

## Role of technical institution governing the construction in implementation of rural development policies (Case study: Rasht)

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### ABSTRACT

The current study is based on government's special project for rural housing Improvement in 2003 and the measures taken in the field of strengthening Low durability and ephemeral rural residential units of all villages in the country during two five-year plans. In this project according to the need to build a strong and secure residential units, creating a control system in rural construction, to achieve durable rural housing of and importance of rural housing in sustainable development of country, was found necessary and to achieve this goal and overcome the shortcomings of the past, Rural Technical Systems Plan was created in all provinces and covered all rural areas. This article has evaluated measures taken by technical institution supervising construction by using descriptive method and snowball non-contingent sampling method by using questionnaire and based on current rural areas managers' comments.

The results obtained indicate that up to know technical Institutions activities supervising construction could make only half of the government's predetermined objectives including propagation technical principles of construction (strengthening and compliance with standards), increase public awareness, guiding the physical structure of the village, improving environment and rural habitations based on rural pilot plans, enhancing the quality of rural constructions, proper use of resistant and standard building materials, using native experienced human resources, upgrading supervisors' technical and administrative knowledge level in rural constructions with consistent theoretical and practical training and developing administrative regulations for local architecture with local or indigenous specification.

**KEYWORDS:** technical institution governing the construction, Operational policies, rural development, assessment, management

### 1. INTRODUCTION

Since its formation, the rural management in Iran has had plenty of transitions. These transitions started from the acceptance of *Kadkhoda* as a village chief during constitutionalism and after passing through experiences arising from land reforms of 1970s and the Islamic Revolution of the 1980s, a new organization called *Dehyari* under the responsibility of *Dehyar* was formed [1]. Problems arising from land reforms and rural policies of the government led to different aspects of rural management hence, using important quantitative and qualitative characteristics of the most recent government programs, this paper intends to assess the performance of stakeholders in the rural housing domain.

Accomplishment of collective tasks requires coordination that is the responsibility of management. More the task is simple, the management related to it is simple and more the task is complex, the managerial needs would be complex. By this way, the management can be classified into two i.e. traditional and rational-bureaucratic [2]. Due to high longevity, the traditional management incorporates empirical nature, plain and simple structure, different economic, social and political dimensions. However, with the advancement of society and introduction of new patterns of work and life as well as ever-increasing governmental intervention in various social spheres, traditional mechanisms for the accomplishment of new tasks related to the implementation of government policies, seem to be inefficient and insufficient. In these circumstances, a new mechanism based on laws and regulations that has rational - bureaucratic approach, was formed. In the new era, public and private domains are separated from each other and following to that a new concept arises which is known as Public Affairs Management. The Public Management is employed for that part of administration that specifically is associated with government, and that can be used to coordinate efforts of individual and group in order to execute the policy or black [3].

The characteristics of the Public Administration can be outlined as follows:

1. Its legal entity is defined by law and not by tradition and custom;

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2. It gets its legitimacy from the rule of law and government;
3. An executor of government policies that are formally given to it;
4. Makes distinction between public and private affairs.

Aforementioned features indicate the fundamental differences between traditional management and modern public administration that must be taken into account while analyzing the evolution of rural management [1].

### 1.1. Problems Statement

The preservation and restoration of rural texture could help decrease the impact of social changes on the country's economy that itself requires to prevent all types of negligence to environmental aspects, regional identity etc. The rural housing development plan started in 1995 by the Islamic Revolution Housing Foundation, with the goal of improving the quality of housing and rural texture as well as the improvement in safety, hygiene and welfare levels. This plan, though encountered with many ups and downs and problems, efforts to provide facilities and infrastructure could help create a sense of place, maintain population density, visual appearance and landscape of villages, strengthening housing and thus led to improve the rural life. Assessment of instructions and programs is important with these reasons so that existing standards are taken into consideration at higher level. Due to the need for robust and secure housing units against natural disasters, the need for a controlled system in rural constructions in order to assess their strengths is the topic that must not be ignored taking into account not only the importance of rural housing but sustainable development of a country. The rural technical system is the one designed to achieve this important aspect and that has been in operation from 2003 in all rural areas [4].

