THE EFFECTS OF IMPROVEMENT PLANS ON URBAN TRANSFORMATION PROCESS IN ILLEGAL BUILT UP/SQUATTER AREAS IN TURKEY: İZMİR AND ANKARA CASES

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ABSTRACT

THE EFFECTS OF IMPROVEMENT PLANS ON URBAN TRANSFORMATION PROCESS IN ILLEGAL BUILT UP/SQUATTER AREAS IN TURKEY: İZMİR AND ANKARA CASES

Today, urbanization problems which have been experienced in the past fifty years in our country have also brought about other deep-rooted problems in other sectors. The migration which started in the 1950s is the major cause of all urban problems. The social and economic problems that arose after migration, later manifested themselves in the physical space; and after the emergence of the first squatter houses a process that later turned into a practice of continuous illegal building construction was to begin. Urban problems have turned into an impasse due to the uncontrolled development and cities spreading hastily towards their peripheries, the changing social structure of cities after migratory waves, continuously mounting spatial problems, lack of policies, an even policies promoting these developments. However, it is stressed by the State Statistics Institute that the speed of population increase will go down significantly in next decades. The decrease in population rate and the focusing of government policies on the transformation of squatter areas give hints for the fact that urban transformation will always be on the agenda in the following years.

In this sense, within the scope of this thesis study, especially the transformation processes which formed in the squatter/illegally constructed areas of the post 1980s in Turkey were investigated in detail. In order to present an objective picture of the transformation processes in those areas, two different samples which experienced the same transformation process in the post 1980 period were selected because different transformation processes emerged in different squatter areas where the same improvement plan was applied. Along with this, as two different work areas, the improvement plans which were applied in the squatter/illegally constructed areas in Ankara-Çankaya and Izmir-Konak municipalities were investigated, and the transformation processes were analyzed and the two different processes were reflected.

At the basis of this study lies the need for investigating the urban transformation processes in squatter and illegally constructed areas, which seems especially to be a problem of big towns and metropolitan cities, and also the thought of identifying the problem objectively. This study aims at identifying **urban renewal form and how the**

transformation process has developed, and under what sort of conditions within the present settlement of the Turkish cities, in other words in squatter or illegally-constructed areas in recent years. In this study, in order to find out under what conditions and in which organizational structure market-based urban transformation processes were realized by individuals and in the leadership of constructors, the squatter/illegally constructed areas in Ankara-Çankaya and İzmir-Konak municipalities, where improvement plans were applied, were comparatively investigated.

Key Words: Urban Transformation Processes, Squatter Areas, Improvement Plans, Redevelopment, Holistic Planning, Partnerships, Participations.

ÖZET

TÜRKİYE'DE KAÇAK YAPILAŞMIŞ / GECEKONDULAŞMIŞ ALANLARDA ISLAH İMAR PLANLARININ KENTSEL DÖNÜŞÜM SÜREÇLERİNE ETKİLERİ : İZMİR VE ANKARA ÖRNEĞİ.

Ülkemizin son elli yıldır yaşamakta olduğu kentleşme sorunları bugün pek çok sektörde yaşanan ve giderek yoğunlaşan problemler zincirini de beraberinde getirmektedir. 1950'lerle birlikte başlayan göç, tüm kentsel sorunların temelinde yatan nedendir. Göçle birlikte ortaya çıkan ekonomik ve sosyal sorunlar, fizik mekana da yansımış ve ilk gecekonduların ardından, zaman içinde yasadışı yapılanmaya dönen bir süreç başlamıştır. Önceleri kontrolsüz gelişen ve hızla büyüyen kentler, göçle gelen sosyal yapı ve bir o kadar da mekan sorunları artan nüfus, politikasızlık ve adeta bu çarpık yapıya prim veren politikalar ve süreçle birlikte, kentsel sorunlar içinden çıkılmaz bir hal almıştır. Ancak önümüzdeki 10 yıllarda nüfus artış hızının önemli oranlarda azalacağı Devlet Istatistik Enstitüsü tarafından belirtilmektedir. Nüfus artış hızının azalması ve hükümet politikalarının da, gecekondu alanlarının dönüşümü üzerine odaklanması, gelecek yıllarda kentsel dönüşümün ön plana çıkacağının ipuçlarını vermektedir.

Bu anlamda, tez çalışması kapsamında Türkiye'de, özellikle 1980 sonrası dönemde geckondulaşmış/kaçak yapılaşmış alanlarda oluşan dönüşüm süreçleri detaylı bir şekilde incelenmiştir. Bu alanlardaki dönüşüm süreçlerini somut bir şekilde ortaya koyabilmek için, 1980 sonrası dönemdeki, aynı dönüşüm süreçlerini yaşamış olan iki farklı örnek seçilmiştir. Çünkü aynı ıslah imar planı uygulanmış olan farklı gecekondu bölgelerinde farklı dönüşüm süreçleri ortaya çıkmıştır. Buna göre, farklı iki çalışma alanı olarak Ankara-Çankaya Belediyesi ve İzmir-Konak Belediyesi'ndeki gecekondulaşmış/kaçak yapılaşmış alanlarında gerçekleştirilen ıslah imar planları incelenmiş ve dönüşüm süreçleri analiz edilerek, oluşmuş olan farklı dönüşüm süreçleri ortaya konulmuştur.

Çalışmanın temelinde, daha çok büyük şehirlerin ve metropollerin bir sorunu olarak karşımıza çıkan gecekondu ve kaçak yapılaşmış alanlardaki kentsel dönüşüm süreçlerinin incelenmesi ve somut olarak ortaya konulması düşüncesi yatmaktadır. Türk kentlerinin yerleşik dokusu içerisinde yani gecekondu/kaçak yapılaşmış alanlarında son

yıllarda yaşanmakta olan ve bu çalışmanın ana konusu olan bir **kentsel dönüşüm türünün ne ve değişim sürecinin nasıl ve ne tür koşullar altında oluştuğunun** irdelenmesine yöneliktir. Bu çalışmada, piyasa temelli gerçekleşen kentsel dönüşüm süreçlerinin, bireylerin kendi başlarına veya bir müteahhit öncülüğünde hangi koşullar ve organizasyonel yapı içinde gerçekleştiğini öğrenebilmek için, Ankara-Çankaya ve İzmir-Konak Belediyeleri ıslah imar planı uygulanmış olan gecekondulaşmış/kaçak yapılaşmış alanlar, -iki farklı kentteki örneklerle karşılaştırılmalı olarak detaylı bir şekilde incelenmiştir.

Anahtar Kelimeler: Kentsel Dönüşüm Süreçleri, Gecekondu Alanları, Islah İmar Planları, Yıkıp-yeniden Yapma, Bütüncül Planlama, Ortaklıklar.

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CHAPTER 1

INTRODUCTION

In the 1950s, Turkey has met the fact of mass migration from rural to urban areas. The national population was 19 million in the year 1945, and the population living in the cities was 25% of the total. In ten years time, the urban population ratio increased to 32 %. In 1980, this ratio reached to 44%, and in 2000, to 65%. The socalled quick process was not only the change at the spatial organization of population. It occurred as a series of important changes in economic, political, social and cultural levels. The government could not produce adequate shelter to the new 'urban population' and migrated groups built their own dwellings creating a special and original form of housing-"gecekondus". In the 1950s, the government began to see the large amount of population living in the gecekondus as potential votes. With the Law of Gecekondu (no.775), these areas gained infrastructure, new roads and streets, and almost a new view of low-middle-class-residential character. After the 1960s, gecekondu, which had started as individual solutions to the housing need of urban poor, grew in number and changed character. Since the public land stock was already eroded during the 1960s, it became impossible for poor individuals to invade public land and build their own gecekondu. Some of the newcomers had to become tenants of the gecekondu owners who had already constructed their second/third gecekondu in order to get rental income.

Between 1983 and 1988, a series of amnesty laws has been put into force. The main aim of those laws was to legalize the existing stock and solve the ownership problem of gecekondu districts. To fulfill this aim, treasury land was transferred to municipalities, implementation was entrusted to them in order to provide housing for low income groups. Development and upgrading laws provided the necessary condition for the transformation into proper apartment housing stock. This transformation had to be rapid and at a mass scale. Apartment housing, in Turkey, has always been seen as the opposite of gecekondu. According to the modernist elite, the gecekondu symbolizes the informal part of Turkish urban society, while the apartment housing was used as the symbol of formal and 'modern society'. After the legalization, the transformation from

gecekondus to planned apartment areas started with market dynamics and development plans. Rising land and real estate rents served to owners of gecekondus as an award with the impetus of market dynamics. Gecekondu population was encouraged by the authorities to unite their parcels so that to be legalized and let multistory buildings be constructed financed by promised credits.

In Turkey, the process of urban transformation continues under more complex conditions in comparison with many other countries. It would be right to search for the reason of this in the socio-cultural, economic and legal-government identities of our country. Especially the process of immigration to cities that broke out in 1950s is the main reason underlying the urban problems. It is unfortunate that Turkey has not been able to pursue a planned demographic policy and urban development. It has not been possible to form a policy of urban development neither with five-year development plans nor with regional and city plans. The laws and governmental system have influenced this negative process and resulted in the rise of urban problems. Lack of control, which is one of the fundamentals of governmental systems and the construction exemptions that have passed in the parliament have had the primary roles in legalization process of illegal constructions in our country.

When urban development, which is mostly unplanned, disorganised and operating mainly outside a scientific basis and planning, was combined with urban decline processes, new problem areas have emerged. Urban decline in big cities and metropolitan areas does not only have economic or spatial impacts, but also have social consequences. The population which immigrates to a big city tends to choose not only the squatter areas, but they also settle down in the areas which have begun to deteriorate. Low rents and cheap houses for sale in such areas seem to affect people's preference of place for settling down. However, the socio-cultural and economic qualities of this new population cause as a result, they face the danger of urban decline in time. Moving the new economic centers to the other parts of a big metropolitan area draws the new investments to these new areas, and, in the end, speeds up the process of urban decline.

Urban transformation in such areas are not only a important issues of our country but it is also on the whole world's agenda. The efforts for searching solutions, in which international organizations, academic circles, governments and local municipalities, private sector and public sector are involved, also bring conceptual definitions with them. As urban transformation requires different applications in

different countries, cities, and regions, it also gains various meanings. However, in general, this concept can be defined as regaining the urban areas - through certain social and economic programs - which have lost their qualities in time and declined with respect to their physical and environmental characteristics and faced social and economical isolation (Hague 2004).

The efforts of urban transformation were speeded up in the western world after the Second World War. In the light of the policies of social welfare which were put in effect in the post-war period in Europe, governments and local governments took on new responsibilities in the construction of the cities which had been destroyed during the war. The rehabilitation of the destructed cities and the regeneration programs for the decayed areas were also subsidized by the governments within the same framework. Whereas urban transformation activities in Europe are applied in decayed areas which have lost their economic value, the transformation of the squatter areas forms the most important part of the urban transformation applications in our country. After 1980s, the transformation of urban areas consists of projects aiming at redevelopment within urban settlement area for the purposes of preservation and rehabilitation within the framework of a program, and covers the problem areas which need to be reorganized.

The starting point of this thesis study involves presenting objectively urban transformation process that formed in squatter/illegally constructed areas where an **improvement plan** was applied after 1980 in Turkey. The urban transformation processes realized all over Turkey resulted in transformation of buildings by individuals or in the leadership of constructors in line with construction rights. This study aims to investigate under what conditions transformation process was realized in Turkey, the reasons which led to transformation, and the organizational structure of it in a detailed way, focusing on the samples carried out in two different cities. Another purpose of the study is to show the formation of organizational and financial structures of the transformation processes which have formed in our cities so far and finally to understand the effect of improvement plans' decisions on this process. At the end of this transformation, with respect to holistic planning and urban transformation, it is essential to determine what kind of approach should be developed with the help of the organizational and financial structures of the investigated foreign samples.

"**Improvement plan**" is a plan prepared in 1/1000 scale and defined with the Act numbered 2981/3290 relating to the regulations to be applied to buildings which were constructed illegally to the Act of Squatters. According to the law, improvement

plan was defined as a reconstruction plan aimed to bring structures, which were formed irregular and reliable condition (Keleş 2004).

Today in Turkey, one of the most fundamental reasons of the problems of urban transformation in such areas are that holistic planning approaches cannot be developed. The urban transformation projects which were applied in our cities are projects aiming to transform the neighborhoods mainly plot by plot. On the other hand, in areas where transformation projects will be applied, a holistic planning approach needs to be developed which assesses the social, spatial, and economic data together with the development dynamics of a region, and which interferes with a city with more dynamic tools.

Another factor that has been influential in bringing the concept of "urban transformation" to the agenda in our country is the phenomenon of earthquake. Especially the Marmara Earthquake in 1999 made many people understand the degree of seriousness of the quake factor in big cities. This condition depicted the drawbacks of unhealthy constructions strikingly; and in this way, the importance of urban transformation has always been kept on the agenda. Although urban renewal is not a new concept for our country, the principles of renewal have not been discussed fully yet and there has been no compromise on this issue. It is also observed that there have been no sanctions from the perspective of law and government. Hence, this study looks at the present condition of urban renewal in our country. In this respect, in one hand, the government structure of our country and the present laws are reviewed; on the other hand, the planning dimension of renewal in our country is focused on. It appears that, in this way, a set of suggestions which are specific to our country will be developed.

1.1. Purpose, Methodology and Research Process of the Study

This research study aims to investigate the changing process which is observed in recent years in squatter areas in all big metropolitan cities in Turkey where an improvement plan has been applied. This so-called phenomenon is a kind of urban renewal which is specific to our country and to those in similar conditions. In other words, the urban renewal style of our cities displays significant differences from the earlier and recent urban renewal processes which industrialized western countries have undergone with respect to both formation reasons and planning and application.

It is a known fact that the need for urban renewal in the U.S.A and the western European countries, such as England, Germany and France was an outcome of the obligation of reconsidering and redesigning the unhealthy, declined and old urban settlements which had been primarily caused by the industrial revolution and later on by 1st and 2nd World Wars. All the efforts to this purpose led to planned and collective urban renewal samples in those countries as a result of a specific evolution process.

There seems to be an unquestionable necessity for urban transformation in the cities in our country. In the cities like Istanbul, Ankara, and Izmir, which hold the biggest populations, the regions that really necessitate renewal are getting more and more declined. It is observed that –in the transformation process of the squatter areas where an improvement plan has been applied- available buildings are knocked down one by one and then reconstructed. Which significant factors play important roles in these transformations and changes in both single-plot transformation works and large-scale urban transformation projects? What sort of transformation is being realized, in which parts of the cities, and under which conditions? This study focuses on the causes and effects of the urban renewal form which is specific to our country as stated above.

At the basis of this study lies the need for investigating the urban transformation processes in squatter and illegally constructed areas, which seems especially to be a problem of big towns and metropolitan cities, and also the thought of identifying the transformation process objectively. This study aims at identifying **urban renewal form and how the transformation process** has developed, and under what sort of conditions within the present settlement of the Turkish cities, in other words in squatter or illegally-constructed areas in recent years? In this research study, the transformation process experienced in the squatter and illegally-constructed areas in our two big metropolitan cities –Ankara and Izmir, in both of which improvement plans have been applied, will be investigated, and besides, the effects of physical plans in this process will be identified, and then a set of suggestions will be developed in order to create a healthier process.

The purpose of the study – in line with the urban transformation samples realized in similar areas in the world – is to develop outcomes that will enhance the urban transformation process which overlaps with the process of planning, the legal-managerial opportunities in squatter and illegally-constructed areas in Turkey, its conditions and applicability. To this end, the urban transformation applications, which were realized and thought to have been **successful or failed in various countries**, cities

and in similar settlements, were taken as a guide; and all the principles and organizations which enabled these applications to succeed or vice versa, will be investigated.

Questions Relating to the Purpose And Origins of the Research

At the basis of this research study lies the fact that there is no well-established urban renewal policy in our country, and that this brings about many problems from a managerial viewpoint as well as legal, socio-cultural and economic reasons. For this reason, the capacities and places of local municipalities with respect to urban transformation will be investigated within the scope of Ankara-Çankaya and Izmir-Konak Municipalities. The questions selected for this research are:

1. What are the reasons which necessitate urban transformation in the urban space? In what way is the allocation of the urban transformation processes - carried out in the squatter areas where an improvement plan was applied – being realized in the urban space? For example, what sort of urban transformation activities are being realized in squatter areas? What is the organizational structure of urban transformation processes and what are the conditions for project formation?
2. An examination of urban transformation in squatter/illegally constructed areas where an improvement plan was applied.
    - **A.** Urban transformation projects (large-scale urban transformation projects realized in squatter areas by demolishing / reconstruction).
    - **B.** Single - plot based redevelopment process by demolishing / reconstruction (construct – sale).
    - **C.** Vacant - plot based development process. Urban transformation done in vacant plot on the basis of single plot.
    - **D.** Co-operative based redevelopment process. Urban transformation formed with the leadership of a constructor under the protection of co-operative using a number of plots and development plan.
    - **E.** Add-on Floors.
    - **F.** Unaltered Buildings. Buildings that are not transformed.
3. How is the distribution of plots according to the **roads, ownership** and **other factors** of the urban transformation processes in the squatter areas where an

improvement plan was applied? This condition is of importance with respect to the number of floors and height a building because such features as conditions of development, road width, the number of floors and the location of the region constitute the most important factors in the realization of urban transformation processes. At this point, the data to be obtained are:

- Location of the plot,
- Accessibility of the plot,
- Condition of ownership,
- Front of the plot and its depth,
- and the number of floors.

4. In general, the following sub-titles are the most important factors that form the urban transformation. There are many urban problems in squatter/illegally constructed areas which will be transformed. In which part of the squatter areas are transformed regions located within the city? What are the general transformation potentials of such regions where there are urban problems and which require urban transformation?

- Lack of identity,
- Lack of economic vitality,
- Unqualified physical environment,
- Unhealthy construction,
- and urban environmental problems.

5. What is the point of view of the **local municipalities** to squatter areas where urban transformation is being carried out?

- Is it an application of a classic development plan?
- Does it aim to increase the number of new spaces for facilities?
- Does it aim to construct modern roads?
- Is it an application to solve the problems of infrastructure?
- What are the experiences of the municipalities with regard to urban transformation?
- Are there any staff employed in the body of the municipalities who are expert in urban transformation?

1.2. Methodology of the Study

In order to enrich the study, master's and doctoral studies which were carried on about the subject were also used at various stages of the study. Scientific articles published in Turkey and out of Turkey were identified through a library search, studied and their contents and important sections were reflected. The references were classified according to this study's sections and the subjects of the sources. Especially in the preparation of the conceptual –theoretical sections, internal and external literature was required for reference. The articles which were taken from Turkish and foreign publications and daily newspapers also contributed a lot to the study. It is to be noted that public sources also had a great role in making the subject more concrete. To this end, all the publications of the Ministry of Culture and Tourism, the Ministry of Public Works and Housing and the other ministries, the publications of chambers and official newspapers were used.

In addition, the projects of Ankara-Çankaya and İzmir-Konak municipalities that relate to urban transformation were also investigated. Also, the files in construction-certificate archives for the buildings constructed in areas whose transformation was realized were investigated, and we tried to gather detailed data on the organization of the transformation, the owners, and agreement conditions. This case study was carried out in two parts: The first part covered the identification of the boundaries of the improvement plans made after 1980 in Izmir-Konak and Ankara-Çankaya municipalities. Also, within this study, the improvement plans realized between 1986-1987, and the base maps prepared between 2003-2004 were obtained. In order to identify the transformation in squatter areas, improvement plans and base maps were compared; and besides, the transformed buildings were identified using the satellite-views taken between 1989 and 2005. In the second part of the study, an investigation of building certificate archives was carried out for the transformed buildings with sampling rate of %5. In April 2006, the files of 292 buildings were investigated in Konak Municipality building certificate archives for about a month; and similarly, during September in 2006, the files of 191 buildings were investigated in Çankaya building certificate archives. From these files, the owners of the buildings, the names of the firms that constructed the buildings, if built by a constructor, the number of flats the land owner had gotten and the number of flats the constructor owned and the certificate dates of the buildings were all obtained from the archive files. With the help of these data, the

kind of transformation that the buildings had undergone and the contract rate between the land owners and the constructing firms were also obtained.

This thesis study was **designed** in six chapters:

First of all, the introduction presents the purpose of the study, its scope and limitations, and the methodology.

The second chapter deals with urban transformation at theoretical and conceptual basis. In this sense, the phenomenon of urban transformation is discussed within the dimension of its principles, and the principles are identified. In this way, the related concepts are given in detail. The origins of the **concept of urban transformation** in different societies according to economic structures and cultural profiles have been studied in detail. In this sense, various transformation samples from **Europe, America, and Asia** have been studied in order to gain a better insight into the subject. This chapter draws a profile of the process extending from renewal to regeneration, redevelopment and rehabilitation.

The third chapter, in which the strategic dimension of urban transformation is dealt with, focuses on planning, approaches in urban transformation, its principles, strategy development, and **legal, governmental and organizational models**. This chapter also looks at the planning principles and approaches agreed upon within the transformation applications which were realized in specially-qualified regions and they are presented with samples.

The fourth chapter discusses the place and role of urban transformation in our country. Within the scope of this chapter, the evolution of planning that our country has undergone, the chaos experienced in planning, the contradictions and disputes, **the problems and drawbacks that the legal system** brought, the bottlenecks caused by the governmental structure, and the illegal construction processes caused by the disfunctional control mechanism have all been investigated; and besides, the applications carried out on the transformation of disorganized urban profiles and decayed areas through improvement were also reflected. Also, Turkey's vision and capacities of urban transformation in European Union process were compared with the approaches envisaged by the Union; and the position of our country has been identified.

