URBAN BUILDING GOVERNANCE IN IRANIAN RESEARCHER'S REPRESENTATIONS: THE CASE STUDY OF TEHRAN CITY

Gholamreza KAZEMIAN
Faculty of management and Accounting, Allameh Tabataba'i University, Tehran, Iran
kazemian@atu.ac.ir

Hosein ASLIPOUR
Faculty of Management and Accounting, Allameh Tabataba'i University, Tehran, Iran
aslipour@gmail.com

Arash TAQIPOUR
Faculty of Management and Accounting, Allameh Tabataba'i University, Tehran, Iran
a_taqipour@atu.ac.ir

Azin ALIPOUR
Faculty of Architecture and Environmental Design, Iran University of Science and Technology, Tehran, Iran
azinealipour@gmail.com

Abstract
Urban growth is an accumulative process, shaping the city spatial structure over decades. Hence, current activities are deposited on the urban fabric through building, and develop the urban form to meet changing needs of its time. Since [good] governance is a central issue to achieve sustainable development on city scale; the research's problem is "How is Tehran's Building [good] governance system". In this regard, the Iranian scientific representations are considered as an aspect of truth; and the thematic analysis strategy, as one of the qualitative methods, was used to understand it. Thus, out of 789 articles updated in Iran's most reputable scientific databases, 65 were methodically sampled. The results showed that, the urban building management system of Tehran can be considered "Tehran's urban Building [good] governance", when it is a "respectable", "reliable" and "remarkable". In other words, it is "Respectable" because it has social (Collective agreement) substance and procedure, "Reliable" because it pursues growth in a principal and permanent manner, and "Remarkable" because it solves spatial problems and deals with important challenges of Tehran's urban Building management.
Keywords: Governance; Building; Urban Growth; Built Environment.

1. INTRODUCTION

Based on a review of mainstream urban management, sustainable development's worldwide and local challenges are immense to manage the future development (Lyashchenko et al., 2021; Laschefski, 2019;

Soma et al., 2018). Over time, an urban area is defined by controversial ideas, its future quality is more and more dependent upon social and environmental dimensions alongside economic aspects (Lara-Hernandez & Melis, 2018). In this regard, nowadays, urban phenomena are typically described and interpreted using static and dynamic approaches (Ataman & Tuncer, 2022; Gajdoš J. & Hudec O., 2020; Mapar et al., 2020; Kazemian et al., 2019; Deakin & Reid, 2014).

A city's physical environment remarkably reflects such a dichotomy, since cities' physical structures seem to be the most durable and fix aspect of the world (static approach). Simultaneously, buildings seem to be more unstable (changeable) at longer intervals, and they manifest more as a transient reflection of human activities and innovations than solid objects (dynamic approach). In this respect, since building assets are durable, urban growth can be considered a growing process, and the spatial structure of a city at a time can be assumed as decades of accumulation (Wang et al., 2022). The current activities deposit on the urban structure through buildings and improve and develop the urban form in response to the variable demands at the time (Barras, 2009).

Along the same lines, "Urban management" is the city-scale authority of building, and "governance" is a novel management model with a higher emphasis on social functions and has opened new windows toward urban management in recent years (Henk et al., 2016), as it is a core and axial topic for sustainable development (Det Udomsap & Hallinger, 2020). Accordingly, urban governance management has encouraged researchers to spare their efforts to implement its "good" features in cities.

In this regard, it is necessary to develop a unique description of urban building governance, considering the institutional differences of a region in comparison to others (Lorch et al., 2014: 327; Banani et al., 2016). The present study restricts its spatial territory to Tehran, Iran, for several reasons (e.g., sociopolitical) distinguishing Tehran from other cities in Iran.

Based on Lefebvre spatial triad (Lefebvre, 1991), to describe such a dynamic phenomenon that is constantly being produced, lived, and interpreted by citizens, one aspect is "representations of space" i.e., space of those who identify what is lived and what is perceived with what is conceived about "Building Governance" in the form of concepts, symbols, theories, laws, etc. Accordingly, the present study discusses "urban building [good] governance (Tehran)" in the scientific works of Iranian researchers.

As an illustration, "Building" as the process or business of constructing something, is an interactive variable serving as both a cause and an effect. It creates a "built environment" (cause), and builders build buildings (effect) in an interaction with other activists (Governance). Besides, "Governance" is not just a managerial process with special characteristics, but it is a "social construct" which encompasses formal and informal concepts (origin) and practices (flow) in "Building".

Eventually, this discussion forms a scientific background of "Building [good] Governance in Tehran" as a desirable phenomenon beyond Tehran's current urban building management system, and its problematicity can be proved by empirical evidence and the lack of consensuses on the definition of urban building [good] governance in Tehran.

2. LITERATURE REVIEW

Research on the space creation and organization by humans probably has a history as long as human attempts to improve or dominate nature to reach their wishes and acquire comfort and peace. In this respect, the political organization and governing system of society determine the synthesis of power and space in the forms of "government" or "governance" models (Abdel-Razek, 2021). "Governance" is a concept attracting great attention in recent years. In its original meaning, governance is an instrument to create and direct coordination between socioeconomic forces in a given region (Pierre and Peters, 2000). Accordingly, it influences the direction of the production and the consumption of space as a product in cities. Governance used to be limited to assert the political authority to manage nations (Leftwich, 1993). However, today's clearer and more generalized definition of governance refers to the ability of a governing authority, including local governments, sub-sectors, and stakeholders, to create and implement rules to provide public services (Fukuyama, 2013).

It is worth mentioning that governance is inclusive. It allows different stakeholders to participate in the process officially or informally. Therefore, it continuously seeks new decision-making methods(Kazemian et al., 2021). And finally provides individuals and groups having no power access with resources more power and access (Soma et al., 2018).
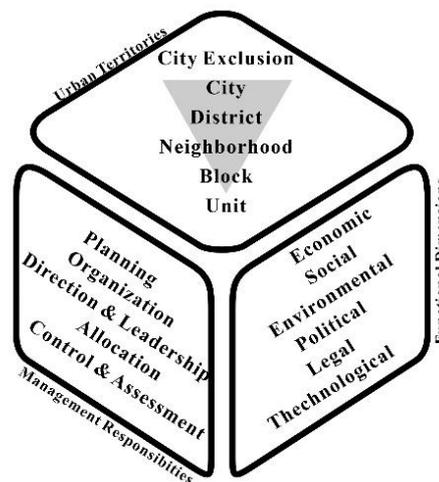

FIGURE 1 - DIMENSIONS AND COMPONENTS OF INTEGRATED URBAN MANAGEMENT SYSTEM (KAZEMIAN, 2018)

In this regard, efficient and effective urban management is a governmental infrastructure. As an executive arm, it provides various advantages to support economic, social, and environmental sustainability based on rule of law and good governance (Kazemian et al., 2019; Williamson et al., 2010).