### 1.2. Goals

The rural technical institute, in order to address past weaknesses, started its activities in 2005 and would continue until 2015. Reviewing the performances of relevant organizations and institutions, this project could play important roles in future decision makings.

With respect to importance of villages and their roles in the national economy and security, securing suitable housing and addressing existing problems in this area particularly ensuring social stability are of much importance [5]. This assessment is performed to avoid, reduce, remedy or compensate negative effects and its emphasis would be on probable impacts. The presentation would inform decision makers about the effects of development and fundamental changes in villages [6].

### 1.3. Questions

Research questions of this study include: whether performances of rural technical institutions in implementing various aspects of rural development policies are the same? Which one of the rural development objectives is more necessary and enjoys priority? Which one of the rural development objectives has been ignored? Is the formation of rural technical institutions necessary?

## 2. LITERATURE REVIEW

The actual property rights of the nineteenth century indicate that major agricultural lands were in the hands of big landowners, and only a handful of farmers owned them [7]. Most of the owners did not reside in their properties, thus attempted to select a foreman to oversee their estate in villages. Owners could entrust the management and marketing of agriculture products to stewards. During that period, expenditure related to the village management was mainly managed and paid by villagers [8]. This means that the village affairs were administered by people in accordance to the custom and traditions and the government had no responsibility in this domain [9]. The physical texture of the village was also affected by this socio-economic pattern. Villages were settled in the hardest places, on steep grades, rocky and wherever the land was barren and uncultivable. In other words, the life prevailed in a minimum space and with less facilities and the living space was formed simply by using locally available materials by villagers in the primary form [10].

With the victory of constitutionalists and the formation of the National Council, *Kadkhoda* was deputed as an agent in the village. This type of legislation revealed that the lawmakers could recognize the traditional rural management practices and the important role of the chief. With the emergence of Reza Shah to power in 1925, a law for the rural management was approved by Majlis (parliament). According to this law, *Kadkhoda* (village chief) became responsible for facilitating government services in rural areas [8]. In 1937, a law dealing with divisions and responsibilities of governors and deputy governors was approved. The act contained a clause linking the rural management. According to Article 4 of this Act, each city will be under a governor, each division under a person called *Bakhshdar*, each district under a *Dehdar* and one or a few villages under a chief called *Kadkhoda*. The approved law and conditions provided ground for a broader government intervention in village affairs [11]. At that time, the Mosaddegh government, using its legal jurisdiction on civil and social authority in each village (Deh) could approve a legislation by the Joint Commission of Majlis (parliament): providing safe drinking water by building water treatment ponds or cisterns, or plumbing, or peeling of aqueduct spans or installing pumps, digging canals, building, repairing mosques, baths, mortuary, laundry, bridges etc,

construction of schools, rural health clinics, pharmacies, local roads. In 1956, a legislation came to harness the power of land owners, receipt of 5% of the ownership interests and the use of rural human resources in the implementation of rural development programs and inclusion of the philosophy of participation of rural folks in civil works and prosperous villages [8].