Following these identifications, in the fifth chapter, the level of the urban transformation in squatter and illegally-constructed areas where an improvement plan

has been applied within the boundaries of Izmir–Konak and Ankara-Çankaya municipalities was investigated; and in this way, the approaches and capacities of urban transformation were explained at the level of local governments in our country. Within the scope of this chapter, we identified the buildings in the squatter areas whose transformations were completed. Regarding the buildings which were transformed, we tried to investigate in which part of the squatter areas they were located. We also investigated which buildings were transformed by demolishing, which ones from empty-plot, which ones by cooperatives, and which ones remained the same. As a result of this investigation, we identified which buildings were constructed in the leadership of a constructor with a contract with the land owner and which buildings were constructed by the building owner by getting another extra floor constructed. As a result, the urban transformation processes which developed in different directions in the squatter areas in İzmir-Konak and Ankara-Çankaya Municipalities, where improvement plans were applied after 1980, and the reasons behind them were investigated comparatively. Differences in improvement plans of two municipalities and their effects on mentioned transformation process are also presented in this chapter.

The sixth chapter presents an evaluation of the previous chapters, the results, and the implications, and lays the principles of urban transformation which are specific to our country in the light of the general principles. In this sense, this chapter identifies the strategic approach that our country is to own and the place and role of urban transformation in the planning process within the framework of legal and governmental model. Within the scope of this chapter, necessary requirements for the introduction of an urban transformation approach - that can adapt to the conditions in our country and that are supported by the laws covering an effective governmental dimension – are assessed and suggestions are presented.

1.3. Limitations of the Study

Space Limitations: The space limitation relating to our case study has been determined to be Turkey. Two big metropols of our country were selected as the sample area in order to obtain the data relating to the case study, and the place of the municipalities in these metropols has been identified with respect to transformation.

Limitations of the Subject: This study was outlined with the limitations put by the aimed target and the fundamental acceptances. In this sense, the socio-economic,

cultural and physical and spatial dimensions of the concept of urban transformation have been dealt within the scope of the subject; and besides, the governmental and legal dimensions of urban transformation as well as its relation to planning and strategic approach were also discussed.

Limitations of the Methodology: The methodology of the study includes a literature review of studies carried out in Turkey and abroad, a review of the doctoral and master's studies related to the subject, and an evaluation of the reports, documents and data obtained from related institutions and organizations, national and international contracts and reports. In addition, the boundaries of the squatter and illegally-constructed areas, where an improvement plan was applied within Izmir-Konak and Ankara-Çankaya municipalities, were identified. Also, the construction-certificate archives of the two municipalities were searched, and the transformation process of previously determined buildings were investigated in detail. The buildings which were investigated in the archives were taken into consideration within a 5% sampling rate (1 building in 20).

Limitation of Time: The limitation of time covers the time period from 1980s on including the transformation process within squatter and illegally-constructed areas. This study has been planned in a way so as to gain an insight into the past period and question the present situation so that it could be a preparation for the future.

1.4. Selection of Case Area

The selection of the sample area for this study was done based on observations, and preliminary research on the subject. The phenomenon being investigated is in fact observed in all big metropolitan cities of Turkey and even in middle-sized towns. In this sense, this research could also be done in any of such cities as Istanbul, Izmir, Ankara, or Bursa and so on. However, it is inevitable to carry out this research in Ankara and Izmir owing to such limitations as human power, time, and so on.

After determining Ankara and Izmir as the main locations of the research, the problem was to determine which regions of Ankara and Izmir would be selected because the kind of urban transformation dealt with in this study is commonly observed in many regions of these two cities (for example, exterior municipalities of Izmir, such as Karşıyaka, Bornova, Buca, Konak, and Çiğli). Therefore, for the reliability of the research, as a result of the sample area selection for the reasons of that the history of the

region is known and that all the information regarding the transformation phases that it has undergone so far are available made us select Izmir - Konak and Ankara - Çankaya Municipalities which are central municipalities, where improvement plans were applied in their squatter areas.

Furthermore, as urban transformation emerges in different ways in different cities, two different sample areas were selected so as to reflect the transformation process in a more sound way. Naturally, the central towns of Konak and Çankaya were especially chosen for this study as they stand for their metropolitan areas the best. In addition, the fact that urban transformation was felt a lot physically and that no analysis was involved in this detail was another important factor. Finally, the institutional facilities, obtaining the plans and necessary satellite photographs in both municipalities and the permission given by both municipal authorities to work in building-certificate archives were also other important factors.

1.5. Fundamental Acceptances of the Study

In the after period of 1980s, a detailed study carried out in squatter areas, which is similar to our study, had been done by Tansı Şenyapılı. That study discussed the transformation of the old squatter areas and the phenomenon of apartment buildings in those areas (Şenyapılı 1996). This study by Şenyapılı offers suggestions in a general framework. It was carried out in 1992 in Ankara, Gaziantep, Istanbul, and Izmir in 62 districts with a participation of 2800 person, and covered owners of houses in squatter areas, renters, owners of apartments built in squatter areas and constructors and seller groups in the same areas. The selection of the streets and the houses where the survey was carried was determined by Konda. The point we contributed to in this survey was the data gathered on the construction of apartments in squatter areas from 1980s to the present time, which was an easily observable process. This process seems to be realized with the financial and organizational capacity of the population living in the squatter areas. According to Tansı Şenyapılı (Şenyapılı 1996), this issue is not a matter squatters, but it is a result of the transformation in the low-income housing stock. It is not a question of people immigrating from the rural areas and building houses on other people's lands illegally and without any permission either. However, available squatter stock transforms and accommodates people coming from the rural. This transformation

happens in the form of "apartments". In short, the problem of "gecekondu" is over, and the new term for it is "transformation".

Another detailed study includes Istanbul Area Development and Transformation Researches, which were started by Istanbul Greater Municipality in collaboration with the university in 2004 after the Marmara Earthquake which struck the region in 1999, as a separate study. This so-called study focused on the identification of the planning approaches, means of application, and governmental processes within the framework of transformation of physical, social, and economic structures in Istanbul. For this study, four different universities developed suggestions in relation to transformation in squatter areas in Avcılar, Fikirtepe, Bayrampaşa, and Gülsuyu. This study also discusses the necessary steps to be taken related to Istanbul – oriented vision, strategy, and urban transformation.

Of the research studies done abroad on urban transformation, six different research studies were investigated. The urban transformation projects realized in Hapdong-Korea, Ju-er Hutong-China, Singapore River, Dharavi-India, Fernao Cardim-Brasil and Bijlmermeer-Holland were investigated in detail based on the criteria of definition and evaluation. The reason why these samples were selected is that they contain similar or very close characteristics to the transformation conditions experienced in Turkey. In general, as the squatter areas, slum areas and the housing regions are transformation projects, these research studies were included in this study as well.

This study primarily presumes that urban decays, social transformations, economic, cultural and physical changes are caused by the changing social expectations which vary depending on time and space. This forms the source of the necessity for urban transformation. Considering the investigated samples, the elimination of urban decay lying at the base of the need for urban transformation is accepted to be an obligation for regaining a city's life-style and unique buildings.

- This thesis study is based on the fundamental assumption that our country is undergoing a process of rapid and severe urban decline, and that this process has socio-economic, cultural, and physical and spatial dimensions.
- One of the most important assumptions of the study is that the decays observed in our country are hard to be eliminated with available laws. Whereas each developed country has a definite urban transformation law, the concept of urban transformation is not touched upon at all in the laws in our country.

- The duties and authorities of municipalities with respect to urban transformation are not quite clear though they are the most effective local government units. This is not mentioned in the laws at all.
- It is possible to say that urban transformation dynamics have much larger and more complicated dimensions especially in big metropolitan cities in our country. Rapid urbanization development and modernization's unbearable pressure leads to a series of problems and a chaos, in its real sense, in our big cities. Under the pressure of the society's rapidly changing social structure and the tendency of cities in turning to metropols by changing rapidly, urban transformation seems to be one of the phenomena that needs to be handled and investigated with care.
- There are still many things to do in our country with respect to planning and it seems remain far behind the urban developments, which results in illegal constructions in our cities. Such a tendency of constructions forms in time the basis of the declined areas. The most striking side of this condition was experienced in the earthquake in Marmara Region in 1999. The earthquakes we experienced and the ones that might possibly strike the region in the future make us feel deeply the necessity for urban transformation and its importance as well.

CHAPTER 2

DEFINITIONS AND CONCEPTS FOR URBAN TRANSFORMATION

2.1. Urban Transformation in the Literature

Urban areas are the outcomes of complex and dynamic systems. They do not only change as a result of many physical, economic, social and environmental factors, but they are also the prime generators of many such changes. Urban areas are therefore transformed through several sources of influence. The transformation however can be toward either positive or negative. As an urban policy strategy, urban transformation deals with the negative aspects of urban change.

The literature of urban transformation, consisting of wide and rich issues and activities, includes many definitions of the term with emphasises on different aspects of urban transformation. Reviewing many of these definitions, the term can be defined as 'a comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change'. Urban transformation interventions may vary according to the problems of localities. Some may aim to revitalise a declining activity, or a social function; to encourage social integration in the areas suffering from social exclusion; and/or to return the environmental and ecological deprivation back to a balanced level, while others may aim to regularize squatter areas and illegal urban developments, and to redevelop urban areas where standards of quality of life are highly low compared to other parts of the city. Therefore, urban transformation interventions need to have a deep and multifaceted understanding of the processes and sources of urban problems, and they should be the outcome of an agreement on what one is trying to achieve and how (Lichfield 1992).

Urban transformation, as an urban policy strategy, serves for five major purposes which are:

1. to establish the direct relationship between 'urban physical conditions' and 'social deprivation';

2. to respond to the continued changing urban needs and demands in time;
3. to achieve economic success as a foundation for urban prosperity and quality of life;
4. to respond to the need to make the best possible use of urban land and to avoid urban sprawl;
5. to show the importance of recognition that urban policy mirrors the dominant social conventions and political forces of the day (Roberts 2000).

Starting from the 19th century to today, various urban transformation interventions have appeared in order to solve the problems of urban deprivation and decline in both Western and Turkish cities. Urban renewal, urban reconstruction, urban development and redevelopment, urban improvement, urban rehabilitation, urban preservation, urban conservation, infill development, urban refurbishment, re-urbanisation, urban (re)strengthening and urban relocation are some of these urban transformation interventions emerged within the last two centuries. Among them, especially urban development, urban redevelopment and urban regeneration have become the most common urban transformation interventions over the last three decades.

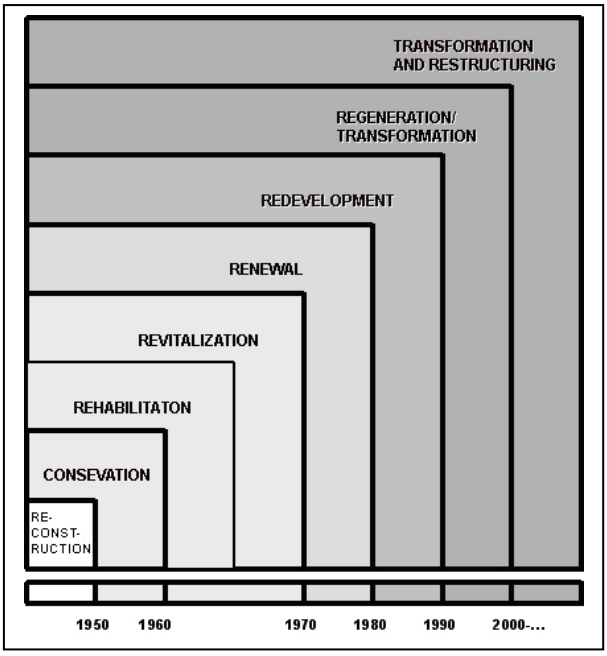


Figure 2. 1. Concepts and Processes related to Urban Transformation (Bimtaş Planlama Grubu 2006).

Coupled with the privatization policies, a number of urban transformation projects have been launched in both European and North American cities throughout the 1980s in order to develop or redevelop especially old industrial and harbour areas, declining and deteriorated parts of cities. These projects were generally planned as 'flagship projects', and used as the catalysts for economic and physical regeneration. Canary Wharf in London, Albert Docks in Liverpool, Symphony Hall in Birmingham, Waterstad and The Cultural Triangle in Rotterdam, Battery Park City and South Street Seaport in New York can be given as the examples of these projects. Most of flagship schemes were developed on public-private partnerships. The central government agencies, such as urban development corporations, mostly took the leadership of these projects. A significant characteristic of these development and redevelopment projects is that major infrastructural services and land development were provided by the central government funding in order to attract private sector investments to such project areas. In this sense, there is a wide recognition that the urban transformation schemes of the 1980s and early 1990s mostly served for the benefit of private investors and developers. Another common opinion about such projects is that they were significantly used as the crucial means of city-imaging and city-marketing programs. These projects were developed and redeveloped declining and deteriorated parts of cities by using chic architecture, stylish and elegant materials, the replicas of world-famous artefacts, creating well-designed and attractive public spaces and constructing the buildings with prestigious leisure and cultural activities, such as symphony halls, music halls, convention centres, art galleries. Some of the prominent projects, such as Canary Wharf, were designed by name 'architects' with various architectural styles. In this way, the economic and symbolic functions of urban space were over-emphasised in order to attract not only national and international investment, but also visitors and tourists (Bimtaş Planlama Grubu 2006).

Starting from the 1990s, urban regeneration has been used more and more common as an urban transformation intervention. These projects have generally been established on partnerships, which principally include public, private, voluntary, and community sectors. Most of regeneration projects have been led by competitive, cooperative and entrepreneurial local authorities, and central government agencies set up at the regional-level (such as regional development agencies, urban regeneration agencies), or quangos. (Quangos are organizations that operate independently but with support from the government) (Oxford Advanced Learner's Dictionary 1995). Private

consultancies (eg. urban regeneration companies) have become to play more and more active roles in the design, plan and organisation processes of these schemes in some countries, such as in the UK. In such projects, the public sector has started to encourage the private-sector stakeholders to take part in the provision of major infrastructural and land development services. The emphasis on public interest is significant in these projects where an integrated approach to economic, physical, social and environmental regeneration seeks to be achieved. Besides, urban sustainability is an inevitable policy for the recent urban regeneration projects. Finally, the promotion of existent cultural and historical values and assets of cities has become a remarkable feature of these projects in relation to city-imaging and city-marketing campaigns (Bailey and Robertson 1999).

Urban regeneration projects show variety in terms of their targets and regeneration approaches. There are various projects developed for **economic, physical and environmental regeneration**, such as Albert Dock Project in Liverpool, a project which aimed to transform the old docks into a marina, business park, and housing, commercial and leisure centre of the city. Some projects target **social regeneration**. In such projects, urban regeneration strategies mainly aim to improve economic and social welfare of communities living in declining and run-down areas, by particularly creating new job opportunities, providing education and training programmes, improving the quality of labour forces. In this sense, Lowell in Massachusetts, and Cruddas Park in Newcastle upon Tyne are good examples. Some urban regeneration projects are used as **catalysts for city-imaging and city-marketing programs** in order to attract inward investment, tourists and visitors to declining areas. The Quayside Project in Newcastle upon Tyne, which has been led by the partnership of both Newcastle and Gateshead local authorities, includes a number of schemes, such as Baltic Flour (an art gallery), The Sage (a music hall), Blinking Eye (a pedestrian bridge over the Tyne River), which play significant roles in order to build a new image for the Quayside and therefore for both Newcastle and Gateshead. Another type of regeneration projects are **based on mega-event organisations**. In this sense, Barcelona is one of the leading cities in Europe. There are also **culture-led regeneration** projects. Gugghenheim Museum in Bilbao, Waterfront Hall in Belfast, and Tate Galery in Liverpool are such schemes seeking to vitalise the city's economy through the development of cultural activities. Finally, there are **conservation-led regeneration** projects. Edinburgh City has been successfully implemented a number of such schemes (Ball and Maginn 2005).

When the best practices of the recent urban transformation projects in European Union countries are examined, it is possible to identify 8 common key features. First of all, these projects are based on **strategic planning approach**. That is to say, they consist of strategies guided by a vision and modified according to changing economic, social, physical and environmental conditions.

Second, the recent urban transformation projects acquire **multi-actor** and **multi-sector approach**. They are based on partnerships embarrassing not only public and private sectors, but also voluntary groups and the communities or groups related to urban transformation projects areas. For this reason, another remarkable feature of the best practices is the **holistic planning approaches**. They are developed through participatory processes where all the stakeholders are involved in the planning and development of the projects. Participatory platforms, such as residents fora, business fora, and panels, are developed in order to sustain the involvement of all stakeholders and give them a right to say about how the projects need to be planned, developed and implemented. Participatory platforms are also used for community empowerment and capacity-building. Additionally, in such projects, a new group of professionals, called 'community workers', play significant roles. Community workers are involved in the urban transformation projects from their launches, to the determination of problems and needs of the communities in the project areas, the finding the solutions to the problems and implementation of proposals through collaborative and participatory processes. They therefore seek to sustain the long-term support of communities to the projects.

Fourth, the best practice projects are based on a **comprehensive** and **integrated development model**. They generally deal with the problems with various aspects, such as economic, physical, social, and environmental aspects, and their proposals are to be developed by integrating these aspects of the project areas. Legal, organisational, institutional and financial dimensions, and monitoring and evaluation of these projects are also designed and identified before they start.

Fifth, the best practices are **local-based** projects. In other words, there is no 'prototype model' which offers a successful urban transformation for a declining or deteriorated area. Every single locality has its own decline conditions, problems and needs which have to be examined and solutions are to be proposed accordingly.

Sixth, these urban transformation schemes are open to considerable **changes in the institutional structures** over time. They are also open to **new institutional developments**. Here, it is important to emphasise that, in the EU countries, urban

transformation projects are generally supported by central-government policies and programs beside the local authorities' projects and plans. For example, in the UK, all the strategies, legal acts and regulations, and programs related to urban transformation are led by the central governments. The central governments in the UK also provide guidelines for the local authorities to follow in urban transformation projects. One of the primary changes in this country can be seen at the institutional level. Urban development corporations, urban regeneration agencies and urban regeneration companies are the new agencies set up subsequently and played the leading roles in the urban transformation schemes since the early 1980s.

Finally the best practice projects successfully **mobilise collective efforts** and provide the basis for the negotiation of appropriate solutions. For this reason, it is crucial to develop urban transformation projects through holistic methods and processes. It is widely recognised that the long-term success and sustainability of such projects can be only attained by mobilising collective efforts (Cameron and Smith 2005).

2.2. The Meaning and Scope of Urban Transformation

Our cities today are experiencing an urban decline as a result of such causes as overpopulation, economic conditions, lack of social consciousness and wrong selection of a place. As in many places in the world, this decay is felt deeply in our country and observed not only in under-developed countries suffering urbanization problems but also in developed countries experiencing rapid renewal processes since 19th century. The experience of decay due to various factors has led the responsible authorities in such cities to the search for solutions to eliminate this decay. The **concept of urban transformation** has been put forward as a consequence of this search and as a solution.

One of the most important factors that shows whether a settlement requires an urban transformation or not is the dimension of **lack of urbanization**. Hence, identifying these conditions is of prime importance. If **lack of urbanization** is at a high level, then this condition is taken for granted as an important factor indicating the presence of necessity for urban renewal. **Lack of urbanization;** every physical and economic decay which draws attention in a settlement does not mean that there is a lack of urbanization there. In their definition of this term, Brown and Madge simply regard

lack of urbanization as unsatisfactory and undesirable conditions on economic, sentimental, physical and behavioral grounds where a social agreement is at a low level. (Brown and Madge 1982). On the other hand, Towsend defines lack of urbanization as the observable disadvantage of an individual, a family or a group compared to a local society or a larger community or nation (Townsend 1987).

It seems to be hard to find the right definition that will explain urban transformation in full due to the complexity of the problems involved in the process. There seem to be some differences in the use of the term resulting from perceiving the phenomenon of urban transformation differently. At the 1st International Seminar on Urban transformation held in Den Hang in August, 1958, the experts agreed on the fact that the fundamental **purpose of urban transformation** is to change the urban environment on purpose through a planned interference and an injection of regeneration in order to address to the needs of urban life and work of available areas at present and in the future.

When the meaning of the phenomenon of urban transformation is examined, it is possible to find various definitions that refer to 'transformation'. According to one definition, transformation is " a process which provides redevelopment or change of old urban settlements in line with today's social and economic conditions" (Atalık et.al. 1985).

In other words, urban transformation is defined as "re-planning the present cities and centers and applying this in order to redesign and suit them to today's requirements" (Hasol 1998). Also, in another definition, urban transformation is expressed as "bringing a whole city or a part of it –by means of public investment or help- to the level of today's changing conditions for the purpose of clearance of poor neighborhoods, for improving and protecting the buildings and providing better housing and public buildings" (Keleş 2004), and with this definition, the important role of the government in renewal applications is also emphasized.

In general, urban transformation has been defined as "**comprehensive vision and action**" which tries to solve urban problems and provide for permanent solutions regarding the economical, physical, social and environmental conditions of a district undergoing specific changes (Thomas 2003). This definition has been linked to three fundamental issues. In this context, urban transformation:

1. Is intended to change the nature of a place and in the process to involve the resident community and other actors with a stake in its future.

2. Embraces multiple objectives and activities and activities that across the main functional responsibilities of government, depending on the area's particular problems and potential.
3. Usually involves some form of partnership working among different stakeholders, although the specific institutional form of partnership can vary (Thomas 2003).

