
Comparison of Construction Discourse and Justice in Relation to Collective Housing

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Abstract

Collective housing is an emerging phenomenon in the contemporary world that has been able to provide a wide range of societal demands and accommodate a wide range of social groups. Following the Islamic Revolution, contemporary Iranian architecture has arisen in the framework of the republic's political discourse. The government's position on the development of mass and social housing is based on the Islamic Revolution's major priority from an economic standpoint. This study was created with the goal of separating the building and justice discourses and assessing the factor contribution of each discourse on the dimensions of community housing. The research approach is a nested blend of qualitative and exploratory quantitative research that first defines the sorts of discourses before observing the communal housing complexes in each time and their repercussions (disadvantages, benefits). Then, based on the observations of the discourses, 384 space users are given a questionnaire with a Likert scale to evaluate the efficacy of the outcomes. In EnViews software, the findings are examined using inferential statistics. The findings show that constructive discourse has the most impact on outcomes; the elimination of some domestic activities has left the standardization and disregard for ecology with a value of (1,000) with least impact on rent provided ownership with a value of (0.258), but has the greatest impact in the justice-oriented period. The discourse of beauty and integrity, with a value of (1,000) has the most influence and the least impact on the discourse of marginalized people, a significant fall in construction quality, acceleration of building, and underutilized areas (0.116).

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1. Introduction

The Islamic Revolution weakened many of the country's sociopolitical relationships and positively built new ones, transforming Iranians' and other people's attitudes regarding the cosmos, human beings, and the end of life, as well as toward government and political system. As a consequence of these occurrences, a discourse with distinct traits has been generalized (Hosseinzadeh, 2007: 91). Architecture may be defined as the discourses of governments and their policymaking in the area of housing that take the shape of a body and are incorporated into the form of architecture and are derived from the condition of society. Following the Islamic Revolution, the government has been intensely and firmly focused on the housing sector. The administration is constructive and fair in its approach. To compensate for the destruction caused by the war and the subsequent devastation, the building phase concentrated on the area of housing, particularly communal housing, in order to rebuild the nation as rapidly as possible. The time focused on justice with a particular emphasis on Mehr housing was also an endeavor to establish housing for all parts of society, which swiftly and in great numbers started to develop common housing (Shahbazi et al., 2020: 69).

Following the social problems, architecture in general, as a full-fledged mirror of the state of society and the processes that control it, has been impacted by these crises and put in a precarious condition as a consequence of a country's political debates. Due to the multiplicity and complexity of perceptions of phenomena in contemporary society, particularly since the beginning of the second half of the twentieth century, the study of political discourses can yield an effective point of view on the type of marriage in the concept of collective housing. This has resulted in the ineffectiveness of classical essentialist theories in explaining phenomena, prompting researchers to turn to non-classical, relativistic, and anti-fundamentalist theories.

As a result, the current research examines several discourses and their influence on the establishment of collective building strengths and weaknesses, as well as the amount to which each discourse has an effect. Non-classical theory will give the researcher with a new instrument for comprehending current events, as well as a new possibility to discover and comprehend phenomena that exist only in the realm of discourse (Aghaei, 2017: 89). Research in the subject of modern Iranian architecture reveals an often judgmental attitude to the examination of contemporary Iranian architecture, which clearly explains why Iranian academics have lacked success in comparison to foreign scholars, who concentrate on The study of reality in the context of current and objective changes in society, i.e. economic, cultural, and political sectors, which has resulted in the establishment of study-research flows using novel analytical methodologies, becomes increasingly obvious. The purpose of this study is to determine if successful discourses during the construction and justice of the tower influenced the production of the contemporary architecture in public housing.

2. Research Background

Jourabchi attempts to provide a legal analysis of the variables affecting the building and organization of communal housing with a medium density and height in his 2009 dissertation, "Environmental Approach to Collective Housing." The topic is explained in this study using one of

the most important Theories (Jourabchi, 2009). Ghanbari and Zaheri (2010) extract the strengths and weaknesses of macro-housing policies in the programs prior to and following the Islamic Revolution of Iran in an article titled "Evaluation of macro-housing policies in the programs before and after the Islamic Revolution of Iran." The generality of the programs is a significant factor contributing to the programs' weaknesses in this area.

Marie (2001), in an essay titled *Poor People's Housing! Housing Policy Negotiation Delta* has emphasized the need of affordable housing for low-income populations and has compelled the government to satisfy their housing demands. Vincent (2001) addresses the function of land access rules, housing infrastructure, construction material laws, and housing-related sectors in Nigeria in his paper titled *Housing Policy in Nigeria*. Poor Mohammadi et al. (2012) admit in their study titled *Analysis of Government Housing Policies with a focus on economic, social, and cultural development programs* 1- Achievement of indicators and household density in housing units and per capita that are less than 2- Attending to deteriorated buildings and growing density 3- Paying special attention to low-income groups, the fourth program of establishing housing policies with the goal of organizing worn-out buildings and providing homes for low-income groups, were the most significant areas impacting this problem.

Biniiaz (2014) addresses this subject in his study titled *The Eleventh Government and Housing Development Policies*. Hassan Rouhani's policies on the continuation of the Ninth and Tenth Governments are reviewed, and it is shown that the Eleventh Government does not follow the Ninth and Tenth Governments' housing policies.

Ismaili Darkeh et al. (2016) study housing policies in Iran and Sweden in a descriptive manner in an essay titled "Study and comparison of housing policies in Iran and Sweden." The author portrays Swedish housing policy as being independent of the governing society's pronouncements and so as a community-oriented item with a set value, which is the polar opposite of Iran (Ismaili Darkeh, et al., 2016: 19) They analyzed the function of government in social policy from the foundation of the Islamic Revolution to the end of the tenth administration in their paper titled *Development of Housing Welfare Policy Developments in Iran (1979-2013)*. Examines the executive practices of governments and the principles of target groups with varying patterns of housing policy depending on income and economic position.