The land reform cannot be summarized as taking lands away from owners and distributing them to farmers. In fact, it is a complex and multi-dimensional phenomenon and has obvious and hidden targets [12]. The land reform began in 1919 and carried out in four stages up to 1932. Abolition of master-tenant system as well as restriction on ownership was taken in the first stage. The second and third stages respectively led to the abolition of farmhouse (Mozareh or Allotment) system and Tenure (Ijarehdari). And in the fourth stage, a decision was taken about *waqf* or endowed lands and orchards and led to the abrogation of Tenure System, endowed and proprietary ownership [13]. The three-dimensional stages of land reform between 1920 and 1930 accomplished two main objectives in villages: one, gradual omission and change in power of owners, second, expansion of bureaucracy and removal of *kadkhoda* (village chief) that greatly disintegrated the leadership of the rural community [14]. This action led to the appearance of two separate systems responsible for agriculture: livelihood system and capitalist system [1]. In this act, for the first time, no attention was given to the position and authority of the village chief (*kadkhoda*) and it was decided that the rural public affairs would be administered through a council and financial resources of village institutions would be managed through 2% tax on all agricultural products and any other revenue that was feasible. The purpose of this council was to coordinate government programs at village level. Enactment of this legislation demonstrated the increasing governmental interference in village affairs that caused the traditional mechanisms to gradually weaken and die out. New mechanisms could not easily take over the traditional one and government officials who had urban nature remained weak in administering villages and establishing communication with rural people [15]. Among new functions of rural association, instances like encouraging villagers toward self-help, participation in development and renovation projects, coordination and cooperation with associations of neighboring villages in order to utilize their experiences, taking necessary measures to create inns, guesthouse, teahouse, pathways and health centers can be pointed out. As a whole, it can be said that frequent changes in the law and the entry of new players into the administrative domain, transformed the rural management mechanism from traditional and simplified into a bureaucratic with multiple players and that could not get a chance to disembark due to the 1979 revolution [1]. In the old system, in order to enjoy more from the land, a rigid and powerful management was applied by landlord on the production process that sometimes accompanied by violent actions but led to the maximum utilization of water and land and other facilities. Omission of landlordism and non-replacement of new management, in fact, led to the abandonment of lands and mechanisms, dredging and destruction of aqueducts, breaking of production groups and many more problems. In other words, the agricultural output, in the absence of effective management, encountered with severe decline. To do away with these problems and replacement of the comprehensive management on rural production, a law was enacted for cooperative production and integration of lands in the rural domain. Needless to say, these laws could never fill the administrative vacuum created under the effect of the land reform [12].

In post-Islamic Revolution, an extensive transition was seen in the field of rural development and essential infrastructure such as water, electricity and roads for villages. And with the establishment of Islamic Revolution Housing Foundation and the compilation of pilot projects, primary steps to improve rural housing began and until 1991, these measures were mostly limited to the separation of arable lands, allocation of lands in rural areas that due to limited financial capacity of villagers and non-payment of bank credit to them, major predictions especially about rural housing were not realized [16]. Between 1982 and 1996, three laws relating to rural management were enacted. The first law enacted in 1982 transferred the rural management responsibility to a new entity called as Islamic village council or shura, an alternative to village forum. These councils were established in a large number of villages but mechanisms for implementing decisions were not distinguished. *Jihad-e-Sazandagi* that considered itself as a custodian of rural affairs, in order to solve this problem, attempted to form rural cooperative consisting of a number of villages. In addition to implementing resolutions of council, the cooperative was obliged to prepare annual programs for civil, health, and services and send them to the village council for a review and approval. This project continued until the end of 1991 [17]. Likewise, in some of the villages where Islamic councils, due to lack of public consensus or management weaknesses, had not enough ground and potential to attract participation and cooperation of villagers forced other institutions such as the Islamic Revolution Housing Foundation to form council and the office of rural construction and civil engineering. A review of duties of civil office and cooperative home shows that there were no significant differences between the two organizations except the manner of their interaction with village councils [18].

From 1995 onwards, with the compilation of second plan, the role of government in the rural housing construction and development, developing technical and quality regulations and ownership documents for rural settlement started with force. These actions continued until 1999 and had positive results [16]. The last law was enacted in 1996. According to this law, the rural administration was still the responsibility of council. Unlike two previous laws, the executive responsibility was given to a person called *Dehyar*. But, administrative

problems led to the enactment of a new law in 1998 that allowed the Interior Ministry to establish an organ called *Dehyari* to administer rural affairs [18]. The pattern in establishing Dehyari was an adaptation of present urban administrative structure in the country that consists of two institutions i.e. city council and municipality. Currently, with the establishment of rural councils and dehyaris, major problems of the rural management caused by neglect of executive authority and constant structural changes, has come to an end. However, problems such as lack of rural management, sustainable financial resources, community participation, training of manpower, equipment, tools and utilities and rural management research still remain and in order to solve or reduce them to extent, there are necessities to use experiences from historical formation of rural management, and to take steps to identify positive and negative aspects of those experiences [1]. In our country, the defined policies for rural housing are seen separately from the debate on rural development and it is not clear what approach was taken for rural housing constructions. In other words, the relationship of a comprehensive housing plan with the issue of sustainable rural development and an environment for rural development are less transparent. This aspect is completely explicit in the compiled programs [16].