The above mentioned three issues in fact determine the three key concepts for urban transformation:

- **Participation,**
- **Roles and responsibilities of the public sector,**
- **Partnertships (roles and responsibilities of the stakeholders)**

As can be seen, the essence of the concept of urban transformation, covers a dynamism expressed with the concepts like change, transformation, regeneration, and vitality. This dynamism is the basic factor in giving its real characteristic back to the city, which was destroyed in time by natural and artificial factors. With this definition in mind, it is possible to define urban transformation –in its general sense- as the action of transformation, improvement, regeneration and sometimes redesign of a city's infrastructure which has decayed in time and waits for reuse as a consequence of the potential rise in its land value in line with today's socio-economic and physical conditions in a strategic approach formed by the social and economic programs.

2.2.1. The Purpose of Urban Transformation

The purpose of urban transformation is regeneration of the sections of a city which are important for the city, where these processes are already being experienced, but which are old, decayed and destructed due to various reasons. This process is also related to the economic inputs that use of available resources will bring about – as well as the obligation of preserving and continuing a city's cultural heritance and identity. When the applications of urban transformation in Europe and the U.S.A. are examined, it can be seen that they took place more in city centers, in decayed or abandoned depot and industrial regions or at seaside constructions like shipyard, port and dock. In short, fundamental purposes of urban transformation are:

- To redesign the decayed areas of a city in a well-planned way with satisfactory transportation, infrastructure and social facilities in order to minimize the problems of social deterioration and avoid the problems of urban decay in the long-term.

As can be seen, all kinds of planned interferences done to avoid problems resulting from environmental and structural differences arising in a city are in general called as "urban renewal". The interferences regarding the solution of these problems are applied within the range of the whole city, neighborhood, streets, place of a structure, plot scale.

- At the 1st International Urban Renewal Seminar held in August, 1958, there types of interferences of urban renewal had been determined:
    1. Redevelopment that includes demolishing and reconstruction,
    2. Rehabilitation or improvement of an original building,
    3. Preservation of historical monuments which are generally away from housing areas.

However, in urban renewal works that took place later on, preservation was regarded as a form of rehabilitation. In this sense, the types of interferences were defined as **rehabilitation**, **redevelopment** and a **combination of both**. On the other hand, urban renewal projects were pointed out in three ways:

Firstly, as the clearance of the slums or decayed areas, and preparation of the land for redevelopment in line with planned uses;

Secondly, rehabilitation and preservation of buildings and improvement of social facilities in coordination with the local government;

Thirdly, as a combination of the first two. Both approaches cover keeping the original population on the land in their place and re-housing them in a different part of a city.

2.2.2. Changing Policies on Urban Transformation and Ways of Interference

Urban transformation policies and ways of interference applied since 19th century onwards have always shown variance. From mid 1800 to 1945, the most important form of interference against physical and social decay in cities was **urban**

renewal. In the after period of industrial revolution, the environmental pollution which increased in industrial cities, disorganized construction of industrial regions, crowded and low-standard housing areas led to the emergence of unhealthy cities (LeGates and Stout 2003).

After the Second World War, urban transformation has also been effective in the process of **reconstruction** of cities. In the post-war period, gross destructions in the European cities placed the subject of widespread reconstruction of cities on the agenda. The urban policies of 1940s and 50s envisaged the replacement of the old urban areas by the new ones, and reconstruction of cities through elimination of physical problems taken over from the past. For instance, in the USA, the US Housing Act (1949) made it possible for urban renewal to get institutionalized (LeGates and Stout 2003). As a result of the plans prepared for internal urban areas, the priority was given to slum clearance, and as part of this process, vast destructions were done; and they were replaced by multi-storey housing blocks in those regions (Noon, et. al., 2000).

1960s were the years when **urban improvement** and urban renewal projects were given priority. In that period, the European countries abandoned general urban improvement and renewal policies, and made a transition to area-focused programs based on social problems (Couch 2003). Whereas urban decay was seen as a disorder by mid 1970s, it was explained by structural and economic causes by the end of 1970s (Balchin 1995). It was especially observed that the actors who started and carried out the transformation projects covering urban centers and their surroundings showed variance (Roberts 2000). 1980s, as happened in many fields, was the period during which significant changes were realized in urban transformation. During that period, the idea of urban transformation under the leadership of the central government was completely abandoned; and the importance of partnership in urban transformation was stressed, and in addition, the role of the private sector was brought up. The importance given to **urban redevelopment** policy is another striking characteristic of urban transformation projects.

1990s witnessed urban regeneration, known as the most important form of interference in **urban transformation**. One of the leading characteristics of that period was that the existence of urban transformation process which involved many partners, new problems, and interferences was accepted. As well as the private sector, the importance of the participation of various walks from the society into urban transformation process was emphasized; and new legal regulations were introduced.

1990s were the years when new institutions were established in the field of urban transformation (Stewart 1994). That was also the period during which the necessity for the construction of sustainable cities and regions based on economic, social, and environmental factors was recognized. In this sense, 1990s was a kind of turning period with respect to the emergence of variance and richness in applications as a result of the use of European Union (EU) funds by many member countries (Roberts 2000). Green Paper on the Urban Environment published by the European Union and the political documents like ESDP (European Spatial Development Perspective) and special documents like URBAN prepared the grounds on which urban regeneration would be discussed (Roberts 2000).

As a result, from 19th century onwards, there seem to be a variety of rich forms of urban transformation policies and interference which are applied in order to find solutions to the social, physical, economic, and environmental decay in cities. Apart from the urban transformation strategies mentioned above, it seems that there are also strategies such as urban rehabilitation, urban revitalization, urban preservation, infill development, urban refurbishment, re-urbanization, urban strengthening and relocation (Günay 1995).

POLICY TYPE	**1950s Rebuilding+ Reconstruction**	**1960s Preservation+ Conversation**	**1970s Rehabilitation+ Revitalization**	**1980s Renewal+ Redevelopment**	**1990s-2000s Regeneration+ Transformation and Restructuring**
Definition	Transformation is the reconstruction of the urban area. However, it rather refers to a physical change.	It involves the preservation of the special characteristics of areas with historic value.	It is an action of improving the unhealthy conditions within urban decay areas.	They are considered as physical changes made in order to an area vitality, life, and energy.	It is also a detailed interference made in order to prevent the process of decay and to transform it.
Reason	Urban renewal emerged as a result of the destructions in the post-war period after 1945	The historic buildings which had been destructed	Decayed areas that were formed in the centers of industrial cities were the main reasons of it	The physical decay made urban renewal necessary	In this sense, it also refers to the importance of the concept of quality life.

Aktors	Local and national government, entrepreneurs in private sectors	Private sector, public sector and judicial individuals	Search for a balance between private sector and public sector	The increased role of the private sector and the decreased influence of local governments	Cooperation under the pressure of the environment
Level of Application	Emphasis on Local and plot scale	Urban-scale preservation policies	Emergence of regional level in actions	Emergence of regional local levels at first, and then the local level	Redefinition of strategic perspective
Economic Level	Public investments in which private sector is involved	Investments of central and local governments and investments of public sector	The growing interest of the private sector since 1960s	The limitation of sources in public sector and the increase in investment by the private sector	A more balanced distribution among public sector, private sector, and funds
Social Level	Living standards and exchange of accommodation	Preservation of the unique features of the historic buildings	Development of social environment and wealth	Participative planning and allocation of larger authorities	Importance of society's role
Impacts on Physical Space	Replacing the areas in the centre and suburbs	Preservation of historic buildings and development of culture tourism	Continuation of the renewal and rehabilitation of available areas in parallel to 1960s	Detailed renewal of old settlements	Related groups undertakes a more effective role in physical space than in 1980s
Environmental Approach	Landscape Arrangements and greening	Regeneration of the physical surroundings	Selective improvements	Enabling the environmental development through new ideas	A more detailed view for environmental sustainability

Table 2. 1. Development process of Urban Transformation Practices (Roberts and Skyes 2000).

2.2.3. Types of Urban Renewal

2.2.3.1. Urban Redevelopment

Urban Redevelopment is clearance of the available buildings and reuse of the cleared area for the application of new projects. This approach is admitted when buildings are seriously damaged and have no value to be preserved or when the

arrangements of buildings are not able to provide the necessary conditions for living. In such cases, demolishing all the buildings in a whole area or part of it and reconstructing them are generally thought to be the only way of solution in order to provide comfort and security for the future inhabitants. The clearance of a land by demolishing according to a plan is called "land clearance". Redevelopment is a method which clears away the decayed areas of a city, and the problem areas which are impossible to be changed socially are eliminated through this method. The term "Slum Clearance" is used for policies that aim at moving a part of lower-income group or all of it off a particular region. Also, this approach contains heavy social and environmental costs. Demolishing the architectural structure is probably the most serious outcome of the approach of redevelopment. Even though people are re-housed in the same area after the reconstruction of an area, the transformation of a neighborhood inevitably has an impact on the social structure.

2.2.3.2. Urban Rehabilitation

Urban Rehabilitation is a process of making a whole settlement or a part of it – which cannot be used or function properly again- worthy again and giving it better qualities if it has developed based on a plan, but became worn out, old-fashioned, heavily populated as a result of additions. Rehabilitation can be defined as the opposite of "redevelopment" and "preservation", when used together. This term covers preservation and restoration of the natural and human structure environment of the neighborhoods. Rehabilitation is generally applied in areas where buildings are structurally in good condition and in areas where they have decayed due to lack of care. It makes use of the advantage of available housing stock as a valuable source, and adapt old buildings to present daily life and approximate them to acceptable standards by providing modern facilities.

2.2.3.3. Urban Regeneration

The definition of the concept of urban regeneration in Turkish is 'bringing vitality'. Regeneration is an approach which aims at improving a city or a part of it with respect to its space, its economy and social structure, and its sustainability through

preservation. Urban regeneration originated as a consequence of the economic changes during the last two decades and the changes in the types of social space, as a reflection of the relationship between space and economy. Urban regeneration is a set of integrated and detailed actions aiming at making the urban areas, which are in the process of physical and social decay, worth living and lively by means of re-activating the dynamics owned by a local economy and enabling the city to gain them back. Urban regeneration aims at providing the following four criteria:

1. To stop the physical decay in cities and keep the historical structure

2. To reactivate the economic life

3. To enhance the quality of urban life and reactivate the dynamics that depend on culture

4. To motivate participation at every level.

On the other hand, the impacts of urban renewal upon population develop in two different ways: **Gentrification and incumbent upgrading.**

Gentrification: Regeneration through gentrification policy is based on the principle of placing the middle and high-level classes in the center of a city as an outcome of improvement in buildings and environment and forcing the previous inhabitants to move out of this area. This policy is based on the assumption that middle and high class society who were placed in city centers and areas with historic identity would enable the area to develop physically and gain a new identity. The concept of gentrification is related to the concept of regeneration and the invasion of the city center by the middle and high classes. The reinvasion of cities is regarded as the concept explaining the process that the lower class society who were placed in city centers are replaced by the higher class.

Incumbent upgrading: By means of the process of obligatory improvement, city inhabitants remain in their places and spend their time, money, and energy redesigning their houses and social environment.

- In developing countries, improvement generally refers to an approach which develops an area, in which the original population is located, further with or without government support.
- This approach also prevents a possible decay caused by the lack of investment and environmental interest by acting as an active power in the process of housing.

- It also requires a high level of social organization and responsibility as well as a general reorganization of houses.

2.3. Partnerships in Urban Transformation Process

The main actors of the transformation process consist of the public sector, local community, voluntary institutions, private sector and other related groups. However, depending on characteristics and goals of transportation and the scale in question, the matter of who the partners and what the characteristics of partnership are, in other words, the balance of power may change. Therefore, this delicate balance as an extremely important factor in delivering the targets of transformation is shaped according to the purpose and context of transformation and other subjective conditions. The most critical point to be dwelled upon here concerns the adverse outcomes of any direct transfer of a transformation on experience as if the case presents a generally accepted prescription to be "copied and pasted" under particularly the circumstances where there can emerge, even within the same country, different models of transformation and types of partnership (Thornley 2005).

In those transformation projects which have been implemented, the most funamental problems stem from insufficiency in determination of the goals such that they could not be defined explicitly and clearly enough; lack of coordination between the local and central governments; inability to build any connections between physical, economical and social regeneration; disregard of the fact that the area in question for neighbourhood regeneration projects is actually a piece of the whole city; and negligence of probable problems pertaining to involvement of resident community within the process. In order to succeed in transformation despite all these problems, a range of mixed initiatives shall be offered as integrated with general policies of economy, welfare, unemployment, education, training and health, all guided by the central government (Andersen 2004).

An inevitable factor within the transformation process pertains to "partnership". The Western experiences have indicated that cooperation between different institutions and public bodies is ineluctable with respect to a search for an organization in optimal structure and operations on the one hand, and to "governance" on the other. Assembling the private and public sectors, and additionally a multiple set of actors together, this

approach has also defined a series of dynamics in parallel. In consequence, various control mechanisms and related legislation could be fostered. As they undertake an extremely crucial role in terms of providing for sustainability of the process in context of different fields of expertise and roles, partnerships also function as the most important factor in "enabling" this effective process, having such goals and strategies that are evident in all stages. Distant from any excessive bureaucracy, this structure has at the same time aided in public control over and limitations to those activities with emphasis entirely on dynamics of market mechanisms (Hastings 1996).

In European Union, the last two decades have witnessed a rise in studies dealing with problems of urban areas, and this in turn has implied a variety of policies and initiatives. While the main focus of the agenda was previously on problem areas of those cities in economic decline, parallel to emergence of "urban social exclusion", "urban tension" and similar problems experienced even in flourishing cities, it has become increasingly apparent during the 1990s that social problems are not simply restricted to economically declining cities such that "excluded spaces" appear to develop in and around many urban areas. Therefore, at all levels of governance within the European Union, there has been a growing recognition that the problem of urban social exclusion needs to be addressed in an integrated manner. However, much of the impetus for developing national, regional and local responses to urban problems will depend upon the extent to which they feature on the relevant national, regional and local policy agendas. This depends on what the problem-focus of urban policy is and how these problems are explained, what the aim of urban policy is, how it is achieved and which resources are to be used to reach this aim, how policy will be guided and managed, whether there exists any adequate legislative base, what the measures for monitoring are, who will be benefiting from this process and what the weight given to social equality is, all as difficult questions awaiting an answer (Atkinson 2004).

Today, partnerships of urban transformation are mostly multi-sectoral in UK. Due to relative newness of the experiences that attempt to combine the public, private, voluntary and community sectors, partnerships are seen very much as a "learning process", because all the participants have to learn how to work together and set aside their individual interests and develop a notion of the "common good". The general characteristics of the above-mentioned area-based multi-sectoral partnerships and contradictory processes within these partnerships can be identified as follows.

1. **Synergy** – of bringing together organizations and people for combining their resources to get added value, and achieve more than what they can do by themselves alone.
2. **Transformation** – by coming together into a new corporate entity (a transformation partnership) all of the those involved pool their collective interests and identities to create a new and cohesive body with an identity and a set of shared common interests.
3. **Budget enhancement** – in some cases this is the primary motive for creating a partnership. In England access to transformation funding is usually conditional on creating a partnership involving the community.
4. Such partnerships can sometimes be seen as a method of avoiding the failures of 1980s style market-led physical transformation.
5. They can represent a method of reducing private sector risk and thereby facilitating investment.
6. A method of making transformation more relevant to the needs of marginalised/ excluded groups.
7. A method of insertion/integration acting to create social solidarity and cohesion, of countering social exclusion.
8. A way of helping create a culture of self-help within marginalised communities.
9. They can be seen as a method of managing the community (Atkinson 2004).

For success in partnerships, community engagement as well as partnerships between public and private sectors should be set out carefully. Consideration of the conditions of success and failures of public-private paernerships in UK avail for following remarks to be made (McCarthy 2006). Implementation of a successful public-private partnership is contingent on harmonious execution of different procedures in between a variety of sensitive balances. At this point, the "balance of power" should be established properly in partnerships; for instance, despite its positive contributions, the "leading capacity" may also have the implication where one partner tends to impose his own model, possibly leading to such problems as "lack of accountability" followed by "lack of committment". Lack of openness between partners, which may result in raised expectations that cannot be fullfilled, lack of a clear basis of agreements on which the partnership can be built and such situations where the risks are perceived to be too high, all are the reasons for failure of partnerships that are expected to transform a specific area. It is emphasized that serious problems had to be encountered in public-private

sector partnerships not only in UK, but also in the Netherlands where welfare policies still constitute an essential part of governmental responsibility (Spit 2004). For instance, the chances of success decrease gradually for those projects with great targets and too many partners.

Different Alternatives in Partnerships

In order to determine the different partnership types to be at issue within the process of transformation, different methods of evaluation have been suggested (Hague, 2004). Proposed as a basic matrix to be discussed upon, the general characteristics of these four partnership types are as given below:

Type of Partnership	Assets	Drivers	Constraints	Liabilities
Private/private	High	Private	Low	Low
Public/Private	High	Private	Medium	Medium
Public/public	Low	Public	Medium	High
Public/Private/People	High	Community	Medium	High

Table 2. 2. Conditions for different forms of partnership (Hague 2004).

Private / private partnerships are likely to occur where the asset base is high and the liiabilities are low. The drivers of transformation might be land becoming available or a strong local property market or new infrastructure that alters the attractiveness of the area. The point to be emphasized is that in some circumstances the renewal or transformation of the area can be an attractive market proposition. The risk in this situation may be a sudden change in market conditions making the project unviable. Under these circumstances, the role of public sector should be mainly that of a "regulator", rather than "controller". Strategic spatial planning can also contribute to the process of transformation through private/private sector partnerships.

Public / private partnerships are the likley mode where assets are high, but there is also a significant level of liabilities that are to be overcome. Although in the initial phase it is the public sector that wants to get the project carried through, the key driver in delivery of the project is likely to be the private sector. The first step in focusing on an area that particularly bears no attractivity for the investor, but is still bound to be transformed, and in building private sector confidence may be achieved through a targeted programme of improvements to existing houses.

Public / public partnerships are likely to constitute the mode when assets are low and liabilities are high. In these circumstances the private sector is unlikely to be attracted into partnership. The public sector is the actual owner of the proporties and so may have a special interest in reviving the value of its assets. Liabilities are likely to include costs of maintenance and repair, allowances for rent, or similar expenses concerning the area. The public sector is the main dirver, though there are likely to be constraints of finance and on the capacity to deliver improvements. Transformation of publicly –owned areas is often for transformation of particularly –for our country-squatter settlements and other illegal areas, creation of public areas and delivery of housing policies as based on national development plans.

Public / private / community partnerships are likely to be found when assets are high and so are liabilities, and the drivers of change include groups in the community. Typical constraints are likely to be in funding, with the risk that a sequence of small budget initiatives creates a sense of "fatigue" as key activities get worn down chasing new grants. Being inter-personal and negotiative take place among those skills required for this type of partnership (Hague 2004).

2.4. Urban Transformation Processes

It appears quite clear that problems of urban decline differ from country to country, as do the conditions for solving them. In every country, urban problems appear in a specific geographical, economic and political context, and the possible instruments for solving the problems are often linked to the present national structure of public administration and policies. General housing policies and the character of housing markets are of special importance. Finally, divergent political priorities and objectives for urban renewal have lead to quite different policies in practice.

2.4.1. Urban Transformation Processes in Europe

Most governments in Europe have found it necessary to subsidise and regulate the processes of urban renewal and housing rehabilitation and many countries have implemented special renewal programmes for deprived urban neighbourhoods. However, in a comparative study on housing renewal in Europe it was concluded that

public policies for housing rehabilitation and urban renewal in European countries appeared to be very different (Andersen 2004). Every country has its own way of understanding this policy area and the kinds of problems it concerns. In the USA policies have, moreover, also been different from European approaches.

Conditions in the American housing market differ fundamentally from those in most West European countries. European cities have had a lower risk of urban decline and severe slums, welfare systems are better, and housing allowances are larger, meaning that more people can afford well-maintained dwellings. The extensive public involvement in housing in Western Europe since World War II, supplemented by special large-scale urban renewal programmes, means that Europe has not experienced the same serious decay in, and virtual breakdown of, large urban areas. Europe has, however, seen some problems of decay in old housing and in some of the large social housing estates built in the 1960s and 1970s. And there is no doubt that the general forces of decay which can be observed in the unregulated American housing market also exist in Western Europe – they have been restrained only by extensive public involvement in the housing market (Dean and Hastings 2000).

The general economic and legal conditions concerning private maintenance and improvement of dwellings in these countries have also been of decisive importance. The fundamental economic conditions are not the same in different tenures and they vary from country to country. Therefore differences in the composition of the housing market in the countries and the public regulation of tenures also play important roles (Andersen 1999). The problems of with social housing is vary. In most of the countries, a combination of building problems and social problems, caused by a high concentration of residents with low incomes, has resulted in problems in high-rise estates from the 1960s and 1970s. The conditions for housing rehabilitation in owner occupied housing have formerly been quite good. However, in areas with declining demand, firinge areas or with a high concentration of low-income residents, some deterioration has also been observed. Urban problems have been given different national priorities depending partly on the composition of the housing stock. For example, some countries, Denmark, France and the UK have a much larger proportion of old dwellings built before 1945. France and the UK in particular have an old housing stock, while the dwellings in Sweden, Norway and the Netherlands are relatively new. All the countries countries have experienced these kinds of problems, but they seem to be have been most serious

in France, the Netherlands and Great Britain, where high proportions of immigrants reside (Andersen 2004).

The direct observably severe problems found in the worst European areas of deprivation and decay involve (Taylor, 1998);

- Physical decay because of shoddy construction work, rapid attrition and dereliction and increasing volumes of litter and rubbish in open spaces.
- Low demand, abandonment of dwellings.
- Visible anti-social behaviour: crime, rioting, vandalism, drugs, alcoholics, increased noise.
- Deteriorated housing service and management.
- Visible signs of negative changes and unstable conditions.

