

# A Study on Physical Effects of Formation of Second Homes on Sarein Tourist Area from the Stakeholders' Points of View\*

Tohid Hatami khanghahi<sup>a\*\*</sup> - Vahid Vaziri<sup>b</sup> - Mahsa Taghizadeh Hir<sup>c</sup>

<sup>a</sup> Assistant Professor of Architecture, Faculty of Engineering, University of Mohaghegh Ardabili, Ardabil, Iran (Corresponding Author).

<sup>b</sup> Assistant Professor of Architecture, Faculty of Engineering, University of Mohaghegh Ardabili, Ardabil, Iran.

<sup>c</sup> M.A. of Architecture, Faculty of Engineering, University of Mohaghegh Ardabili, Ardabil, Iran.

Received 21 October 2018; Revised 06 June 2019; Accepted 20 November 2019; Available Online 20 June 2020

## ABSTRACT

Tourism and its fast development as well as the creation of the second homes as a result of the presence of tourists in the tourist areas are an important matter regarding the effects they have on the host community. The second homes and their expansion has advantages and disadvantages. Sarein City in Ardabil Province, due to the existence of the hot springs, has undergone remarkable physical development and thereby, the creation and expansion of the second homes. The current study aims to investigate the physical effects of the creation and expansion of second homes from stakeholders' (the tourists, the local community, and the tourism officers) points of view in Sarein tourist area. The physical effects of the second homes extracted from the theoretical foundations of the study are summarized and a researcher-made questionnaire is developed. The validity of the questionnaire is calculated by Cronbach's alpha ( $\alpha=0.82$ ). The statistical population is estimated 577 persons in three groups of stakeholders, using the Cochran formula. The SPSS software is used to analyze the data collected from the questionnaires and the one-sample t-test is used to test hypotheses. The results indicate that all three groups of stakeholders generally agree with the improvement in physical conditions. Investigating the micro-factors, the factors such as increasing facilities and services, improving administrative facilities, constructing buildings with new materials, improving communication channels, more attention of managers to development and construction, accelerating construction projects through tourists' financial assistance, providing development opportunities in the region in the long run, etc. are among the positive physical effects of the second homes. On the other hand, the increase in the building costs and the creation of an architectural style different from the indigenous architecture is among the negative effects from the stakeholders' points of view.

**Keywords:** Second Homes, Tourist, Sarein, Physical Effects, Stakeholders.

\* This article is taken from the M.A. dissertation of the third author in Mohaghegh Ardabili University with the guidance of the second author and the cooperation of the first author to compile the article.

\*\* E\_mail: hatami.tohid@gmail.com

## 1. INTRODUCTION

Tourism has various forms depending on the environmental conditions, duration of trip, and travel season (Farahirad & Aghajani, 2010). Tourism affects people's lives in different ways. These effects are including lifelong memories for tourists, work and occupation for employees, and an income for the tourism destinations (Inkson, Gunaz, Ganesh, & Roper, 2012, p. 1). If no values, rather than economic values, are intended in tourism development, it would definitely bring about deconstructive effects and in a short while, an irritated nature and a society, in which human and cultural values have been vanished, are observed (Tavalaee, Soleimany, Jahani, & jahani, 2018, p. 98). The accommodation of tourists is one of the important sources of tourism income that needs a proper platform. There is a direct relationship between tourism development and the second homes. The rural tourism also, as a kind of tourism, includes accommodation in the rural areas, and its most common form in the recent years is the accommodation in the second homes (Khoshfar, Abdollahpour, & Karimzadeh, 2012, p. 133). Today, the formation and expansion of second homes are one of the most important consequences of tourism development (Johnston, 1988). The emergence and expansion of second homes have both advantages and disadvantages. Also, the local effects of second home tourism vary from place to place, and are discussed in terms of different physical, cultural, economic, and environmental aspects. Therefore, it is necessary to analyze and investigate how the second homes affect the tourist areas. The current study aimed to investigate the physical effects of the presence and expansion of second homes on Sarein City, with an urban-rural nature, from stakeholders' points of view to define the advantages and disadvantages, as well as the common points or disagreements between stakeholders. Hunter, and Dadvarkhani et al., define tourists, local community, and tourism officers as three groups of stakeholders whose satisfaction is required for tourism dynamics in a region (Farahani &

Manochehri, 2015, p. 166). In the present study also, the stakeholders include the three mentioned groups. To achieve the research objective, it is assumed that the provided answers about the conditions created in the case study after the formation of second homes are different in terms of physical aspects from different stakeholders' points of view. Also, it is assumed that the existence of second homes and their expansion lead to the change in the quality of the physical component from the stakeholders' points of view. In the following, the research hypotheses seek to answer the following questions:

1. What are the effects of second homes on the structure of Sarein city?
2. To what extent do the different stakeholder groups agree or disagree with each other on the physical effects of second homes on Sarein city?.

