

Factors Affect The Mobility To The Semi-Squatter, Tripoli, Libya

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Abstract: This paper analyzes the mobility patterns and factors affecting the mobility to the semi-squatters. To do this, it uses a questionnaire survey to highlight the household and dwelling characteristics in semi-squatters. This analysis is to estimate the characteristics that attract and encourage residents for mobility to semi-squatters. The planning in Tripoli region ceased since 2000 may be due to poor management and lack of urban planning in Tripoli region, and currently has no plan to control the development in the sub-region. In addition, rapid population growth is pressure to expand the urban area. Thus, residents have begun to look for another place in new characteristics, which can be moved in semi-squatters. On this basis, this paper will examine the factors that affect the mobility to the semi-squatters, such as; economic income, changes in household, age, size of dwelling, type of dwelling and education level.

Key words:

INTRODUCTION

Semi-squatter is result of urban growth outward expansion of Tripoli sub-region and the change in the land use whereby urban residents which buy up prime agricultural land for residential uses in Tripoli sub-region. Semi-squatter is located in southern part in Tripoli region, this settlement has built by the people themselves, and the people own the lands, and they started dividing their lands to small plots and selling to each other. The process of buying and selling was done with private commissioner without certifying in department of urban planning and agricultural department to release agricultural character, for that the process is illegal. Tripoli authority close eyes on this growth because when Tripoli authority wants to stop the construction process, it must provide them by housing units.

Housing mobility is whereby households normally move from one area to another within a region. This intra city mobility is frequently associated with the desire of households to live in a better place. In the case of Tripoli, as shown in the previous section, intra mobility was mainly driven by a limited housing supply in the region especially for large households. The dwellers were compelled for mobility to the fringe areas where the lands are relatively cheap may be for the growing in size of households or some other factors. At present section will analyze the relationship between mobility with some factors like; economic income, household changes, age, size of dwelling, type of the house and education level. There are variables were selected for the purpose of testing their influence on the mobility. Frequency of mobility was used as mobility indicator; dependent variable while the other factors have used as independent variables; economic income, household changes, age, size of dwelling, type of the house and education level, thus this section will discuss these entire factors separately.

1. Economic Income:

This subsection views on aspects of economic considerations constituents that residential mobility. In most discussions relating to residential mobility, the two main schools of thought in explaining such behaviour are characteristics of households and economic considerations, combined with relatively minor other concepts. With creative financing in the present day housing market, housing values are increasing and homeowners are taking chances with alternative financing methods and consequently putting their homes on the line. One factor in housing affordability is household income. The most common approach is to consider the percentage of income a household spends on housing costs. Another method of study focuses on the affordability of regular hourly pay of full-time workers who are paid the minimum wage (set by their local government, regional or national). The hope is that a full-time worker will be able to pay at least a small apartment in the area he or she works in. Other countries look at those living in relative poverty, which is usually defined as being at least 60% of median household income. In their reports on policy, they consider the presence or absence of housing for people making 60% of median income. There is different between the proportions of the level of income of the semi-squatter in Tripoli sub-region, thus the households which have income less than \$600 they counted around 16% of the total respondents. While the households which have income in category \$600 to \$1200 counted to about 68% of the total respondents, whereas the households which have income more than \$1200 counted for about 16

% of the total respondents. Therefore it should note that, the majority of the residents have income more than \$600 thus they are categorized as high income households.

For that, the economic income can be indicated as influenced reason on mobility decision to the semi-squatter. From an economic standpoint, it is noted that around 74% of the residents in the semi-squatter earn incomes more than USD600 monthly, thus majority of the residents have high incomes that can push the households to search for housing in new characteristics, but suppose not in semi-squatter, because they will spend a lot of money and in illegal way and the government can take decision to demolish this dwelling. The type of dwelling which the households looking for may be not available in the formal districts thus, they build that housing in the semi-squatter, while low and middle incomes move less, while high income people are more mobility and dynamic, because high-income encourage them to move searching for new housing in special attributes. Thus, the result is that, high income encourages the housing mobility and the low-income prevent the housing mobility.

Table 1: Economic incomes per month with mobility.