3. Theoretical Foundation of Research

3.1. Construction

He witnessed significant events during this time period, including the death of the Imam, the collapse of the Soviet Union, the end of the war, economic liberalization, and the strengthening of economic adjustment and privatization, as well as the revision of previous system and government programs and policies with a more socialist image. Welfare policies were prepared to give further social and psychological support. One of the most significant aspects of this time was the rebuilding that was necessitated by the war's damage and the massive economic sanctions imposed by the West, which created enormous issues for the Iranian economy. As a consequence, the new administration adopted a detente approach toward the Western world. However, the battle between Iran and the US persisted, and Clinton ratcheted up economic sanctions against Iran in 1995, affecting Iran's foreign investment. As a consequence, the government's economic policies shifted away from redistributive policies and toward growth-oriented policies. This technique was mostly consistent with international structural adjustment strategies.

However, the political dimensions of this policy are overlooked in favor of the economic dimensions, as we face a form of political obstruction during this period (Esfandiari et al., 2016: 43), with the result that no request to form a political party was approved and only the party Government construction brokers were formed during this period. Adjustment policies, on the other hand, are market-based and treat the market as an independent system. Following this worldwide trend, essential components of Iran's new economic strategy were price liberalization, subsidy reduction, and privatization. Early in the revolution, the government also sold wage setting and privatized nationalized companies. More exactly, the government's primary response to improving the economic status of society during this time was to pursue capitalist policies of privatization and deregulation.

As a result, the Hashemi government's primary economic rehabilitation strategy was based on the World Bank's structural adjustment program for developing countries with state economies (Ismaili Darkeh et al., 2016: 43). Structural adjustment necessitates economic liberalization measures. The period's primary initiatives were to remove subsidies, lower the fiscal deficit, boost privatization taxes, and eliminate price restrictions. Of course, privatization was laden with difficulties, with the majority of industries being transferred to members of the governing aristocracy and their allies. Another significant concern during this time period was the state of Iran's oil income, which increased in comparison to the war, but dropped in tandem with tax revenues.

A portion of the government's income came from import tariffs, which were also indirectly derived from oil earnings. Government financial sources were also forced on the populace during this era through divestitures, bank facilities, and inflation. As a result, the government may act independently of the bulk of the population. The conclusion of the war and the relative increase of government income resulted in the formulation of the country's first development plan. However, since the program was implemented via structural adjustment, it resulted in a reduction in benefits and an increase in poverty. Finally, it manifested itself in public upheavals in the Tehran suburbs of Shiraz, Mashhad, Arak, Mobarakeh, and Islamshahr (Aghaei, 2017: 89).

3.2. Housing and Construction

Following the revolution's first decade and the challenges that resulted, as well as the forced war, the country's growth and development were guided by plans. Although a plan for 1983–66 was developed, it was never executed owing to economic and political circumstances brought about by the conflict. Housing projects in the form of development programs will continue in the future. The first and second development plans were established and executed throughout the building phase. As previously stated, the first development plan corresponds with the inauguration of Hashemi Rafsanjani's building administration and economic adjustment programs.

The program is planned and executed in the context of a discussion on the harm caused by forced war, economic liberalization policies, and minimizing government involvement in different areas of the economy, as well as privatization. This perspective, i.e., less government intervention and economic liberalization, has an effect on the housing program as well. The administration is making every effort to avoid populist initiatives in the economic and housing sector. Economic liberalization is a goal of housing programs, and economic adjustment and privatization policies are implemented in the housing sector (Javadi, 2017: 89). The government exited the housing industry and subsidized loans at 8% below market rates were made available to private house developers. Building supplies that were previously supplied on the black market at inflated costs were made available at government rates in the second program is essentially a continuation of the first, with a

greater focus on economic liberalization, a single currency rate, import freedom, and a decrease in government intrusion and political attention.

This program lowered the government's intensity and intervention in the housing market, and it was conceived and executed during a period of rather sharp oscillations in the building and housing sectors during the second program, ensuring that prosperity was maintained. The indicated sector began in 1994 and continued to see price increases until the second half of 1996, when, as a result of transaction stagnation and a decline in effective demand, investment in this sector fell, finally resulting in a decline in housing production (Droudgar, 2016: 91).

The second program's housing policies were primarily centered on the three axes of "savings, mass production, and downsizing" via the development of affordable, supporting, and social housing. Although it was proposed in the Second Social Housing Development Plan, what was achieved in Iran through the social housing and rental plan was support for low-income real estate housing. This is in contrast to the historical experience of social housing in Western countries and other countries, namely the "cheap rental system." The second plan's quality social housing plan demonstrates that the government's housing strategy for low-income groups focuses on real estate rather than rental housing, and that the phrase "conditional lease" really refers to the installment payment period. Purchasing refers to public housing. Indeed, what is referred to as social housing in Iran is distinct from how this concept is interpreted in Europe, Canada, Singapore, and Hong Kong. In such nations, social housing is synonymous with a "cheap rent system," which refers to privately leased housing owned by the public or non-profit sector and occupied by low- and middle-income groups. Between 10% and 30% of housing under development in many nations is classified as social housing, which is an essential strategy for balancing the housing market.

In Iran, there is no such thing as social housing with these traits and attributes. One of the reasons for the failure of social housing in Iran is the high rate of urbanization, the expansion of low-income groups, and the low per capita income (Horelip, 2002: 607). One may argue that the objective of social housing (rental) policy was to increase the proportion of rental housing to total housing stock. However, the technique of transferring residential units constructed under the auspices of a social housing plan, rather than renting them, was the way of renting with a condition of ownership (installment sale method). There are a variety of reasons for this, including securing upfront fees from applicants, which obligated the government to lease these units subject to ownership. Additionally, when the units were handed over, it was discovered that the requisite procedures and software for renting were not installed on the appropriate equipment.