Urban management is in charge of building at the city scale. Van Dijk (2006: 65) describes urban management as "*an effort to coordinate and integrate public as well as private actions to tackle the major issues the inhabitants of the cities are facing, to make a more competitive, equitable, and sustainable city*".

Along the same lines, Kazemian (2018) proposes three integrated urban management dimensions (namely functional, managerial, and territorial), in which a specific management system in a certain geographical territory, known as a city, is in charge of improving and developing urban functions (Figure 1). Which the aforementioned diagram can be re-drawn in Figure 2 based on the subject area of the research.
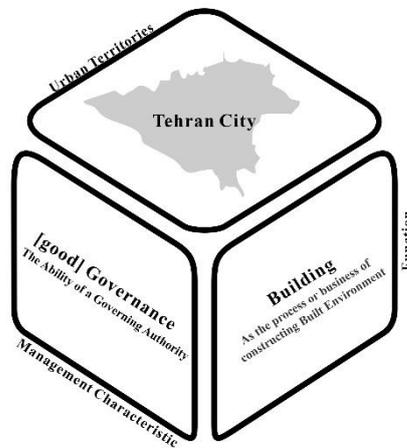

FIGURE 2 - CONCEPTUAL DIMENSIONS OF URBAN BUILDING GOVERNANCE IN TEHRAN

Today, urban development has been assigned to the private sector due to radical de-industrialization (Madanipour, 2010), and the importance of collective participation and the shared nature of requests, movements, and activities can be better explained in the management of a city (Vogt & Cortez, 2020). The negligence of these facts over the years results in the space production process to be directed by individuals and organizations with influence and power in a way that leads to their interests. (Nuno et al., 2018). This feature has been challenged in a collective process by realizing good governance, and it is expected to interrupt the reproduction and stabilization of social, economic, political, and even environmental gaps.

This reflects building governance as a global concept involving the entire interventions of human society in a natural environment. This structure aims to implement "spatial expectations" in the form of "urban

spatial organization". Hence, building governance is the management of physical aspects of a city and its consequences and an ideal representation of spatial expectations in the form of fancy frames. It also organizes a general unit space at the level of civil society due to intrinsic uncertainties, interactions, and agreements; hence, it is distinguished from other similar concepts such as building/construction management, building housing governance, and physical urban space management (Figure 3).

Accordingly, building governance is a social construct; that is, it grows when a human society grows, and it collapses when society collapses. Knowledge of building governance is created via interactions, and this procedure is associated with uncertainty. To whatever extent the procedures are accurately and uniformly repeated, the building governance's product is still heterogeneous. This claim is ensured by diversities in society, time, and geography, whose spatial product becomes a part of it after creation, will be produced and begins the creation of attraction of meanings. This implies that building governance is both a process and a product.

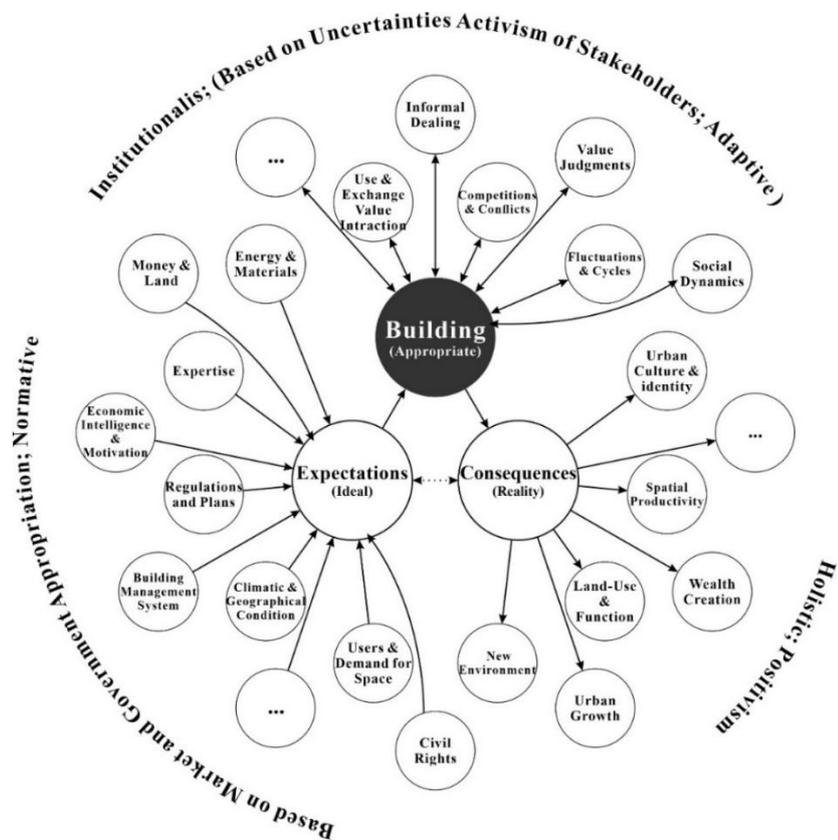FIGURE 3 - THE POSITION OF BUILDING TO CONVERT EXPECTATIONS INTO CONSEQUENCES (TAQIPOUR, 2021)

This claim is supported in Iranian papers on urban building [good] governance. Taqipour (2021) investigated the lived experience of builders in Tehran and concluded that Tehran's building management system sought to stabilize its position and apply authority to obtain its required income by developing the

physical city environment to carry on missions whose violation would have political costs or legal consequences. And it follows this path based on inefficient processes and content, relying on the assets and skills of builders, and at the cost of commodifying urban space. Concepts related to urban building governance is summarized in Table 1.