Economic income	frequency of mobility (times)							
	2		3		4		Total	
	count	%	count	%	count	%	count	%
600USD and less	6	2.4	20	8	14	5.6	40	16
601-1200	44	17.6	78	31.2	48	19.2	170	68
More than 1200	0	0	6	2.4	34	13.6	40	16
Total	50	20	104	41.6	96	38.4	250	100

Source: field work 2010

To test the relationship between economic incomes per month with mobility in the study used chi-square test, because we have shown the relationship in the description not analytical. Thus, the analysis showed that, there was a significant relationship between the two; Economic incomes per month with mobility, so that mean when the economic incomes increase the frequency of mobility increase too (, DF = 6, Asymp. Sig. (2-sided) = .017, Pearson Chi-Square = 3.453a). According to economic theory, the employers attract towards jobs that provide higher salaries. In the region of Tripoli as mentioned during 1954-2006 period around 689,656 of total population in Tripoli region are migrants, in other words, around 45.4 % of population in Tripoli region are migrants and they have come to the region from the rural and other Libyan cities and towns, thus this confirmed by the economic theories. While, the residents who moved to the semi-squatter which they born inside Tripoli region counted for 81.4% that means most of residents are local migrants. Wherefore, Tripoli region attracts the households in low income from other regions which they look for jobs and new opportunities to improve their life conditions, at the same time the competition in urban area in Tripoli region push the original households to semi-squatter in Tripoli sub-region.

2. Household Changes:

Household size is considered an effective factor in the mobility to the semi-squatters, so the growth of this settlement. As we know, when household size increases the son should leave the parents or the household has to change its residence on a large house can include all household. For this it can tell the size of the household has a strong effect on the decision to move.

Table 2 introduces the relationship between household Sizes with mobility. In the study area there was different between the proportions of the individuals at a home. The households which include individuals in category average 1-5 members counted around 12% of the total respondents, while around half of the residents in the semi-squatter have households belong to category 6-10 individuals, while around 40.8% of the residents in the semi-squatter have households belong to category more than 10 persons, the result indicates the majority of the households which live in the semi-squatter are from large size households. Thus, big size of the household refer to Libyan culture can be affect the mobility decision, because the sons after marriage stay with parents and the large family start looking for another big house to include all the members and the big house can be provided only in the semi-squatter where is the cheap and the big blot can be obtained.

Table 2: The relationship between household Sizes with mobility.

Size of household	Frequency of mobility (times)							
	2		3		4		Total	
	count	%	count	%	count	%	count	%
1-5	5	2.0	14	5.	11	4.4	30	12.0
6-10	25	10.0	50	20	43	17.2	118	47.2
Above 10 persons	20	8.0	40	16	42	16.8	102	40.8
Total	50	20	104	41.6	96	38.4	250	100

Source: field wor2010

To test the relationship between household changes with frequency of mobility in the study used chi-square test, because we have shown the relationship in the description not analytical. Thus, the analysis showed that,

there was a significant relationship between the two; household changes with frequency of mobility, so that mean when the size of household increase the frequency of mobility increase too (DF = 6, Asymp. Sig. (2-sided) = .025, Pearson Chi-Square = 7.542a).

3. The life cycle / age:

In case of Tripoli region the households not individual, thus, most of the migrants are Libyans and they have come to Tripoli region as permanent residents not for temporary. Also, the age in the category over 40 years old was raised to 64% of total respondents. Thus, Age grows as factor let to household grow which encourage the households for mobility based on the Libyan culture. As always we say, refer to Libyan culture is when the sons marry they prefer to stay at the same house with parents. Thus, the household start looking for alternative accommodation in new larger size that can get all the households, that choice can be available in the semi-squatters.

Table 3: The life cycle / age with mobility.