The direct consequence of the emergence of these problems has been a deterioration of the environment and housing quality for people living on the estates (Burrows and Rhodes 1998). An indirect effect is that these areas gain bad reputations, places where people stay only when they have no alternative. For those who have to live in these areas, this can mean an attack on their identity and a reduction in their self-esteem. As Taylor (Taylor 1998) puts it: "For many residents on estates, community is the site of fear and blame rather than choice and pride".

2.4.2. Urban Transformation Processes in USA

Urban declined areas with the worst problems are to be found in the central parts of some US cities, just outside the central business district. To a large degree, the problems of decay in the American housing stock are concentrated in certain urban areas. Despite years of economic growth and several urban renewal programmes, urban decay has spread in major cities. Some neighbourhoods exhibit ongoing decay; buildings are deteriorating and many dwellings are being abandoned (Adams 2005).

The extent of these processes can be explained partly by the special conditions prevailing in the housing market in American cities. In both Western Europe and the USA, a dramatic change has occurred in the economic conditions of cities since the 1950's. That change was caused by two trends. The first is the decrease in industrial activity, with increasing unemployment among blue-collar workers. The second is the departure of middle-class residents moving to suburbs. These two trends were stronger

in the USA than in most West European cities. In Europe, moreover, a great deal of new social housing has been built in the suburbs for people with low incomes. In the USA, these groups have been left behind in the older parts of the American cities (Adams 1996).

American experience shows that the extent of both urban decay and renewal has varied greatly over time and from city to city (Raggeett 1986). It might be expected that factors such as average househols income, distribution of income, and the extent and scope of urban renewal programmes has been of decisive importance. However, American census data suggests there is a wide range of poor-quality housing and decline among cities and neigbourhoods with similar income distributions. Decay has been spreading even while real incomes rise, subsidy programmes expand and substandard housing is eliminated (Gittell 1992).

The United States has a much less regulated market. Therefore, it is possible to observe processes of decay and renewal that are less affected by rent control or other kinds of public interventions used in European countries. Extensive research has been done in the housing market in the US, and on processes of decay and renewal in cities. American research therefore allows us to discuss the possibility that general market failure exists and promotes slums and decay. Many American social scientists have pointed to a process, by which well-to-do residents in a neighbourhood are replaced by low-income households as the primary cause of urban decay (Litchfield 1992). This process has been called downward "succession". This process has resulted in that people left in some central city areas are less able to pay for good housing quality, which results in decreasing investments both in maintenance and improvement of the housing stock.

While many neighbourhoods in American cities are declining, there have also been examples, since the 1970s, of neighbourhoods where decay has stopped and after few years, new investments have begun to flow into the areas. This process has been named "gentrification", the opposite of succession, because households with higher incomes move into the neighbourhood and replace the existing residents who have lower incomes. (Nelson 1988).

2.4.3. Urban Transformation Processes in Under-Developed and Developing Countries

Urban renewal in under-developed and developing countries tends to emerge under the impact of disorganized and unbalanced urbanization caused by internal immigration, lack of planning, squatter areas, illegal construction, and lack of legal capabilities regarding constructions.

Various urban problems are experienced in under-developed and developing countries under the impact of industrialization. Although there is no keen-difference between housing areas in under-developed and developing countries, expertise gives way to a different use of urban area in developed countries. In addition to this, industries and service sectors in developed countries tend to choose their locations based on conscious location preference and criteria. However, the selection of location in under-developed and developing countries is done randomly; therefore, the city center presents a mixed profile as a business area. When industrialization has reached its middle capacity, as their size requires, it is located in city centers and helps the emergence of other small businesses. This condition leads to serious problems especially in old city centers. This dynamism and variance also result in an uncontrolled process, and involves demolishing the old housing areas, markets, and the surroundings nearby and reconstructing them (Kıray, 1998). Hence, the physical environment that is spoiled tends to have no resemblance to its old identity. At this level, socio-cultural and economic improvement of the urban area and its physical environmental quality emerge as an obligatory condition.

Squatter Population in 2001	Total Population (million)	Urban Population (million)	Urban Population Ratio (%)	Squatter Population (million)	Squatter Population Ration (%)
World	6.134	2.923	47.7	924	31.6
Developed	1.194	902	75.5	54	6
Developing	4.940	2.022	40.9	870	43
Undeveloped	685	179	26.2	140	78.2

Table 2. 3. Squatter Population in 2001 (UN-Habitat 2003).

When we take a look at the reflection of the phenomenon of globalization on under-developed countries, it is a striking fact there are disadvantages with respect to the movements of finance. The system in which there are production and saving processes which require a flexibility in contrast to the policies of states whose main

policy is not to let the finance go out of the country and to control finance movements seems to be unsatisfactory in preventing the financial depressions in under-developed countries (Eraydın 2006). Financial depressions are usually followed by a series of socio-cultural and urban problems. Big cities, in one hand, struggle with the problems caused by urbanization without reaching that quality, and on the other hand, with the density of finance in certain areas, social disputes, discrepancies between the social classes are all reflected to the physical locations and show their effects. The huge discrepancies connected with finance movements in the physical location, varying plot values, and the social classes which move their location make an invitation to urban renewal.

Another characteristic of urban transformation stems from the fact that it is multi-dimensional. Urban transformation has social, economic, legal-governmental, planning, and design dimensions. Transformation is phenomenon which can be filled by overlapping its dimensions. The private sector, civil society organizations/institutions, universities, and the whole local population must have daresay at certain levels together with he local governments/municipalities in overlapping the dimensions. It is this kind of approach that will enable the transformation application to reach success.

CHAPTER 3

APPROACHES AND PRACTICES OF URBAN TRANSFORMATION – SELECTED DIFFERENT SAMPLES IN THE WORLD

The phenomenon of urban transformation which has been studied with its conceptual dimension in the previous chapters will be dealt with in this chapter with samples focusing on application and with a different view. Within this chapter, as well as various kinds of urban transformation approaches, the subject will be investigated and the scope of it will be widened considering the planning dimension of urban transformation, the management of the transformed area, its organization structures, participation of people, and the public support that will be given to the transforming area in the scope of private and public investments.

3.1. Urban Transformation Approaches

Urban transformation requires a strategic approach. The functions expected from a renewal area in the future are to be determined in line with the strategies to be developed for a particular area. The transformation strategies which are developed independently from the other strategies related to an area will lead to a failure for the local governments and their partners who collaborate with them in renewal applications. The transformation strategies that are not supported by such strategies and have no application in practice cannot be expected to be successful. New Jersey and London can be shown as good examples for this. Urban settlements can be resembled to organisms which continue to exist by changing and transforming as required by their nature. However, it does not seem possible for various branches of science to monitor, guide, and limit this change and transformation and then to realize it in a collaborative relation that they will organize at the local and central levels. The characteristics and needs of every urban sub-region determine the method to be used. On the basis of the idea of evaluating each city's present construction potential, specific identity, and population, such methods help us to gain back the cities successfully which are

undergoing a period of decline. The most important step in creating sustainable cities, which is often stressed in the process of accession to European Union, can be taken by gaining back the decayed regions of available urban areas. In this step, the main purpose is to overcome lack of urbanization and to provide the city dwellers with better, more quality and healthier environment to live in; and in order to do this, using the available stock in hand is of prime importance. In this process, planning seems to be an important task. It would be possible to keep urban transformations and renewal under control only through realizing them in a planned way. In this respect, the most important thing is to determine primarily the principles and policies of urban transformation and renewal. The principles and policies determined at local and central levels differ from each other in certain points. Under these policies there must be other policies and principles relating to the areas which have special importance with respect to their different qualities and functions.

Urban transformation strategies must be perceived together with the whole urban area and designed with high level decisions; and therefore they must offer the opportunity to form integrated renewal policy parameters. When we approach this issue by giving examples from European countries, it is then possible to talk about three basic strategies (Andersen 2004).

1. Approaches of General Housing Transformation

The first is called an approach for general housing transformation. Countries such as Austria, Denmark and Sweeden have followed this approach. Typically, housing rehabilitation programmes in this countries are very general. Nearly all dwellings are covered by a few general programmes and very few means test are required. Few centrally fixed rules exist about which housing should be renewed and how it should be accomplished. In Denmark and Austria, this is mainly left in the hands of local government –in Sweeden, in the hands of property owners. Austria and Denmark, renewal area has played an important role and these programmes have taken the form of direct intervention. Significantly, the approaches chosen by these three countries agree well with their general housing policies. In all three countries, housing is largely seen as a public good and the state is extensively involved in housing. In all three countries, the subsidy levels have been quite high (Andersen and Leather 1999).

2. Approaches of Strong Central Priorities

The second main approach is an approach of strong central priorities. Especially the UK and France have followed this approach, but we have also placed Norway and the Netherlands in this group, even though these countries share some similarities with the first group. All these countries have developed complex systems with many different programmes directed towards selected parts of the housing stock. Local governments are involved in programmes for urban restructuring or area renewal in all the countries, but their influence is – except in Norway – restricted by detailed rules fixed by the state. The dominant form is indirect intervention, even in area renewal schemes. Tenant influence has been less important than in the first group of countries, but has attracted some attention in the UK and Norway. The Netherlands has previously emphasized residents' rights to stay in their dwellings, but this has been less important in recent years. Another problem in these countries has been that low-income groups have often been expelled from renewed housing as a consequence of a low level of subsidies (Andersen and Leather 1999).

3. Approaches of Limited Public Involvement

The third main approach is an approach of limited public involvement. Especially in Switzerland, but also in Germany, the programmes devised have been quite limited. Indirect intervention is the rule, except for the German urban renewal programme, which is aimed more at urban restructuring that at housing rehabilitation. Local authorities have a great deal of influence. Germany is the only country to give special tax subsidies supporting all investments in housing and reducing the need for indirect regulation. Tenants have no special rights and the amount of direct subsidies is small. In both countries, traditionally the state has a more reduced role than in the other comparison countries, and a more liberal housing policy is implemented than in the other comparison countries, and a more liberal housing policy is implemented than in most countries. It is, however, important to notice that the general conditions for housing investments in both countries have been very favourable because interest rates have been low. This has made it easier for market forces to work and has reduced the

need for public housing support. As a result, housing rehabilitation problems have also been reduced and most of the older stock has been renewed without subsidies.

The different approaches applied by the countries all have advantages and drawbacks. The approach of general housing renewal is very cautious when residents are financially secure and have considerable influence. Moreover, the approach facilities a coherent renewal in selected urban areas to solve connected social, economic and physical problems. The negative consequences of the approach are that high subsidies are needed with a smaller number of private investments. With limited public budgets, this means that it takes a long time to implement renewal of the neediest part of the housing stock and some of these countries are therefore still in considerable need of renewal. The approach of central priorities results in more efficient use of subsidies where only the neediest are supported and more private capital is involved. The price is that it is much more difficult to coherently renew selected urban areas and therefore stop self-reinforcing slum processes in vulnerable neighbourhoods. Moreover, tenants are often financially insecure. This problem is even more pronounced in the strategy for limited public involvement, which has generally resulted in high rents in Germany and Switzerland (Andersen and Leather 1999).

3.1.1. The Main Actors in Urban Transformation Process

In many cases there will be a combination of public, private, community and voluntary sector participation, but the relative importance of these partners and the way they are co-ordinated will vary according to the situation. Transformation initiatives with a strong social dimension are likely to feature extensive **community** participation. This is to ensure that they are relevant to local needs and that there is a degree of local "ownership" of the strategy and resulting activities. Members of the local community may be intimately involved in making decisions about the strategy and in implementing it. In general terms, community members can bring legitimacy, credibility, local knowledge and ownership of transformation programmes, which helps them to "stick".

Almost all transformation initiatives have strong **public sector** involvement and many are led by particular public agencies. Depending on the objectives being pursued, they may include local authorities, economic development agencies, regional health and police authorities, government employment agencies, universities and representatives of

regional and national government. They clearly have very substantial powers and resources to bring to bear, and the legitimacy of democratic control, although they are not always very popular with local communities. Transformation programmes with prominent physical and economic objectives are most likely to feature **private sector** involvement. Different kinds of businesses have different interests, objectives and experience. Initiatives may include property owners and developers, calfirms, major employers and potential inward investors. Experience suggests that it is generally difficult to involve the private sector unless there is clear self-interest.

3.1.2. Co-ordination in Urban Transformation Process

Coordination is a major objective of transformation process. This is partly because of the multiple objectives of many initiatives, but also because delivering any single one of them also generally requires more than one organisation to be involved. Promoting economic development may, for example, require at least the involvement of the local business community, the local planning authority, providers of business services and institutional investors. Coordination tends to take different forms for different purposes. The largest and most complex tend to be comprehensive **area-wide partnerships** that include representatives from the public, private, community and voluntary sectors and that cover a particular neighbourhood or district. Because of their diversity, they tend to be voluntary arrangements that operate by consensus and moral persuasion, rather than tightly controlled hierarchical institutions. There may be a written agreement signed by all the partners at the outset that commits them to a broad set of objectives, but this is rarely formalised (Thomas 2003).

This partnerships tend to have a lifespan of 5 – 10 years. This is long enough to begin to address significant structural issues but not indefinite because of the substantial economic and political costs to key public organisations of targeting activities on a particular area at the expense of other areas. Their success depends crucially on the support they can mobilise from the various partners and the ability of individual representatives to wield influence within their own organisations. At worst they remain essentially talking-shops that deliver very little of substance. At best they can draw together and concentrate very substantial resources from a group of powerful organisations onto the target area, with significant effects.

"Doing deals" is key feature of urban transformation in practice. There are all sorts of negotiations involved, depending on the issue and activity. This is particularly important where property development is concerned, since there are very substantial financial resources at stake and considerable opportunities for creativity and cross-subsidising other activities. Financial engineering is an important skill for transformation practitioners. This refers to the ability to negotiate effectively, but also to "leverage" funding streams from different sources and to package them together in useful ways. These may include local and national government, the European Commission, thenational lottery and charitable funds (Turok 2004).

Following the announcement of an area as the urban transformation area, a vision of the place which will determine its future function and identity must be formed by considering that area's physical, socio-economic and local conditions. The method of application to be selected has to be of a kind that will help to reach the targets anticipated by this vision.

It does not seem possible to realize change and transformation by means of a single method. Based on the fact that a city's present housing potential and original identity must be evaluated together with its living population, the characteristics and needs of every urban sub-region do help in gaining back the cities which are undergoing a process of decline.

Behind each successful renewal model, which is often observed in European countries and the U.S.A., there seem to be a strong government, effective entrepreneurship of the local governments, a rational program that offers guidance on the method to be followed, a plan with definite targets, a strong and effective finance mechanism, and a conscious mass of people. With reference to the issues discussed so far and by getting lessons out of them, the central and local governments in our country, which are organized and gain effectiveness in the course of time, must accept that discipline in planning is a means in the direction of development of unique principles and policies for urban settlements.

3.1.3. Problems in Urban Transformation Process

There are so many points that could be made in the process of urban transformation. However, it should also be borne in mind that transformation policies

are often trying to solve some of the most difficult social and economic problems of the country, so it is hardly surprising if they are not always very successful.

Lack of clarity of purpose: One of the common mistakes has been to set out with objectives that are too broad and ill defined. Area-based policies cannot realistically tackle all the problems of society. Vagueness of purpose has caused inflated expectations on the part of some partners, especially the community, resulting in frustration and conflict. In addition, too many objectives have meant that it is difficult to set priorities and focus on feasible targets.

Excessive control from the centre: Governments have often been too prescriptive about transformation programmes and not allowed "local solutions to emerge for local problems". There has been little local analysis of the problem and its causes, and insufficient recognition that flexible resources are required for innovation and creativity. Governments have set too many targets, limited local discretion and caused friction among local partners. They have put undue pressure on local partnerships to deliver tangible outputs, without allowing partnerships to develop at their own pace. This has sometimes undermined the building of shared understanding and mutual trust among partners. In addition, they have sometimes forced partnerships together, which have then failed to cohere.

Lack of co-ordination: A related concern has been a lack of horizontal and vertical co-ordination across departments of central and local government. Many local initiatives have been left isolated from mainstream functional programmes and services. The temptation has been to pursue separate short-life initiatives rather than a long-term perspective driven by changes in mainstream services with greater local co-ordination and increased community involvement. Piecemeal projects and marginal resources result in the tangible achievements being very modest. Strategic leadership and capacity to make difficult decisions has often been weak.

One-dimensional initiatives: Where the problems being addressed are multi-faceted, the policy response needs to be commensurate. Too often in the past policies have been too circumscribed – property-led transformation, limited social programmes, business development or community transformation. The connections between physical, economic and social transformation have often been neglected historically.

Treating neighbourhoods in isolation: Too often neighbourhoods have been considered in isolation of their wider urban context. There has been insufficient understanding of the function played by the area in the wider housing and labour

market, and of the relationship with surrounding area. Artificial boundaries have been erected around priority areas and issues of displacement and leakage have been neglected (Turok 2004).

3.1.4. General Principles and Suggestions for the Implementation of Urban Transformation

The reasons for urban transformation can be summarized under three titles:

Obligatory Transformation involves changing the level of life quality in abandoned or neglected areas. (London Docklands)

Opportunist Transformation involves transformation by means of preparing big projects covering suitable large areas by public and private sector investors. (Barcelona, Athens)

Protectionist Urban Transformation is realized in areas where social and economic tissue has worn out. (Istanbul, Halep, Iskenderiye)

In coherence with the comprehensive approach in urban regeneration planning, that emphasises partnerships, participatory principles, and transformation process design, the implementation practice must not ignore certain principles and findings. These principles include such components as comprehensiveness, area/site specificity, governance, partnership, tenure and equal enabling.

In practice urban regeneration/transformation rests on a tripod consisting of individuals, place and employment (Turok, 2004). In order to have a long term sustainable development of an area, a balanced approach among the three components is required. Within this context, the capabilities, capacities, potentials and the expectations of individuals must be determined and they should be empowered to be able to reach their expected level of welfare and benefit from it. Next, local employment possibilities and income generating environments must be supported. Also, attempts must be made to attract the investor firms and individuals to the area. Some of the general principles in the context of this trinity, regarding the process, comprehensiveness, organization, local capacity use and increase, and tenure relations are the following (Bimtaş 2006):

The process:

1. The objectives and the priorities of transformation must be determined clearly and openly. These must be shared with stakeholders. Continuous evaluation

and follow-up must allow transparency and enable the reformulation of decisions.

2. Strategies directed to a specific area to be transformed and strategies that apply to the city in general must be in coherence with each other. Otherwise, activities and services might concentrate in certain areas and influence the land and rental market causing unequal access to housing. Working in coordination might solve such problems.
3. Transformation activities may require phasing depending on the conditions of individuals, place and employment. According to the specific characteristics of the area, the conditions for negotiation, the infrastructure of participation, increasing the capacity of individuals (enabling) and a model implementation improving the image of the area may be required.

Comprehensiveness

1. All three dimensions of the urban transformation (physical, social and economic) must be incorporated into the implementation process. When dealing with multi-dimensional problems, one dimensional interventions remain ineffective (e.g. retail centred projects, restricted social programmes, partial infrastructure projects of development plans).
2. The implementation strategy must encompass social and economic activities, regulations related to finance, ownership and institutions, visions on urban life and policies, and about the prospective role the area will play within the urban settlement.
3. An urban transformation of high quality requires a good "urban design".

Organization:

1. New types of organizations (e.g., mass housing administrative board, neighbourhood renewal unit, neighbourhood disaster management) that provide for the administration and sustainability of the settlement area may be necessary. It is of great importance that the community appropriates the transformation processes.
2. Collaboration between the public, the private organizations and the NGOs can take different forms, in reference to the values and possibilities, the driving forces and the restrictions present at the site of transformation.

3. Horizontal as well as vertical coordination between central and local authorities is of vital importance for the projects. Long term coordination instead of a short term perspective for coordination should be of preference.

Utilization and Improvement of Local Capacities:

1. Priority must be given to activities utilizing the potentials of the inhabitants and the local companies in upgrading the physical stock of the area. And if necessary others living outside or visitors must be attracted to the site.
2. Especially in the housing projects planned for the low income communities, the transformation must begin with the people participating and contributing to the process.
3. Strategic leadership and empowerment programmes should be developed for the units of management and coordination and the implementing groups.

Ownership and Tenure types:

1. Transformation projects have to envisage strategies for different typs of tenure or ownership patterns existing in the area. Special consideration in legal terms is required if the percentage of tenants living in the area is greater then the owner-occupants living in the site (Bimtaş 2006).

In conclusion, given that urban transformation includes "a comprehensive vision and activity seeking sustainable solutions to economic, social and environmental problems of a changing region and providing solutions to urban problems", regeneration can be defined as regenerating and restructuring existing values present in the area. Thus, before taking action,

1. the values and potentials present in the project area must be determined and analysed;
2. the dynamics of change and its driving forces designated;
3. responsibilities of those active in the realization of transformation determined, and the responsibilities as well as limitations defined.

There seem to be a strong government, a local municipality which has an effective and entrepreneur soul, a rational program which offers guidance with regards to method to be pursued, a plan with definite targets, a strong and effective finance mechanism and conscious people behind the successful renewal models realized in European countries and the U.S.A. The central and local governments, which were institutionalized in our country by getting lessons out of these organizations, have to

develop and realize principles and policies regarding urban settlements which own features specific to our country. Also, as urban transformation is a comprehensive method of interference, it presents differences in application depending on the legal framework in the country where it is applied. The following examples give us ideas about the scope of urban transformation and its way of application.