## 2. METHODOLOGY

The present study is descriptive-analytical research carried out using field study and review of related literature. Therefore, it was tried to investigate and summarize the physical effects of second homes from the stakeholders' points of view by examining the related literature. To do so, a researcher-made questionnaire was developed. The validity of the questionnaire was estimated using Cronbach's alpha ( $\alpha=0.82$ ). The statistical population of the study included the three groups of tourists, local community, and tourism officers among which, 327 persons form the local community, 218 tourists, and 32 tourism officers were randomly selected as samples. The sample size was estimated 577 by the use of the Cochran formula. Then, the questionnaires were distributed among the samples. The SPSS Software and one-sample t-test were used to analyze and test the data obtained from the questionnaires and the research hypotheses. The items of the questionnaires were designed based on the 5-point Likert scale.

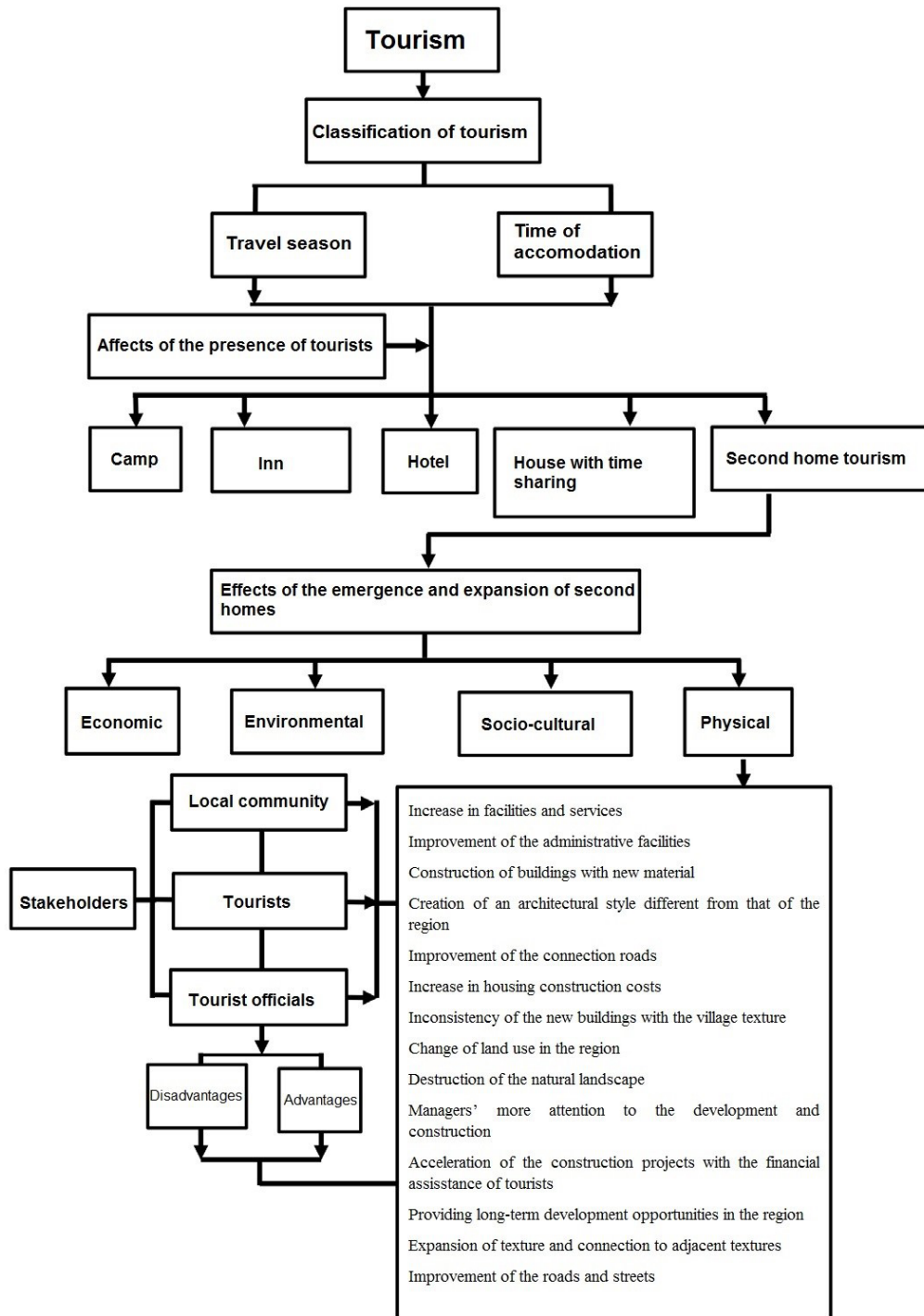


Fig. 1. The Conceptual Model of the Theoretical Foundations

### 3. RESEARCH BACKGROUND

There have been studies on tourism and second homes, and the effects they have. Sharply and Richard, in their study entitled “rural tourism”, have identified the increased migration, reduced visual beauty of villages, destruction of the beautiful rural landscapes, the limitations on the construction for the host communities, and the increased land prices as the effects of second homes (Taghizadeh & Vaziri, 2018).

Anabestani, in a study entitled “Physical Impacts of Second Homes in the Development of Rural Dwellings in Iran: A Case Study of Rural Summer Resorts of Mashhad County second home”, concluded that the formation of second homes in the recent years has led to several physical consequences such as the change in the land-uses of gardens and farms, violation of riparian zone, and the change in rural landscape (Anabestani, 2010). Dadvarkhani et al., in

their analytical study of the effects of second home tourism development on physical changes in rural areas", have identified the changes in land use and conversion of the national rangelands and gardens to the residential and commercial units, the change in the landscapes, and violation of riparian zone as well as the inconsistency in the physical tissue of the village as the negative effects of second homes, which lead to the instability in the villages (Dadvarkhan, Zamani, Ghadiri Masum, & Asheri, 2013). Rezvani et al., in their study on the second home