### 3. MATERIALS AND METHODS

The methodology applied for this research is descriptive and questionnaires, interviews with experts and data interpretations were performed through SPSS 20 software. Statistic population of this project included 35 specialists of rural domain of city of Rasht who are involved in housing foundation organizations, governorate, industries affiliated to engineering organization and, technical workers overseeing the construction at districts (Table 1).

**Table1.** Baseline Information on the Study Sample

Option	Variables		(%)Count
1	The last qualification	1. Diploma	0
		2. Associate	3 (7.9)
		3. Bachelor	16 (42.1)
		4. Master	16 (42.1)
		5. PhD	0
		6. Unknown	3 (7.9)
2	Field of Study	1. Architecture	6 (15.8)
		2. Civil engineering	21 (55.3)
		3. Geography and Urban Planning	3 (7.9)
		4. Other	8 (21)
3	Organization	1. Housing Foundation	15 (39.5)
		2. Governor	6 (15.8)
		3. Sheriff Dom	13 (34.2)
		4. Associate system	1 (2.6)
		5. Privet Sector	3 (7.9)
4	Experience	1. 0-5 years	17 (44.7)
		2. 6-10 years	7 (18.4)
		3. 11-20 years	6 (15.8)
		4. 21-30 years	6 (15.8)
		5. over 30	1 (2.6)
		6. Unknown	1 (2.6)

In the description of the performance of technical organization overseeing constructions, it is said that the rural technical institute is an organization to achieve this important aspect. It was established in all provinces in 2003 and covered all rural points. Based on this questionnaire, we came out with eight questions to evaluate the performances of technical overseers.

1. Considering that the main objective of the rural technical institution was to cover all rural areas. To what extent do you think such a goal is possible?
2. Some of the principal aims behind the formation of the rural technical institute has been construction. How do you asses the activity of this institute in accomplishing these aims?
  - a. Promoting technical principles of building and public awareness.
  - b. Guiding physical fabric of villages and improving the environment and rural settlements based on rural pilot projects.
  - c. Enhancing the quality of rural constructions.
  - d. Use of proper and standard materials.
  - e. Identifying, implementing and organizing native human resources in rural construction projects.
  - f. Raising the level of scientific expertise and administrative supervisions with theoretical and practical trainings.
  - g. Compiling local architectural regulations consisting of local, native or regional characteristics.

3. Which one of the enumerated aims in the above questions is more essential and enjoys priority (the most important must be mentioned).
4. Other than the enumerated issues, which procedure for rural development do you think is needed for this institute that has not taken into consideration so far?
5. In general, which role do you think is more proper for rural technical institution?
  - a. Compiling administrative regulations for rural construction.
  - b. Training and mobility of skilled native laborers and overseeing technical knowledge.
  - c. Overseeing pilot projects especially for rural development.
  - d. Overseeing transfer and use of standard materials in entire rural areas.
6. What are the main obstacles in achieving the goals of this institution?
7. How far do you think these obstacles could impact the function of this institution?
8. In the below, statements regarding rural technical institution have been mentioned. Please give your opinion about each of these sentences.
  - a. Achieving the set goals is out of reach and power of this institution.
  - b. Establishment of rural technical institution had procedural and formal aspects and none will solve the problems of organizations related to rural domains.
  - c. Decisions taken by rural technical institutions are the ones that will largely remain on papers and corporate organizations involved in rural areas do not enforce them.
  - d. Decisions taken by rural technical institutions are based on expertise and systematic reviews.
  - e. Rural technical institutions will lead to the fact that changes in all sectors of rural development are implemented in congruent and integrated.
  - f. The rural technical institute is a temporary organization and will not continue.

#### 4. RESULTS AND DISCUSSION

In response to Q1, the range of scores was between 1-6 (strongly disagree =1, disagree=2, slightly disagree=3, slightly agree= 4, agree = 5, strongly agree = 6), the mean response to this question is 4.1 and standard deviation 1.5, indicating that respondents are fairly in favor of covering all areas by the rural technical institute (Table 2).

