

## **Introduction**

Urban texture, the scope of which is associated with a different morphology, during the life of the city or town within its borders and graft in continuity with the city formed. This can range from buildings, collections, roads, environment, infrastructure and urban equipment or a combination of them is formed. Exhaustion is inefficient and less effective than other tissues in an urban texture. Context and its internal components or causing dating fatigue or lack of technical development and monitoring of the formation of texture is created. Consequence of texture Exhaustion which eventually leads to the loss of prestige in the minds of citizens, in various forms, including the reduction or loss of viability conditions, immune disorders as well as physical, social, economic, infrastructural and it can be found and identified. According to Article 2 of the law "to support the restoration, rehabilitation and refurbishment of old and inefficient urban tissues," worn texture and non-urban areas of the city in the past years, including the constituent elements of the superstructure facilities, infrastructure, buildings, access roads, and is affected by Exhaustion and inefficient, and the inhabitants of many problems of economic, social, cultural and physical suffering. Textures as a mission of organizing urban wear, the end of the first five years of economic, social and cultural (1373) with the theme of "texture urban problematic" was on the agenda. The mission as a comprehensive plan of action was put on the agenda, principals and urban affairs. The Development Plan, special emphasis has been the nation's social and cultural development. It was the government's reconstruction and renovation of old towns and villages in the quake texture. And finish it in ten years. This is the fifth development plan of the government agenda was. In this program, the government is obligated at least 50 percent of the resources, funds and facilities for the housing projects in the city to allocate worn textures. Iran's Supreme Council for Planning and Architecture is responsible for specific areas in need of improvement and renovation considers the worn textures. And tissue classification in two priority projects under execution shall:

- There are plans that the public interest is essential to the timely implementation,

- Plans through the planning and participation of the people and government regulations, municipalities and be done over time.

Textures-specific regulation of the issue of Tehran's urban wear, but in this case has a special place in Tehran. As nearly half of the residential units of Tehran due to technical considerations, the use of inappropriate materials brittle and weak structures in earthquake-resistant and unstable otherwise.

### **Materials and methods**

The study area is Tehran metropolitan. This type of application - which method Strategic and analytic – descriptive used in this study, in addition to library research, more research is survey-based method. For data collection, identification and assessment of environmental risks and developing and prioritizing research strategies and techniques to analyze the strengths and weaknesses, opportunities and threats (SWOT) technique and expert consensus (Delphi) is used. Delphi study legal representatives of member agencies and municipalities in real estate, offices of real estate law and Renovation Organization of Tehran Detailed design and engineering firms are consulting producers.

These members have direct and regular contact and familiarity with the acquisition of property projects have been organized in Tehran worn textures.. This research is theoretically based on the vision system and the structural - functional principle; So that in addition to legal and administrative structures, processes and mechanisms implemented restructuring plans owned property located in Tehran city looks worn textures. Based on this approach, the area is "zone" or "department" of urban space and the stability of the scanning process, the structural and functional components of biodiversity. The failure of more centralized management of the dominance of the public and the teaching of engineering and urban development has caused, and limiting the size and physical exhaustion of the texture. Social, cultural, economic, political and environmental aspects of the organization of tissues, most of which are considered as factors or environmental influences. Hence the lack of comprehensiveness and integration of tissue aging concept, the management and the

dynamics and sustainability; Management of worn out tissues with structural and functional segregation between the part and the part is required to permit the agency does not have the desired tissue. Therefore, this study was conducted to answer the main question. The legal ownership of property damage actually what projects organized in Tehran worn tissues. And what solutions can be offered to improve them. To answer this question, three acquisitions, regulatory mechanisms and enforcement mechanisms acquisition, communications and interactions in order to identify and describe them in the regularization of Tehran worn texture studied.

### **Finding and results**

This section contains the results of the survey. For this study, a questionnaire was drawn up in legal issues and the acquisition, ownership and pricing process efficiency and improvement of public and private rights of their injuries. And the legal and real estate offices municipalities, agencies and all legal, real estate, renovation and consulting engineers prepared a detailed plan of the city of Tehran (1385) were added.