As a consequence, these gadgets could not be rented. As a consequence, rental housing has not been institutionalized in the nation, and the rental-housing-related organizations have yet to be formed. Due to the method by which these units were transferred from lease to lease on the condition of ownership and the requirement to pay in advance, the lower income declines of society were denied access to these units, with only the fourth and higher declines able to lease units on the condition of ownership. Low-income declines have been able to abuse those who rented these flats on the premise of eventual purchase. On the other side, the government provided funding and subsidies to banks to assist the poor and provide homes, as well as to mass builders. Banks have shown that they are already attempting to mitigate investment risk by imposing constraints. As previously stated, those who can afford to save and repay a loan may qualify for one. This is during critical years for rebalancing the housing market. In Iran, there is no such thing as social housing with these traits and attributes. One of the reasons for the failure of social housing in Iran is the high rate of urbanization, the expansion of low-income groups, and the low per capita income

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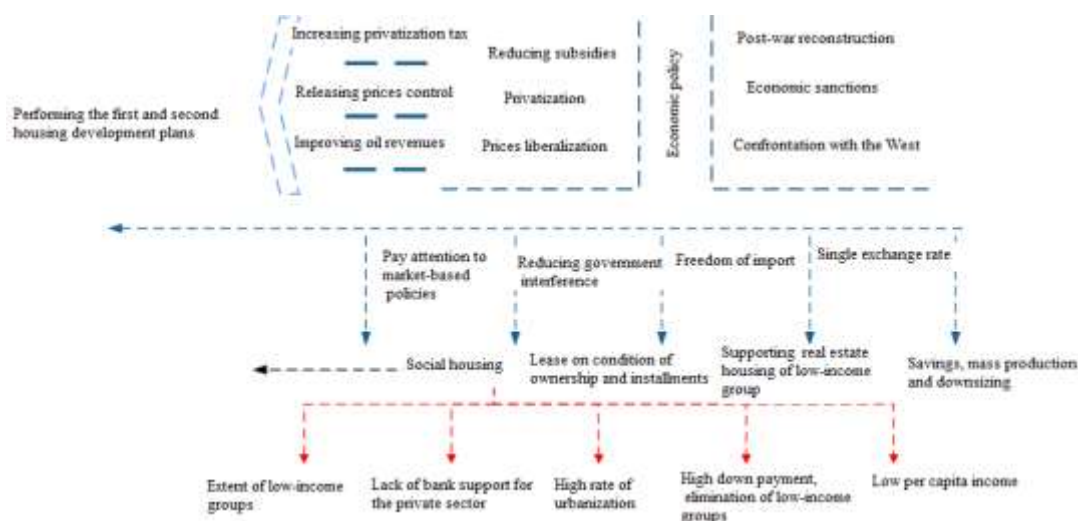


Fig 1 Summary diagram of constructive discourse

3.3. Justice-Oriented

Justice and compassion were Mahmoud Ahmadinejad's most essential campaign slogans. He was elected on populist rhetoric and a focus on economic redistribution. The reason for his success is that past administrations were ineffective at eradicating hardship and poverty, resulting in the rise

of corruption and socioeconomic injustice. Subsidies for justice shares, fuel quotas, and Mehr housing are only few of the proposals under consideration by Ahmadinejad's administration. Ahmadinejad's administration accumulated the highest foreign cash reserves in the last century from oil sales, but it also saw record inflation, growing unemployment, and negative economic development (Napolia, 2016: 181). As a result, the Iranian Statistics Center ceased publishing a report on economic development in 2011. On the other hand, although the legislation on targeted subsidies has helped the economic status of the lowest deciles of society, it has deteriorated the economic situation of the middle deciles (Ziari, 2011: 36).

This administration executed the economic reform plan, with a specific emphasis on the country's impoverished sections, particularly villages. Unplanned actions such as the collapse of the country's management and planning structure, the lack of independence of the Iranian Data Center, and the provision of erroneous statistics are also among the period's most significant characteristics (Vojdani, 2016: 147). In the middle of this government's second term, the three ministries of cooperation, labor and social affairs, and welfare and social security will be merged. The Ministry of Cooperatives, Labor, and Social Welfare was founded after parliament approval in 2011, in accordance with the government's downsizing strategy (Rezaei Panah, 2010: 154). On the other hand, it is worth noting that the government's increased profits over this era are a result of changes in global oil prices, not the expansion of Iran's oil industry.

3.4. Housing and Justice-Oriented

The ninth government implemented housing policies and services in accordance with the fourth plan. Among the measures used during this time include the distribution of affordable land to individuals through housing cooperatives, as well as the provision of affordable financing for land preparation and house building. The period's primary housing program was the Mehr Housing Project, which was executed by the ninth and tenth regimes. To ensure that people, particularly the poor, have adequate housing, the Ministry of Housing and Urban Development developed a comprehensive housing plan in 2005, incorporating the views and opinions of researchers and housing sector experts, and an executive strategic document in 2006, which included 55 programs and nine topics. One of the housing master plan's primary focuses is to prioritize housing for low-income populations. Mehr Housing Plan "has been designed and assembled on the basis of a comprehensive houses plan and the same axis (providing housing for the poor).