TABLE 1 - URBAN BUILDING GOVERNANCE CONCEPTS (TAQIPOUR, 2021)

Category	Concept	Description	Ref.
Of Urban Building Governance	Sustainable Development	A lived hermeneutics of urban building in the form of value creation throughout the life cycle.	Brundtland (1987)
	The Right to Urban Space Production	A social hermeneutics of urban building in the dialectic of urban (social) space production.	Lefebvre (1974, 1991)
In Urban Building Governance	Urbanization	At the same time, the urban space produces citizens; and also the citizens produce the city space.	Flanagan (1999)
	Political System	Political organization and governing system of society determine the synthesis of power and space.	Abdel -Razek, 2021
	Rational Competition	Considering the limited nature of the land and the effect scope of its economies, production-consumption interactions is intertwined with competition.	Simmie (2006)
	Urban Stakeholders	Different stakeholders in urban plans can be differentiated in terms of interests, rights, responsibilities, power, and culture	Ubels et al. (2010)
	The Complexity of Interactions	The authority, control, and influence of citizens have led to complex urban building systems	Healey (1992)
On Urban Building Governance	Consumption Identity	Citizens accept the claim that local and innovative distinctions are the result of the superiority of the space produced; They create expectations to builders that lead to social segregation, and urban space classification.	Baudrillard (1998)
	Urban Economies	The historical characteristics of a city provide it with economies reflected in the spatial structure of building capital.	Barras (2009)
	Economic Cycles of Growth	Economic cycles, the macroeconomic status, and urban development patterns have direct effects on the schedule and building product of the city.	
Urban Building Governance Outcomes	Creative Destruction	Urban building leads to a unique, innovative spatial product, and each building period pushes its previous product toward decay.	Schumpeter (1942), Topol (2012)
	Spatial visualization of Power	Urban space identity is shaped in line with the interests and legitimacy of the authorities. Thus, a city results from a political fight between different groups and activists to gain control over the environment (space).	Cohen (2009)
	Space Speculation	Value created by building is moved between the use value and exchange value. Thus, when the deal value dominates, the laying the ground for speculative behavior will be created.	Logan and Molotch (1987)
	Urban Growth, Agglomeration	Building attracts urban capitals (institutional, economic, and population capitals). creating new urban advantages and accelerating growth.	Fujita and Thisse (2002)

3. METHODOLOGY

As mentioned, experts' representation of the building governance concepts is a real aspect of this issue in Tehran. This representation is based on concepts, statements, and theories describing the current status or predicting the desired status (Joensuu et al., 2021). Since, this study identifies, summarizes, classifies, and infers specific characteristics of latent and obvious content of scientific works; its method is qualitative (Creswell & Poth, 2018) using a thematic analysis strategy. Qualitative research involves collecting and analyzing non-numerical data to understand concepts, beliefs, and experiences typically used to reach deep insights into issues and create new ideas (Bhandari, 2020). In the same vein the major steps of the thematic analysis include (1) identifying themes, and (2) categorizing and relating the themes.

Themes in the present qualitative work were extracted using coding, including hypothesis coding and descriptive coding phases, respectively. In the hypothesis coding phase, emerging data describing the current or desired status are detected. In the descriptive coding phase, however, the extracted codes are labeled based on the implication of their theoretical foundations. According to Brun and Clarke (2006), the initial codes are categorized into the primary, organizing, and global themes by placing codes with similar topics in the same groups.

3.1 Purposive sampling of references

Since context matters in urban development and public administration studies, the authors utilized the four-phase approach described by Moher et al., (2010) for Purposive sampling of articles in the most reputable Persian article database[1] (Taqipour, 2021).

Identification: 595 out of 789 articles for screening after duplicates removed.

↓

Screening: 187 of 595 articles identified for elgibility.

↓

Elgibility: 65 of 187 articles identified for Inclusion.

↓

Inclusion: 65 articles, sampled for Thematic analysis.
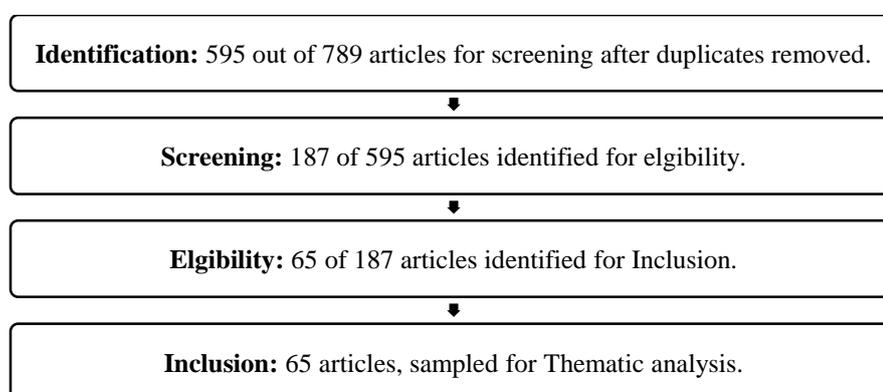
FIGURE 4 - SAMPLING PROCEDURE

---

[1] https://www.magiran.com/

It should be noted that the words used for search were continuously optimized by authors to obtain the most relevant results. Primary filters were applied to restrict the results in terms of time, full-text availability, and scientific content. Finally, 65 articles out of 789 identified articles in five independent search rounds, are included in this study (Figure 4).

3.2 Initial codes emerging

Coding was implemented in reviewing the selected papers to emerge the Initial codes describing the current status and desired status (i.e., hypothesis coding). Table 2 reports the numbers of codes extracted from each paper. In Table 2, the articles named using (X-n) pattern, in which (X) represents the search round, and (n) shows the articles number.

TABLE 2 - NUMBERS OF INITIAL CODES OF SELECTED ARTICLES

Numbers of each article initial codes													
A-1	19	B-12	36	B-23	20	E-34	49	E-45	43	E-56	41
A-2	33	B-13	106	D-24	59	E-35	30	E-46	20	E-57	15
A-3	8	B-14	32	D-25	18	E-36	48	E-47	24	E-58	17
A-4	11	B-15	18	D-26	40	E-37	17	E-48	18	E-59	13
A-5	17	B-16	37	D-27	27	E-38	23	E-49	22	E-60	13
A-6	31	B-17	61	D-28	22	E-39	14	E-50	16	E-61	12
B-7	22	B-18	50	E-29	13	E-40	9	E-51	11	E-62	47
B-8	23	B-19	49	E-30	44	E-41	37	E-52	17	E-63	16
B-9	22	B-20	17	E-31	15	E-42	31	E-53	46	E-64	24
B-10	77	B-21	29	E-32	29	E-43	21	E-54	21	E-65	66
B-11	42	B-22	47	E-33	34	E-44	27	E-55	47	E-56	41

3.3 Identification themes

Theme categorization was begun when about one-third of the papers were reviewed. It should be noted that the categorization of the themes was not static and continued until the review of the last paper to derive solid concepts at the organizing level. The modifications included changing the name of the themes, replacing codes between the categories, changing the naming of categories, adding codes to develop new categories during the review, and merging/excluding categories.