3.2. The Practices of Urban Transformation

3.2.1. The Practice of Urban Transformation in Seoul, Korea

Seoul has been witnessing one of the world's most aggressive residential redevelopment programs. Originally conceived as squatter clearence in the early 1970s, the program has evolved into a more general residential redevelopment in the course of the late twentieth century. More than 100.000 squatters and substandard houses underwent a radical replacement to build some 217.000 new units in 228 renewal district under the program.

In the beginning urban transformation in Korea starting at the rapid urbanization since the late of 1960 was led solely by state with the strategy of clearance and bulldozing. As a result, the percentage of urban population to the national total population increased from 36% in 1960 to 87% in 1999. During 1960s and 1970s in Korea about one third of the population has lived in squatter settlements. Since then squatter settlements have been demolished gradually by virtue of urban renewal. This state-led renewal programs created large profits which went mostly to private developers as well as state. The residents, target group, were victims to the program. This unequal distribution of renewal profits resulted in protest from the victims against the program. Accordingly, the squatter protest had become a major social issue. The profit-driven force among stake holders shaped and reshaped the renewal strategies. Facing strong challenge, the mode of transformation has been changed from government steering to incorporating private sector and community (Lee 2000).

In 2001, 258 districts of housing redevelopment projects are completed out of total 392 districts, 85 districts are on going, the remaining 49 districts are on waiting to start the projects. With the housing redevelopment projects, 140 thousand buildings of old and poor houses were removed to be replaced by new houses of 270 thousand units.

From this figure we can easily conclude that housing redevelopment projects contribute to improvement of urban environment and housing stock increase (Seong 2002).

Transformation Project	Number of Districts	Area (1000m2)	Demolition Buildings	New Construction
Completed	258	10,299	84,146	166,789
In Process	85,00	5,432	44,736	104,069
Waiting	49,00	1,305	12,621	0
Total	392	17,036	141,503	270,058

Table 3. 1. Housing Transformation Project (Seong 2002).

There are two types of collective residential renewal that occurs in the form of joint development of landowners. One is a public residential redevelopment, known as Jae-Gae- Bal (JGB), which is subject to the City's Residential Redevelopment Plan. The other is a private residential renewal, known as Jae- Gun-Chuk (JGC), which means house rebuilding.

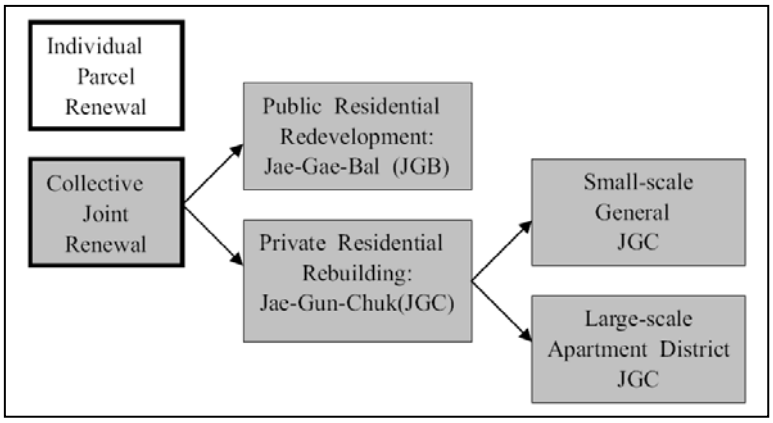


Figure 3. 1. Types of Residential Transformation in Seoul (Kyung 2004).

3.2.1.1. Hapdong Residential Transformation Project

A public residential redevelopment program, Jae-Gae-Bal (JGB) was originally conceived as a squatter renewal program in the early 1970s and has evolved into more general substandard housing redevelopment measures. JGB was galvanized in the early 1980s as a result of the introduction of a partnership development method, known as Hapdong renewal. This method is based upon the contractual partnership between property owners association and construction company: the former provides the assembled land and the latter project execution from site clearance to apartment construction.

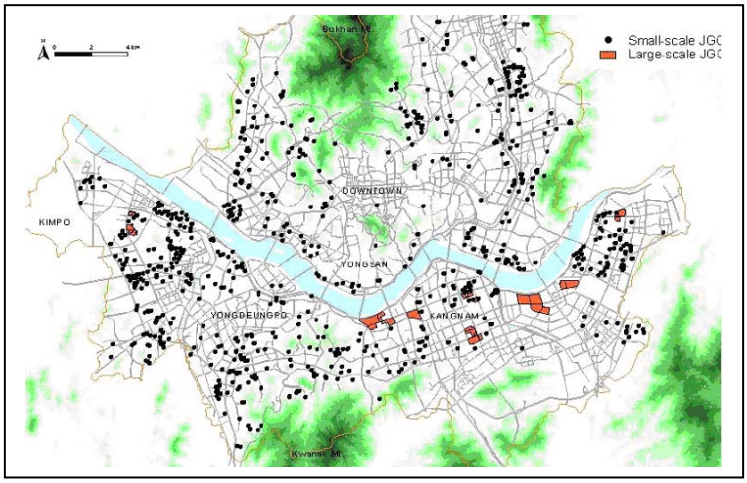


Figure 3. 2. Hapdong Project-Residential Rebuilding Sites (Kwang 2000).

In 1993, the city devised the innovative Hapdong redevelopment scheme, which it hoped would solve the chronic problem of project financing in residential redevelopment. In Hapdong redevelopment, the residents provide land and a construction company, in theory, takes charge of the development costs. The combination of the residents and a construction company followed from earlier redevelopment projects. However, the key difference in Hapdong redevelopment is its independent financing scheme. The city government provides no public assistance. Nonetheless, residents are not obliged to pay for the initial project costs and the construction company is assured a reasonable profit. In Korea, new housing is sold before construction. This special housing market condition made the Hapdong redevelopment scheme workable because the city allows extra housing construction for sale. The revenue from the sale of the additional housing units makes the project feasible (Chang and Jong 2003).

Figure 3. 3. Hapdong Project before clearence (Chang and Jong 2003).

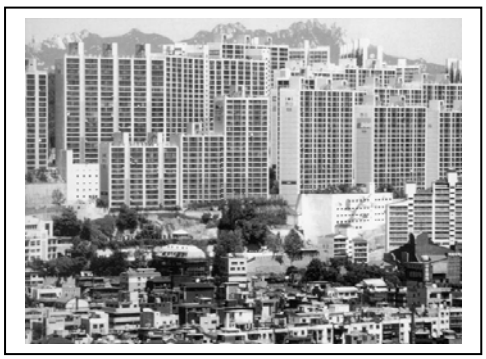


Figure 3. 4. Hapdong Project after completion (Chang and Jong 2003).

3.2.1.2. Framework of the Hapdong Redevelopment Project

The Hapdong redevelopment approach can be characterised as follows: an association of owners, rather than the city government, becomes the implementer of the redevelopment project; the owners' association selects a construction company that will proceed with the redevelopment project; and the city government allows high-density development to ensure reasonable profits for all participants (Koh and Yoon 2002).

Name of District	Hapdong
Existing Housing Stock	2368
Project Area (ha)	150.562
Development Density (unit/ha)	160
Ratio of Public Owning Land (%)	95.4
Expected Project Period(months)	84
Height (m)	67
Existing Households	2.337
Building Site Ratio (%)	326
Tenants Ratio (%)	49.4
Time of Completion (year)	12,14

Table 3. 2. General Information of Hapdong Project (Koh and Yoon 2002).

Hapdong redevelopment proceeds in the following way. The city government designates residential redevelopment districts by a field survey of blighted and sub-standard housing areas. After that, the owners in a redevelopment site democratically organise an owners' association for redevelopment and select a construction company as a partner. The construction company prepares a project plan focusing on site and architectural schemes, and the city government reviews the proposed plan. If the plan is accepted, the city government issues implementation permission for the project. After the implementation permission is issued, the owners decide whether to participate in the project by applying for new housing units or to leave the project by applying for compensation for their properties. After this new housing application period, the construction company arranges loans to the new housing applicants for the costs of moving to temporary residences. Immediately after the evacuation, the construction company starts redevelopment (Koh and Yoon 2002).

Figure 3. 5. Pre-Development Residential Area (Seong 2004).

Figure 3. 6. Post-Development Residential Area (Seong 2004).

Housing type of households after the redevelopment project has totally shifted to the apartments. However, before the project, households residing in single-detached houses occupied the largest share of 67.5%, followed by the share of multifamily row houses, then that of apartments. Various households lived in various housing types before the redevelopment.

Name of District	Hapdong
Single Detached (%)	67.5
Apartment (%)	6,10
Multi-Family Row House (%)	13,60
Others (%)	12,9
Total (%)	100

Table 3. 3. Housing Type Before Transformation (Koh and Yoon 2002).

After construction starts, the construction company prepares a management disposal plan, which decides the size of the new housing for each owner. They survey profitable redevelopment sites, involving the least cash burden for the owners. Once the construction company is selected, it persuades the owners to apply for new housing units instead of applying for compensation to reduce the initial Project cost, because the company must pay the compensation in cash. If a large number of owners choose compensation instead of new housing acquisition rights, the project could be dismissed. As an alternative, the government has allowed pre-sale of the new houses (the sale of new housing acquisition rights). This policy has helped to reduce the initial cash burden of redevelopment projects, because more residents have applied for new housing units

instead of compensation with the hope that they could sell the acquisition rights to outside investors anytime they need to (Chang and Jong 2003).

3.2.1.3. Evaluations of the Hapdong Redevelopment Project

There is no doubt that the Hapdong redevelopment scheme played an important role in housing supply, if one remembers the chronic problem of severe shortages in housing supply in Seoul in the 1980s. However, the other side of the story is not that clear. Because the old low-density residential areas are replaced with the high-density developments, the existing infrastructure could not serve sufficiently for the drastically increased population of the local areas. In addition, many of the redevelopment sites were located on hillsides and so the newly constructed high-rise condominium complexes have developed into overwhelming cityscapes.

Figure 3. 7. Clearence of Project Area. (Koh and Yoon 2002).

Figure 3. 8. Hapdong Apartment District. (Koh and Yoon 2002).

Hapdong redevelopments provide bigger houses as well as more dwellings than before the redevelopments. For example, a residential redevelopment project which was completed in 1991 in Hapdong, provided 1634 condominium units. This number is more than twice the number of total 724 units before the redevelopment. Also, the average floor area in the new condominium units 99 m^2 is almost triple the average of the old units 37 m^2. Quality-wise, the new housing units for middle-class households in the redevelopment can definitely be considered as a gentrification process. Considering these aspects, it is not certain that the old residents can adjust to their new residential environments and new neighbourhoods. As a result, many scholars are concerned that the social relationship will be weakened in the new settlements. In a sense, these redevelopments are a gentrification process initiated by the residents themselves.

Hapdong redevelopment has enabled the redevelopment of sub-standard housing areas through the market system without public assistance and at an accelerated pace. However, there are controversial issues. The re-entering rate of the original residents is extremely low and there is a considerable amount of development profits from the projects being passed to outside investors rather than to the old residents in the redevelopment sites. Although the new type of residential redevelopment scheme has changed the old equity competition of urban renewal into a revenue-sharing game in the market system, low-income households in the Hapdong redevelopment process remain disadvantaged, because of their financial vulnerability (Chang and Jong 2003).

Here, it is necessary to rethink the old ideas of rehousing residents through residential redevelopment. As soon as the market-driven approach is introduced, the goal might become unreachable. A redevelopment project becomes a resident-initiated gentrification process that makes the residents seek a larger share of windfall gains rather than a new house in a nicely rearranged residential setting that retains the old community spirit. With these unavoidable changes in residents' behaviours, the public goal of residential redevelopment may need to be revised to provide residents with more money rather than a new house. This change may not be a bad alternative. In this respect, Hapdong redevelopment is functioning as a kind of income subsidy programme for the low-income households in the redevelopment areas. However, their shares are smaller than anticipated.

Hapdong Resiential Transformation Project	Exist/ Non-Exist	Statement
Integration with City Plan	Exist	Southeast region in Seoul, squatter clearance is the main strategy in master plan for transforming new residential areas.
Rehabilitation Strategy Compatibility	Non-Exist	After, Hapdong redevelopment project starts, old low-density residential are replaced with the high-density developments.
Urban Development Strategy Compatibility	Exist	♦ To transform squatter areas on southeast region. ♦ To increase housing stock in city.
Developer Impact on Economic Structure	Non-Exist	There is no economic development impact on urban scale, but in Hapdong Redevelopment, the residents and construction company are increased profit.

New Facilities	Exist	Squatter areas are transformed to; ♦ New apartment areas. ♦ New cultural areas. ♦ New recreational areas.
Effects of Transformation on Physical Structure	Exist	♦ Upgrading urban quality. ♦ Transformation of squatter areas.
Effect of Gentrification on Social Structure	Exist	Because of transforming new apartments, old residents can not adjust to their new neighbourhoods. As a result, these redevelopments are a gentrification process initiated by the residents themselves.
Side Effects	Exist	♦ Population increase. ♦ New squatter areas are occurred other part of the city, by reason of leaving old residents in Hapdong Project. ♦ Increase in the value of land and new housing units.

Table 3. 4. Evaluations of Hapdong Residential Transformation Project.

3.2.2. The Practice of Urban Transformation in Beijing, China

Urban transformation is not a new phenomenon in China. Before 1980, old cities and old urban districts were renewed under the principles of full utilization and gradual transformation. In Beijing, since as far back as the early 1950s, inner-city districts have been transformed to make way for wider roads and new projects with commercial, industrial and residential land uses. The first example of neighborhood redevelopment in the capital appeared in the 1960s when about 1.35 million square meters of new housing were built on sites previously occupied by traditional houses. In 1974, the municipal government invested 100 million yuan to redevelop three areas of the city. One hundred thousand square meters of old housing were torn down and replaced by 400,000 square meters of new apartments. Since 1980, most of the old urban districts and ancient city blocks have undergone some changes through urban renewal or neighborhood redevelopment (Wu 2003).

It was not until the late 1980s, however, that local governments introduced policies to regulate the process of renewal in the old city of Beijing. In 1987, the Beijing municipal government ordered the development of four experimental projects to be

implemented on the sites with the worst living standards within the four inner-city districts. Three of those four projects were implemented and completed by 1990.

In 1990, the People's Municipal Government of Beijing commissioned the Beijing City Planning Institute to draw up a master plan for the four central city districts, in order to accelerate their renewal. What is known as the Old and Dilapidated Housing Renewal Program was then initiated. As many as thirty-seven regeneration projects were started in the old city districts through this program in 1990. Only eight of them have so far been completed and inhabited (Wu and He 2004).

3.2.2.1. Ju-er Hutong Residential Transformation Project

In 1987, the Beijing Housing Reform Office launched a pilot program to test various approaches to rehabilitating dilapidated inner-city housing. With limited funding from the municipal government (Yn10 million), each of the four districts that comprise the Old City was expected to nominate a site for renewal and develop its own way to finance the project. The East District government selected the Ju-er Hutong neighborhood (Li 2003).

The Ju-er Hutong project, a government pilot program to rehabilitate dilapidated housing in inner-city Beijing, was tought as a successful model of housing design by academia and authorities alike. However, it was suspended after its second phase; its surprising fate begs the question of how and why this award-winning, government model of housing renewal was abandoned and not replicated elsewhere in Beijing.

Figure 3. 9. The pre-renewal condition in Ju-er Hutong(surrounded by high-rise building)(Wu 2003).

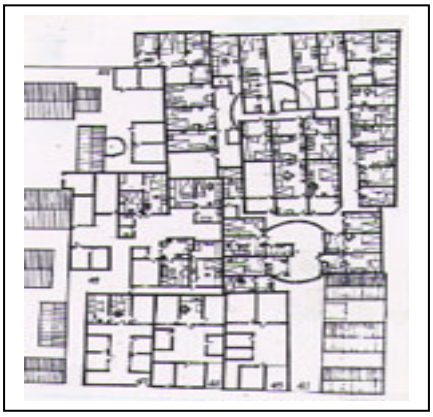


Figure 3. 10. Ju-er Hutong: the pre-renewal Siteplan (Wu 2003).

The Ju-er Hutong project implemented by 1990 were located inside residential super blocks. All the sites were chosen mainly on the merit of their advanced degree of dilapidation. The problems were very typically the plights described above. Over crowded Ju-er hutong had an average floor area of 7.8 m^2 per capita, and with the unauthorized additions the ground coverage had increased. 56% to 83%. One third of the households could not get sunlight or even natural light all year long (He and Wu 2005).

Ju-er Hutong Project	Pre-Redevelopment	Post-Redevelopment
FAR	0,58	1,65
Land area (ha)	21	21
Original Households	205	%30 h.holds returned
Max. Building Height	9	18

Table 3. 5. Data on Ju-er Hutong Project (Wu 2003).

3.2.2.2. Framework of the Ju-er Hutong Redevelopment Project

The East District government channeled funding in the amount of Yn3.5 million to the East District Development Company (EDDC), a local SOE appointed by the district government to implement the project. A housing cooperative consisting of representatives from the government, work units, and residents was also established by the district government to assume responsibility for collecting additional funds for the construction, maintenance, and management of the new courtyard housing. In 1991, the first group of 37 ODHR projects was selected, involving 3.4 km^2 of land, 1.6 million m^2 of housing, and 50,000 families. Ju-er Hutong Project encompassed a larger scale (1.14 hectares of land, 204 households affected) and increased building heights (an average of 5 stories). However, the 48 original households (23.5%) who resettled on-site were concentrated in one of the four clusters with smaller housing units. These contained fewer amenities compared to the dwellings that were sold primarily to powerful work units and wealthy individuals at market rates of approximately Yn 4,000/m^2. At this time, the project began to receive favorable reviews in the press and was given six domestic and international honors, including the 1992 World Habitat Award (Li 2003).

Year	Number of Planned Project	Land Area km^2	Building Area km^2	Population
1991	37	3,4	1,6	150000
1994	221	20,9	10,5	986300
1999	279	NA	NA	NA

Table 3. 6. ODHR Plan (Wu 2003).

In 1994, Ju-er Hutong project, involving 7.4 hectares of land and 1024 households in total, began experiencing significant construction delays. In 1994, the EDHRC changed the land-use designation for a small parcel (0.2 ha) to commercial use and transferred it to a Taiwanese developer who later failed to carry out the development. In 1999, the East District Government bought back that parcel; a new East District welfare center is now under construction there. However, the parcels designated for residential use in the third and fourth phases remain vacant to date.

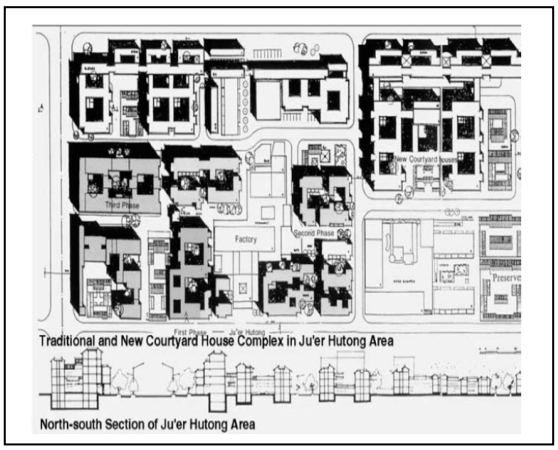


Figure 3. 11. The plan of the Ju-er Hutong project (Wu 2003).

Figure 3. 12. A bird-eye view of the project (Wu 2003).

3.2.2.3. Evaluations of the Ju-er Hutong Redevelopment Project

Throughout China's transitional period of economic reforms, the redevelopment of inner-city housing in Beijing has been controlled by the government. A comparison of the Ju-er Hutong project in its early phases with its later development highlights the paradigm shifts that have occurred in the government over time. In the initial stages of the Ju'er project, local government had to some extent retained the role it had played in the socialist system – namely, as provider of social welfare. The municipal government formulated plans to improve the living conditions of the residents in inner cities, with the district governments serving as coordinators of those plans. Local government

provided land and initial funding, while adopting preferential policies to benefit local SOEs in ODHR projects. However, local government also acted as a gatekeeper to protect construction companies against financial losses and to guarantee the provision of basic housing needs for households impacted by redevelopment (Fang and Zhang 2003).

Period	Features of ODHR	Behaviors
Ju-er Hutong Project Before 1992	Small-scale experiments	Provided Land, transition housing and initial funds
Ju-er Hutong Project After 1992	Large-scale redevelopment	Provided Land, guaranteed basic housing needs of affected households

Table 3. 7. Ju-er Hutong Project before and after 1992 (Wu 2003).

When the Ju-er Hutong project was ready to be scaled up in 1992, Beijing's booming real-estate market triggered a transformation of the ODHR program. From a non-profit housing rehabilitation effort, it evolved into a for-profit urban redevelopment program. With devolution of state power over land leasing and land use, local governments tried to increase their revenues by promoting market-driven redevelopment.

The relaxation of these policies left an opening for developers to engage in nonresidential projects and seek to maximize their profits under the auspices of the ODHR. In fact, local governments even encouraged, if not forced, residents to relocate to low-quality housing on the outskirts of the city in order to free up land for the real-estate market. Despite the resulting negative social and environmental impacts of this transition, local government adopted a laissez faire attitude and turned into an operator of the growth machine. When the Ju-er Hutong project was initiated, the EDDC (East District Development Company) was a lower branch of the local government. Its major function was to implement the government's construction plans. After a project's completion, EDDC passed the buildings on to the corresponding government branches for allocation and management (Zhang and Fang 2003).