In response to Q2, scores ranged between 7-42 (strongly disagree = (7-13), disagree = (14-20), slightly disagree= (21-27), slightly agree = (28-34), agree = (35-41), strongly agree = 42), the mean response to this question is 27.7 with standard deviation 9.5. Having response at the boundary between the relatively positive and relatively opposite, it can be concluded as: activities of the rural technical could achieve 50% of its expected goals. An average response to the enumerated seven options from main aims for the formations of rural technical institutions, scorers ranged between 1-6 (strongly disagree=1, disagree=2, slightly disagree=3, slightly agree = 4, agree = 5, strongly agree = 6) are as follows (Table 2):

- Average response to option <a> (Promoting technical principles of building and public awareness) was 4.2 and standard deviation 1.6, relatively favorable.
- Average response to option <b> (Guiding physical fabric of villages and improving the environment and rural settlements based on rural pilot projects) 4.2 and standard deviation 1.5, relatively favorable.
- Average response to option <c> (Enhancing the quality of rural constructions) 4.5, standard deviation 1.5, relatively favorable.
- Average response to options <d> (Use of proper and standard materials) 4.1 and standard deviation 1.4, relatively favorable.
- Average response to option <e> (Identifying, implementing and organizing native human resources in rural construction projects) 3.6 and standard deviation 1.5, relatively opposite.
- Average response to option <f> (Raising the level of scientific expertise and administrative supervisions with theoretical and practical trainings) 4.0 and standard deviation 1.4, relatively favorable.
- Average response to option <g> (Compiling local architectural regulations consisting of local, native or regional characteristics) 3.0 and a standard deviation of 1.4, relatively opposite.

In response to Q3, priorities of enumerated seven options among respondents were as follow (Table 2):

- a. 39.5% for enhancing the quality of rural constructions,
- b. 28.9% for promoting technical principles of building and public awareness,
- c. 21.1% for guiding physical fabric of villages and improving the environment and rural settlements based on rural pilot projects.
- d. 13.2% for compiling local architectural regulations consisting of local, native or regional characteristics.
- e. 10.5% for use of proper and standard materials,
- f. 10.5% for raising the level of scientific expertise and administrative supervisions with theoretical and practical trainings

g. 2.66% for identifying, implementing and organizing native human resources in rural construction projects.

As a whole, based on Q2 and Q3, it can be concluded that the performance of this institution was relatively favorable for a good quality construction, guiding physical fabric of villages and improving the environment and rural settlements based on rural pilot projects, use of proper and standard materials, and for raising the level of scientific expertise and administrative supervisions with theoretical and practical trainings. But it formed unsuitably for identifying, implementing and organizing native human resources in rural construction projects, for compiling local architectural regulations consisting of local, native or regional characteristics. However, in Q4, the priority of cases such as the compilation of architectural regulations consisting of local, native or regional characteristics has higher spatial value in the views of experts of rural affairs of the proposed city.

In response to Q4, following aspects were mentioned as other obligations for this institution (Table 2).

- a. Avoiding heterogeneous and non-native industrial materials (use of indigenous and new materials), 18.4%.
- b. Supervision on performances of technical supervisors (recruitment of technical specialists), 18.4%.
- c. Compiling local architectural rules, 15.8%.
- d. Coordination and cooperation of villages in rural management, 7.9%.
- e. Granting all functions to Housing Foundation in governmental schemes, 2.6%.
- f. Issuing rural construction licenses, 2.6%.

Responses to Q5 indicate respondents' inclination towards the proper implementation of pilot projects. 60.5% of the respondents emphasized on supervision on proper implementation of pilot projects especially for rural developments, 26.3% for compiling local architectural regulations, 13.2% called for supervision on transportation and use of standard materials, 5.3% pointed to training and shifting of local skilled laborers and overseers with technical knowledge. Since, pilot projects are prepared by consultants from Islamic Revolution Housing Foundation, cooperation and coordination between organizations, consultant offices and rural technical institute could be effective in bringing the quality up as well as in implementing construction rules in villages (Table 2).