Many efforts and high focus were required to implement a continuous comparison of codes in the data given the large number of codes, and the detailed analysis of similarities and differences led to the gradual evolution of the categories and the formation of thematic categorization. Finally, the primary themes identified in hypothesis coding were categorized, resulting in organizing themes and also in global themes.

4. PRIMARY AND ORGANIZING THEMES

The highlighted topics below represent organizing themes, and the data clusters are provided in Table X. Then, the organizing themes are described based on their constituent primary themes. It should be noted that the sub-categories of the primary themes were developed to obtain the same horizon of the identified codes. This resulted in bi-level primary themes in some concepts.

4.1. Solving physical-spatial issues in Tehran

The high urbanization rate and population growth have imposed various problems in the management of human habitats. These problems have become even more critical as expectations increased due to scientific advances and the more competitiveness of cities. In the case of Tehran, it encounters different challenges, leading it to be known as a disarranged city of various buildings and elements developed based on population growth non-proportionate to relevant criteria.

TABLE 3 - PRIMARY THEMES OF "SOLVING TEHRAN'S PHYSICAL-SPATIAL PROBLEMS"

Primary themes		Paper code
Livability	socio-physical decay	B10 - D24 - D26 - E41 - E42 - E47 - E57 - E58 - E64
	urban vulnerability to earthquakes and other natural disasters	B10 - B20 - D26
	Consecutive population displacement	B22 - D24 - E41 - E43 - E47 - E48 - E56 - E57 - E59 - E65
	Disintegration of the neighborhood system in Tehran	D24 - E32 - E57 - E59 -E64
	built environment's identity disappearance	D24 - E34 - E42 - E47 - E48 - E51 - E57 - E59 - E61 -E65
	environmental quality decline	A02 - B07 - B09 - D24 - D26 - E34 - E42 - E47 - E48 - E57 - E59 - E65
	social and spatial gaps	A06 - B08 - B16 - B22 - D24 - D25 - E29 - E31 - E32 - E33 - E41 - E43 - E50 - E57 - E60 - E62 - E65
	the inability of buildings to meet biological requirements	B19 - D25 - D26 - E29 - E34 - E40 - E42 - E43 - E48 - E56 - E57 - E61
	environmental pollution	E33 - E34 - E36 - E37 - E42 - E45 - E56 - E58 -E65
Competitiveness	The short service life of buildings compared to developed countries	D24 - E43
	The reflection of political economically turbulence in the urban landscape	B10 - B19 - D24 - E29 - E32 - E39 - E50 - E61 -E63
	urban sprawl and an inefficient downtown in Tehran	A02 - A04 - A06 - B08 - B19 - B22 - D25 - D27 - E32 - E33 - E37 - E41 - E43 - E45 - E49 - E56 - E57 - E58 - E59 - E60 - E61 - E62 - E65
	unbalanced wealth distribution compared to the infrastructure	A02 - A06 - B08 - B09 - B10 - B19 - B22 - D25 - D27 - E30 – E32 - E33 - E34 - E35 - E37 -E38 - E41- E43 - E44 - E45 - E47 - E48 - E49 - E50 - E52 - E54 - E56 - E57 - E58 - E59 - E60 - E61- E61 - E65 -

Several studies detected a solution to improve Tehran by highlighting an aspect of such challenges. Various environmental, social, and productivity problems have been frequently discussed. The analysis of the identified themes indicated that problems to be solved by *urban building [good] governance* involve *livability problems in Tehran* and *urban competitiveness problems* (Table 3).

Concerning urban livability problems, the primary themes were socio-physical decay in the central zones of the city, urban vulnerability to earthquakes and other natural disasters at both the segmental and spatial system scales, population displacement, built environment's identity disappearance, environmental quality decline, social and spatial gaps, the inability of buildings to meet biological requirements, and environmental pollution.

Concerning urban competitiveness, the primary themes included the short service life of buildings compared to developed countries, the reflection of political economically turbulence in the urban landscape, urban sprawl (reducing spatial productivity), unbalanced wealth distribution compared to the infrastructure, and an inefficient downtown in Tehran.

4.2. Dealing with legal-execution challenges of urban space management in Tehran

Several studies have partly attributed the current issues in Tehran to the inefficiency and ineffectiveness of public institutions and, overall, poor governance. In general, such studies have claimed that Tehran lacks a democratic, integrated local management system, and the urban space production suffered from structural, functional, and legal (legal-execution) inefficiencies. Accordingly, even the most rational and creditable policies fail. This claim can be explained by *uncontrolled conflicts of stakeholders and the divergence of actors*, *legal loopholes and issues* (including out-of-date, lack of transparent publication, ambiguity in texts, and inconsistency with the local scale), *inefficiency in fulfilling management tasks* (i.e., inefficient planning, inadequate allocations, unsustainable revenue sources, non-preventive control, knowledge deficiencies of authorities, and a fragmented within and between sectors), and inefficient urban policymaking (including cognitive problems in the face of urban building, and inefficient definition of urban management), as shown in Table 4.

In a nutshell, although Tehran's urban management is a public institution, the organizational performance of public bodies at the city scale without coordination with the local government has led to a fragmented, inefficient system that the local government cannot modify. Accordingly, the aforementioned challenges should be described as external factors imposing inefficiency on the urban building. *Urban building [good] governance* is expected to deal with such legal-execution challenges in Tehran's urban management effectively.

TABLE 4 - PRIMARY THEMES OF "DEALING WITH LEGAL-EXECUTION CHALLENGES OF URBAN MANAGEMENT"

