

# Residential Ghadeer village and socio-economic factors in the city of Najaf

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**Abstract**— The residential village of Ghadeer project is strategic projects in the city of Najaf, considered within the basic outline of the city of Najaf, which has sought to put development plans according to scientific standards as the recession planning in the housing sector has led to the emergence of several problems, including the shortage of housing units and the deterioration in their quality due to lack of maintenance as well as for congestion in residential areas and inside residential units and this is due to increase the proportion of their growth and migration as well as the deterioration of the level of services and infrastructure and aging housing with the passage of time, and therefore this case led to the deterioration of the environmental and health conditions for most of the residential areas in the city of Najaf, in time which required an increase in the growth of the number of housing units that contain a high degree of environmental and urban appropriate.

**Keywords**— Ghadeer village, Najaf city, housing units, buildings

## I. INTRODUCTION

In all religions appeared spiritual relationship with the sacred buildings. In the Islamic religion find the relationship between Muslims and the Kaaba the house of God (the first house). Al-Aqsa Mosque. Which enjoys high prestige among all Muslims, such as Mecca and the place where prisoners him a prophet. Jerusalem was built by the prophets, has great virtues, and many of them housing and residence [1]. The importance of housing, especially in the religious cities, including the city of Najaf, which is considered sacred to the population it contains the shrine of Imam Ali and his home in Kufa away from the city center (10 km) and the sanctities of the parents of the righteous Allah. Where, this city has become the best place to attract immigrants. There is a real need marker in Najaf city to build (200,000 units) [2]. Where, the housing of the most basic is structures for the construction of the state and society, closely related to culture, civilization, and the process of the development of societies in various socio-economic formations throughout the ages. The impact of the

ongoing migration of population growth and its impact on the use of residential land which controlled the formula and the speed of expansion of urban structure of the city of Najaf, and the importance of planning a worker and state intervention through created by institutions that have undertaken the distribution of residential lands on the population and have been developed under the housing complexes such as village Residential Ghadeer which will contribute to feeding the northern outskirts in the city of Najaf by tidal a spate of urban purpose of reducing the population density in the central city and solving the housing crisis because it assumes every citizen to have a residence. Aim of the research statement the importance of developing a project village residential Ghadeer, one of the most important strategic projects to solve the housing crisis and that provide housing units in order not to does not become the increase in the population problem and obstacle, and give a clear picture of the extent of the impact of city of Najaf on the edges and the implications that impact on urban phenomena and socio-economic characteristics of the orientation stability population in this residential village. The importance of the study of the village residential Ghadeer being one of the outskirts of the northern city of Najaf and a case reflects the influences growth and development of the major city of Najaf, as well as try to identify the underlying motivations to change the movement of people towards these parties and then the possibility of their resettlement. The study followed the descriptive approach and study relied on field observation and documentation by photos, maps and statistical data, interviews and a review of companies and departments involved in the project and see the photographer of programs and previous studies. This section deals with the main features and conditions of the existing housing

in city of Najaf, indicating areas and important issues that affect the residential sector and the impact that this sector. Socio-economic transformations show, especially after the achievements contained in the comprehensive

before 1970, the majority of the other residential areas, especially the northern suburbs were built relatively less intensively and this is due to the absence of harmonic framework for the planning and organization. A lot of potential opportunities to facilitate the demand for land to build new housing units, then to reduce the negative impact of low density on services and infrastructure [3]. Table 1 illustrates the diversity of housing styles in Najaf, and spreads the traditional housing pattern, called the house in a great degree up to about (94%) of the number of housing units in Najaf. This pattern contains a large number of cabins. This pattern fits the family composition of Iraqi society and takes into account the climate and privacy factors and family and social networking, but it covers a large swath of urban cluster space and does not provide housing for a relatively small number. Population densities are low and use this pattern leads to a rise in the cost of construction of roads and utilities. It is noted the high proportion of housing ownership, which up to (67%) of the number of housing units in the city. The housing conditions in Najaf considered a bad comparison the Iraqi standards, and this goes back to the harsh desert air to the area. The density of the buildings has helped in the old parts of the city to reduce the impact of climate change such as heat, cold and humidity factors. But subsequent expansions did not take these factors into account. The buildings of city of Najaf are good in terms of construction, but a lot of housing suffers from high humidity and cooler temperatures and a few bad ventilation and lighting up where the proportion of units inappropriate to bring comfort to housing to more than half of the city's housing. The proportion of those who do not have enough money to repair is 86% of the dilapidated state of housing. The proportion of demolished houses in city of Najaf shows that more than 75% of the good state of the housing. Where, the total number of individuals in the housing is 9.3%. The number of rooms in the dwelling is 4.9%. The number of individuals in the room is up to 1.99%. Of those conditions are needed to build modern residential complexes, as in the study area.

