

Valuating Objective and Subjective Urban Environmental Characteristics: A Means towards a Better Urban Environmental Quality, Using Hedonic Price and Life Satisfaction Methods (Shiraz Case Study)

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Abstract

Since early Athenian times, when Aristotle was philosophising about the correct way to live the good life, a proliferation of academic theories and religious texts have considered the question of human quality of life and wellbeing. Which housing characteristics, neighbourhood amenities, and urban public services are important in determining individuals' level of wellbeing or quality of life? How policy makers decide where to focus their limited resources? These are basic but critically important questions for citywide planning authorities and neighbourhood organizations that frequently must make decisions about the provision of urban services as they try to enhance the living standards in cities. Making such decisions is very challengeable since many such services and amenities are not traded in the direct markets, and there is little reason for individuals to disclose their true demands or valuation. This paper presents a summary of the outcomes derived from applying Hedonic Price and Life Satisfaction methodologies to provide such valuation for Shiraz city case study.

Key Words: Quality of life, Hedonic Pricing, Life Satisfaction, Urban Services