Primary themes		Paper code
legal loopholes and issues	inconsistency with the local scale	A04 - A05 - B12 - B13 - E38 - B21 - B22 - D28 - E29 - E57 - E58 - E61 - E62 - E64
	Lack of transparent publication; ambiguation	A02 - A04 - B12 - B13 - B18 - D27 - E29 - E36 - E38 - E45 - E53 - E58
inefficient urban policymaking	Cognitive problems in the face of the city building (centralist; elitist, etc)	A01 - A02 - A03 - A04 - A05 - A06 - B07 - B08 - B09 - B11 - B13 - B14 - B16 - B18 - B21 - D24 - D25 - D26 - D27 - D28 - E46 - E61 - E62 - E63 - E64 - E65
	The inefficient nature of Tehran's urban management system (disparate, inefficient, inflexible, etc.)	A02 - A05 - A06 - B07 - B08 - B09 - B10 - B11 - B12 - B13 - B14 - B15 - B16 - B17 - B18 - B19 - B20 - B21 - B22 - D24 - D25 - D26 - D27 - D28 - E30 - E32 -E36 - E38 - E41 - E45 - E47 - E50 - E53 - E46 - E57 - E58 - E60 - E62 - E64 - E65
inefficiency in fulfilling management tasks	Inefficient planning	A02 - A05 - B07 - B08 - B10 - B12 - B13 - B15 - B16 - B18 - B21 - B22 - D24 - D25 - D26 - D27 - D28 - E36 - E37 - E44 - E45 - E47 - E48 - E49 - E62 - E64 - E57 - E58
	Inadequate allocations	A02 - B13 - D24 -E41 - E57 - E62 - E64
	Unsustainable revenue sources	B13 - B17 - D26 - D27 - E32 - E53 - E62
	Knowledge deficiencies of authorities	B07 – B08 – B10 - B13 - B16 - B18 - B21 - B22 - D24 - E36 - E58
	Non-preventive control	B10 - B13 - B18 - B22 - D24 - D26 - D28 - E36 - E38 - E45 - E58
	Fragmented within and between sectors	A06 - B07 - B08 - B09 - B10 - B12 - B13 - B15 - B16 - B18 - B21 - B22 - D26 - D27 - D28 - E36 - E38 - E45 - E47 - E57 - E62 -E65
uncontrolled conflicts of stakeholders and the divergence of actors, legal gaps and issues		A02 - A05 - A06 - B08 - B09 - B12 - B13 - B15 - B16 - B18 - B19 - B22 - D26 - E30 - E41 - E45 - E64 - E65

4.3. A sustainable and affordable perspective

Numerous researchers have utilized various and new concepts to describe Tehran's vision or desired status. These concepts sometimes stemmed from global idealistic slogans or temporal-spatial requirements. However, such slogans pursued innovative objectives to enhance urban infrastructures and services toward a better environment, society, and economy and improve urban attractiveness, livability, and competitiveness globally. The present inductive study highlighted that such slogans are not free of contradiction and executive overlaps. They sought to achieve a developed and affordable product to be used by citizens (Table 5).

In different classifications of urban concepts in the selected papers, there are a variety of such developments (e.g., sustainable city, green city, knowledge city, resilient city, eco-city, low-carbon city, livable city, and creative city) and a combination of these concepts (e.g., low-carbon eco-city). However, sustainability was the most frequently mentioned concept, which refers to meeting today's demands without compromising the demands of future generations. Hence, *Tehran's urban building [good]*

governance should bring the desired space products, which are sustainable, affordable, optimal, and developed.

TABLE 5 - PRIMARY THEMES OF SUSTAINABLE AND AFFORDABLE PRODUCTS

Primary themes	Paper code
Knowledge base	B09 - B14 - B19 - D24 - E30 - E31 - E63
Resilient and safe	B10 - E42 -
Livable and lovable	B12 - E33 - E37 - E39 - E41- E42 - E44 - E47 - E48 - E51 - E53 - E65
Competitive (between cities)	B12 - B16 - B19 - E30 - E33 - E35 - E45 - E64 -E65
Usable and affordable	E65 - B11 - B15 - E30 - E39 - E46 - E58
Sustainable (Low Carbon, Green, etc.)	A01 - A02 - B08 - B09 - B10 - B15 - B16 - B17 - D25 - E30 - E31 - E34 - E44 - E46 - E47 - E49 - E52 - E56 - E57 - E58 - E59 -E60 - E62

4.4 Collaborative, efficient, and collectivist

These themes represent the requirements of creating sustainable and durable mechanisms and structures fulfilling tasks by many stakeholders, helping each other for a public objective. The concept of *urban building [good] governance* is complex in nature, and products should proportionate to such complexity and cannot be partial or simple. However, actors serve as a representative of a certain sector in functional fields of the city to meet their utilities, which requires collaborative and efficient processes. The themes highlighted in the reviewed papers were integrative (i.e., multi-topic, meta-topic, collaborative, and concerned), strategic (i.e., dynamic, realistic, predictive, and flexible), global and participatory (i.e., involving of all stakeholders, collectivist, bottom-up, attention to the poor), transparent, accountable, anti-corruption, and smart (i.e., being rational, IT-based, accurate, rapid, and ready to deal with uncertainties) (Table 6).

TABLE 6 - PRIMARY THEMES OF "COLLABORATIVE, EFFICIENT, AND COLLECTIVIST"

Primary themes	Paper code
Integrative (i.e., multi-topic, meta-topic, collaborative, and concerned)	A01 - A02 - A06 - B07 - B11 - B14 - B17 - B18 - B20 - B21 - B22 - D26 - D27 - D28 - E30 - E33 - E35 - E36 - E37 - E39 - E41 - E43 - E45 - E46 - E47 - E52 - E53 - E56 - E57 - E58 - E62 - E63 - E65
Strategic (i.e., dynamic, realistic, predictive, and flexible)	A06 - B07 - B09 - B14 - B18 - D24 - D27 - D28 - E30 - E31 - E34 - E35 - E36 - E39 - E41 - E46 - E48 - E52 - E53 - E56 - E46 - E62 - E64
Global and participatory (i.e., involving of all stakeholders, collectivist, bottom-up, attention to the poor)	A01 - A02 - A04 - A06 - B07 - B08 - B10 - B11 - B12 - B13 - B14 - B16 - B17 - B18 - B19 - B20 - B21 - B22 - D24 - D26 - E30 - E31 - E33 - E34 - E35 - E36 - E37 - E38 - E41- E42 - E44 - E45 - E46 - E48 - E49 - E50 - E51 - E53- E56 - E57 - E61 - E62 - E63 - E64 - E65
Transparent, accountable, anti-corruption	A02 - A06 - B07 - B10 - B11 - B14 - B15 - B17 - B23 - E35 - E36 - E38 - E45 - E45 - E50 - E53 - E62 - E65
Smart (i.e., being rational, IT-based, accurate, rapid, and ready to deal with uncertainties)	A01 - A06 - B07 - B09 - B14 - B20 - B22 - D24 - E30 - E31 - E32 - E38 - E39 - E41 - E44 - E45 - E46 - E49 - E53 - E62

4.5. Infill development based on Tehran's local values

Returning to local capitals and using multi-dimensional capacities to implement infill development is mentioned in urban building [good] governance. This theme returns to the current stats and emphasizes exploiting potential human, technical, environmental, spatial, socio-institutional, and financial capabilities to improve the urban building, seeking to solve problems by the citizens, as presented in Table 7.