tourism and its effects on the improvement of residents' quality of life in rural areas, denote the positive effects of these homes on the improvement of residents' quality of life in Rudbar Ghaisran village (Rezvani, Bakhiyani, & Hajari, 2013). Vepsalainen & Pitkanen, in a study entitled "Second Home Countryside", obtained following results as a) the vision of second homes in Finland looks like that on uninhabited lands, b) living in second homes is an imitation of traditional rural life, and the environment is also used for the traditional usages and recreational activities in the leisure time (Vepsalainen & Pitkanen, 2010). Dykes & Walmsley, in their study entitled "The Reluctant Tourist? An Exploration of Second Home Owners Preceptions of Their Impacts on North Cornwall, UK", which conducted through interviews with homeowners in the North Cornwall area, investigated the positive and negative effects of second homes on the economic aspects and so on. Moreover, a typology was presented that classifies second home owners into three groups: inheritors, investors, and enjoyers (Dykes & Walmsley, 2015). Zaheri et al., in their study entitled "A Research on Second Houses and their Role in Rural Area Land", believed that building second homes, besides imposing major changes in the land use in these villages, has changed the main part of its agricultural use to the recreational-leisure use (Zaheri, Kargar, & Rahimpour, 2013). Litvin et al., in their study entitled "Too Attractive for its Own Good? South of Broad, Second/Vacation- Homes and Resident Attitudes" stated that the renovation of second homes has a great impact on the choice of tourist destinations and the living conditions of the residents in the tourist area (South of the Board) (Litvin, Gang, Ferguson, & Wayne, 2013). Urasic et al., in their article entitled "New Perspectives on Sustainable Development of Second Homes in Croatia", investigated the second homes developed in highly attractive areas and introduced their formation as an irreversible change or distortion in the space quality which leads to numerous consequences for the local communities (Urasic, Misetic, & Misetic, 2016). Wong & Musa, in their study entitled "Challenges of International Retirees in Second Home Destination: A phenomenological Analysis", have denoted the increase in the trips with the increase in retirements and investigated its relationship with the need to reside in the second homes. They explained the challenges of the second home tourists and their experiences and provided a new attitude to the facilities in this area