Age	Frequency of mobility (times)						Total	
	2		3		4		count	%
	count	%	count	%	count	%		
below the age of 40	24	9.6%	66	26.4%	0	0%	90	36%
40-60	6	2.4%	0	0%	62	24.8%	68	27.2%
above 60 years	20	8%	38	15.2%	34	13.6%	92	36.8%
The total	50	20	104	41.6	96	38.4	250	100%

Source: field work 2010

To test the relationship between the life cycle / age with frequency of mobility in the study used chi-square test, and the analysis showed that, there was a significant relationship between the two; the life cycle / age with frequency of mobility, so that mean when the age grow the frequency of mobility increase, (DF = 6, Asymp. Sig. (2-sided) = .044, Pearson Chi-Square = 5.572a). When looking at the rate of residential mobility in terms of demographics, previous studies tend to reach the consensus that there is an inverse relationship between age and residential mobility (Clark 1983). Housing mobility itself, however, is strongly linked to changes in the biographical life cycle out of the house parents, a family, workplace / career decisions, and retirement. The concept of life cycle is considered the best approach to explaining internal migration within a country. The cohort analysis conducted by Wagner (1989) provides impressive evidence for this. According to multivariate analysis, age (as a proxy for the phases of the life cycle) is the key explanatory variable for the individual mobility frequency and duration of residence in the neighborhood. This means that the mobility of the accommodation can be seen not only as an explanatory factor in travel behavior, but as an endogenous variable in its own right. Therefore, a process-oriented approach to spatial mobility must involve not only a step back in time, but to step back even further, based on the concept of life cycle and biographical experiences of the actors (Scheiner 2006).

4. Dwelling Size:

Housing is a basic need of human beings that need to provide shelter, to allow open access and profession. Given the complexity of the applicant and family to ensure the valuable qualities, housing as an asset, spatial location, the quality of material used, the quality of jobs of workers in the construction and finishing, among other criteria also most of the focus in housing needs is differentiated in size, all the housing projects providing the low household income thus, the size of housing is small in term of public housing. Therefore, quantitative studies on housing have been developed in both national and international academic field on public housing. But in semi-squatter in Tripoli the land not expensive thus the residents can build big housing in first class design.

Table 4: Dwelling Size before and after the mobility.

Size of housing	Before mobility		After mobility	
	counts	%	counts	%
Less than 200m ²	136	43.2	28	11.2
201-300 m ²	102	40.8	50	20
More than 300 m ²	12	4.8	172	68.8
Total	250	100	250	100

Source: field work 2010

The Size of the dwelling is connected with mobility decision thus once the size of housing is small a household starts searching for a new house in bigger size. In regards to table 7.9 before mobility to semi-squatter the residents who have housing less than 300 m² reached to 84% of the total respondents, while the residents who have housing size more than 300 m² was about 4.8 % of the total respondents. The size of dwelling plot in after mobility to the semi-squatter was various, about 11.2% of the total respondents have dwellings less than 200 square meters, and about 20 % of the respondents have dwellings between 201-3000 square meters.

While about 68.8% of the total respondents have size of housing more than 300 square meters. Thus, the size of housing is a pull the population for mobility to the semi-squatter.

As mentioned, size of dwelling has impact on the mobility decision and through the paired T-test we will test this influence. As known a paired t-test is used to compare two means where you have two samples in which observations in one sample can be paired with observations in the other sample. Example of where this might occur is before-and-after observations on the same subjects (e.g. students' diagnostic test result before and after a particular module or course). This study will test effect size of dwelling on the mobility decision, that to compare two means for housing size before mobility and after mobility. Thus that can show influx of housing size as attribute on the growth of the semi-squatter. As mentioned the paired T-test uses to compare means on the same or related subject over time or in differing circumstances. The observed data are from the same subject or from a matched subject and are drawn from a population with a normal distribution. Subjects are often tested in a before-after situation (across time, with some intervention occurring such as a diet), or subjects are paired such as with twins, or with subject as alike as possible. An extension of this test is the repeated measure ANOVA. The paired t-test is actually a test that the difference between the two observations is 0. So, if *D* represents the difference between observations, the hypotheses are:

$H_0: D = 0$ (the difference between the two observations is 0)

$H_a: D \neq 0$ (the difference is not 0)

The test statistic is *t* with *n*-1 degrees of freedom. If the *p*-value associated with *t* is low (< 0.05), there is evidence to reject the null hypothesis. Thus, you would have evidence that there is a difference in ways across the paired observations. The paired t-test is located in the "Analysis --> t-test and Analysis of Variance" menu.