Mehr Housing Plan, consisting of 1.5 million housing units, was included in Note 6 of the 2007 Budget Law, and the term "Housing" became official and recognized in 2008. With the completion of the strategy document for implementing the comprehensive housing plan and the presentation of ten programs in nine areas that meet community needs and are aligned with the housing sector's concerns and challenges, as well as the execution of a number of initiatives, It was required to establish the appropriate legal foundation for the continuance of these programs and to provide the groundwork for the execution of further programs and initiatives under this plan in the form of Note 6 of the 2007 Budget Law for the whole nation. Parliament's approved housing supply legislation, the first and most comprehensive law on housing policies and programs, is based on three fundamental strategies: Increasing the country's housing production and investment capacity through the establishment of support, facilities, and other necessary institutions; establishing and supporting housing programs for low-income and vulnerable groups; and paying close attention to the country's housing construction quality (Shahrokhifar, 2016: 71)

According to paragraph "d" of Note 6 of the 2007 Budget Law, the whole nation places a high premium on providing appropriate housing for persons, particularly low-income groups, and has

recommended many measures to accomplish this aim. In this context, Mehr Housing Project has been created and executed as the housing sector's most significant and vital initiative since 2007. (Pekovik, 2017: 89). In this plan, housing for low-income groups is prioritized with the goal of lowering the cost of housing by eliminating land prices, paying direct subsidies, granting subsidized facilities, and covering a portion of construction costs, including congestion and building permits, branches, and high supervision, for the affected deciles, as well as enhancing the government's sovereignty over the housing sector and achieving social justice and empowerment for low-income groups. Clause 2-1 of Note 6 of the 2007 Budget Law requires the Ministry of Housing and Urban Development to cut the price of residential units and appropriate land for long-term leasing up to 99 years to qualified individuals. Individuals and cooperatives may make assignments.

In Article 11, paragraph "b" of the second chapter of the Housing Supply Program's executive instructions for housing in 2007, it is stated that housing and urban development organizations are required to provide the city quota for housing construction through the assignment of land rights based on need indicators. The provincial housing headquarters determines and approves housing and existing land facilities.

Due to the complexity of the facilities and the associated expenses, other schemes such as self-owner Mehr housing, Mehr housing in dilapidated urban structures, and Mehr housing in new cities were proposed (Abdullahzadeh, 2015: 191). The primary reason for this may be attributed to the complete or partial availability of infrastructural facilities and services that aid in cost reduction and project acceleration. In general, the Mehr housing project should be seen as a vehicle for achieving social justice. Mehr Home's primary tagline is "Achieve justice through providing sufficient housing for low-income and underprivileged groups and empowering those women" (Thompson, 2017: 208). However, around ten years after the project's inception, the situation has deteriorated to the point that the initiative has failed to meet its objectives. What is referred to be Mehr housing in places like as Parand and Pardis is deficient in terms of adequate accommodation.

Execution expenses are far more than what was first guaranteed to applicants. Brokers and middlemen sabotaged the scheme (Farshchi et al., 2018: 36). All of this has resulted in not only the fact that this formal housing welfare policy is ineffective at improving the living conditions of the poor, but also in the fact that it has evolved into a mechanism more reliant on the stock market, with the result that the majority of benefits accrue to capitalists and power institutions. It is capable of meeting the demands of urban slum dwellers. The majority of applicants are complaining about the project's length, and given that the previous government allocated applicants to infrastructure and superstructure services, many people have lost confidence and are unwilling to inject funds into projects that were supposed to be completed in 18 months, but are still undecided after five to nine years (Wentling, 2013: 141).

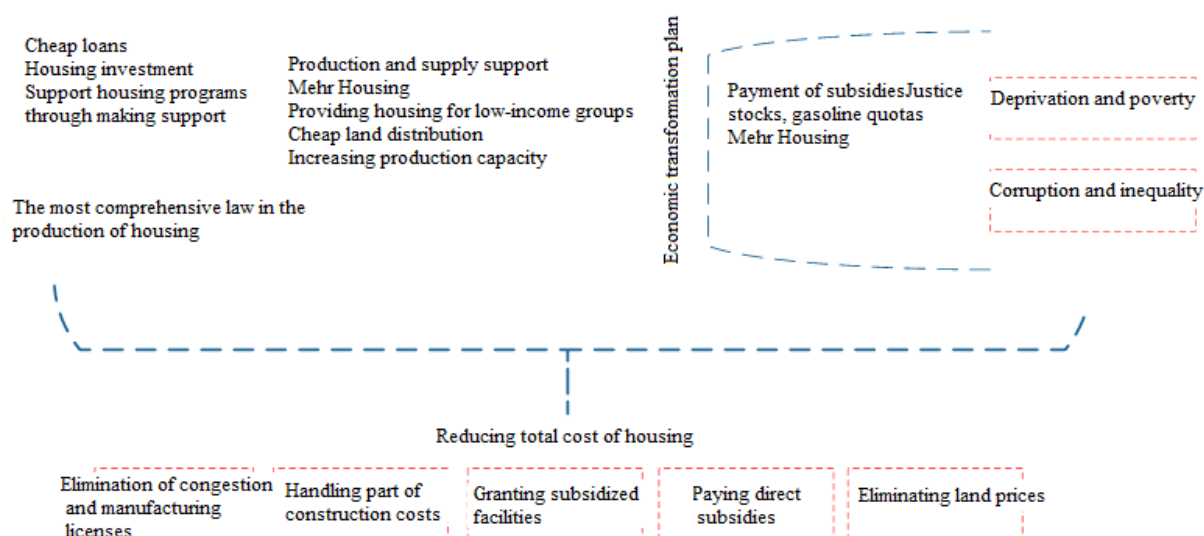


Fig 2 Summary diagram of constructive discourse

4. Methodology

This paper is theoretically-developmental and employs a hybrid qualitative-quantitative methodology in the first stage to construct and extract theories from the political discourses of the constructive and justice-oriented government in the field of collective housing following the revolution, with a particular emphasis on these two discourses, through the use of prior knowledge, coding, inference, and comparison of data. Additionally, the researcher extracts the pros and cons of communal housing for this course in several dimensions using a Delphi board of experts and then by the same board in subsequent phases. Delphi is a futures research approach that consists of three phases: brainstorming, delimitation, and selection. Finally, a questionnaire with a Likert scale is designed based on the discourses and the pros and drawbacks. It has a validity of $CVR = 0.788$ and a reliability of Cronbach's alpha of 0.849. Sampling for mass housing samples in this study has been planned and successful, and is intended for snowball sample experts. The following complexes for mass housing have been studied:

To begin, locations with the largest concentrations of communal housing were located using available data; subsequently, all eligible residential complexes were identified, recognized, and inspected in the field. On the basis of field data collection, data matching and comparison, a common element amongst complexes was identified, and a typological model of residential complexes with an open space approach was constructed (Shahbazi et al, 2020: 119).