(Wong & Musa, 2015). Tavalaei et al., in their study entitled "The Role of Participation in Sustainable Tourism Industry; Case Study: Sarein, concluded that first, the economic participation and second, the environmental participation can provide a platform for the development of tourism in Sarein through affecting residents' socio-cultural participation (Tavalaei, Soleimany, Jahani, & jahani, 2018, p. 95).

As the literature review shows, the second homes have negative effects in some cases and positive effects in other places. Researchers such as Sharply and Richard, Anabestani, and Dadvarkhani have introduced the negative effects of second homes in their studies. Besides, Rezvani considers the effects of second homes to be positive. Evaluation of the sociocultural, economic, physical, and environmental effects of emergence and expansion of second homes in each region shows different and unpredictable results, depending on the variety of the background and the organizational characteristics of each region. Therefore, the second home phenomenon cannot be absolutely positive or negative, and it requires exclusive investigation and research for each region.

#### 4. LITERATURE REVIEW

The expansion of tourism, as a large global industry, has led to a set of relationships the tourist establishes with the environment in his/her temporary residence place, and undoubtedly, remains some effects in its interaction with the human beings and the environment. The evaluation of the quality of these effects varies from place to place. In the following, these effects are elaborated.

##### 4.1. Tourism

The term 'tourism' is a French word derived from 'tour'. The term 'tour' means a circular motion, circulate, and travel in French. Tourism, as a large global industry, is a geographical phenomenon and includes different types (Sharifian & Aslani, 2013). The different types of tourism, based on the tourist's goal, include the rural tourism, science-research tourism, geotourism, phototourism, ecotourism, pilgrimage- religious tourists, green or nature tourism, agricultural tourism or agritourism, farm tourism, maritime tourism, sports tourism, and adventure tourism. Also, it can be categorized based on the stay duration and the season. The stay duration and the place the tourist needs to accommodate when she/he is in the tourist area arise the issue of second homes in the tourism studies. Since the tourism space development planning must be performed considering the values, norms, and social, physical, economic, and environmental characteristics of each society (Gallent, Shucksmith, & Tewdwr-Jones, 2018), it is of great importance to investigate second homes as a phenomenon that has dramatically emerged and expanded in the tourism spaces, as well as the effects it has on the design platform.

#### 4.2. Second Homes Tourism

The discussion of second homes arises an extended

spectrum of definitions. These definitions have been provided by different theorists, as presented in Table 1.

**Table 1. Definitions of Second Houses**

Theorists	Year	Provided definition
Rezvani	2004	The second homes or the secondary residence are those houses the city residents prepare to spend their leisure and rest time in villages with fine weather, which are also known as the country houses, vacation houses, or weekend houses.
Johnston	1988	The houses purchased or rented for the long-term by the residents of other places. Such houses are usually in rural areas and used for recreational purposes, and they are also called the weekend or vacation houses.
Mahdavi Hajilouei et al.	2009	The second homes are those houses purchased or rented for the long-term by the residents of other places. Such houses are usually in rural areas and used for recreational purposes, and they are also called the weekend or vacation houses.
Taghizadeh and Vaziri	2018	One of the tourism forms in the rural areas is the second home tourism which is mainly prevalent in the fine weather mountainous areas, especially in the suburbs.
Haugandom et al.	2005	The second home is a property purchased or rented as a temporary accommodation for people living somewhere else, and it has four characteristics: a) a private house usually used by the family and the guests at weekends or on vacations, b) a private house used alternatively as a vacation house, but in some seasons, it would be paid for, c) it is used alternatively as the private house on vacations. It is mostly purchased to be used in retirement, but at the same time, it can be used as a commercial house that is different from the temporary use by the family, and d) It is used as a vacation and commercial house. Also, it is used as an investment usually by a real estate.
Firooznia et al.	2012	It is referred to as the houses prepared in rural areas with fine weather for recreation and rest. They are mostly located on the slopes of the hills overlooking the beautiful natural landscapes, and built in a modern and luxurious style with high costs.
Hull & Muller	2004	Many terms can be referred to as second homes: rest houses, recreation houses, country houses, village houses, and weekend houses.
Rezvani et al.	2013	The primary residence of the second homeowners must be somewhere else, where they spend most of their time.