As for the Table 5 *P* value = 0.00 *T* is associated with low (<0.05) therefore, it rejected the null hypothesis that "the size of the housing before the mobility is equal to the size of after housing mobility" and we accepted the alternative hypothesis that say "the size of the housing before mobility is not equal to the size of the unit after mobility. So that identify the upward direction of the relationship or down, after compared the means before and after the mobility, the result shows the average after is greater mobility so the size of housing over 300m2 motives the mobility to the semi-squatters.

Table 5: The relationship between housing sizes with mobility by using paired T-test.

(Sig) p.value	mean before	mean after	DF	T value
0.00	1.5040	2.5760	6	2.841

Source: field work data, output SPSS software

5. Type of Dwelling:

The most common types of houses in the world are as follows: Bungalow, Cottage, Detached, End of terrace, Flat, Semi-detached, Terrace. It does seem that there are hundreds of different styles of homes and we use different names for the same type of homes. For example, is there a difference between a bungalow or ranch style? What about a row house or townhouse, Semi, or should I say duplex? Here are definitions for some of the more common architectural styles and types of Libyan homes, including some you won't often find in other countries.

Many programs that provide assistance to low-income households reduce the amount of assistance. Over the past four decades, many low-income households have participated in multiple programs of this sort. These programs collectively provide for sharp reductions in benefits as participants' incomes increase. But, in Arabian culture the people like to obtain housing in different style thus that maybe was assistant factor let to the mobility to the semi-squatter. In this subsection it will use word 'villa' that does not mean all the villas in semi-squatter in same style because the people who design the house plan with helpless from civil engineer and architecture, this process makes the style of villas are different. Houses can be built in a large variety of configurations and a basic division is between free-standing or single-unit housing and various types of attached or multi-user dwellings. Both types may vary greatly in scale and amount of accommodation provided.

As for Table 7.11 Types of housing before and after the mobility to the semi-squatter is different in terms of percentages. As the majority of residents before the mobility to the semi-squatter has owned one-storey houses and apartments while a small percentage were owned villas. But, in the semi-squatter there was different in the type of housing, around 84.8% of the total respondents have villas, and this type of dwelling is attracting the residents to move there thus extension of the semi-squatter. While, the residents live in one story house were reduced to 9.6% of the total respondents in the semi-squatter. Finally, the residents who live at apartments accounted for 5.6% of the total residents in the semi-squatter.

As for the Table 7 *P* value = 0.00 *T* is associated with low (<0.05) therefore, it rejected the null hypothesis that "the type of the housing before the mobility is equal to the type of after housing mobility" and we accepted the alternative hypothesis that say "the type of the housing before mobility is not same to the type of the unit after mobility.

Table 6: Dwelling Type before and after the mobility.

Housing pattern	Before mobility		After mobility	
	counts	%	counts	%
Villa	6	2.4	212	84.8
House one story	136	54.4	24	9.6
Apartment	108	43.2	14	5.6
Total	250	100	250	100

Source: field work 2010

So that identify the upward direction of the relationship or down, after compared the means before and after, the result shows the type after is bigger thus the type of housing “villa” which reached to 84.8 % after mobility motives the residents for movement to the semi-squatter.

Table 7: The relationship between housing types with mobility by using paired T-test.

(Sig) p.value	mean before	mean after	DF	T value
0.00	1.5920	2.7920	6	2.792

Source: field work data, output SPSS software

6. Level of Education:

In order have an understanding of the reasons behind mobility to the semi-squatter, it is necessarily to trace back to what is the education of head of household, because it can be helpful factor explain the mobility and growth of the semi-squatter. High education people do not trend to live in the informal settlement, because they know there are shortcomings to that process one of these restrictions the government may be decide to demolish this construction thus, they will lose their money. Also, the people who are educated they do not excited to cross over the rule and the regulation for that they try to live in save and quite place without adventures. In the area of study, percentage of uneducated is higher, while the residents who got primary school are lower. The secondary school level declines more than primary school. The declining continues to graduates and high education level.

