

A REVIEW OF HOUSING DEMAND CONSIDERING THE CHANGES IN POPULATION STRUCTURE IN THE CASE OF TEHRAN

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Abstract: *This article reviews the relation of population structure without any quantitative changes in overall population with the housing demand and finally the building density required. In many cases the changes in household size and hence the number of households due to the young structure of the population is ignored and hence appropriate planning for housing demand is one-dimensional and is failed. In this research the relation between the changes in population structure, changes in household size and hence the number of households with required building density is reviewed. The results in the case of Tehran shows that even if the population stands still until year 1400, due to the changes in population structure, the required building density in case of limitation of horizontal growth of the city would be doubled. Therefore for appropriate planning for housing demand not only the overall population must be considered but considering changes in the structure of the population is a requirement.*