

العجز السكني في مدينة الزبير والحاجة المستقبلية

د. فراس سامي عبد العزيز القطراني
كلية الآداب / قسم الجغرافيا
جامعة البصرة

Abstract

The significance of the research stems from the importance of the housing unit along with the social, cultural and economic dimensions it reflects, which affect directly and indirectly human activities and people's daily life. Housing is socially related to the habits of the population, their traditions, values, behavior patterns and natural conditions of their region, and is also considered one of the basic needs of man. Man is not only a biologically creature that eats, drinks, spawns, and in search for a shelter to live in, but he is a psychological being that meditates, gets excited, dreams, bothered by noise, and enjoys order and harmony. He is bothered by chaos when living in a turbulent environment void of order, harmony and of agreement, and is filled with depression when his residence becomes a mere shelter even with the availability of the human basic needs of food and drink, clothing and shelter, health and educational services, these represent only necessity and subsistence, yet there are other levels of needs that humans require in order to enjoy more humanly convenient conditions.

The general population increase in the city over the past three decades has led to a deficit in the number of housing units, creating a situation that is not appropriate with the aspirations of the contemporary urban resident.

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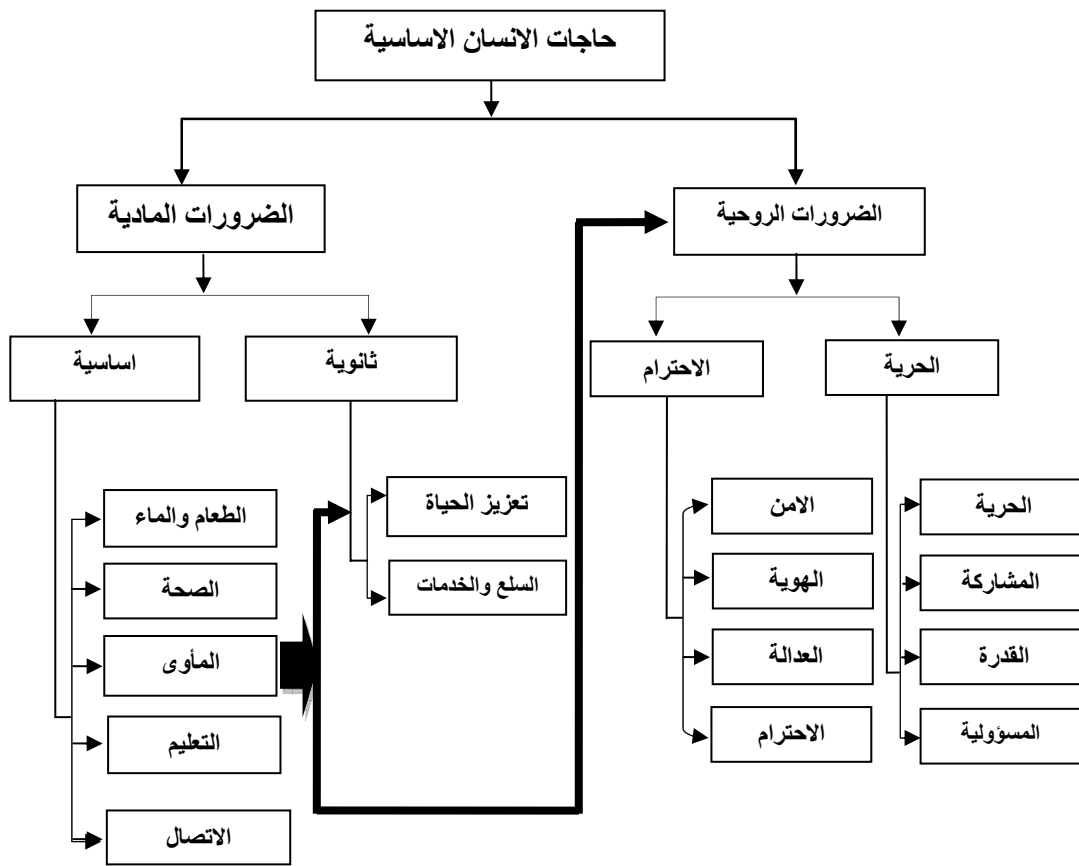
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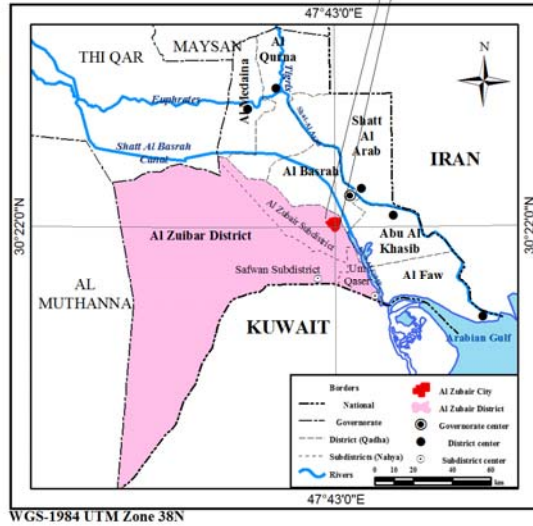
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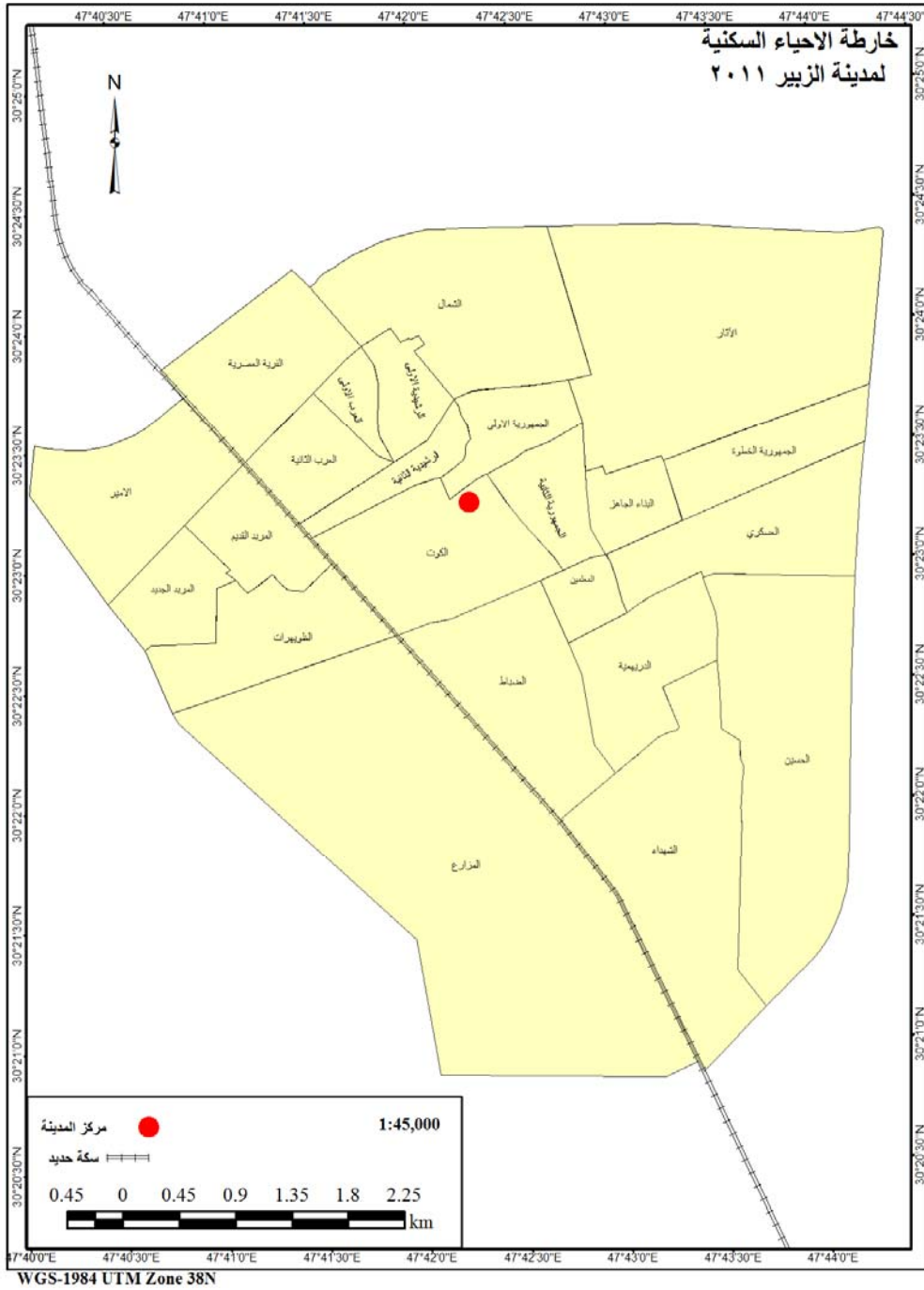
اتبع الباحث المنهج الاحصائي والمنهج الاستقرائي في دراسة و تحليل الخصائص السكنية في المدينة والتعرف على مقدار العجز السكني والتنبؤ بالحاجة المستقبلية.