TABLE 7 - PRIMARY THEMES OF INFILL DEVELOPMENT BASED ON TEHRAN'S LOCAL VALUES

Primary themes	Paper code
Knowledge and human capacities	A05 - A06 - B12 - B17 - B19 - E30- E35 - E42 - E43 - E47 - E65
Financial capital	A05 - A06 - B12 - B17 - D24 - E30 - E32 -E42 - E43 - E47
Institutional and social structures	A01 - A02 - A05 - A06 - B10 - B11 - B12 - B14 - B17 - B19 - B22 - B22 - D28 - E30 - E32 - E38 - E41 - E44 - E53 - E64 - E65
Spatial capital	A05 - B11 - B12 - B17 - E46 - E47 - E64
Environmental Characteristic	A05 - A06 - B09 - B12 - E30 - E38 - E47 - E52 - E46 - E63 - E64

In this respect, various resources and capacities have been addressed for Tehran, the most important of which is the superior position of Tehran in economic, political, and human aspects compared to other Iranian cities. However, the themes in this regard were Tehran's environmental characteristics (i.e., city brand, political position, and social diversity), financial capitals, institutions and social structures (i.e., municipality, court, and media sensitivity), knowledge and human capacities (i.e., population centralization, high education rate, greater creative class contributions, and knowledge-based economy), and spatial characteristics, indicating intra-city fields that can still be developed to enhance spatial productivity.

4.6. Fair, balanced, and empowering

These themes focus on material criteria rather than idealistic goals and express explicit policies. These themes do not separate the process and products of *urban building [good] governance* but highlight solutions to cope with inequalities and tackle social concerns to improve the life of classes with no or limited access to urban space production and consumption. In this regard, they fall in the category of *fair, balanced, and empowering*, in which *balanced* refers to comprehensiveness, while *empowering* describes the necessity that people must reach a level allowing them to make choices based on their demands (Table 8).

The primary themes of this category include "responsive to spatial competitions and directing them toward the public interests", "pragmatic and meeting the rights of citizens by empowering them", and "meeting the spatial requirements of the city and citizens by an integrated view of development."

TABLE 8 - PRIMARY THEMES OF "FAIR, BALANCED, AND EMPOWERING"

Primary themes	Paper code
responsive to spatial competitions and directing them toward the public interests	A01 - A02 - A05 - A06 - B10 - B11 - B14 - B17 - B23 - D24 - E35 - E46 - E62 - E63 - E64 - E65 -
pragmatic and meeting the rights of citizens by empowering them	A01 - A02 - B08 - B10 - B11 - B14 - B18 - D25 - E33 - E35 - E41 - E47 - E48 - E45 - E64 - E65 -
meeting the spatial requirements of the city and citizens with an integrated view of development	A01 - A02 - A06 - B07 - B08 - B10 - B11 - B13 - B16 - B17 - B18 - B22 - D24 - D25 - E38 - E53 - E45 - E46 - E62 - E63 - E64 - E65 -

5. GLOBAL THEMES

The themes were divided into three groups (remarkable, respectable, and reliable), regarding their level of significance, their ethical acceptability level in society, and the extent they reflect a fact.

As shown in Table 9, *remarkable* is a global theme that represents *Tehran's urban building [good] governance* as resolving and dealing with important challenges in Tehran's urban space management. Further, *respectable* is a global theme that emphasizes the social quality of substance and procedure in urban building [good] governance. Finally, *reliable* is the third global theme that refers to growth tracking by *Tehran's urban building [good] governance* in a principal and permanent manner.

TABLE 9 - REPRESENTATION OF TEHRAN'S URBAN BUILDING [GOOD] GOVERNANCE IN THE LITERATURE

Global Themes	Organization Themes
remarkable	Solving physical-spatial issues in Tehran
	Dealing with legal-execution challenges of urban space management in Tehran
respectable	Obtains a sustainable and affordable substance.
	Collaborative, efficient, and collectivist process.
reliable	Tracking infill development based on Tehran's local values
	Integrated view of Growth; Fair, balanced, and empowering

6. CONCLUSIONS

As mentioned, due to unique institutional characteristics in different areas, each area should provide a its own definition of urban building governance. Hence, the present study described *Tehran's urban building [good] governance* as the desired management of a process, through which the urban activities improve and develop the urban form (urban accumulation) in response to the variable requirements over time.

Based on Lefebvre's *social space*, the authors assumed scientific representations reported by Iranian researchers as an aspect of truth and reviewed earlier papers to identify *Tehran's urban building [good] governance* using a qualitative methodology and the thematic analysis research strategy.

The results indicated that earlier papers reported "*remarkable*," "*respectable*," and "*reliable*" as three characteristics in the representation of *Tehran's urban building [good] governance*. Also, those discussed a definition of space management as an essential social construct accounting for its multiple functional

dimensions and complexities. In this regard, they avoided reductionism and pursued a management model that could consistently modify and correct different spatial aspects of Tehran to improve citizens' satisfaction dynamically, holistically, and globally.

Tehran's urban building [good] governance is *remarkable* since it seeks to solve problems and deal with the essential challenges in Tehran. In fact, the impacts of Tehran's space disorder in the citizens' lives are consistently revealed every day due to increased public awareness and scientific expansion. Therefore, urban building governance is primarily expected to improve Tehran's livability and competitiveness by overcoming the existing spatial problems.

Often, such problems and challenges are not abrupt phenomena; and gradually arise from legal-execution gaps and inefficiencies in urban space management. Accordingly, it was frequently mentioned in the literature that Tehran lacked a democratic, integrated local management system and that Tehran's urban space management encountered structural, functional, and legal (legal-execution) inefficiencies. This made even the most rational and creditable policies fail. Such instances should be rooted beyond Tehran's urban management; They sometimes move beyond the governmental level for historical reasons, and they, as external factors, consistently impose new challenges on *Tehran's urban building [good] governance*. Accordingly, it should deal with such challenges in an active and promising manner.

Reliability is another essential characteristic in *Tehran's urban building [good] governance* since it pursued growth in a principal and permanent manner. These principles are defined as "*fair, balanced, and empowering*" (integrated growth) and "*infill development based on local values*". In this regard, "*fair, balanced, and empowering*" refers to the non-separation of the process and product of *Tehran's urban building [good] governance* to cope with inequalities and tackle social concerns to improve the lives of groups with no or limited access to urban space production and consumption. To describe such a condition, the papers focused on material criteria rather than idealistic goals and discussed concepts such as "*responding to spatial competitions and directing them toward the public interests*", "*activist and meeting the rights of citizens by empowering them*", and "meeting the spatial requirements of the city and citizens by an integrated view of development."