In response to Q6, obstacles and problems for achieving these objectives were as follow (Table 2):

- a. 36.8% of respondents pointed out the following weaknesses in the implementation of policies and rules:
  - Lack of meaningful and comprehensive planning as well as proper implementation of rules and regulations.
  - Lack of necessary cooperation between institutions and organizations, and their lack of coordination with the engineering organization.
  - Collateral of organizations and institutions and non-implementation of rules through clauses that left violators' hands open.
  - Lack of incentives and competition policies and database information.
  - Lack of cooperation of officials in entrusting management to rural people.
  - Lack of skilled and knowledgeable people as entity responsible entities in this institution.
- b. 23.8 % of the respondents cited budget and lower tariffs.
- c. 15.8% of the respondents pointed to the lack of knowledge and proper culturalization among rural people and Dehdaris.
- d. 5.3% of the respondents cited the following dichotomy in the performances of buildings:
  - Multi-folded performances of residential buildings in City of Rasht (touristic, residential, rural, etc.)
  - Lack of monitoring on buildings that do not ask for a loan.

In response to Q7, each of its four options had scorers ranging between 6 and 1 (strongly disagree=1, disagree=2, slightly disagree=3, slightly agree= 4, agree= 5, strongly agree= 6). From the perspective of respondents, the option <a> (i.e. weaknesses in the implementation of policies and rules) has the mean response 4.3, standard deviation 1.3, and the issue that the reason of this problem is performance of the rural technical institute, is relatively positive. The option <b> (budget and low tariffs) and <c> (weaknesses in the implementation of policies and rules) with a mean response of 3.7 and 3.5 and standard deviation of 1.5 and 2.1 respectively, is relatively against. In the options <d> (creating a dichotomy in the performance of the buildings), with an average response of 1 and standard deviation 0.2, is completely against (Table 2).

In response to Q8, with 6-36 scores (strongly disagree = (6-11), disagree= (12-17), slightly disagree = (18-23), slightly agree = (24-29), agree= (30-35), strongly agree=36), mean 21.8 and standard deviation 8.3 show a relative opposition of respondents from the role of rural technical institute in accomplishing its primary goals. A mean response to enumerated 6 options especially the formation of rural technical institute wit scores ranging between 6 and 1 (strongly disagree=1, disagree=2, slightly disagree=3, slightly agree = 4, agree = 5, strongly agree = 6), are as followed (Table 2):

- Option <a> (achieving the set goals are out of reach and power of this institute) shows disagreement with a mean response of 2.9 and a standard deviation of 1.6.

- Option <b> (establishment of rural technical institution had procedural and formal aspects and none will solve the problems of organizations related to rural domains), relatively positive with a mean response of 4.0 and a standard deviation of 1.8.
- Option <c> (decisions taken by rural technical institutions are the ones that will largely remain on papers and corporate organizations involved in rural areas do not enforce them) is relatively against with an average of 3.5 response and standard deviation 1.6.
- Option <d> (decisions taken by rural technical institutions are based on expertise and systematic reviews) with a mean response of 4.0 and a standard deviation of 1.5, is relatively consistent.
- Option <e> (rural technical institutions will lead to the fact that changes in all sectors of rural development are implemented in congruent and integrated) with a mean response of 3.7 and a standard deviation of 1.5, is relatively against.
- Option <f> (rural technical institute is a temporary organization and will not continue) with a mean response of 3.6 and a standard deviation 1.5 is also a relatively hostile.