خارطة (1) الموقع الجغرافي لمدينة الزبير بالنسبة الى العراق ومحافظه البصرة

المصدر: من اعداد الباحث بالاعتماد على وزارة الموارد المائية المديرية العامة للمساحة خارطة العراق ومحافظه البصرة كاتون الاول ٢٠٠٧، ١:٥٠٠٠٠





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1.49	2240	14706	12466	1987
0.835	1770	17091	15321	1997
1.234	3233	24793	21560	2008

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7.7	15053	28707	13654		1947-1957
3.9	11402	35550	24148		
3.1	134531	503330	368799		
2.7	1472791	6298976	4826185		
4.5	12701	41408	28707		1957-1965
2.3	7660	43210	35550		
3.5	170293	673623	503330		
3.4	1962551	8261527	6298976		
3.6	21991	63399	41408		1965-1977
6.7	51072	94282	43210		
3.4	335003	1008626	673623		
3.2	3738970	12000497	8261527		
5.6	46368	109767	63399		1977-

5.3	84051	209262	125211		1987
-1.4	-136450	872176	1008626		
3.1	4334702	16335199	12000497		
2.3	28828	138595	109767		1987- 1997
2.1	48661	257923	209262		
6	684269	1556445	872176		
3.1	5777466	22107665	16335199		
2.2	37440	176035	138595		1997- 2008
2.5	80494	338417	257923		
2.1	395585	1952030	1556445		
3	8470133	30577798	22107665		
4.3	162381	176035	13654		1947- 2008
4.4	314269	338417	24148		
2.8	1583231	1952030	368799		

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2028	2023	2018	2013	2008	
272030	243985	218831	196270	176035	2.2 %
46106	39352	33156	28445	24794	
299922	262516	229775	201118	-	2.7 %
50834	42341	34814	29147	-	
330516	282354	241211	206062	-	3.2 %
56019	45541	36547	29861	-	

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2028	2023	2018	2013	2008	
35533	26717	18057	10402		
40262	29707	19716	11105		
45447	32907	21449	11822		

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(2)Lansley, Stewart, Housing and Public Policy, London, 1979, p.88.

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Source: http://files.wp-irak.de/gesetze/Investment_Iraq_13_2006_Ar.pdf

<http://www.moch.gov.iq/istthmar%20law.htm>

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Source: Annamoradnejad, R., & Zarabi, op.cit. p.350-358.

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$$P_t = P_o (1+r)^n$$

: P_t

: P_o

: r

: n

Source: D. J. Bogue, *Principles of Demography*, Wiley, 1969, p 35

(**)stewart Lansley, Op.cit, p.94 ; Myers, Boell, Pitkin John, and Park Julie, *Estimation of housing needs Amidst Population Growth and Change*, Housing Policy Debate Volume 13, Issues, January 17, 2002, p. 570

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$$y = y1 (1-R^2)^n$$

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= y

= y1

=R

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$$r = \left(\frac{P_1}{P_0} - 1 \right) 100$$

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= r

=t

=P1

=P0

source:- U.N, Demographic year book.1984, ^{1st} Issue, Newyork.1986.p53
and see J. L. Jain, Development Urban System , first addition, Jawaher
Lal Jain , New Delhi (India), 1994, p46

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- 1-Bogue, D. J., Principles of Demography, Wiley, 1969.
 - 2-Lansley, Stewart, Housing and Public Policy, London, 1979,
 - 3-Myers, Boell, Pitkin John, and Park Julie, Estimation of housing needs Amidst Population Growth and Change, Housing Policy Debate Volume 13, Issues, January 17, 2002.
 - 4-U.N, Demographic year book.1984, 6th, Issue, Newyork.1986.
 - 5- J. L. Jain, Development Urban System , first addition, Jawaher Lal Jain , New Delhi (India), 1994.
 - 6- http://files.wp-irak.de/gesetze/Investment_Iraq_13_2006_Ar.pdf
<http://www.moch.gov.iq/istthmar%20law.htm>