Exempted from land-use tax and infrastructure fees, and subsidized by the government and work units, Phase I of the Ju-er project covered its development cost. Even the developer acknowledged the project's considerable profitability in the second phase. During the third and fourth phases, as the government's subsidies were phased out, the EDDC took over the leading role in the Ju-er Hutong project. Most importantly, instead of the low-rise new courtyard housing project, the EDDC and other SOEs began

to pursue more profitable development schemes, such as high-rise apartments and large-scale commercial projects. In other words, compared to other ODHR projects, Ju'er was simply not profitable enough after 1992 when the real-estate market and government policies presented the EDDC with 'better' investment opportunities (Table 3.8.).

Project	**Density**(person/ha) Pre and Post Redevelopment		**F**loor **A**rea **R**atio Pre and Post Redevelopment		**Housing Type** Pre and Post Redevelopment	
Ju-er Hutong Project	426	666	O.58	1.65	Courtyard	4-6story

Table 3. 8. Ju-er Hutong Projects (Rui 2003).

The profile of the EDDC's (East District Development Company) development activities over time shows that, like other private-sector developers, the EDDC came to focus on profit oriented projects, leaving projects like Ju'er Hutong stranded. However, unlike private-sector developers, the EDDC had the additional advantage of its close ties with governments. This facilitated efforts to acquire free land, obtain approvals, and secure financing and building materials for projects. These advantages made it even easier to make a profit.

In the early stage of China's economic reforms, the government embraced the Ju-er Hutong project as a successful effort to improve the housing conditions of inner-city residents. Although the market mechanism was introduced to the plan economy, use value of inner-city residents was still emphasized while the exchange value of urban land was deemed as the means, not the objective of neighborhood redevelopment. This endeavor was supported by local SOEs, sub-branches of government, which were en route to an emerging market economy.

Ju-er Hutong Resiential Transformation Project	**Exist/ Non-Exist**	**Statement**
Integration with City Plan	Exist	Ju-er Hutong Residential Transformation Project includes to renew residential areas East region in Beijing. For this project, master plan were prepared by Beijing Municipal Government in 1990.
Rehabilitation Strategy Compatibility	Exist	Ju-er Hutong Project, a governmental pilot program to rehabilitate dilapidated housing in Beijing.
Urban Development Strategy	Exist	♦ To transform old-residential areas on east region.

Compatibility		♦ To rehabilitate housing stock in city.
Developer Impact on Economic Structure	Non-Exist	There is no economic development impact on urban scale, but in Project, the residents and construction company are increased profit.
New Facilities	Exist	Old-residential areas are transformed to; ♦ New housing areas. ♦ New recreational areas.
Effects of Transformation on Physical Structure	Exist	♦ Upgrading urban quality. ♦ Transformation of residential areas.
Effect of Gentrification on Social Structure	Non-Exist	Because of transforming old residents to new residents, there is no gentrification process in Ju-er Hutong Residential Project. Old residents stayed in Project area. This project was tought as a successful model of housing design by academia.
Side Effects	Exist	♦ Population increase. ♦ To improve living condition. ♦ Increase in the value of land and new housing units.

Table 3. 9. Evaluations of Ju-er Hutong Residential Transformation Project.

3.2.3. The Practice of Urban Transformation in Singapore

As with parallel approaches elsewhere, the Singapore government introduced a new planning incentive in the early 1990s that relied primarily on private investment to stimulate urban redevelopment in central-city locations. Despite institutional differences between Singapore and other western cities, two common features of their recent urban policy initiatives towards inner city redevelopment have been an emphasis on the private sector and an unprecedented faith in the efficiency of the market (Lum 2004).

In particular, private sector participation in the urban renewal of Singapore has been largely passive. Under the Government Land Sales (GLS) program that began in 1967, sub-optimally used land parcels were acquired and assembled by the state for comprehensive redevelopment. This changed with the release of the first of 55 DGPs (Development Guide Plan) in 1994. Singapore is currently divided into 55 planning areas. For privately owned sites in many of the centrally located areas, the DGPs relaxed extent development controls on building density in terms of the allowable plot

ratio or floor area ratio (FAR). The land-use planning density bonus gave rise to attractive land value enhancement possibilities that triggered a string of what have been called en bloc or collective sales. In such a sale, owners of fragmented interests in land responded to the DGP inducement of private gains by banding together to sell their combined sites for redevelopment collectively (Savage and Kong 2003).

3.2.3.1. Singapore River Transformation Project

Figure 3. 13. The Singapore River Project before the clean-up (Lum 2004).

The Singapore River has since undergone rapid transformation in the past 25 years, with old buildings restored and new developments springing up by the river banks alongside the heritage buildings. By 1970s, the river had become one large dumping ground for the street hawkers and squatter settlements that had settled around its shores. Thus, in 1977, the government embarked on the mammoth task of cleaning up the river. Ten years later, marine life started to thrive in this river. With the river cleaned up, the next stage is to redevelop the area around the river. The Urban Redevelopment Authority (URA) undertook the planning of the Singapore River. It was envisioned that the river could be transformed into a waterway providing waterfront housing, entertainment and dining facilities to all Singaporeans. It will be a river sparkling with life and exuberance for all to enjoy (Leitmann 2000).

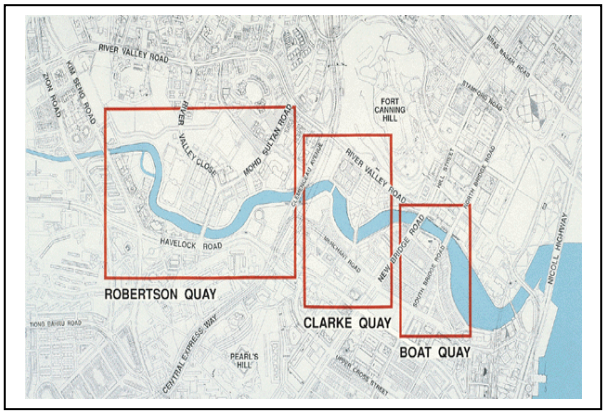


Figure 3. 14. The three sub-zones along the Singapore Robertson, Clarke and Boat Quay (Lum 2004).

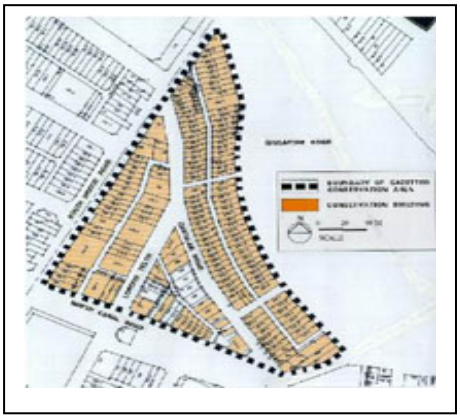


Figure 3. 15. Detail map of River-Redevelopment Project Area (Lum 2004).

URA improved the connectivity and accessibility of the place and nodal points such as plazas and outdoor areas were implemented. Old shophouses and warehouses along the river have been conserved. These form the image of Singapore in the past. Modern structures thrust boldly upwards. URA has also set aside spaces in the Robertson Quay for hotels and residential buildings, The Clarke Quay as a Commercial and residential zone. The Boat Quay is reserved for civil and commercial uses. In planing these zones, the URA took into consideration a lot of factors and these factors may affect the way the river would be and the type of activities near it (Savage and Kong 2003).

The area along the Southern Bank of the Singapore River was first developed in Stamford Raffles' original plan for the town. After leveling a hill for the public square, Raffles Place, the removed earth was added to the swampy area of the south bank as landfill, thus reclaiming the area for the development of warehouses and wharves. Displaced merchants from the north bank area were given priority in the division of plots. This area would go on to become the heart of the commercial district.

Figure 3. 16. Boat Quay: 1982 (Lum 2004).

Figure 3. 17. Boat Quay: Civil and Commercial uses (Lum 2004).

3.2.3.2. Framework of the Singapore River Transformation Project

In 1983 as part of the government's efforts to clean up the river, the remaining shipping industry's lighters were moved to a new site off Pasir Panjang. The presence of the industry had already begun to dwindle with the introduction of the more efficient and safe mechanized container port at Tanjong Pagar. Thus, from 1983 to about 1990 the Boat Quay was empty and unused. Once the area was designated a conservation area in 1989, redevelopment began and by 1993 every shophouse was under reconstruction. The redevelopment area is a triangular piece of land surrounded by the Singapore River to the east, South Bridge Road to the west and North Canal Road to the south. The quay is about 110 shophouses long. In total the conservation area includes about 200 two or three story shophouses of the "Early, Transitional and Art Deco Styles." The majority of the buildings were built in the 1920's and 1930's with extensive renovations after WWII. Shipping offices, supply shops and warehouses were housed in these buildings. The area was typically covered with items such as shipping crates, stacks of rubber and rice sacks that had been unloaded from the brightly colored tongkangs (Malay for barge or lighter) (Savage and Kong 2003).

The shophouse is a traditional architectural form in Singapore, and a building type indigenous to South East Asia, with its origins in the Chinese provinces and influenced by European colonial architecture. Typically they were used for businesses at the ground level and had living spaces on the upper floors. Spatially they are narrow, small and terraced, having exposed timber structure and staircases and a masonry party wall. Being only 6 meters wide, the resultant depth of the building's interior was opened up by internal open-air courtyards. The distinctive five foot covered walkways that line the quay and form a continuous path along it are actually a remnant from Raffles' original plan's concern for public spaces and pedestrians. As well as providing shelter from bad weather, these spaces, which were required on all houses on both sides of the street, were also used by minor random tradesmen such as fortune-tellers, barbers, medicine men, and traveling foodsellers (Leitmann 2000).

China Square is one of the earliest urbanised areas in Singapore, dating back to The Raffles Town Plan in 1822. It was the site where early immigrants first landed and settled down along the shoreline of Telok Ayer Street. With the settlement of the Chinese south of the Singapore River, it was part of the Chinese enclave (home to the

Chinatown's Hokkien community), bustling with traditional trades and services. But like other parts of Chinatown, it also housed a substantial number of residents who endured squalid living conditions. By the 1980s, China Square was in a state of disrepair.

Figure 3. 18. China Street back in 1986 (Lum 2004).

Figure 3. 19. China Street after Redevelopment Project (Lum 2004).

Planning for China Square began in the late 1980s with URA looking into the development possibilities for the area. URA's vision was to transform China Square into an exciting and vibrant area, forming a transition between Chinatown, Singapore River and the CBD. The development approach for China Square was a combination of new development and selective conservation. Some of the existing buildings were conserved, including the Fuk Tak Chi Temple and the Chor Eng Institute, formerly a Chinese school. Vacant land parcels next to the conserved buildings provided opportunities for integrating the old and the new, and were sold as "white" sites for big-scale developments (Leitmann 2000).

3.2.3.3. Evaluations of the Singapore River Transformation Project

The past 40 years have witnessed a transformation in Singapore's urban environment. In Singapore in 1959, over 250000 people lived in dilapidated pre-war housing and 300000 people occupied shacks and huts. Most of the slum areas were in and around the central area and were covered by rent control. Most units were severely dilapidated and slum land ownership was highly fragmented, making land assembly difficult. Large scale redevelopment in Singapore began during the 1960s and still continues, in modified from, today. Control of land is obtained through Singapore's Compulsory Land Acquisition powers. Under the law URA can acquire land for public purpose, owners of to be acquired properties cannot challenge the acquisition process. They can, however, challenge the level of compensation offered for the properties.

Compare to Beijing and Seoul, Singapore has the most effective resettlement program. Affected households in public housing redevelopment projects are provided with the option of taking either replacement rental housing, or purchasing a new unit. Households having huts and improvements are provided with cash compensation for the loss of their assets and they receive a disturbance / transport allowance. The system of compensation seems to be well received and there is a high incidence of households opting to purchase new units. Between 1974 and 1985, the percentage of all redevelopment resettlement households opting to purchase new units increased from 69 to 92 percent.

By combining an effective resettlement program with an aggressive housing delivery system, the government of Singapore has made impressive strides in urban redevelopment. It has been able to skilfully balance public, community and private sector interests. Over the past decade, its redevelopment efforts have sought to stand on their own financial bottom and government no longer channels deep subsidies into projects. As a result, redevelopment in Singapore is now market driven.

Singapore River Transformation Project	Exist/ Non-Exist	Statement
Integration with City Plan	Exist	Urban Redevelopment Authority (URA) undertook the planning of the Singapore River Project. In this project, old residents were transformed into new apartments, entertainment and dining facilities to all Singaporeans.
Rehabilitation Strategy Compatibility	Non-Exist	After, Singapore River redevelopment project starts, old low-density residential are replaced with the high-density developments.
Urban Development Strategy Compatibility	Exist	Singapore River Plan Decisions, ♦ To redevelop the old housing areas around the river. ♦ To provide economic development. ♦ To increase living quality. ♦ To clean river and to improve warehouses around the river.
Developer Impact on Economic Structure	Exist	There is an economic development impact on urban scale. Project area would go on to become the hearth of the commercial and residential district.
New Facalities	Exist	Warehouses are transformed to; ♦ New apartment areas. ♦ New commercial areas.

		♦ New recreational areas.
Effects of Transformation on Physical Structure	Exist	♦ Upgrading urban quality. ♦ Imroving urban transportation. ♦ Transformation of residential areas. ♦ Cleaning up the Singapore River.
Effect of Gentrification on Social Structure	Non-Exist	Affected households in public housing redevelopment projects are provided with the option of taking either replacement rental housing, or purchasing a new unit. As a result, these redevelopments are not a gentrification process, because households having huts are lived in project area.
Side Effects	Exist	♦ Population increase. ♦ New squatter areas are occurred other part of the city, by reason of leaving old residents in Singapore River Project. ♦ Increase in the value of land and new housing units.

Table 3. 10. Evaluations of Singapore River Transformation Project.

3.2.4. The Practice of Urban Transformation in Mumbai, India

Mumbai (Bombay), on the west-coast of India, is the capital of the state of Maharashtra. It is also the country's financial and industrial capital. Encouraged by the country's economic liberalisation reforms in the 1990s, many multinational corporations made the city their south Asian regional head-office. As a consequence of the business interests in Mumbai, and immense property speculation, property values in the city were extremely high in the 1990s. In the mid-1980s, the Maharashtra state government initiated the slum upgrading program (SUP) with the support of the World Bank. SUP offered secure tenure to the city's slum dwellers. The policy-makers set a target of upgrading 100,000 houses. However, only slightly over 22,000 households opted for tenure legalization (World Bank 1997). In contrast, the slum dwellers' response to an innovative slum redevelopment strategy was surprisingly positive. The strategy involved the demolition of existing slums, redevelopment of the sites at a higher density into medium-rise, apartment blocks, including on-site, cross-subsidized housing for the slum dwellers. By August 1998, 367 proposals to redevelop the slums with 75,689 households of slum dwellers had been approved by the state government (Risbud 2003).

By March 2000, however, only 3486 units had been built for housing the slum dwellers through the SRS. Although, this number does not include the almost 2000 houses developed through the PMGP, progress through the redevelopment strategy was still limited. Nonetheless, an interesting aspect of the redevelopment experience was that over 75 000 slum-households had expressed an interest in having their slums redeveloped (Table 3.11). One of the main proposals of the Prime Minister's Grant Project (PMGP) was the redevelopment of Dharavi. The special grant of $20 million announced by the Prime Minister to improve living conditions of slum dwellers in Mumbai. A master plan was prepared for Dharavi. Co-operatives of slum households were to be provided with 18 m^2 (carpet area) walk-up tenements. Families were to be shifted to transit accommodation during the construction period on a rental basis. Households were required to pay for the cost of tenements and the co-operative societies were helped to establish liaisons with lending institutions. The reconstruction project succeeded in a limited way by tackling public health hazards, but the high cost of the tenements prompted many households to sell (Mukhija 2002).

Rehabilitation Project	Proposal received	Proposal approved	Under construction	With occupation certificates
Number of project	446	367	145	26
Number of units	NA	75689	29142	2242

Table 3. 11. Slum Rehabilitation Scheme Projects in Mumbai (Mukhija 2002).

3.2.4.1. Dharavi Slum Redevelopment Project in Mumbai

Dharavi, strategically located near the heart of Mumbai, is infamous as Asia's largest slum (Figure 3.20). It is extremely dense. According to the state government records, in 1985, Dharavi had a population of 300 000, within an area of 595 hectare. The PMGP aimed to improve these living conditions by redeveloping Dharavi with an appropriate density and infrastructure. It proposed a programme of Slum Reconstruction and recommended that only 30–35 000 families be accommodated in Dharavi, in four to five-floor high apartments. Twenty thousand families were to be relocated outside Dharavi (Mukhija 2001).

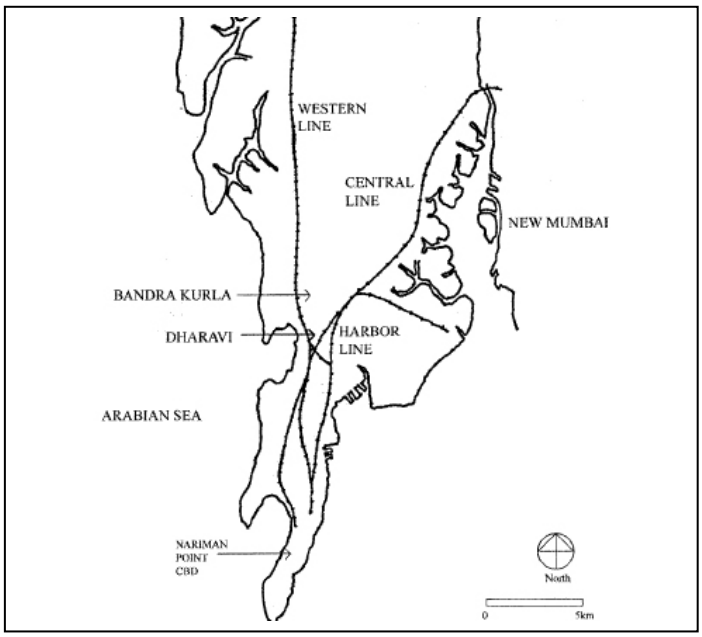


Figure 3. 20. Map of Mumbai showing Dharavi (Mukhija 2001).

In 1987, the PMGP presented Dharavi's slum dwellers with two program choices. The PMGP selected 12 peripheral parts of Dharavi with easy road access for the pilot projects. On the north-east end of Rajendra Prasad Nagar, along the 18 m road, was the Dharavi slum. Dharavi was to be a part of the first phase. Like other pockets, and contrary to the expectations in the literature, Dharavi had small lots, densely and irregularly laid out (Figure 3.21). Most lot-sizes were between 9–11m^2. The houses were 3.7–4.3 m high and included a small loft; 1.2–1.5 m high. The lofts were used for storage and sleeping. Most of the huts at Markandeya were used for housing. Of the 92 huts, only 11, facing the 18 m road, had a commercial land use.

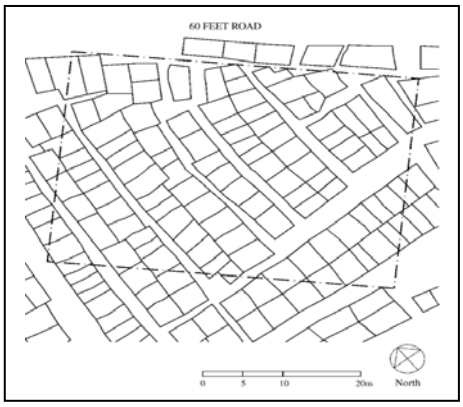


Figure 3. 21. Survey Layout of Dharavi Slum (Mukhija 2002).

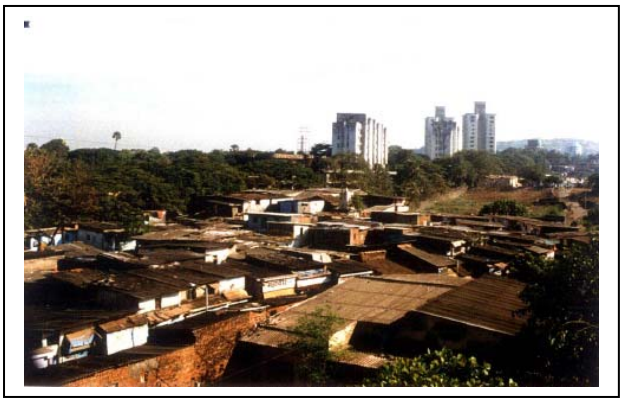


Figure 3. 22. A View from Dharavi Slum (Mukhija 2002).

Unlike the other slum settlements of Dharavi, where the PMGP was responsible for implementing the redevelopment projects, at Dharavi, a cooperative of the slum dwellers had decided to work with a non-governmental organization (NGO), the Society for the Promotion of Area Resource Centers (SPARC). SPARC had persuaded the Markandeya Cooperative Housing Society (MCHS) that working independent of the PMGP, the cooperative would be able to build larger housing at a lower cost. The cost saving was to be achieved by eliminating the possibility of the PMGP's bureaucratic inefficiency and corruption, and by keeping the new project low-rise. SPARC also argued that the low-rise project would be, culturally and socially, more suitable to the lifestyle of the low-income slum dwellers of Dharavi (Mukhija and Aldershot 2003).

Although, the existing regulations only permitted housing units of $17m^2$, SPARC had promised the MCHS new housing with a carpet area of $26m^2$. SPARC recommended a new housing typology of 4.3 m high floors, including 1.8 m high lofts. It proposed to limit the floor-plate of the Markandeya's units to $17m^2$, but proposed an additional loft area of $9m^2$. Architects, commissioned by SPARC, prepared a design with rectangular units of 3.0-5.5m organized around a central courtyard. But contrary to SPARC's initial hopes, the Dharavi project was designed as three floors high to accommodate all the existing households. However, only two-thirds of the top floor was needed for the housing units, the rest was to be a community terrace (Mukhija and Aldershot 2003).