The education level in Tripoli region as whole in regards to 2006 census was not same with finding of the education level in Tripoli sub-region “semi-squatter” in regards to field work data in 2010. The rate of uneducated Tripoli region was 12% of the total respondents, while around 48.8% of the total respondents in Tripoli sub-region were uneducated. In addition, the residents who their education level is primary counted 17% of the total respondents in Tripoli region, but in Tripoli sub-region around 25.6% of the total respondents their education level is primary. Also, the percentage of secondary education in Tripoli region was 34% of the total respondents, but in Tripoli sub-region around 15.2% of the total respondents their education level is secondary. While, the rate of qualified university graduates in the Tripoli region was 29%, but in Tripoli sub-region around 8.8 % of the total respondents their education level is university graduates. Finally, high education level “master and PhD” counted for 8% of the total population in Tripoli region, as for high education level in Tripoli sub-region was only 1.6%.

The findings indicate the impact of the level of education on mobility decision. Referring to study area the level of education in Tripoli region as whole is higher than the level of education in the Tripoli sub-region and most of the residents in the Tripoli sub-region are uneducated and in low education level, thus that confirm the fact which say uneducated people do not care about the mobility consequences to such settlement.

Discussion:

There are variables were selected for the purpose of testing their influence on the mobility. Frequency of mobility was used as mobility indicator; dependent variable while the other factors have used as independent variables; economic income, household changes, age, size of dwelling, type of the house and education level, thus this section will discuss **factors that affect the mobility to the semi-squatter** separately.

Economic Income:

Tripoli region attracts the households in low income from other regions which they look for jobs and new opportunities to improve their life conditions, at the same time the competition in urban area in Tripoli region push the original households to semi-squatter in Tripoli sub-region. Thus, in many studies the economic and social condition leads to difference and unequal geographical concentrations of households and it enables to explain many aspects of the mobility. But, in Tripoli region higher income households move short distance without worrying the illegality of the construction to the semi-squatter. While low and middle income households move long distance searching for jobs and new opportunities in Tripoli region.

According to economic theory, the employers attract towards jobs that provide higher salaries. In the region of Tripoli as mentioned during 1954-2006 period around 689,656 of total population in Tripoli region are migrants, in other words, around 45.4 % of population in Tripoli region are migrants and they have come to the region from the rural and other Libyan cities and towns, thus this confirmed by the economic theories. While, the residents who moved to the semi-squatter which they born inside Tripoli region counted for 81.4% that

means most of residents are local migrants. Wherefore, Tripoli region attracts the households in low income from other regions which they look for jobs and new opportunities to improve their life conditions, at the same time the competition in urban area in Tripoli region push the original households to semi-squatter in Tripoli sub-region.

Some studies have indicated a desire for mobility rate among high-income groups, including professionals, for example, the study by the department of Agriculture by America & Moore in 1973, entitled "Mobility housing in the City ", also other studies, including study (Moore 1973), who noted that high-income groups have a tendency to travel long distances, particularly compared to occupations in the city, as they can go beyond the urban area of the suburbs, even they can get large tracts of farmland around it, and the lower income groups have greater range of mobility depends on savings, but the mobility is within the city boundary not to the suburbs. Also, has done by (Clark 1984) on the city of Toronto based on the lease has shown that, households with higher incomes rent the housing units, both cheap and expensive, the existence of the relationship between household income and assets, which states that individuals with limited income are willing to rent more than individuals with higher incomes and (Bourne 1981) in a study investigated on the housing geographically it obtained that, rich households rent the housing, while poor households own their homes.

Household Changes:

Size of the household refer to Libyan culture can be affect the mobility decision, because the sons after marriage stay with parents and the large family start looking for another big house to include all the members and the big house can be provided only in the semi-squatter where is the cheap and the big blot can be obtained. By test the relationship between household changes with frequency of mobility, the study used chi-square, which show a significant relationship between the two; household changes with frequency of mobility, so that mean when the size of household increase the frequency of mobility increase too. In study has done by Short (1977) mentioned that, the main reason for residential mobility and change of housing demand is the household size.

The life cycle / age:

The age in the category over 40 years old was raised to 64% of total respondents. Thus, Age grows as factor let to household grow which encourage the households for mobility based on the Libyan culture. As always we say, refer to Libyan culture is when the sons marry they prefer to stay at the same house with parents. Thus, the household start looking for alternative accommodation in new larger size that can get all the households, that choice can be available in the semi-squatters. To test the relationship between the life cycle / age with frequency of mobility in the study used chi-square test, and the analysis showed that, there was a significant relationship between the two; the life cycle / age with frequency of mobility, so that mean when the age grow the frequency of mobility increase.