Returning to local capitals and exploiting multi-dimensional capacities to implement infill development ("infill development based on local values") is also considered. It refers to relying on the knowledge and human capacities, institutions and social structures, and financial, environmental, and creative capitals in Tehran.

Within addition to being "*remarkable and reliable", respectable* is an aspect of Tehran's urban building [good] governance as it defines and pursues good urban space in social agreements. It is *sustainable*

and affordable in terms of substance and requires a *collaborative, efficient, and collectivist* organization in terms of the procedure. Accordingly, *sustainable and affordable* stands for an innovative and feasible objective under social, economic, and environmental considerations, providing a reliable description of the desired urban status of Tehran or its vision. In this respect, themes such as knowledge city, green city, and livable city, or a combination of these themes are mentioned.
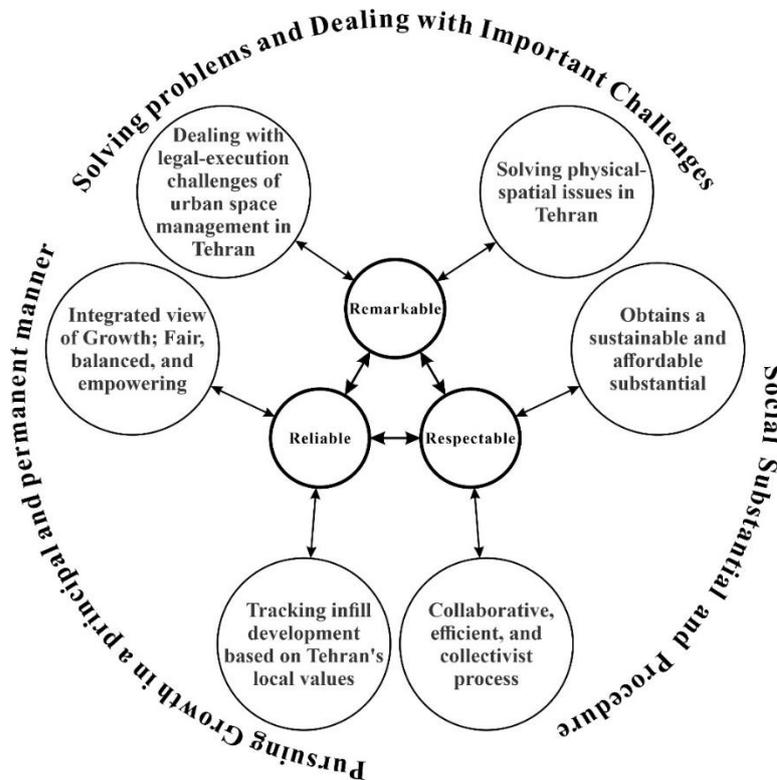

FIGURE 9 - TEHRAN'S URBAN BUILDING [GOOD] GOVERNANCE IN IRANIAN RESEARCHER'S REPRESENTATIONS

Moreover, *collaborative, efficient, and collectivist* implies the requirements of creating suitable processes to establish sustainable and durable structures to achieve the aforementioned goals. The papers mentioned the requirements of such an organization as follows:

- Integrated: multi-topic, meta-topic, collaborative, and concerned;

- Strategic: dynamic, realistic, predictive, and flexible;

- Global and participatory: involving all the stakeholders and being collectivist, bottom-up, paying attention to the poor;

- Transparent, accountable, and anti-corruption; and

- Smart: Rational, IT-based, accurate and rapid, ready to deal with uncertaintiesIn a nutshell, *Tehran's urban building [good] governance* by pursuing "fair, balanced and empowering growth", has sought to "solve the physical and spatial problems of the city of Tehran" in order to achieve "sustainable and affordable product"; and it follows this path by "relying on endogenous capacities based on local values" by a "cooperative, efficient and a collectivist organization" and in "facing the legal-executive challenges of Tehran's urban management".

It follows that, according to Iranian urban experts' representations, *Tehran's urban building [good] governance* can be described as an *institutional capital* in urban space. It is *institutional,* since the urban space actions serve as a game, revealing rules and principles and directs the governing interactions. It is a *capital,* because it provides a capacity for collective actions. The institutional and capital aspects bring legitimacy and authority to *Tehran's urban building [good] governance*. In this respect, different stakeholders engage in urban space management, and their actions can be evaluated regarding the implementation of public interests.

REFERENCES

Abdel-Razek, S. A. (2021). Governance and SDGs in smart cities context. *Smart Cities and the Un SDGs*, 61–70. https://doi.org/10.1016/b978-0-323-85151-0.00005-1.

Ataman, C., & Tuncer, B. (2022). Urban Interventions and Participation Tools in Urban Design Processes: A Systematic Review and Thematic Analysis (1995 – 2021). *Sustainable Cities and Society*, 76, 103462. https://doi.org/10.1016/j.scs.2021.103462.

Banani, R., Vahdati, M. M., Shahrestani, M., & Clements-Croome, D. (2016). The development of building assessment criteria framework for sustainable non-residential buildings in Saudi Arabia. *Sustainable Cities and Society*, 26, 289–305. https://doi.org/10.1016/j.scs.2016.07.007.

Barras, Richard (2009). *Building Cycles, Growth & Ins*tability. London: A John Wiley & Sons.

Baudrillard, Jean (1998) *The Consumer Society: Myths and Structures*. SAGE Publication Ltd.

Bhandari, Pritha. (2020, June 19). *What is Qualitative Research? | Methods & Examples*. Scribbr. https://www.scribbr.com/methodology/qualitative-research/#:~:text=Qualitative%20research%20involves%20collecting%20and,generate%20new%20ideas%20for%20research.

Braun, V. & Clarke, V. (2006). Using Thematic Analysis in Psychology. *Qualitative Research in Psychology*, 3(2), 77-101 .

Brundtland GH (1987). *Report of the Brundtland Commission: Our common future*. World Commission on Environment and Development: Oxford University Press.

Cohen, Irit Amit (2009) Contested Landscape and Spirit of Place: The Case of the Olive Trees and Urban Neighborhood in Israel, *Revijazageografijo - Journal for Geography*, 4-1. pp 147-162.

Creswell, J.W. & Poth, C.N. (2018*). Qualitative Inquiry & Research Design: Choosing Among Five Approaches*. Fourth edition. Thousand Oaks, California: SAGE.