The definitions provided for the second home generally imply the existence of such houses in tourist areas such as villages and cities with an especial position. These houses are used as recreational, country, and rest houses and the like, in the leisure time, and have unavoidable

effects. These effects can be seen in the physical, sociocultural, economic, and environmental aspects. The physical effects of the emergence and expansion of second homes are summarized and provided in the below table.

**Table 2. The Physical Effects of Second Homes**

Effects of Second Homes	Researcher(s)	Effective Components
Physical Effects	Dadvarkhani & Larijani	<ul style="list-style-type: none"> <li>- Increase of local facilities and services (Repair shop, real estate consultancy office, coffee shop, bakery, retail, fuel station, etc.)</li> <li>- Financial and administrative facilities (banks).</li> <li>- Construction of buildings with new and durable material.</li> <li>- Increase of buildings with new and durable material.</li> </ul>
	Dadvarkhani & Larijani	<ul style="list-style-type: none"> <li>- Increased density of second home tourists and expansion of the connection roads inside and between the villages and connecting villages to each other</li> <li>- Increase of housing construction costs due to the new materials and architecture</li> <li>- Inconsistency with the physical texture of the villages</li> <li>- Change in the agricultural lands use and transforming them into the residential and commercial units</li> <li>- Building houses within the riparian zone, increase of rubbish and sewage, and destruction of landscapes</li> </ul>



Effects of Second Homes	Researcher(s)	Effective Components
Physical Effects	Ziaei & Salehi nasab	<ul style="list-style-type: none"> <li>- Renovation of old houses.</li> <li>- Building new houses within the main texture of the village.</li> <li>- Using traditional architecture materials and patterns.</li> <li>- Increase of the residential density in the main texture of the village.</li> <li>- Development of the fruitful gardens on the slopes of the mountains.</li> <li>- Extending the water streams to the mountains and revival of the canals and springs.</li> <li>- Improvement of the public rural roads.</li> <li>- Changing the land use and leveling the mountain range.</li> <li>- Leveling the private roads.</li> <li>- Violation of riparian zone.</li> <li>- Using non-native materials and architecture.</li> <li>- Construction of new houses outside the residential area of the village (in the suburbs and new neighborhoods).</li> <li>- Creating structural dichotomy in the texture of the village.</li> <li>- Development of planting non-native and ornamental plant species.</li> <li>- Restricting the public access to the riverside due to fencing (second homes).</li> <li>- Increased traffic in the rural roads.</li> <li>- Vertical development of villages (apartment building).</li> </ul>
	Aligholizadeh et al.	-Destruction and change of land use and gardens (change of the use of rural lands).
	Anabestani & Khosh Chehreh	<ul style="list-style-type: none"> <li>-Reconstruction and renovation of settlements (following the pattern of urban housing in reconstruction).</li> <li>-Improving the quality of environment in the village and expanding the green space, attracting the attention of locals and local managers to the protection of tourist and environmental attractions, rebuilding or converting housings into new housings, strengthening the traditional texture, increasing the number of housings and construction and renovation of local architectural traditions. Reduction of the abandoned and unused lands due to the construction of second homes, improving the condition of roads and communication networks, increasing inter-local communication and improving rural facilities and equipment.</li> </ul>
	Izadi and Solhjoo	<ul style="list-style-type: none"> <li>-Land-use change (mainly agricultural to residential) and encroachment on the natural environment, national pastures and lands and reduction of land under cultivation of agricultural products, disruption of landscape homogeneity, disruption of traditional structure and homogeneity of construction, reduced access to the coasts in the coastal areas, declining livelihood spaces within the texture of residential houses and changing the type of materials and architectural style, uncontrolled and excessive constructions that lead to the disintegration of villages and their inter-connectivity, leveling the mountains, reducing the visual beauty of villages, violation of natural resources' limits and damaging natural landscapes. Damage to vegetation and livestock, reduced housing for villagers, and construction restrictions for the host community, pollution (water resources, noise, air, waste, etc.).</li> </ul>

## 5. CASE STUDY

Sarein, or Sarghein, is located on the west of Ardabil, 28 kilometers far from it. Before becoming popular for its mineral and hot water springs, it was a small village,

however, today, its physical texture is expanded and it is converted into a city with a population of about 5000 persons.