Built-up area	FAR	Built-up area m^2	Extra units for PMGP	Total units	Note
Pre-1991	1.17	2265.80	-	94	Proposed by SPARC
Post-1991	1.60	3086.22	62	156	Proposed by PMGP

Table 3. 12. Additional Units at the Dharavi Project (Mukhija and Aldershot 2003).

3.2.4.2. Framework of the Dharavi Slum Redevelopment Project

The SRD was introduced in 1991 to build upon and extend the Slum Reconstruction project of the PMGP to the entire city. Similar to Slum Reconstruction, the SRD was based on a strategy of demolishing existing slums and housing the slum dwellers onsite, in new apartments of 17–$21m^2$ carpet area. Unlike the PMGP's program, the SRD allowed private developers to be promoters in redeveloping the slums

and the slum dwellers were expected to pay only Rs. 15,000 (23 percent of the estimated cost) for their new houses. To make this viable, the program changed the land development regulations for slum-encumbered land. The new property rights permitted a higher density and intensity (FAR) of development. This allowed for extra units to be constructed and sold, at the market-price to outsiders, generating a cross-subsidy for the slum dwellers and profits for the project promoters. The program also allowed for old PMGP projects, still under construction, to be developed as SRD projects(Risbud 2003).

Dharavi Project	Units
Markandeya cooperative's members	92
Markandeya cooperative's office	1
PMGP commercial	1
Contractor/developer	86
Total	**180**

Table 3. 13. Unit Statement at the Dharavi Project (Risbud 2003).

The MCHS agreed to the contractor's proposal of adding additional floors. In October 1996, the state government approved the Markandeya project's SRD application (Table 3.13). It permitted a five floors high structure with 180 units. Moreover, almost half of the MCHS' members opted to pay the contractor for having their bathrooms refitted with internal toilets.

In January 1998, 10 years after the MCHS' first redevelopment plan was prepared, members' apartments were completed and they started occupying their new houses. Interestingly, contrary to SPARC's expectations, Markandeya's members demonstrated a preference for upper floors as opposed to the first floor. All the present and past managing committee members live on the second and third floors. The managing committee had the first chance to select their housing units in the building. After the managing committee, the MCHS' members who had made their duepayments in full, were allowed to select their houses. According to the committee's members, most households preferred the upper floors. They believed that the upper floors provided more protection from pollution, mosquitoes and noise (Figure 3.23).

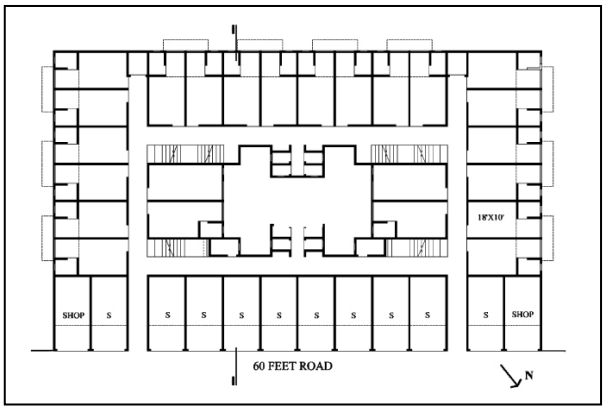


Figure 3. 23. Floor Plan of Dharavi Project, 1996 (Mukhija 2002).

Figure 3. 24. A Photograph of the Dharavi Project, 1997 (Mukhija 2002).

3.2.4.3. Evaluations of the Dharavi Slum Redevelopment Project

In the Dharavi project, Mumbai's slum dwellers preferred living on the upper floors. They were keen on protecting themselves from the noise, smell and messiness of the street-level activities. The households were also guided by the logic of the property market. At Dharavi project, the upper-level housing units have a higher property value than the street-level units. This is a constant pattern throughout Dharavi's redeveloped slum-pockets. An exception to the rule, are the street-facing shop units. The shops have higher property values than all similar sized residential units.

In a similar vein, in divergence from the initial plan, half of the households decided that they were not keen on sharing toilets with their neighbors. It can be argued that the slum dwellers, contrary to the typical policy preference to avoid gentrification, were keen on keeping the option of selling their apartments open, and as financially beneficial as possible. The underlying policy recommendation that follows from the case is not fundamentally new. Rather than ascribing to myths while making assumptions, planners are advised to ask beneficiaries their preferences. An important aspect of Mumbai's experiment is recognition of the importance of land development regulations, particularly FAR, in housing improvement and consolidation. New regulations, that are likely to be imposed after any tenure legalization process, are critical in determining how much new development slum dwellers can formally build on their property. This implies that the process of deciding what the new regulations are, in terms of FAR, land use, density, standards, etc., is extremely central to the upgrading process and beneficiaries' preferences. The revised and newly imposed standards are a

major aspect of the new formal set of property rights provided to the beneficiaries. They involve a changing set of incentives for the slum dwellers. However, there is very limited analytical work, or discussion, focused on standards for post-legalization contexts.

Dharavi Slum Redevelopment Project	Exist/ Non-Exist	Statement
Integration with City Plan	Exist	South region in Mumbai, clearance of slum areas to new residential areas are the main strategy in master plan.
Rehabilitation Strategy Compatibility	Exist	After, Dharavi Slum redevelopment project starts, old low-density residential are replaced with the new and healty developments. The special grant of $20 million announced by the Prime Minister to improve living conditions of slum dwellers.
Urban Development Strategy Compatibility	Exist	Dharavi Slum Redevelopment Project, ♦ To redevelop the slum areas on south region of the city. ♦ To increase healthy and livable housing stock in the city.
Developer Impact on Economic Structure	Non-Exist	There is no economic development impact on urban scale, but in Project, old residents and construction company are increased profit.
New Facalities	Exist	Slum areas are transformed to; ♦ New apartment areas. ♦ New commercial areas. ♦ New healty-urban areas.
Effects of Transformation on Physical Structure	Exist	♦ Upgrading urban quality. ♦ Redevelopment of Slum areas.
Effect of Gentrification on Social Structure	Non-Exist	Because of transforming new apartments, old slum residents can live to their new neighbourhoods. As a result, these redevelopments are not a gentrification process initiated by the residents themselves.
Side Effects	Exist	♦ Population increase. ♦ Increase in the value of land and new housing units. ♦ New slum areas around the city.

Table 3. 14. Evaluations of Dharavi Slum Redevelopment Project.

3.2.5. The Practice of Urban Transformation in Rie de Janeiro, Brazil

The municipality of Rio de Janeiro is the center of Brazil's second largest metropolitan region. Like most Brazilian metropolises, the municipality is subject to the consequences of the phenomena of 'peripherization' and informal urban expansion. As a result of demographic pressure, aggravated by growing urban poverty and the absence of suitable alternatives for settlements and housing poor families, the city has a long history of illegal occupations of public and private land and thus the multiplication and expansion of informal settlements. Most of Rio's slums are on steep hillsides and subject to collapse, falling stones or rocks, and landslides. The others are in flood-prone areas. According to recent data, more than one million are living in slums in Rio. The Favela -Bairro program was conceived as an urban policy intervention rather than just a public initiative to help solve the slum problem in the city of Rio de Janeiro. In this respect it featured two basic principles: a) upgrading as the main public policy for slums; b) housing as an urban issue, and so situated in a broader context. Note that the Favela-Bairro program is an integral part of a larger program known as PROAP-RIO, which involves upgrading of slums and informal and irregular subdivisions (Hunter 2004).

The Favela -Bairro program covers 158 slums and benefits 130,000 families or 500,000 people. This amounts to slightly less than half the number of residents in informal areas of the city. The initial portion of the program was known as the Low-income Settlements Urbanization Program (local acronym PROAP I) and covered 90 slums classed as medium scale, i.e. from 500 to 2,500 households. Launched by the Municipal Housing Department (SMH) in 1994, Favela Bairro can be described as a programme of "… physical and social transformation" for Rio's favelas. As revealed in the previous section of this report, the SMH also operates a number of other housing programmes designed to address a range of low-income groups, and these programmes often complement Favela Bairro projects. However, the essential components of Favela Bairro are:

- the installation and upgrading of basic infrastructure such as water, sewerage and drainage systems;
- the opening and paving of roads and walkways;
- the elimination of strategic areas of geological instability or natural risk;

- the construction of new housing for essential resettlement;
- the commencement of land tenure regularisation processes;
- the construction and reform of buildings and their use through the implementation of social projects such as nursery schools, community centres (CEMASIs), and income generation and training projects (Nobre 2004).

3.2.5.1. Fernao Cardim Slum Redevelopment Project

Fernao Cardim is a squatter settlement located in the neighbourhood of Inhauma in the north of Rio de Janeiro. It has a population of 3,183 residents or 875 households, and occupies an area of 45 hectares. The settlement was established in 1951 when the area was still rural in character, and over the years the Residents' Association of the community undertook basic upgrading work with support from various government and non-government foundations and agencies, private companies, the Catholic Church, the SMDS (through the Projeto Mutirao), and the state government.

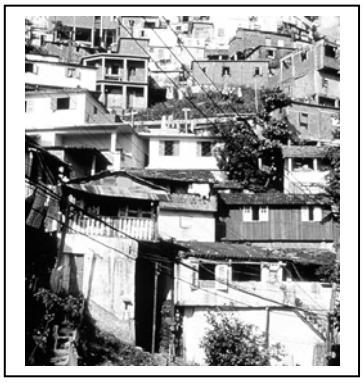


Figure 3. 25. Fernao Cardim settlement with 3183 residents in Rio (Hare 2002).

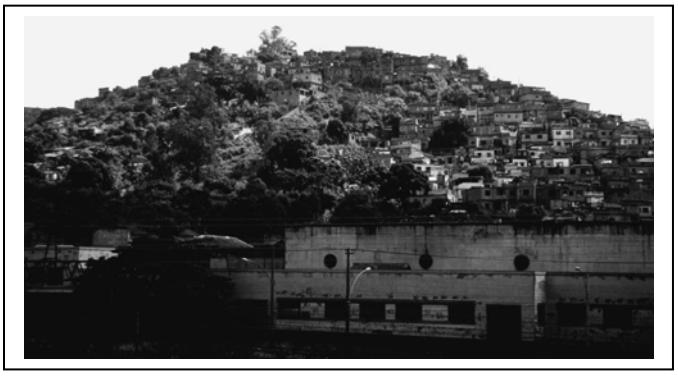


Figure 3. 26. A view from Fernao Cardim-1969 (Hare 2002).

When the Favela Bairro programme was first presented to the community in 1995, 95 per cent of houses in Fernao Cardim were made from brick, and 5 per cent from wood. Most of the latter were located along the banks of the Faria Timbó river that would flood on a regular basis. Land in the settlement was under municipal ownership with a small part being privately owned, and the surrounding neighbourhood was and is characterised by commercial and industrial enterprises, and there is also a hospital nearby (Fiori and Riley 2000).

Fernao Cardim was one of the first projects to be finished, and the only settlement to date to have its land tenure fully regularised. The project was designed by architects from the firm Planejamento Arquitetônico e Ambiental (PAA), with the development of the project plans costing Rs 120,4458, and the upgrading work itself costing Rs 5,334,9819. The project included: improved access (through opening new roads and widening existing lanes); the channelling of the river (with non- Favela Bairro funds) and upgrading of surrounding area; a new block of 22 flats for those needing to be resettled; the reform of the community square and football pitch; the building of a new sports area; installation of leisure equipment; the construction of a nursery school and sewing co-operative; installation of sewerage, water and drainage systems, rubbish collection and public lighting; the planting of trees and installation of street furniture; building of kiosks and a POUSO; the implementation of various IT and training courses; and the installation of public telephones. The Residents' Association has also been successful in working with the near-by shopping mall, thereby accessing resources for reform of the Association building and the opening of a health clinic on the premises, and from a nearby supermarket and McDonald's they receive donations of food. Finally the Association has also acquired the financial backing of the British Consulate in Rio for purchase of sewing equipment for the co-operative.

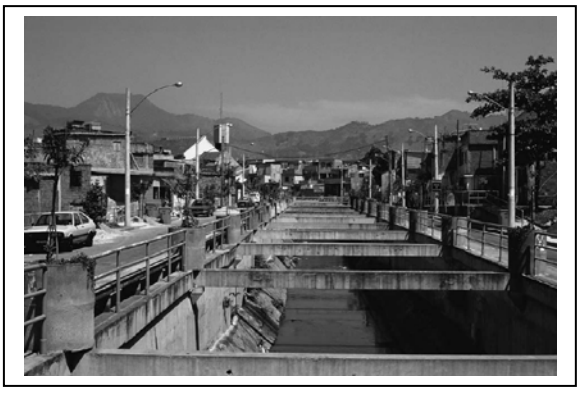


Figure 3. 27. The Favela Bairro Programme in action. River channel improvement in Fernao Cardim (Hare 2002).

It was acknowledged that one area of the settlement, that located on private land, had benefited less from Favela Bairro than the rest of the community, this also being the area where the cancelled community centre was due to be built. In addition, it was reported that house prices have risen considerably since Favela Bairro was completed, with average house prices reported to be around Rs 25,00010, though it was observed that very few people had left the settlement. Many people were also said to be

undertaking construction work to improve their homes further. In general, those interviewed in Fernao Cardim expressed their satisfaction with the results of Favela Bairro, describing the settlement as being more integrated with the surrounding neighbourhood (Russel 2004).

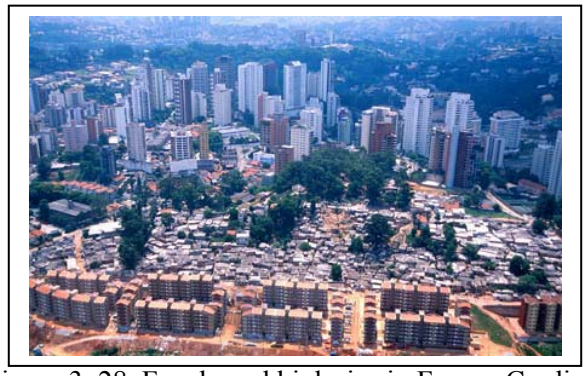


Figure 3. 28. Favela and high rise in Fernao Cardim. (Hare 2002).

Figure 3. 29. Residential units in Project. (Hare 2002).

3.2.5.2. Framework of the Fernao Cardim Slum Redevelopment Project

Favela Bairro aims to upgrade all of Rio's medium-sized favelas by 2004, and in conjunction with the programmes Bairro, the aim of the SMH is to transform all of the city's favelas. The programme builds upon the existing infrastructure and housing assets that favelas in Rio have accrued over decades of self-help construction by residents and during previous government initiatives. The development of a Favela Bairro upgrading project follows a number of stages (Xavier and Magalhaes 2003).

Stage 1 Diagnostic study	Stage 2 Intervention plan	Stage 3 Pre-project	Stage 4 Executive project

Table 3. 15. Favelo Bairro Project Preparation Stages (Hare 2002).

Stage 1: the diagnostic study : During the diagnostic study the architectural practice establishes in detail the needs, character and situation of the community.

Stage 2: the intervention plan: At this stage the extent of the intervention is also identified, with focal points within a settlement being selected as the locations for the most significant upgrading activities (road building/widening, opening of public squares, construction of community buildings and housing units for resettlement).

Stage 3: the pre-project: During the pre-project stage, the details of the community-approved proposals are developed.

Stage 4: the executive project : It consists of a detailed project description, plans and designs for each project component, data on the relevant norms and specifications used, the quantity and type of materials, labour and equipment needed (with corresponding budgets), and a timetable for the project. Figure 2 illustrates the range of organisations involved during the construction phase and the relationships between them.

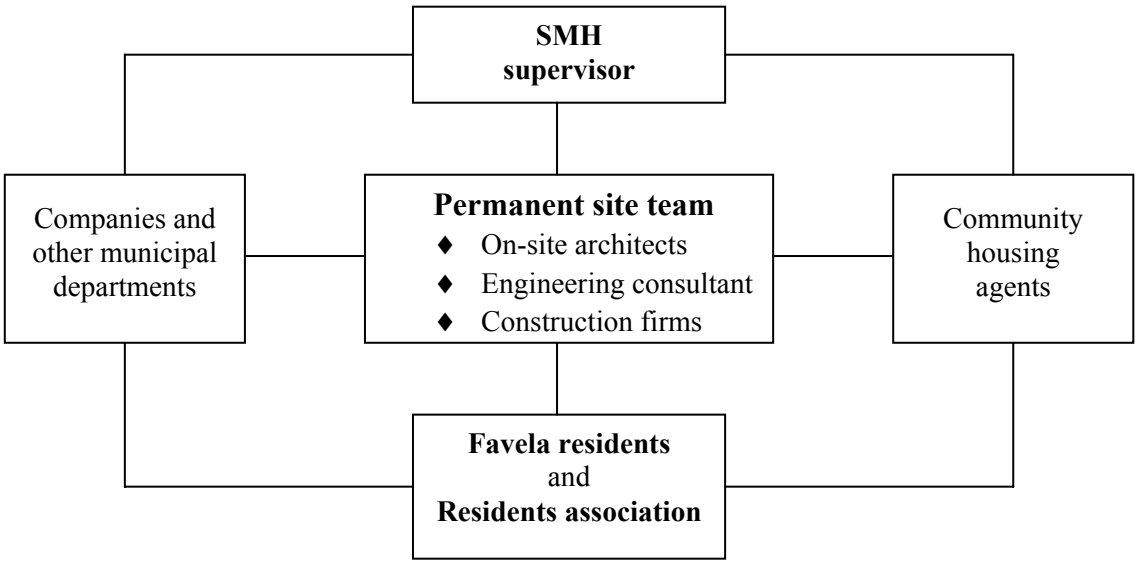


Table 3. 16. Organisation Structure of Favela Bairro Projects (Hare 2002).

3.2.5.3. Evaluations of the Fernao Cardim Slum Redevelopment Project

In sum, analysis of Favela Bairro within the conceptual framework of the new generation of housing-poverty policy reveals Favela Bairro to be illustrative of this new generation and to be a considerable qualitative and quantitative advance on previous housing initiatives implemented in Rio and Brazil. Thus the case of Favela Bairro reveals the complexities, problems and contradictions inherent to developing city level, multisectoral and participatory municipal housing policy for poverty alleviation, while also revealing the interdependence and linkages between the various dimensions of such an approach. What stands out about the programme in the context of previous approaches to housing policy in Rio and beyond is the programme's scale, working at the level of the city toward the objective of socially and physically integrating the poor

areas of the city with the wealthier. In addition, the quantity of financial resources being invested as subsidies through Favela Bairro is another characteristic previously unseen in Rio. The programme also demonstrates a very strong multisectoral approach at the project level, and is especially interesting in the emphasis it places on architecture and public space as mechanisms to bring about social and physical integration, with integration of the informal and the formal at the city level being its most ambitious objective. Thus it can be concluded that Favela Bairro does constitute a new approach to poverty alleviation in Rio, and although the programme's considerable resources are not targeted at the most vulnerable, they instead focus upon the collective needs of a sizeable proportion of Rio's population. In addition, Favela Bairro applies a broad and multidimensional understanding of poverty, which is addressed at the city scale through a multisectoral approach.

Fernao Cardim Slum Redevelopment Project	Exist/ Non-Exist	Statement
Integration with City Plan	Exist	Fernao Cardim is a slum redevelopment project located on the north of Rio de Janerio.Fernao Cardim redevelopment project aims to upgrade Rio's medium sized favelas by 2004, with the programs Favela Bairro. Integration of favelas into urban fabric, The Importance of City Cooperation.
Rehabilitation Strategy Compatibility	Exist	This project included: improved access (new roads), the channelling of the river, rehabilitation and redevelopment of surrounding area, (22 flats to be resettled).
Urban Development Strategy Compatibility	Exist	Fernao Cardim Slum Redevelopment Project, ♦ To redevelop the slum areas on north region of the city. ♦ To increase healthy and livable housing stock in the city.
Developer Impact on Economic Structure	Non-Exist	There is no economic development impact on urban scale, but in Project, old residents and construction company are increased profit.
New Facalities	Exist	Slum areas are transformed to; ♦ New apartment areas. ♦ New commercial areas. ♦ New recreational areas.
Effects of Transformation on	Exist	♦ Upgrading urban quality. ♦ Redevelopment of Slum areas.

Physical Structure		♦ Upgrading of infrastructure such as water, sewerage and drainage systems
Effect of Gentrification on Social Structure	Non-Exist	Fernao Cardim was one of the first projects to be finished, and the only settlement to date to have its land tenure fully regularised. As a result, these rehabilitations and redevelopments are not a gentrification process initiated by the residents themselves.
Side Effects	Exist	♦ Population increase. ♦ This transformation projects involve upgrading of slums and informal and irregular subdivisions. ♦ Increase in the value of land and new housing units.

Table 3. 17. Evaluations of Fernao Cardim Slum Redevelopment Project.

3.2.6. The Practice of Urban Transformation in Amsterdam, Netherlands

The present urban renewal policy in the Netherlands was shaped during the 1990s. Urban renewal nowadays is both more complicated and more integral than the relatively easygoing urban renewal of the period 1975–1995. Moreover, instead of old neighbourhoods, renewal now mainly concerns post-war areas, often the large-scale housing estates. Most renewal plans are made in the Netherlands for low-rise flat areas dating from the 1950s and 1960s, high-rise areas mainly from the period 1965–1974, and areas with austere and simple single-family houses in rows (Helleman and Wassenberg 2004).