Clark (1983) said there is an inverse relationship between age and residential mobility. Housing mobility itself, however, is strongly linked to changes in the biographical life cycle out of the house parents, a family, workplace / career decisions, and retirement. The concept of life cycle is considered the best approach to explaining internal migration within a country (Scheiner 2006). The age affects individual's mobility strongly, particularly at the stage of twenties to late forties after which the age effects begin declining. Thereafter, the households mobility are increased in the fifties (Lay 1983), and this finding confirmed by other study that only 5% of households in the mid-life cycle seek to change place of residence (Raouf 1987) and maybe the number of households move due to the designs of the housing units is not appropriate for households and the attributes of housing because some housing units have not provided suitable level of flexibility to suit all households during its life cycle. In general, it is difficult to find relation between a life cycle and occupancy of housing, this difficulty refers to attributes of the life-cycle (Clark 1984). Also, the age is considered as logical reason can lead to housing mobility, (Kachidan, 1985).

The Education Level:

The findings indicate the impact of the level of education on mobility decision. Referring to study area the level of education in Tripoli region as whole is higher than the level of education in the Tripoli sub-region and most of the residents in the Tripoli sub-region are uneducated and in low education level, thus that confirm the fact which say uneducated people do not care about the mobility consequences to such settlement.

The Culture (Size And Housing Style):

Libyans still looking for housing in new features not found in the house before, the cultural level has played a vital role in mobility. Thus, the mobility to the semi-squatting has been influenced by the cultural in term of size and housing type, and this result has confirmed by using the paired T-test. For this, the level of culture must be considered to detect the mobility reason, especially in Libya "the large size and housing style based on Libyan culture is important and impact the mobility decision to the semi-squatter.

Cultural (superstructure): was driven by communication and consensus, also way of life in the urban, was an adaptive response to organization of the city resulting at the biotic level. At the cultural level city is held together by cooperation between actors, because of the household culture.

To conclude factors that influence the mobility to the semi-squatter, the study has established the multiple Regression models to introduce the relationships in statistic. This model used to test the relationship between (frequency of mobility) as dependent variable and economic income, household changes, age, size of dwelling, type of the house and education level as independent variables, thus the result of multiple regression models show whether the mentioned factors influence the frequency of mobility to the semi-squatter or not.

Table 7.14 below illustrates the results obtained from the multiple Regression models. Thus, the table represented an ANOVA output table is provided with multiple regression models. Anova table has shown the independent variables; economic income, household changes, age, dwelling size, type of the dwelling and education level collectively affect the dependent variable; frequency of mobility. For that, all the factors together have a great influence on mobility and growth of the semi-squatter.

Table 7.14: The relationship between economic income, household changes, age, size of dwelling, type of the house and education level with mobility by using ANOVA.

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	28.342	6	4.724	10.643	.000 ^a
	Residual	85.658	193	.444		
	Total	114.000	199			

Source: field work data, output SPSS software

While, table 7.15 illustrate output is provided with multiple regression models thus, the idea is that when the level of significance in the last column is less than 0.05 means that there is significant relationship. So we want to know the specific factor that affect the frequency of mobility directly, we should give a look to table 7.15 because it exemplifies the fact that only the economic income and life cycle / age variables affect mobility and the growth of the semi-squatter. This result shows that, the economic income and the age leads to demand on new attributes of the housing unit, thus, the new attributes which demanded push the residents for mobility to semi-squatter.

Table 7.15: The relationship between economic, household changes, age, size of dwelling, type of the house and education with mobility by using multiple regression.

Model	Unstandardized Coefficients		Standardized Coefficients	T	Sig.
	B	Std. Error	Beta		
Housing frequency times	2.033	.366		5.551	.000
Income	.466	.072	.475	6.519	.000
Household size	-.014	.077	-.011	-.177	.860
Age of head of household	-.239	.100	-.166	-2.395	.018
Size of the house	-.085	.083	-.068	-1.027	.306
Type of the house	.050	.096	.039	.519	.604
Educational level	.024	.084	.020	.280	.779

Source: field work data, output SPSS software

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