes access to financial resources, main services and recognizing possession right. Potentiating considers specially the economy problem and creating sustainable employment. Also it provides practical strategies to supply the security of dwelling, access to services and credits, following citizen culture, participation of low income groups, etc. By doing so, the people hope the possession of houses. The findings of this research show that providing infrastructures, urban main services and considering the social politics of government toward low income and unemployed and sick people result in preparing the minimum standards of life

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conditions and creating sustainable jobs. Consequently, practical and desirable strategies are provided to potentiate the regions of informal residence.

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