Preliminary results of this survey indicate multiple sources of evidence of legal action and controversy to invoke the laws owned property located in Tehran was overrun in projects organized tissues. Most cited Tehran Municipality in this regard to "legal bill of purchase and ownership of land and property for public programs, civil and military Government Approved 17/11/1358", "Calendar of construction law, real estate and land requirements Municipalities Act 28 / 07/1370 "and" law and urban renewal Act of 09.07.1347 and subsequent amendments ".

Based on the results of the survey, process executing projects owned property located in the municipality areas of Tehran, sometimes different, but related legal citations, no fundamental difference. Tehran Municipality's is general policy on the acquisition of property located in the project implementation. Facilitating the process through an agreement with the owners and the avoidance of judicial is proceedings. Despite this, many of the risks and solutions the legal and administrative mechanisms for pricing and acquisition of property located in Tehran and have been worn tissues. The mean frequency of injuries is 63/59 percent and Solutions 61/33 percent.

The highest rate of injuries related to "long, slow and inefficient legal processes and enforcement of property owned by the municipality" (99%), "lack of compliance and long process owners and lack of timely implementation of the agreement and satisfaction in urban development plans" (98%), "lack of specific legal regulation of tissues worn out" (97%) and "prolonged judicial process and the lack of efficient interaction between the executive and the judiciary and the police" (86%) have been announced. The most frequent responses to proposed solutions concerning the "legislation Organizing worn textures" (98%), "a system of regulation of tissue aging" (89%), "a representative of the local prosecutor and legal process" (89 %) and "Remember, modification, consolidation, and accurate information laws" (73%), respectively.

Evaluate internal and external environmental factors.

To evaluate the findings of the studies and literature survey techniques consensus of expert opinion (Delphi) is used. Final assessment of external factors (opportunities and threats) owned property located in the old city of Tehran tissue reorganization plans 2/27, which indicates relatively moderate conditions opportunities and threats with threats rather than the opportunity. But the final score of the evaluation of internal factors (strengths, weaknesses) 1/84, which is in contrast to external factors, most likely reflecting the strengths outweigh the weaknesses existing in the municipality of Tehran.

The evaluation of the internal and external environmental factors, the matrix of internal and external (IE), the Management owning property located in the city of Tehran in four different designs worn out tissues organizing conservative strategy (supporting the status quo and internally), invasive (growth and development), competition (maintaining status quo and internal support) and defensive (decreased or dissolution) is specified. Results of this matrix, then the defensive and conservative strategies based on reducing internal activities and support mechanisms to improve the acquisition of property located in the municipality of Tehran worn textures urban restructuring projects have a higher score.

Developing and implementing strategies to prioritize

At this stage the legal system of strategies - executive owned property located in Tehran worn tissues and comparison with matrix of internal and external factors ((SWOT and using consensus expert opinion (Delphi) has been developed - see Table 1.

Table 1. Strategies for improving the legal system - executive owned property located in Tehran worn texture, Source: Author.

<b>Strategy</b>	<b>Type of Strategy</b>
Develop a comprehensive legal system - administrative reorganization worn texture	SO
Reform law - legal issues related to urban management	WO
Organizing legislation worn texture	
Guaranteed increase in urban development rules	
Developed and adopted a comprehensive system of planning and urban development projects	ST
Developed and adopted a comprehensive system of intervention and regulation worn texture	
Developed and adopted a comprehensive system of integrated urban management	
Information laws and legal mechanisms to regulate the acquisition of property located in the texture of old projects	WT
Promote harmonization of judicial practice of organizing projects owned property located in the old texture	
Promote and coordinate the practice of municipal law enforcement organization in the acquisition of property located in the texture of old projects	
Continuous updating of tariffs in urban real estate prices by municipalities	
Coherent interaction between the judiciary and law enforcement owned property located in the municipality of worn texture organizing projects	
Legal studies - the legal regulation of texture old projects	
Timely implementation of projects and programs organized textures urban wear	