Table 1 Kendall coefficient of selected complexes in different governments

Favorites	Number of justice-oriented	Number of constructions	Kendall coefficient	Government period	Name of collective housing	
The most unsuccessful	4		0.415	Construction	Nasim danesh	Until 6-storey
			0.528	Justice-oriented	Saman area 2	
The most			0.625	Construction	Rasalat	

successful						
			0.611	Justice-oriented	Golha	
		7	0.117	Construction	Valiasr township	
			0.483	Justice-oriented	Baharan	
Valiasr township			0.501	Construction	Peykan Shahr	
Ferdos township			0.517	Construction	Golnar	
Niloofar			0.374	Construction	Farhang Shahr	
Zahabi			0.765	Justice-oriented	Niloofar	
			0.544	Construction	Koshk	
			0.625	Construction	Sadaf	
			0.601	Justice-oriented	Ferdos	
			0.385	Construction	Behjatabad	
			0.322	Construction	Setareh	
			0.388	Justice-oriented	Tisfon	
			0.140	Justice-oriented	Pardis housing	
			0.422	Construction	Ashrafi	
			0.352	Justice-oriented	Omid	
			0.425	Justice-oriented	Pasargad	
			0.455	Justice-oriented	Golestan	
			0.421	Justice-oriented	Pars	
			0.411	Construction	Satarkhan	
			0.325	Construction	Vanak pars	
			0.325	Construction	Park parans	
			0.842	Construction	Sarvenaz	
			0.485	Construction	Omid	
			0.358	Construction	Mahestan	
Hashtgerd	3	6				7-12 storey
Mehr Housing						
Pardis Housing						

5. Research Findings

5.1. Qualitative Findings: Summary of Interviewees

When Rafsanjani's administration took office in the postwar era, it aimed to compensate for the war's harm to mass building. They needed to rectify the damages of battle; thus, they used rapid speed as a criterion for their building (coding: accelerating construction, ...) During this age, the boundaries were expanded to accommodate all of the citizens' everyday demands (coding: standardization, elimination of some internal activities, ...).

During this age, form-oriented bodies were extensively employed and ornamentation was abolished as a look except, global architecture was developed and a contemporary view of housing commodities was taken (encoding: using modernism model of construction, ...).

During this historical period, many details started to be implemented, documented, and classified, which necessitated the presence of specific qualified individuals; academics were few at the time, but following the establishment of Azad University, academics became more prevalent in the country (coding: lack of specialists, ...) During this time period, residential complexes used outdoor and interstitial areas for communal affairs and activities (coding: operating spaces, ...).

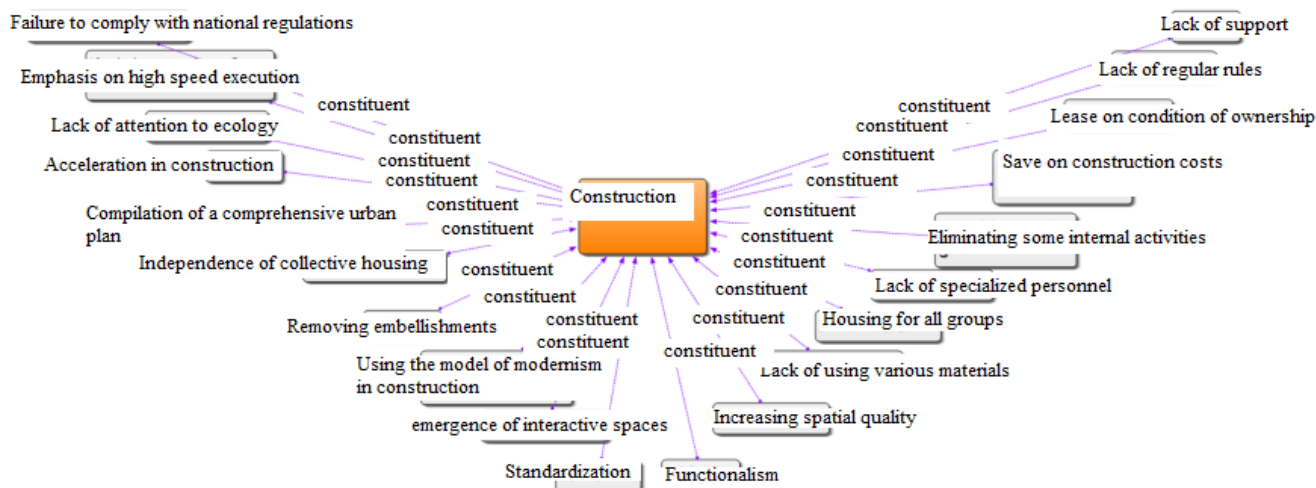


Fig 3 Diagram of the consequences of constructive discourse in collective housing

Due to the economic pressures on low-income groups to become homeowners during this time, they need the government's complete backing to regulate the price of land and remove its added value (coding: eliminating the price of land, ...). It was required for the chosen land to be outside of municipal boundaries for the design and implementation of affordable community housing (coding: distance to urban centers, ...). At least some elements were eliminated or overlooked during the creation of these complexes: communal areas were eliminated, and the dry and lifeless outside spaces produced were underutilized and wasteful (coding: elimination of interactive spaces, unused spaces, ...).

However, these places have the potential to boost the expansion of the city's outer sections and improve neighborhood efficiency (coding: stimulating urban development, ...). One of the Mehr housing plan's faults is that it was carried out without inspection and no pathology was established in connection to its many parts (lack of strategic housing plan, ...).

One of the problematic features is the concentration of specific groups inside a certain social class, which contributes to the rise of crime.) Additionally, in order to decrease the cost of construction due to the use of low-quality materials and workers with inadequate skills and knowledge, the quality and durability of building were compromised (coding: reduction of construction durability, ...).