Housing patterns	Apartments	House	Small House	Big House	Other
	0.5	94.3	2.5	2.8	Zero
Housing properties	Slums	Without rent with the consent of the owner	Tenant from the private sector	Rented from the government	own
	0.5	9	18.5	4.5	67.5
In the case of poor ventilation and lighting housing	Dark rooms	Compartments is not suitable ventilation	Compartments uncomfortable during the heat of summer	Chambers of the difficulty in heating	Compartments by moisture
	31.6	33.8	81.4	76.9	65.9
Reasons for non-housing reform in Najaf	Other factors	Considering a move	Lack of building materials or skilled labor	Does not want to spend	Does not have the money
	10.8	Zero	Zero	2.7	86.5
Housing demolished and the reasons	Not to cause harm	Other reasons	Replacement and renovation	Military actions	
	75.2	14.5	0.3	10	
Number of rooms in the dwelling and the rate of overcrowding in every room	The number of bodies in the bedroom	Number of rooms used for sleeping	The number of bodies in the room	Number of rooms in the dwelling	The number of bodies in the dwelling
	4.02	2.51	1.99	4.91	9.3

development plan in the service areas, especially urban investment witnessed in city of Najaf at this time.

**The main features of housing and housing conditions in city of Najaf and its impact on the establishment of residential Ghadeer village**

The estimated number of Najaf's population of about 500 000 people in 2008 is equivalent to almost 50 000 families and the average number of family members (8.5) and the estimated population growth (3.5%) is the population density and the high occupancy rate housing. Estimates vary between (6-8) people of the house. Although the density was high in the old buildings of Najaf

TABLE I  
THE MAIN FEATURES OF HOUSING AND HOUSING CONDITIONS IN CITY OF  
NAJAF (%) [4]

**The most important reasons for the establishment of the village of residential Ghadeer project**

1. Dominance of the city of Najaf and prominence do not give only the content of a population, but involve other implications such as the distribution of services and employment opportunities and the variation in the socio-economic and urban development level [5]. Therefore, the need arises to build modern residential complexes.

2. The growth of the city of Najaf and the increase in the housing area, which filled the proportion (49%), which saw population increases, which represented (27.6) as shown in Table 2. Especially in the eighties and the displacement of tens of families from the border areas because of the war between Iraq and Iran), making the population

Years	Population	Period in which they occur increase	The amount of population increase	Rate of population increase %
1977	186 479	1977-1987	118 353	18
1987	304 832	1987-1997	76 654	27.6
1997	381 486	1997-2008	233 493	54.4
2008	538 325	---	---	100

pressure and appeared clear results in the creation of new residential neighborhoods to accommodate these increases. These areas were taken in the provision of housing as long as there is a desire by the population in some provinces where housing or buy residential property widening areal for their investment for their money because they are characterized by a tourist movement of religious and historical throughout the year.

3. Most studies indicate that the high expectations in the population growth suggest that the biggest growth of this increase will be the share of Najaf and the center will be marked by a large margin, and will result in a clear change in the demographic distribution of the population [4].

4. Development of urban style in the city of Najaf, where the population's desire to develop homes keep up with the modern world developments in the

new urban style. Since 2003, the city experienced building housing beautiful and modern designs.

5. Deterioration of the old town houses.

6. High value rent for housing. Najaf is one of the most expensive cities in terms of Iraqi real estate prices.

7. Inadequate public facilities and services and the major increase in the squatter areas to accommodate immigrants.

8. Inadequate housing sites for the workplace.

9. Small residential area of the unit.

10. Few devoted to entertainment in the neighborhood green areas.

11. The problem of the functionality of the parts house.

12. Damage resulting from military operations, where a high proportion of buildings were damaged to varying degrees because of the war that has left traces expensive and diverse housing (6).

TABLE II  
PREPARE THE POPULATION FOR THE CITY OF NAJAF AND INCREASES IN  
POPULATION FOR THE PERIOD 1977-2008 [5]

**Socio-economic factors affecting the establishment of the village of residential Ghadeer**

Planners and community leaders and concerned began studying the cities where they gave health housing within cities great attention, as there are countries where the housing and reconstruction has become part of the socio-economic development policy and put the plans [4]. Contemporary urban growth began morphological variations on the reality show for the city of Najaf in preparation for the contemporary stage, which imposes a set of basic socio-economic characteristics, which caused a boom in what looks like a public entity. And extended growth axes northward and appeared to revive housing complexes village residential Ghadeer to form this new urban limbs of the city of Najaf can summarize the most important reasons for the emergence of these complexes (traditional

population movement towards urban parties, demographics, population migration factor, the economic factor, such as providing employment opportunities in the city of Najaf) [7]. The following is an explanation of those socio-economic factors that have left its impact on the proposed development pattern in the city of Najaf and its impact on the establishment of residential Ghadeer village. The house is only a mini-environment that is always eager human that adapts to the situation, which provides a greater comfort. Place of residence is a residential area with a group of families with which many social relationships such as dating, exchange visits, and services and joint effectively targeted at the meetings, and others. The place of residence is the core sound planning that achieves the appropriate life of the humans and his family and his community and to the characteristics of the design of residential locality effect on social interaction [8].