### **5. Conclusion and Recommendation**

In the analysis of the performances of rural technical institution included in Q1 and Q8 concludes that this institution was effective in covering all rural points as well as accessing the determined goals hence, it could attract the attention of researchers through its own performances and other related organizations in systematically implementing in rural areas. However, this agency could not resolve the problems of related organizations. Also, despite some underlying agenda and objectives, organizing rural settlements such as the implementation of pilot projects, development and strengthening rural housing, this institution has failed in all rural development programs including the development of integrated local architecture. Non-identification of time and expenses to the determined goals, and some of the standards would lead to problems that not only incur financial damage but some time it would expose to impossibility. Functional shortcomings of this entity are as follows:

- As mentioned (in Table 3), a shortage of skilled natives and nature of urban officials is a problem villages have encountered since the era of land reform until now. As a matter of fact, in responses to Q 2, 3, 5, 6 have also mentioned the shortcomings of rural technical institutions in the absence of skilled native human resources and lack of expert and knowledgeable people in this organization that are themselves are the problems in reaching to the goal and performance. So, recruiting professional and knowledgeable person or persons to rural affairs to oversee the construction processes is essential.

- Lack of targeted system, cooperation among institutions, organizations, and lack of coordination with the Engineering Council, damaging acts of organizations and institutions, lack of incentive-competitive policies and databases, and absence in entrusting management to villagers are some of the obstacles or problems that have been pointed in Q6 of the questionnaire in order to achieve the objectives of rural development. Overlapping functions of government agencies, lack of coordination between local and central organizations has caused dissatisfaction and discontent professionals working in rural domain of this city. It seems that bigger organizations and institutions probably inclined to perform their powers on the lesser parts in a way that do not help profit the rural development. In response to Q7, the cause of this problem given by respondents is the relative weakness of the rural technical institutions. For creating cooperation and coordination between activities of different rural organs, an institution with wider authority to accomplish rural development target is needed.

- Shortcomings of development management without rural planning and cultural and scientific vacuum in rural constructions are some of the issues that exist with rural texture expansion and an exit of a village from centralized and comprehensive texture during land reform. Although principal part of macro rural management that encountered with problems with lack of attention by executives and continuous structural changes ended after the Islamic revolution. However, as mentioned (in Table 3), lack of management, rural management studies including management problems after the revolution that has caused confusion in the construction of residential units. Results acquired from Q6 of the questionnaire also prove bewilderment of executives and experts in rural domain of this city due to multi-folded performance of those residential buildings and lack of oversight on the structure that did not need loan. These people in response to Q7 did not find that the arising weaknesses and problems were the outcomes of the technical institutions.

- Other obstacles and problems to achieve development goals, budget and low tariffs and lack of cultural awareness among Dehyaris and people have been mentioned. These respondents find these issues to some extent as non-attention to the performance of rural technical institutions.

- In response to Q4 of the questionnaire, respondents consider avoidance of heterogeneity of industrial materials and proper use of indigenous and new materials, monitoring on technical supervisors and recruitment of specialists, develop the local architectural standards, assistance and cooperation of villagers as other obligations of the rural technical institute to advance the development goals that have not taken necessary attention so far.