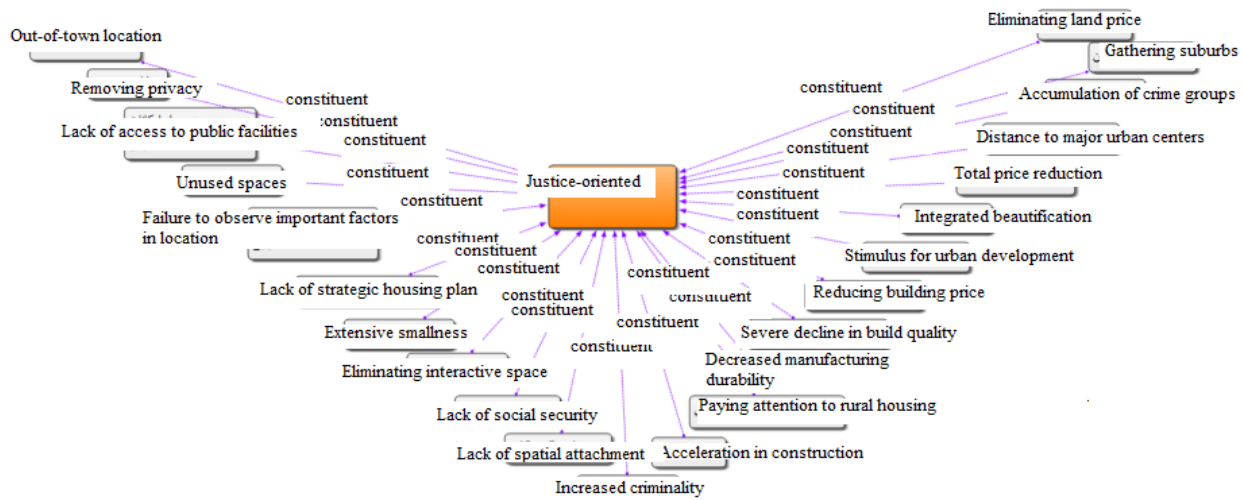


Fig 4 Diagrams of the consequences of justice-oriented discourse in collective housing

5.2. Quantitative Findings:

a. Descriptive Statistics

According to descriptive data, 256 males (66.6 percent) and 128 women (33.3 percent) in the age groups of 20-30, 30-40, 40-50, and 50-60 make up the sample size. They've been doing so for years. In return for the effect of each state's discourses on the outcomes of each era, a question is produced and made accessible to space users. Each question has a response ranging from 1 to 5. (Very low to Very high). The total of a consequence's scores equals the score assigned by each individual to the intended quality; hence, the possible score for each quality is between 1 and 5. The findings of descriptive statistics and data distribution indicate that the most frequent discourse in constructive governance is about a lack of attention to ecology, with a value of (1895), and that the least frequent discourse is about housing for all classes, with a value of (1895). In a justice-oriented administration, the maximum frequency is associated with the consolidation of criminal organizations (1714), while the lowest value is associated with the integrated beauty with the value (1014).