After developing strategy, to making Quantitative Strategic Planning Matrix (QSPM), and the relative attractiveness of implementing priority strategies have been developed. The matrix of internal and external (IE) and Quantitative Strategic Planning Matrix (QSPM), weaknesses and opportunities of the strategies (strategies WO) compare the strengths and opportunities and strategies (SO) and the possibility of implementing higher priority system of property ownership based in Tehran, has worn texture - table 2. Although the matrix of internal and external (IE), defensive strategies to improve the mechanisms of acquisition of property located in the old town of texture reorganization plans have higher scores, but the appeal was to evaluate the implementation of strategies and priorities in the planning stage of a matrix (QSPM), the strategies to support the status quo and internally (conservatively) in the municipality of Tehran has been suggested.

Table 2. Implementing priority strategies to improve the legal system - executive owned property located in Tehran worn texture, Source: Author.

Priority	Strategy
1	Property ownership information laws and regulatory mechanisms in aging textures Urban Regulatory Plans
2	Promoting legal practice on real estate acquisition in planning, organizing and coordinating municipalities worn texture
3	Property prices continuously updating tariffs by municipalities
4	Timely implementation of projects and programs organized textures urban wear
6	Legal studies - the legal regulation of texture old projects
7	Coherent interaction between the judiciary and law enforcement owned property located in the municipality of worn texture organizing projects
8	Promote harmonization of judicial practice of organizing projects owned property located in the old texture
9	Developed and adopted a comprehensive system of integrated urban management
10	Design and approval of the Regulatory intervention worn texture
11	Developed and adopted a comprehensive system of planning and urban development projects

## Conclusion

Tehran's old textures have injuries affecting multiple legal and regulatory plans. This damage is caused by the lack of centralized management structure and practices are dynamic, constantly reproduced in urban contexts are worn. These injuries can be briefly outlined in the study of structural and functional integrity of the part and the part (internal) state, councils and municipalities, and private property in the possession



of worn out tissues organizing projects in Tehran. Based on this study, the attractiveness of higher education and enforcement strategies and tactics of conservative versus weaknesses and opportunities (WO) and strategies of the strengths and opportunities (SO) focuses on reducing the problems within the municipality's Tehran plans to improve the regulatory mechanism of the acquisition of property located in old tissues. Given these findings, strategies for improving the structural and functional organization of projects owned property located in the textures can be worn in the following order of priority outlined in Tehran.

A) The development of integrated management (internal):

According to this study, most injuries within the corporate owned property located in the municipality of Tehran were worn out tissues, including lack of information laws and legal mechanisms, administrative procedures, lack of coordination, lack of regular updates Tariff property prices, lack of timely implementation of projects and programs and failure to do legal Studies - legal plans are in preparation. Tehran Municipality should therefore be part of the extroversion (the organization) and (cross), to enhance the strengths and reduce the weaknesses and structural integrity, functional, and integration into their corporate owned property located in the old town of tissue organization plans to engage Tehran.

B) Development of integrated management of (international organization):

However, given the current conditions, possible strategies to improve performance owned property located in the municipality of Tehran, Tehran plans to organize more worn out tissues, but injuries and intersectional strategies (the organization) and cross section (cross) the importance of higher infrastructure enjoy. This damage is caused by a centralized government structure, increases after the implementation of integrated urban management, real estate acquisition in the legal and administrative contexts in organizing projects out of Tehran.

Lack of coherence and coordination functions of the state, and municipal councils and other stakeholders regarding the low socio - economic and legal - legal research and preparation, approval, implementation and monitoring of projects is organized in

Tehran worn texture. Therefore, it is essential that a comprehensive approach to the whole process of textures aging intervention and regulation (including property acquisitions), an integrated management system based tissue Tehran Municipality to be implemented. Obviously this would matter unless decentralization of urban management and systematic stakeholder engagement process and the realization of the "urban good governance" are not possible. Prepared and approved the "National Strategy document restoration, upgrading and refurbishment of old and inefficient urban tissue" which "support the restoration, rehabilitation and refurbishment of old and inefficient urban textures" is anticipated, a legitimate part of the process of structural and functional disorders of ownership Property improvement projects are located in Tehran and compensate for worn textures.