

Analysis of the Trends of Housing Developments in the Abbar City in Zanzan Province During the Last Two Decades

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In this paper, we used the field and documentary study to analyze the housing developments trends in Abbar city in Zanzan Province during the last two decades. The aim of the current study is to analyze the housing developments trends in the Abbar city in Zanzan Province during the last two decades, identify the number and type of dwellings in the Abbar city over the past two decades, determine changes in housing in Abbar after the victory of the Islamic revolution and design the factors influencing the changes in housing developments in Abbar. Due to the immigrant acceptability in Abbar and integration of the two villages (Baklour and Jalalabad), in recent years, there has been a significant urban development in this city, as its population has increased 1523 residents in 1976 to 5212 in 2006 and 8766 in 2016. The process of this population increase is the urban physical development that has been formed according to the environmental conditions of Abbar city. The results obtained field surveys and the general census of population and housing suggested that in Abbar, in 2011, there were 1908 residential units in total, of which 319 were apartment buildings and 1589 non-apartments buildings. In 2016, there were about 3500 residential units in the city, of which 1950 units have substructure, of which 957 apartments and 1000 units are villas. Also, the changes in the infrastructure of residential units, mainly in low areas has grown. The results indicated that the largest area of residential units in Abbar is between 51 to 75 square meters. Subsequently, residential units with an area of 81 to 100 and 101 to 150 square meters will rank second and third respectively. Therefore, the above revealed that the housing developments in this city have also been characterized by the fact that the villa houses will be replaced by large apartments. More residents in urban construction interested in private residential houses with one-story and two-story

buildings and do not willing for more than two floors. Field studies demonstrated that more than 60 percent of urban residents are native, and the rest of the population are Hezar Rood, Estakool, Qangholi and Zanjan, which have migrated to this city.

Keywords : Trend, Developments, Housing, City, Abbar, Taron County, Zanjan Province

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