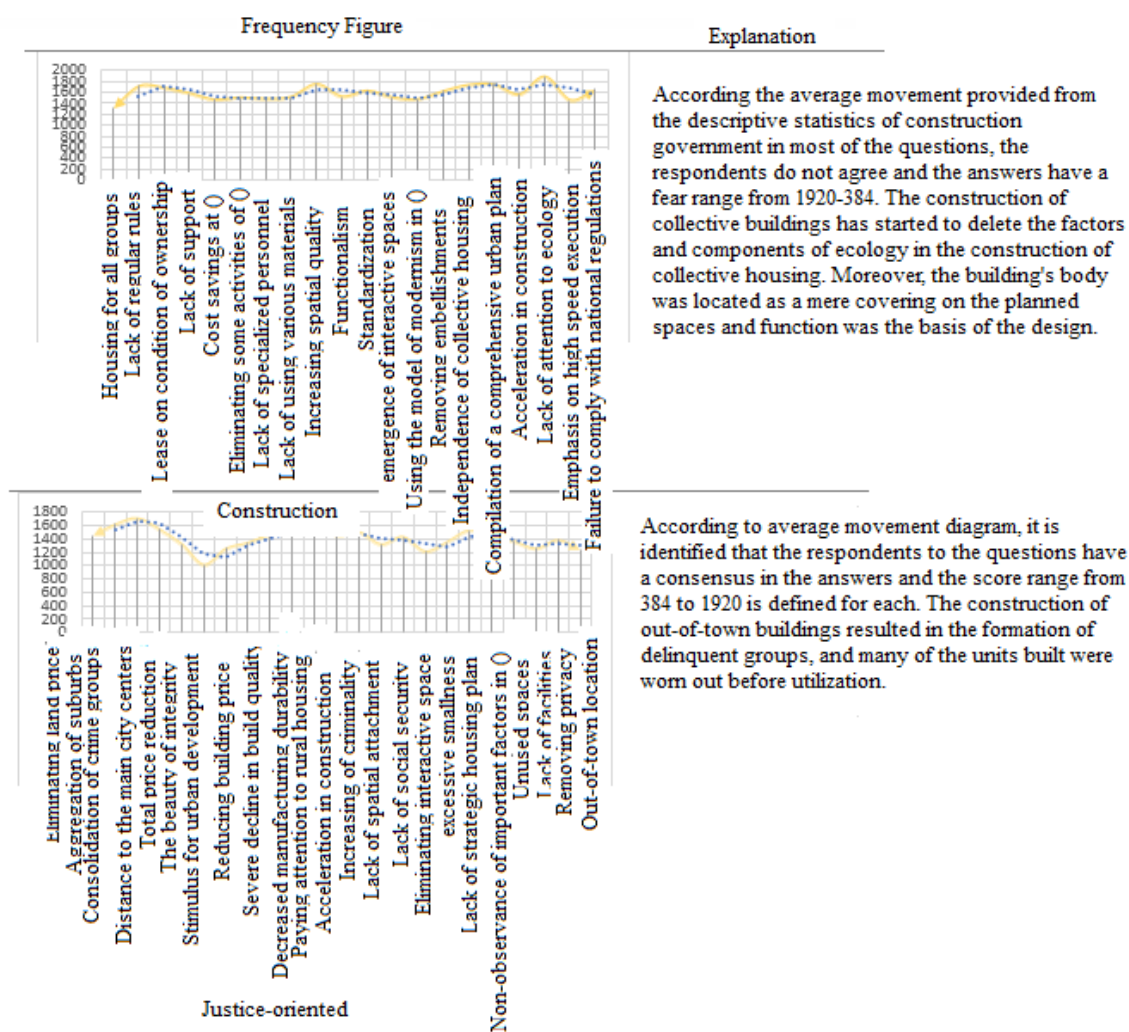


Fig 5 Results of descriptive statistics and data distribution in constructive and justice-oriented discourse

b. Inferential Statistics: Spearman Correlation

After identifying the factors, a questionnaire is created and sent randomly to space users, architectural students, and experts. It should be mentioned that respondents to the questionnaire are provided relevant paperwork and photographs of chosen residences. The data are loaded into the EnViews program, which is then used to do predictive (regression) and correlation analysis. The two-sample Kolmogorov-Smirnov Test is used to determine if data are parametric or non-parametric.

Table 2 Kolmogorov-Smirnov test to examine the normality of the variables of the consequences of each government's discourse

Variable	Mean	Standard deviation	Z Kolmogorov Smirnov	P
Consequences of each government's discourse	21.28	5.35	0.708	0.374

As can be observed in the table above, Kolmogorov-Smirnov test is significant for the score of the discourse consequences of each state ($p = 0.374$) and thus their internal and external outputs do not have a normal distribution and non-parametric analyzes should be applied for it.

Table 3 The results of Spearman correlation in constructive and justice-oriented discourse

Degree of freedom	Significant level in all groups	Correlation coefficient of justice-oriented consequences	Variable	Degree of freedom	Significant level in all groups	Correlation coefficient of construction outcomes	Variable
384	0.000	0.522	Eliminating land prices	384	0.000	0.411	Housing for all classes
384	0.000	0.706	Gathering of suburbs	384	0.000	0.723	Lack of regular rules
384	0.000	0.693	Accumulation of crime groups	384	0.000	0.274	Lease on condition of ownership
384	0.000	0.594	Distance to the main city centers	384	0.000	0.625	Lack of support
384	0.000	0.688	Total price reduction	384	0.000	0.741	Save on construction costs
384	0.000	0.241	Integrated beautification	384	0.000	0.463	Eliminating some internal activities
384	0.000	0.316	Stimulus for urban development	384	0.000	0.394	Lack of specialized personnel
384	0.000	0.672	Reducing building prices	384	0.000	0.741	Lack of using various materials
384	0.000	0.492	Severe decline in build quality	384	0.000	0.510	Increasing space quality
384	0.000	0.652	Decreased manufacturing durability	384	0.000	0.684	Functionalism
384	0.000	0.581	Paying attention to rural housing	384	0.000	0.562	Standardization
384	0.000	0.772	Acceleration in construction	384	0.000	0.890	The emergence of interactive spaces
384	0.000	0.581	Increased criminality	384	0.000	0.498	Using the model of modernism in construction
384	0.000	0.501	Lack of spatial attachment	384	0.000	0.518	Removing decorations
384	0.000	0.852	Lack of social security	384	0.000	0.839	Independence of collective housing
384	0.000	0.394	Eliminating interactive space	384	0.000	0.454	Compilation of a comprehensive urban plan
384	0.000	.491	Extensive smallness	384	0.000	0.453	Acceleration in construction
384	0.000	0.693	Lack of strategic housing plan	384	0.000	0.782	Lack of attention to ecology

384	0.000	0.581	Failure to observe important factors in location	384	0.000	0.654	Emphasis on high execution speed
384	0.000	0.514	Unused spaces	384	0.000	0.687	Failure to comply with national regulations
384	0.000	0.571	Lack of access to public facilities	384	0.000		
384	0.000	0.444	Removing privacy	384	0.000		
384	0.000	0.712	Out-of-town location	384	0.000		

According to the Spearman correlation results, it was discovered that throughout the construction period, all outcomes affected one another and all have positive and significant effects on one another, but the emergence of interaction with other outcomes had a significant impact and can be increased (0.890) by other components by increasing one unit.

Although the number of repercussions for justice-oriented speech was greater throughout this time, the average correlation coefficients show that the consequences had a strong influence on one another. Consequences have a beneficial and important influence on one another. Social insecurity, with a value of (0.852), has the biggest effect on the other consequences, so that raising one unit (0.852) improves the other components, neatness and integrity, with a value of (0.241). One component has the least effect on the others.

Regression:

To do linear or multivariate regression, the variables' internal correlation matrix diagram is employed. After calculating the correlation matrix, it was determined that there is no linear connection between the components, indicating that multivariate regression is appropriate.

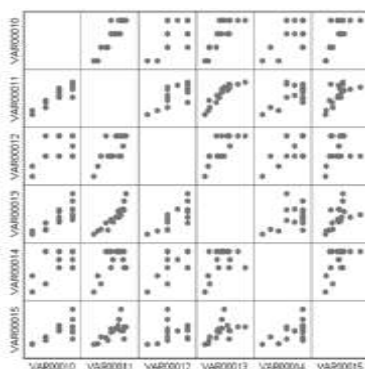


Fig 6 Component correlation matrix diagram

In multivariate regression, it adds or subtracts the independent variable at each step until the best model is obtained. When one unit of the discourse consequences of the two states of construction and justice-oriented is increased or decreased, the variables in the equation are influenced to varying degrees.