**Table 3. The Statistical Population, Its Percentage and Frequency**

Statistical Population	Percentage	Frequency
Tourists	8.37	218
Local community	7.56	327
Tourism officers	5.5	32
Total	100	577

In the following, the results obtained from the questionnaire are presented in Table 5. To examine each stakeholder group's viewpoints on the physical effects of second homes according to the research hypotheses, the one-sample t-test was used to analyze

the questionnaire filled out by the participants. At this stage, first, the sub-factors suggested for each general component, along with the provided mean answers for each of the items, are presented in the below table.

**Table 4. The Physical Effects of This General Component and Mean Answers of the Different Influenced Communities**

Physical Effects	Tourist	Local Community	Tourism Officers
Increase in facilities and services	8991.3	3609.3	9375.3
Improvement of the administrative facilities	2064.3	2752.3	4063.3
Construction of buildings with new material	8624.3	3700.3	4688.3
Creation of an architectural style different from that of the region	3073.3	5076.3	4063.3
Improvement of the connection roads	0734.4	6242.4	5000.4
Increase in housing construction costs	7752.3	6453.3	8125.3
Inconsistency of the new buildings with the village texture	4541.2	4434.2	2813.2
Change of land use in the region	2339.3	0367.3	0625.3
Destruction of the natural landscape	1743.2	4709.2	8750.1
Managers' more attention to the development and construction	7248.3	6667.3	5313.3
Acceleration of the construction projects with the financial assistance of tourists	8257.3	5810.3	5313.3
Providing long-term development opportunities in the region	2569.4	9786.4	3750.4
Expansion of texture and connection to adjacent textures	3578.3	4679.3	4375.3
Improvement of the roads and streets	1881.4	8410.3	1875.4

The information in Table 4 indicates the qualitative and quantitative improvement of the structure of Sarein City from different stakeholders' points of view, based on the mean answers. The answers presented about the physical conditions and improvement of the conditions such as Increasing facilities and services, constructing buildings with new materials, improving connection roads, providing long-term development opportunities in the region, improving the conditions of streets and roads, etc. are in the range from high to very high effective. Also, about the sub-factors of the inconsistency of the new buildings with the texture and the destruction of the environmental landscape,

the mean answers are in the range from low to very low effective. Also, regarding the mean answers, the emergence and expansion of second homes have led to the increase in construction costs, and all three groups knew it very effective, and it is considered to be a negative factor.

### 6.1. One-Sample T-test

The physical effects of the emergence and expansion of second homes from the three stakeholder groups' points of view were generally evaluated by the use of a one-sample t-test.



**Table 5. The General Evaluation of the Physical Effects from the Points of View of the Three Statistical Populations**

		Test Value = 42						
		t	df	Sig. (2-tailed)	Mean Difference	Mean	95%Confidence Interval of the Difference	
							Lower	Upper
Physical Effects	Tourists	6.2348	217	.000	33945.7	33.4994	727.67	951.72
	Local Community	0.2327	326	.000	96942.5	96.4794	459.54	479.64
	Tourism Officers	80.95	31	.000	81250.6	81.4825	395.55	229.85

The analysis of the information extracted from the questionnaire based on the one-sample t-test is as follows.

$$\left\{ \begin{array}{l} H_0: M < 3 \text{ Low} \\ H_1: M > 3 \text{ High} \end{array} \right\}$$

According to Table 5, the t-value from the test is 648.23 for the tourists, 027.23 for the local community, and 9.805 for the tourism officers. Since these values are above the critical value ( $\pm 2.59$ ),  $H_0$  is rejected and  $H_1$  is accepted at a 99% confidence level. It means that the answers provided about the quality of the conditions created on this platform, and in other words, the physical effects of the emergence and expansion of second homes in Sarein City from the points of view of the stakeholders are not significantly different. This indicates a relative agreement between the three groups of stakeholders. With a closer look at the t-value in table 5, the higher agreement between the tourists and the local community is observed. Also, the tourism officers have a lower agreement with the former two groups.