Deakin, M., & Reid, A. (2014). Sustainable urban development: Use of the environmental assessment methods. *Sustainable Cities and Society*, 10, 39–48. https://doi.org/10.1016/j.scs.2013.04.002.

Det Udomsap A and Hallinger P (2020). A bibliometric review of research on sustainable construction, 1994–2018. *Journal of Cleaner Production*, 254: 120073. DOI: 10.1016/j.jclepro.2020.120073.

Flanagan, W. G. (1999), *Urban Sociology: Images and structure*, New York: Allyn and Bacon.

Fujita, M. and Thisse, J.-F. (2002) *Economics of Agglomeration*, Cambridge, Cambridge University Press.

Fukuyama, F. (2013). What is governance? *Governance*, 26(3), 347–368.

Gajdoš J. & Hudec O. (2020) European Cities: What matters for subjective well-being?. *Theoretical and Empirical Researches in Urban Management*. 15(4). 5-20.

Healey, P. (1992). Development Plans and Markets. *Planning Practice and Research*, 7(2), 13–20

Henk Visscher, Jacques Laubscher & Edwin Chan (2016) Building governance and climate change: roles for regulation and related polices, *Building Research & Information*, 44:5-6, 461-467, DOI: 10.1080/09613218.2016.1182786.

Joensuu, T., Leino, R., Heinonen, J., & Saari, A. (2021). Developing Buildings' Life Cycle Assessment in Circular Economy-Comparing methods for assessing carbon footprint of reusable components. *Sustainable Cities and Society*, 103499. https://doi.org/10.1016/j.scs.2021.103499

Kazemian Gholamreza (2018) *The favorable perspective of urban management on the horizon of 1404. Book: New urban governance; Approaches, concepts, issues and challenges*. Tehran: Tisa: 62-51. [In Persian].

Kazemian, G., barari, E., Sharif Zadeh, F., Ghorbanizadeh, V. (2021). Developing the appropriate good urban governance model for metropolises of Iran and the integrated analysis of current situation (Case study: Mashhad). *Urban Planning*, 12(44), 55-74. doi: 10.30495/jupm.2020.3969.

Kazemian, G., Vaezi, R., Ghorbanizadeh, V., Shahmohammadi, M. (2019). Pathology of the Formation of Iranian Local Governance using Constructing Grounded Theory. *Geography and Urban Space Development,* 6(1), 63-80. doi: 10.22067/gusd.v6i1.73965.

Lara-Hernandez, J. A., & Melis, A. (2018). Understanding the temporary appropriation in relationship to social sustainability. *Sustainable Cities and Society*, 39, 366–374. https://doi.org/10.1016/j.scs.2018.03.004.

Laschefski, K. (2019). Conflicting urban and rural territorial livelihood metabolisms: The "explosion" of the "sustainable" urban-industrial pulp complex in Bahia – Brazil. *Sustainable Cities and Society*, 45, 159–171. https://doi.org/10.1016/j.scs.2018.11.030.

Leftwich A (1993). Governance, democracy and development in the Third World. *Third World Quarterly*, 14(3), 605–624.

Logan, J.R., and H. Molotch. (1987). *Urban Fortunes: The Political Economy of Place*. Berkeley: University of California Press

Lorch R., Laubscher, J., Chan E., Visscher. H. (2018). *Building Governance and Climate Change; Regulation and Related Policies*. New York: Routledge.

Lyashchenko A., Patrakeyev I., Ziborov V., Datsenko L. & Mikhno O. (2021). Assessment and management of urban environmental quality in the context of Inspire requirements. *Theoretical and Empirical Researches in Urban Management*, 16(2). 55-71.

Madanipour A (2010) *Whose Public Space*. New York: Routledge.

Mapar, M., Jafari, M. J., Mansouri, N., Arjmandi, R., Azizinezhad, R., & Ramos, T. B. (2020). A composite index for sustainability assessment of health, safety and environmental performance in municipalities of megacities. *Sustainable Cities and Society*, 60, 102164. https://doi.org/10.1016/j.scs.2020.102164.

Moher, D., Liberati, A., Tetzlaff, J., & Altman, D. G. (2010). Preferred reporting items for systematic reviews and meta-analyses: The PRISMA statement. *International Journal of Surgery*, 8(5), 336–341. https://doi.org/10.1016/j.ijsu.2010.02.007.

Nuno F. da Cruz, Philipp Rode & Michael McQuarrie (2019) New urban governance: A review of current themes and future priorities, *Journal of Urban Affairs*, 41:1, 1-19, DOI: 10.1080/07352166.2018.1499416.

Pierre J & Peters BG (2000). *Governance, politics and the state*. Hampshire, UK: Palgrave Macmillan.

Schumpeter, Joseph A. (1994). *Capitalism, Socialism and Democracy*. London: Routledge. pp. 82–83.

Simmie J. Do clusters or innovation systems drive competitiveness? In B. Asheim, P. Cooke, & R. Martin, *Clusters and Regional Development: Critical reflections and explorations*. Oxon, Routledge, 2009; 164-189.

Soma, K., Dijkshoorn-Dekker, M. W. C., & Polman, N. B. P. (2018). Stakeholder contributions through transitions towards urban sustainability. *Sustainable Cities and Society*, 37, 438–450. https://doi.org/10.1016/j.scs.2017.10.003.

Taqipour, Arash (1400) *Explaining the Tehran's Building Governance*. Master Thesis. Allameh Tabatabai University of Tehran. Faculty of Management and Accounting. [In Persian].

Topol, Eric (2012). *The Creative Destruction of Medicine: How the Digital Revolution Will Create Better Health Care*. Basic Books.

Ubels, J., Fowler, A., and Acquaye-Baddoo, N. (2010). A Resource Volume on Capacity Development. In: Ubels, J., Acquaye-Baddoo, N., and Fowler, A. eds. *Capacity development in practice. London* ; Washington, DC : Earthscan, 2010. pp. 1 – 8.

Vogt, J., & Cortez, C. (2020). Urban Social-Ecological Systems. *Encyclopedia of the World's Biomes*, 35–47. https://doi.org/10.1016/b978-0-12-409548-9.12458-3

Wang, Y., Niu, Y., Li, M., Yu, Q., & Chen, W. (2022). Spatial structure and carbon emission of urban agglomerations: Spatiotemporal characteristics and driving forces. *Sustainable Cities and Society*, 78, 103600. https://doi.org/10.1016/j.scs.2021.103600.

Williamson I, Enemark S, Wallace J and Rajabifard A (2010) *Land Administration for Sustainable Development*. USA: ESRI Press Academic Redlands.