Table 4 Multivariate regression results in constructive and justice-oriented discourse

Consequences of justice-oriented government discourse				Scale	Consequences of the constructive government discourse				Scale
T	β	F	Coefficient of determination		T	β	F	Coefficient of determination	
46.522	0.781	527.222	0.752	Eliminating land prices	39.451	0.762	314.217	0.687	Housing for all classes
42.152	0.732	405.122	1.000	Gathering of suburbs	44.328	0.372	523.147	0.895	Lack of regular rules
40.223	0.662	217.343	0.972	Accumulation of crime groups	36.823	0.872	852.381	0.258	Lease on condition of ownership
38.239	0.648	199.943	0.746	Distance to the main city centers	39.362	0.685	298.921	0.625	Lack of support
8.958	0.664	201.612	0.681	Total price reduction	18.958	0.597	247.257	0.612	Save on construction costs
11.134	0.662	643.623	0.116	Integrated beautification	16.644	0.436	644.321	1.000	Eliminating some internal activities
18.441	0.652	849.683	0.850	Stimulus for urban development	21.422	0.852	845.533	0.645	Lack of specialized personnel
19.144	0.665	349.603	0.345	Reducing building prices	19.144	0.665	754.254	0.645	Lack of using various materials
49.173	0.483	184.945	1.000	Severe decline in build quality	39.231	0.213	124.541	0.715	Increasing space quality
47.963	0.464	276.748	0.546	Decreased manufacturing durability	29.914	0.425	232.241	0.514	Functionalism
46.226	0.452	199.943	0.795	Paying attention to rural housing	24.221	0.414	201.321	1.000	Standardization
47.228	0.463	499.034	1.000	Acceleration in construction	48.248	0.421	443.124	0.965	The emergence of interactive spaces
25.288	0.472	523.034	0.895	Increased criminality	25.288	0.421	522.134	0.958	Using the model of modernism in construction
45.256	0.661	147.258	0.978	Lack of spatial attachment	65.254	0.615	229.265	0.921	Removing decorations
41.552	0.452	321.564	0.462	Lack of social security	49.517	0.424	323.412	0.421	Independence of collective housing
21.356	0.401	492.371	0.331	Eliminating interactive space	25.326	0.423	441.211	0.296	Compilation of a comprehensive urban plan
58.321	0.411	471.658	0.745	Extensive smallness	58.351	0.454	321.541	0.821	Acceleration in construction
19.694	0.421	650.987	0.254	Lack of strategic housing plan	29.324	0.341	621.991	1.000	Lack of attention to ecology
24.879	0.589	542.960	0.455	Failure to observe important factors in location	21.852	0.578	581.920	0.675	Emphasis on high execution speed
44.587	0.521	214.362	1.000	Unused spaces					
48.566	0.542	752.382	0.756	Lack of access to public facilities					
23.658	0.545	699.301	0.645	Removing privacy					

According to the results of the multivariate regression table, constructive discourse had the greatest impact on the outcome; removing some domestic activities left standardization and disregard for ecology with a value of (1,000) and had the least impact on rent provided ownership with a value of (0.258), but had the greatest impact during the justice-oriented period. This discourse aggregates disadvantaged individuals, results in a severe decline in the quality of building, accelerates construction and results in underused areas with a value of (1,000), and has the least influence on the discourse of beauty and integrity with a value of (1,000). (0.116).

It is clear from the findings of descriptive and inferential statistics that there is a distinction between the two and that descriptive statistics do not follow inferential statistics. Although housing was supplied, it was discovered during the qualitative stage that all of the outcomes indicated as a result of both discourses were unexpected and mostly resulted in disadvantages and damages in this area. Throughout the building phase, as a result of the removal of some inside activities and their relocation to outdoor spaces, the goal of structuring outdoor spaces was to provide opportunities for all age groups to spend time together and independently. Developed and supported activities that had a specified purpose. Due to a lack of attention paid to outdoor spaces, the establishment of underutilized public spaces, and the placement of suburban regions during the justice-oriented age, the security of these locations declined at all hours of the day and night. The findings indicate that although discourses had the biggest influence on the deletion of certain architectural qualities, adhering to norms and standards and focusing on the product resulted in the creation of this architecture. The justice-oriented rhetoric has concentrated only on the beneficial impact of

boosting the pace of construction, while ignoring the negative repercussions of constructing these social dwellings.

6. Conclusion

Collective housing may be thought of as a collection of interconnected building pieces that may encompass a variety of various forms of dwelling. Apartment buildings are placed on a parcel of land according to a pre-planned layout in these complexes. The blocks may be arranged in a variety of configurations, and their open space can have a significant interaction with the surrounding structures. Due of the substantial financial resources required to construct, this housing always adheres to the government's rules regarding facility efficiency. Following the great Islamic Revolution, one of the primary priorities of all governments has been the provision of housing in society, and to accomplish this, policies have always been established to manage it within governments. These policies are taken from the official discourses of each period.

Due to the forced war and other issues during the early time of the administration after the revolution, attention to housing was deferred, and so effective discourses were not created. This research examined the ramifications of each state's discourse on communal housing and the ways in which these discourses emerged as an architectural product. The majority of the outcomes stated above were unanticipated results of the building of these communal housing units, demonstrating the field's deficiency in terms of research, creation, and planning of criteria for initiating their construction. The following options are given for developing house building principles and requirements for a certain demographic or group of people:

- Demographic research and evaluation of the requirements of expected occupants of cooperative housing.
- Incorporating thoughtful interviews with stratum and audience members into the design process to elicit more contemplation about the architectural product's usage.
- Piloting the criterion in residential complexes with fewer blocks and a smaller population.
- Preserving the qualities of traditional and indigenous architecture via the establishment of country-specific climatic-climatic standards based on geographical location.
- Providing the essential infrastructure for residential complexes that encourage residents from all walks of life.

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