**Table2.** Study of Performances of Rural; Technical Institution

Question No.	Results (%)						Mean	Standard Deviation
	Absolutely	Very Nominal	Nominal	Relatively	Much	Very Much		
1	0	1(2.6)	1(2.6)	15(39.5)	15(39.5)	3(7.9)	4.1	1.5
2							27.7	9.5
2a	0	1(2.6)	4(10.5)	10(26.3)	15(39.5)	5(13.2)	4.2	1.6
2b	0	0	5(13.2)	12(31.6)	12(31.6)	6(15.8)	4.2	1.5
2c	0	0	2(5.3)	6(15.8)	20(52.6)	7(18.4)	4.5	1.5
2d	0	1(2.6)	3(7.9)	11(28.9)	19(50)	1(2.6)	4.1	1.4
2e	1(2.6)	4(10.5)	4(10.5)	14(36.8)	11(28.9)	1(2.6)	3.6	1.5
2f	0	1(2.6)	5(13.2)	11(28.9)	17(44.7)	1(2.6)	4	1.4
2g	5(13.2)	3(7.9)	9(7.23)	12(31.6)	6(15.8)	0	3	1.4
3a			11(28.9)					
3b			8(21.1)					
3c			15(39.5)					
3d			4(10.5)					
3e			1(2.6)					
3f			4(10.5)					
3g			5(13.2)					
4a			7(18.4)					
4b			7(18.4)					
4c			6(15.8)					
4d			3(7.9)					
4e			1(2.6)					
4f			1(2.6)					
5a			10(26.3)					
5b			2(5.3)					
5c			23(60.5)					
5d			5(13.2)					
6a			14(36.8)					
6b			9(23.8)					
6c			6(15.8)					
6d			2(5.3)					
7a	0	0	2(5.3)	2(5.3)	10(26.3)	0	4.3	1.3
7b	0	2(5.3)	1(2.6)	3(7.9)	2(5.3)	1(2.6)	3.7	1.5
7c	2(5.3)	0	0	1(2.6)	2(5.3)	1(2.6)	3.5	2.1
7d	2(5.3)	0	0	0	0	0	1	0.2
8							21.8	7.3
8a	7(18.4)	3(7.9)	6(15.8)	15(39.5)	3(7.9)	1(2.6)	2.9	1.6
8b	10(26.3)	7(18.4)	6(15.8)	8(21.1)	4(10.5)	0	4	1.8
8c	4(10.5)	6(15.8)	9(23.8)	11(28.9)	5(13.2)	0	3.5	1.6
8d	0	2(5.3)	3(7.9)	15(39.5)	12(31.6)	3(7.9)	4	1.5
8e	0	3(7.9)	7(18.4)	11(28.9)	13(34.2)	1(2.6)	3.7	1.5
8f	7(18.4)	5(13.2)	8(21.1)	10(26.3)	4(10.5)	1(2.6)	3.6	1.5



**Table3.** Rural Administrative Transition in Iran

Period	Civil & Land Affairs Management	Rural Management Expenses Security	Villagers' Management Affairs	Rural Physical Development	Housing Execution Indices	Administrative Shortcomings
<b>19<sup>th</sup> Century to pre-Constitutionalism</b>	Responsibility of advisor, representative of big owners	Through villagers	Based on custom and traditions	Development in the course where lands are barren, uncultivable	Life with minimum facilities, use of indigenous building materials	Rigid and authoritative management often with violence
<b>From Constitutionalism to pre-land reform era</b>	Responsibility of <i>Kadkhoda</i> , representative of private owners	5% from ownership revenue, rural human resources	Government interference, abolition of powers of owners, prevalence of traditional management	Supplying drinking water, renovation and preservation of markets, construction of roads etc.	Improving living standards and less attention to rural housing	Lack of attention to renovation of rural population, political-social and economic uncertainties
<b>From land reform to pre-Islamic Revolution</b>	Omission of <i>Kadkhoda</i> , administrative affairs in the form of council	2% of total taxes on agricultural productions and other incomes	Omission of <i>Ijadari</i> system, expansion of bureaucratic system, government interference	Villagers' participation in development and renovation, development of roads and markets, change in rural outlook crawling towards highway and city, village exit from centralized and compressed texture	Use of materials prevalent in cities, changes in relation to interior of housing	Government officials had urban characters, attention to importance of <i>Kadkhoda</i> , development without planning, cultural and scientific vacuum in construction, lack of replacement of production management after its omission
<b>From Islamic Revolution to 2003</b>	Responsibility of cooperatives, civil office and utmost <i>Dehyar</i>	Local taxes, producers of goods, services providers, entry fees	Development of urban administrative structure, Islamic council	Secured substructure, land segregation	Development and strengthening of housing, issuing proprietary documents, confusion and idleness in building	Lack of management, lack of stable financial resources, lack of trained manpower in rural participation - lack of Rural Management Research
<b>From 2003 until now</b>	<i>Dehyari</i> -Rural Technical Institute in civil affairs	Local taxes-commercial societies – donations-financial supports	Development of urban management structure – Islamic Council	Promoting technical principles and public awareness –Proper implementation of pilot projects- Improvement of scientific knowledge of overseers – lack of use of skilled native laborers	Qualitative improvement of constructions- use of solid material –lack of compilation of local rules & regulations-non-uniformity of industrial and non-native materials with indigenous ones	lack of use of skilled native laborers-absence of expert executives-interference and lack of coordination between government organizations-discrimination between organization-low budgets and tariffs-lack of knowledge and proper culturalization

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