Social goal of designing residential Ghadeer village

1. Create a distinctive urban character of the study area.
2. To promote a sense of belonging to the study area and strengthen the sense of community.
3. Achieving privacy for each residential unit.
4. Activate social cohesion among the population.
5. Provide the population requirements of public services and distributed in a balanced manner at the level of the study area.
6. Achieve safety in the study area through urban design that provides a correlation at the level of the various elements of the residential village. Reliance on the participation of the private sector and foreign investment in the development of city of Najaf after exploiting all the ingredients and focusing the state to encourage investors and businessmen to invest in various sectors of the city of Najaf (housing and services industry, religious, recreational and tourism). Which city development requires to achieve optimum utilization of resources and energies available and coordination between the business to be implemented on the basis of the equipment for construction resources and takes it also laid the Organization rules for the management of urban development to achieve the best development is synchronized with the fundamental

changes proposed on the regional scene at the present time. It was to consolidate the foundations of religious tourism and investment projects during the current phase and the creation of employment opportunities that became city of Najaf tempting target for immigrants and the owner of the career development process of the rapid turnover the urban which reached a crescendo in the commercial heart area and the migration of residential Occupation traditional establishment of new neighborhoods and residential complexes towards the parties to their positions (Including the study area) and the absence of any natural obstacle given the opportunity to grow towards the north [5]. The residential areas are part of the land use in the city and linked to the residential structure with three main factors are the ease of communication and the cost of the daily movement of the population and the price of the land. The village of Ghadeer away from the city of Najaf center distance (10 km), where the Imam Ali shrine, as shown in Fig. 1. The prices of the homes in the village of Ghadeer, where appropriate equivalent piece of residential land in some neighborhoods of city of Najaf [7]. People often replace their place as soon as the high level of living and improved economic conditions [10]. Clear from the foregoing that the high rates of population in city of Najaf will be an additional burden on the economies of the city and housing conditions and in particular on the overall development process. This confirms the negative indicator if those untapped population increases according to correct a very investment programs in order to avoid the city's poor living conditions. As well as a bug that will be caused by population increases as a result of migration, moving from the countryside to the city, where the quantity and type of services available that are more sophisticated with their counterparts in rural communities, and thus conclude that the socio-economic situation of any society reflected the architectural pattern.



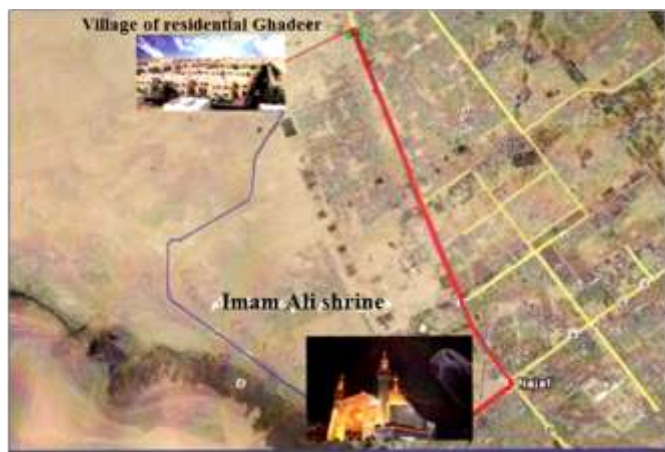


Fig. 1 Najaf map and the village of residential Ghadeer [9]

## II. CONCLUSIONS

All interested in the topic of housing departments and government institutions and individuals as engineers and planners and economists, the urgent need for the construction of new housing units to meet the needs of the local community, which calls for the practical thinking to prepare efficient designs and functional and economical to meet current and future requirements. The urban phenomenon in the city of Najaf has serious repercussions on the overall environment and the deterioration of socio-economic environment. The village of residential Ghadeer reflect urban reality in city of Najaf development through the adoption of plans of a strategic nature and programs to ensure the provision of social and decent and

civilized economic level of the city and its inhabitants in order to achieve consistent acceptable with what the city of Najaf the importance of being a city with a global dimension.

## ACKNOWLEDGMENT

The author acknowledges the financial support of the College of Science of the University of Kufa. The author is grateful to Dr. Basim A. Almayahi, Department of Environment, College of Science, University of Kufa for assisting me throughout conducting the present research.

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