Based on the Likert scale, from the tourists' points of view, the mean of the answers presented by the statistical population is 49.34 out of 70. If this average is generalized to the population, the mean answers would be in the range from 48.72 to 49.95. Since the upper bound of this range is above 42, the physical conditions have been improved from the tourists' points of view. Therefore, the obtained results are confirmed at the significance level of 0.01. Based on the Likert scale, from the local community's points of view, the mean of the answers presented by the statistical population is 47.97 out of 70. If this average is generalized to the population, the mean answers would be in the range from 47.45 to 48.48. Since the upper bound of this range is above 42, the physical conditions have been improved from the points of view of the residents. Therefore, the obtained results are confirmed at the significance level of 0.01. Based on the Likert scale, from the tourism officers' points of view, the mean of the answers presented by the statistical population is 48.81 out of 70. If this mean is generalized to the population, the mean answers would be in the range from 47.39 to 50.22. Since the upper bound of this

range is above 42, the physical conditions have been improved from the points of view of the tourism officers. Therefore, the obtained results are confirmed at the significance level of 0.01.

Generally, the results obtained from the t-test are in line with the research findings, and from the points of view of all three stakeholder groups, the formation and expansion of second homes in Sarein tourist area have led to the improvement of physical conditions. Also, based on the research findings in Table 4, the change in the quality of the physical components for the improvement and promotion of this component has been confirmed with the highest emphasis by the tourists, tourism officers, and the local community, respectively. Overall, the effects of the presence and expansion of second homes on the qualitative promotion of the physical conditions have been confirmed.

## 7. CONCLUSION

Tourist attraction, and thereby, the demand for private accommodations and a property named 'second home' are among the important issues both for the researchers and the affected communities (stakeholders). The formation and development of second homes have various physical, sociocultural, economic, and environmental effects. In the current study, the physical effects were discussed and investigated. The current study investigated the physical effects of second homes on the Sarein tourist area by the use of a one-sample t-test and concluded that the physical conditions were generally improved from the points of view of the stakeholders. However, investigating the subfactors of the physical factor, contradictory views were observed in the three groups of stakeholders (tourists, local community, and tourism officers). The reason for this can be attributed to the tourists' positive self-assessment, they always consider themselves to be positive and with the lowest defects and negative effects. However, based on the results obtained from the questionnaires in terms of the provided sub-factors, factors such as increasing facilities and services, improving administrative facilities, constructing buildings with new materials, improving connection roads, managers' more attention to development

and construction, accelerating construction projects through the financial assistance of tourists, providing long-run development opportunities in the region are among the positive physical effects of second homes. On the other hand, we also observed negative effects such as the increase in construction costs and the creation of an architectural style different from the indigenous architecture.

Regarding the general results obtained in the present study, although it can be generally claimed that the physical conditions have been improved from the points of view of the stakeholders, through the investigation of the sub-factors, it is revealed that the negative effects cannot be denied. It is also unignorable from the points of view of the stakeholders. Numerous reasons as interfering factors can be effective according to the positive view of stakeholders. One of these factors is the economic factor. Regarding the

profitability induced by tourists for the region, in some cases, this factor affects other factors and puts them in lower priority. Investigation of such an issue requires another research. Finally, it should be noted that second home tourism in Iran requires planned management in all physical, sociocultural, and environmental aspects. Undoubtedly, the management mechanisms in this regard are greatly different from country to country and even region to region. As the studies indicated, there are some shortcomings in the management and planning of second homes in Iran in comparison with other countries. It is hoped that this study would pave the way for eliminating or minimizing the negative effects of second homes in the field of second home management and planning, and take an important step to reduce the negative physical effects of second homes through the attraction of the attention of designers and planners to them.

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#### HOW TO CITE THIS ARTICLE

Hatami khanghahi, T., Vaziri, V., & Taghizadeh Hir, M. (2020). A Study on Physical Effects of Formation of Second Homes on Sarein Tourist Area from the Stakeholders' Points of View. *Armanshahr Architecture & Urban Development Journal*. 13(30), 27-38.

DOI: 10.22034/AAUD.2019.101767.1327

URL: [http://www.armanshahrjournal.com/article\\_108572.html](http://www.armanshahrjournal.com/article_108572.html)