3.2.6.1. Bijlmermeer Residential Transformation Project

At the end of 1966 the construction of Bijlmermeer started. A city in which living, working, traffic and recreation would each be giving its own place. The first residents of this south-eastern part of Amsterdam came in 1968. Almost 40 years later, it is clear that Amsterdam Southeast has developed entirely different from what was expected. Amsterdam Southeast has a population of over 86.000 with more than 130

nationalities and cultures. The most dominant group are the Dutch, Surinamese, Ghanaians and Antilleans (Priemus 2004).

A very important assignment in Amsterdam Southeast is the renewal of Bijlmermeer. The renewal of the Bijlmermeer is a communal operation of several parties, each striving to achieve their own goals. It is a joint project of the Southeast district council, the city of Amsterdam and the Rochdale Housing Corporation. The urban renewal of this large residential area is a project, unique in the Netherlands for its scale, cost and ambition. Since 1992 the entire high-rise area of Bijlmermeer has been scheduled for renewal. In this project, the urban development, social economic renewal and renewal of administration of public places go hand in hand. The renewal of the Bijlmermeer entails not only the renewal of 12,500 homes, shopping centres, facilities and construction of infrastructure but also social projects which directly affects about 30,000 residents. Project approach is physical renewal based on social strategy. In this strategy, the connection between physical and social economic renewal is absolutely crucial. The new homes must be capable of keeping the upcoming middle class in the area. At the same time this must not lead to sharp social segregation within the area. This implies, in the first place, 30% of the new homes will be controlled-rent housing and parts of the high-rise projects will be for sale. In addition there will be a mixture of housing types and the surroundings. (Boxmeer and Beckhoven 2005).

Figure 3. 30. Buildings in Bijlmermeer Project Area (Wassenberg 2004).

Between 1968 and 1975, 13,000 dwellings in 31 very large blocks were built, each 10 storeys high and 200–300 meters long. The balcony access apartments were laid out in a honeycomb pattern, as previously built in Park Hill, Sheffield and Toulousele-Mirail near Paris. About 90 percent of the area consisted of high-rise. All of

the ideas of Le Corbusier and the CIAM on modern living were applied: separation of functions, a great deal of space between the apartment blocks, large-scale park-like landscapes, parking garages and separation of traffic flows by an orthogonal system of raised main roads.

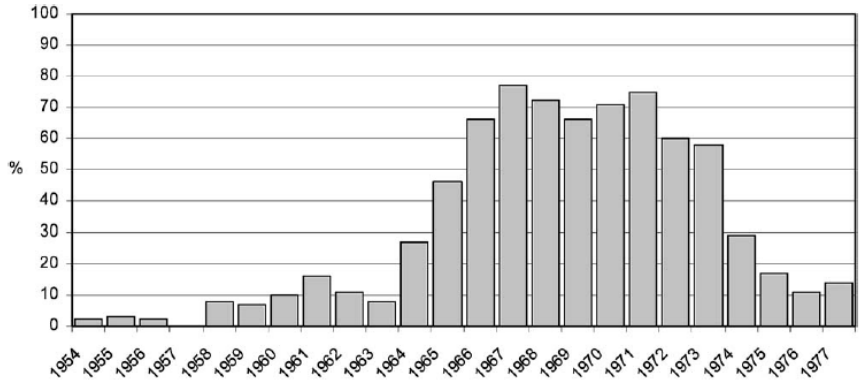


Figure 3. 31. The high-rise wave in the Netherlands: dwellings in high-rise as a percentage of all flats (Wassenberg 2004).

As an answer to this monotony, radical plans were introduced in 1990 and worked out in 1992. Step by step, these plans are still being realised. The plans included the demolition of a quarter of the housing stock, another quarter sold and the remaining part improved or upgraded, while new types of houses were planned, including owner-occupied low-rise dwellings. Previously, inhabitants who wanted a single- family dwelling were forced to move out of the Bijlmermeer. Improvements in the residential environment should encourage present inhabitants to stay and offer a housing career in their own neighbourhood, as well as attracting newcomers. Thus, following the plans, more functions are being introduced into the living area, like small shops and firms. Parks between the blocks have been, for safety reasons, cleared of bushes, leaving only trees and greens, easy to look through and hard to hide in. The separation of traffic, one of the basic principles of the Bijlmermeer layout, has been mostly changed, by lowering the dike roads to ground level and mixing motorised and nonmotorised traffic. Most of the 31 large parking garages have been demolished or converted into other functions, while in some blocks parking fields are created next to the block. Besides the physical renewal the plans are supplemented with both social-economic measures and an intensification of the maintenance to improve liveability. Social renewal in the Bijlmermeer is strongly focused on job creation. For example an employment advice bureau has been established, there is education for adults, ethnic entrepreneurship is

encouraged and the unemployed are involved in the building activities (Vermeijden 2001).

It is also worth mentioning that the relative location of the Bijlmermeer itself has changed radically. In the first years, living in the Bijlmermeer meant living far away from the rest of the world, hardly connected by public transport and far away from shops, work and leisure. However, since the mid 1980s, various facilities have been opened close by: a metro line to the city, a new stadium for Ajax football club and large cinemas and theatres. One of the most expensive office areas in the Netherlands was built just opposite the railway station. All these positive developments nearby have helped to rebuild the image of the Bijlmermeer, provide demand for extra housing and create a lot of jobs at all levels (Hulsbergen and Stouten 2001).

Figure 3. 32. 31 Blocks Laid out in a Honeycomb Structure (Wassenberg 2004).

Figure 3. 33. 10 Storey High Rise Apartments (Wassenberg 2004).

3.2.6.2. Framework of the Bijlmermeer Redevelopment Project

After the evaluation and the resident survey, in 2002 the 'Final Plan of Approach' was approved for the urban renewal of the Bijlmermeer for the period until 2010. It is called the 'final approach' because it concerns the last areas in the Bijlmermeer not physically renewed yet. According to their preferences, more differentiation is needed, and, indeed, almost 70% of the thirteen remaining high-rise blocks will be demolished and replaced with new buildings. The total investment—the investments in the ArenA area not included—is over 1.6 billion. About 450 million of this investment will produce no returns, which is about 35,000 per household. This includes all physical and management costs and not the social and economic measures. Of this, almost 50% is contributed by the City of Amsterdam and over 50% by the housing corporation sector, primarily by the Central Fund for Housing. The latter is a

national public housing fund, paid by all housing associations and therefore by all tenants of social housing. The renewal is also supported by a grant from the European Communities URBAN fund for related social-economical measures. After the renewal of the Bijlmermeer is finished, more than half of the original high-rise blocks will have disappeared and been replaced by low-rise apartments and single family dwellings (Verhage 2005).

Apartments	1990	Demolition	New Construction	2010
Hight-rise	12500 (100%)	6550	0	5950 (44%)
Low-rise	0	0	4600	4600 (34%)
Single-family	0	0	2850	2850 (21%)
TOTAL	12500	6550	7450	13400 (100%)

Table 3. 18. Physical renewal in Bijlmermeer (Verhage 2005).

Although 15,000 dwellings per year are being demolished in the Netherlands, the revitalisation of the Bijlmermeer is the largest Dutch restructuring project so far. In the new Bijlmermeer 15 blocks, or parts thereof, will remain of the original 31. Six of them, in the eastern part of the area, together form an ensemble. This is called the 'Bijlmermuseum', which will remain on the instigation of active residents who were against demolition. In the middle of this area is the monument on the site where the El Al Boeing crashed into an apartment block in 1992 (Verhage 2005).

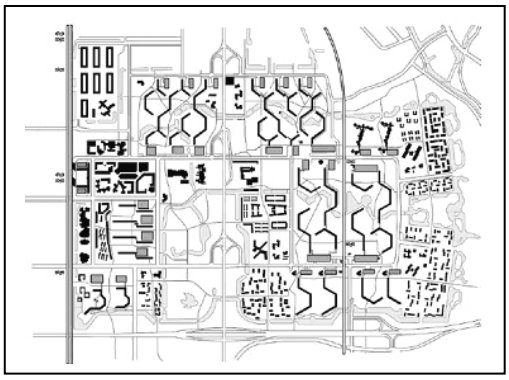


Figure 3. 34. Before Renewal Plan - 1992. (Wassenberg 2004).

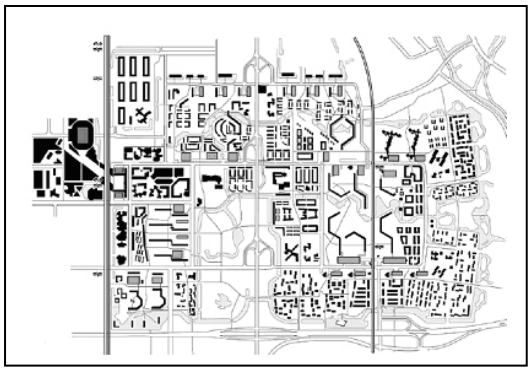


Figure 3. 35. After Physical Renewal -2010. (Wassenberg 2004).

When new houses are completed in the Bijlmermeer, they are first offered to people who have to leave their homes because of the demolition activities. As a second priority, the rest of the residents in the Bijlmermeer are then offered the dwellings. Third and fourth, people from Amsterdam and the rest of the country get priority. Until

now, almost all new developments have been taken by people from the first two categories. This illustrates the popularity of the new living environments and the dwelling types offered within them. The integrated policy of the 1990s is continued in the 'final approach' in the 21st century. There is a wide belief that an integral approach is necessary because the problems cannot be solved by new housing developments alone. That is why the plans also include new parking facilities, public transport, educational facilities, recreational facilities as well as more social and economic facilities like business spaces, churches, mosques, hotel, day-care centres, and studios. Besides that, the 'Amsterdam ArenA' area will be developed further on. The social-economic renewal, the second constituent of renewal, started at the same time as the physical renewal. Recently, an overview has been made of the results of the last eight years. About a hundred projects, both large and small, have been set up at a total cost of 56 million. Some examples are a Women Empowerment Centre, sport and play facilities, a centre to care for drug addicts, surveillance by guards and cameras, facilities for entrepreneurs starting out in business and school facilities (Boxmeer and Beckhoven 2005).

Figure 3. 36. Removal of high rises. (Wassenberg 2004).

Figure 3. 37. Half of the 13,000 Dwellings are demolished (Wassenberg 2004).

3.2.6.3. Evaluations of the Bijlmermeer Redevelopment Project

Nonetheless, many analogous high rise estates are in a position comparable to the Bijlmermeer and may consider similar renewal approaches. For some reason, the renewal of the Bijlmermeer remains an exceptional example because of the scale of the area and of the renewal approach. However, five conditions can be distinguished that support the success so far. These conditions are characteristic of the Bijlmermeer

approach. Identifying them can be useful for the transferability of the approach to other estates in other circumstances. The first condition for success is the improvement of the surrounding Amsterdam ArenAarea, which is being used as a catalyst to improve the nearby problematic high-rise area. This removed the isolation of the Bijlmermeer area and made it part of the network city. The second condition is the integrative approach, in which a combination of three different strategies is set up. These are worked out separately, but in combination with each other. Social and economic renewal results in an improvement in the personal situation of deprived people. Improvement of the liveability and maintenance results in a safer and cleaner place to live.

Figure 3. 38.Renewal: Storerooms Transformed into Houses and Gardens (Wassenberg 2004).

Figure 3. 39.New houses and Gardens under the Flat (Wassenberg 2004).

The third condition of the Bijlmermeer's renewal is the search for radical solutions. Even with improvement, renovation, maintenance and residents' involvement the Bijlmermeer did not become an attractive proposition, and vacancies and high turnover rates persisted despite the pressure on the Amsterdam housing market. Liveability problems, like a lack of cleanliness and safety, caused major problems over the years. At the moment, demolition is not being considered in most countries, at least not to the same extent as in the Bijlmermeer. This is rightly so, as demolition should not be the starting point of any renewal process, it should rather be, as argued above, considered in relation to measures that can solve social and economic problems. In the Bijlmermeer, these approaches proved not adequate enough to solve the problems that are correlated with the urban design and the housing type (high-rise).

The fourth condition is financial. This includes costs for the whole project and for individual inhabitants. First of all, there is money for major investments, in which an important factor is the role of the Central Housing Fund, which pays half of all costs, but which is not government money. The whole renewal process is very costly because

technically reasonable and dwellings not yet paid off are demolished. The other financial condition is the residents. New dwellings are sold at moderate prices or have the same rather high rent level as the former high-rise blocks. People who cannot afford it get allowances. The fifth and last condition for success is the way it is done, together with the inhabitants. In other cases demolition goes together with a lot of protest, displacement of poor people, breakage of social networks and loss of affordable housing. In the Bijlmermeer, inhabitants have an important vote in the whole process, something that was not the case in other countries in the past and even nowadays is lacking (Boxmeer and Beckhoven 2005).

When the renewal is finished in about 2010, the Bijlmermeer will have been for 40 years a shining example for people who are interested in large housing estates all over the world. Right now, the renewal approach for the Bijlmermeer aims to demolish over half of the original high-rise blocks and to relinquish the original ideas behind the area. The inhabitants choose the measures and the new houses are being built, at moderate prices, for them. Problems are being tackled using an integral approach. History has proven here that neither maintenance, nor socialeconomical measures, nor participation, nor physical measures alone are sufficient to solve the large problems. The biggest problem in the Bijlmermeer was, and still is, that several factors occur in combination. This implies that strategies have to be in combination too. A combination of continuous liveability problems, a long history of partial improvements, changes in the surroundings of the Bijlmermeer, a firmly set negative image and pessimistic future prospects led to the understanding that a radical redesign was inevitable.

Bijlmermeer Residential Transformation Project	Exist/ Non-Exist	Statement
Integration with City Plan	Exist	Bijlmermeer is a large-scale residential renewal project locaten on southeast of Amsterdam. This project is a joint project of the southeast district council, the city of Amsterdam and Rochdale Housing Corporation. Master plan prepared 1992, included the demolition of a quarter of the housing stock and another quarter part improved and upgraded.
Rehabilitation Strategy Compatibility	Exist	Bijlmermeer Project entails not only the renewal of residential areas, but also social projects which directly affects about 30000 residents. Project approach is physical renewal based on social strategy.

Urban Development Strategy Compatibility	Exist	Bijlmermeer Renewal Project Decisions, ♦ To decrease density of old buildings and residents. ♦ To provide social integration. ♦ To increase living quality. ♦ To increase healthy and livable housing stock in the city.
Developer Impact on Economic Structure	Exist	There is an economic development impact on urban scale. Because, project area would go on to become attractive places with shops, firms and residential district.
New Facalities	Exist	Old residents are transformed to; ♦ New apartment areas. ♦ New commercial areas. ♦ New recreational areas.
Effects of Transformation on Physical Structure	Exist	♦ Upgrading urban quality. ♦ Imroving urban transportation. ♦ Transformation of residential areas. ♦ Cleaning up the project area.
Effect of Gentrification on Social Structure	Non-Exist	Project success is the way, it is done, together with the inhabitants. In other cases demolition goes together with a lot of protest, displacement of poor people, breakage of social networks and loss of affordable housing.
Side Effects	Exist	♦ Population decrease. ♦ Increase in the value of land and new housing units.

Table 3. 19. Evaluations of Bijlmermeer Residential Transformation Project.

3.2.7. Comparison of Project Models of Urban Transformation in Different Countries

In this chapter, the transformation projects in Hapdong-Korea, Ju-er Hutong-China, Singapore River, Dharavi-India, Fernao Cardim-Brasil and Bijlmermeer-Holland were investigated with respect to the criteria of definition and evaluation. The parallelisms between each transformation project, and the characteristics, purposes, and results which they owned differently from each other, and on which parameters the similarities and differences developed were have been explained. Every transformation project is designed based on their own unique features.

The most striking characteristic of Korea-Hapdong transformation project is that the local government had no contribution into the project, but it is a project realized in the leadership of the market mechanism, house owners, and entrepreneurs because of the high densities. On the other hand, the most important factor in the success of China-Ju-er Hutong transformation project is that it is a pilot project which was realized in order to increase the living standards off the region in the leadership of the local government. Furthermore, the local people living in the region formed their own cooperative in order to convey their demands.

The most striking feature of Singapore River transformation project is that it is widely comprehensive redevelopment project realized Urban Redevelopment Authority (UPA). The most important feature of the project is that it is a project designed with a vision by the private sector and government. This project aimed at creating an area which would trigger the economic and cultural dynamics of the city of Singapore.

The most important factor in the success of the slum transformation project in Dharavi, India, is that it is a pilot regional project realized in order to increase the living standards of the region in the leadership of the local government and it is supported by The World Bank. This project was realized in the partnership of the local people and the public and private sectors.

The slum transformation project in Fernao Cardim, Brasil, is another project which became successful. It is a project realized to increase the living standards of the region in the direction of Favela-Bairro Program and it was backed by the local government. This project was realized by the people living in Favela, public and private sector cooperation.

The most striking characteristic of the housing transformation project in Bijlmermeer, Holland, is that it is a comprehensive rehabilitation project which focused on the housing areas of the 1970s within a renewal program and which increased the region's living standards and reduced the housing density. This project was realized in the cooperation of the local government and private sector and created an area in the city with an urban vision after the transformation.

An assessment of the models which were used in the formation and application of these projects with an urban transformation outlook will help in the development of a viewpoint, and will contribute to the formation of suggestions and assessment of differences in urban transformation projects in Izmir-Konak and Ankara-Çankaya. As to the urban transformation criteria, we can see the following picture when Korea-

Hapdong, China-Ju-er Hutong, Singapore River, India-Dharavi, Brasil-Fernao Cardim, and Holland-Bijlmermeer transformation projects are assessed.

Criterions	To Provide Residential Transformation of the Project Area	To Increase Urban Living Quality	To Provide Public Participant
Hapdong Residential Transformation Project	Hapdong transformation scheme, old low-density squatter areas are replaced with the high-density apartments. And this Project has enabled the redevelopment of sub-standard housing areas through the market system without public assistance.	Upgrading urban quality. Creating new cultural activity areas. Creating open and covered public spaces for Hapdong residents.	Residents provide land and a construction company, the key difference is in Hapdong Project is its independent financing scheme. The revenue from the sale of the additional housing units makes the Project feasible.
Ju-er Hutong Residential Transformation Project	Ju-er Hutong Project, a governmental pilot program to rehabilitate dilapidated housing in Beijing, was tauted as a successful model of housing design by academia and authorities alike.	Upgrading urban quality. Creating new cultural activity areas. Ju-er Hutong Project as a successful effort to improve the housing conditions.	In 1987, the Beijing Housing Reform launched a pilot program for Ju-er Hutong Project, with limited funding from the municipal govern-ment (Yn10milion).
Singapore River Transformation Project	Urban Redevelopment Authority (URA) undertook the planning of the Singapore River. It was envisioned that the river could be transformed into apartments, entertainment and recreational areas.	Upgrading urban quality. URA improved the connectivity and accessibility of the place and nodal points such as plazas and outdoor areas were implemented.	Households having huts and improvements are provided with cash compensation for the loss of their assets and they receive a disturbance and transport allowance.
Dharavi Slum Transformation Project	Prime Minister's Grant Project (PMGP) aimed to improve these living conditions by redeveloping Dharavi with an appropriate density and infrastructure.	Upgrading urban quality. Creating new street-facing shop units.	Maharashtra State government initiated the slum upgrading program (SUP) with the support of the Worldbank.
Fernao Cardim Slum Transformation Project	In 1994, Municipal Housing Department (SMH), prepared a program of phsical and social transformation of Rio's favelas.	Upgrading urban quality. Upgrading of basic infrastructure such as water, sewerage and drainage systems.	Residents Association of the community undertook basic upgrading work with support from various governmental and non-governmental foundations.

Bijlmermeer Residential Transformation Project	Bijlmermeer transformation Project is a joint Project of the southeast district council, the city of Amsterdam and the Rochdale Housing Corporation. The plans included the demolition of a quarter of the housing stock, another quarter improved or upgraded	Upgrading urban quality. More functions are being introduced into the living area, like small shops and firms. Creating new parking and recreational activity areas.	Physical renewal the plans are supplemented with both social-economic measures and an intensification of the maintenance to improve liveability. Renewal project is also supported by a grant from the European Communities URBAN fund for related social-economical measures.

Table 3. 20. Evaluation of Kore Hapdong, Çin Ju-er Hutong, Singapur River, Hindistan Dharavi, Brezilya Fernao Cardim and Hollanda Bijlmermeer transformation project.

- Kore Hapdong, Çin Ju-er Hutong, Singapur River, Hindistan Dharavi, Brezilya Fernao Cardim and Hollanda Bijlmermeer transformation projects are the ones which fulfilled their targets.
- All the transformation projects have created an impact which triggered the urban dynamics in cities and around the area where they were applied and realized the targets of stopping the physical decay and increasing the quality of the environment.
- All the transformation projects which were investigated triggered a great economic activity in the area in which they were applied, and enlivened the economic life in the field of housing and supported the sectors affecting the city economy.
- All the transformation projects realized the goals of increasing the urban living standards and activating the dynamics based on the recreation activities.
- However, most urban transformation projects do not contain the principle of participation from the base of the society that supports the principle of social equality. In this sense, what is missing in these projects is that participation in decision making processes cannot be achieved and targeted. Therefore, the demands of the people living in the area where a project is applied are not met in most of the projects, and the people are kept out of the process; and they have the potential of creating social problems.

CHAPTER 4

TURKISH URBAN TRANSFORMATION APPROACHES

In Turkey, urban transformation is a result of changes taking place not only in the physical structure but also in the social and economic structure of the society as well. In this section, an analysis of the last fifty years of urban transformation within its contextual framework, emphasizing the socio-economic dynamics and the changes concerning the approach and methods of implementation has been presented. The indicators that have an impact on change or transformation have been defined as, contextual elements (economic policies, demographic change), socio-economic structure (types of housing supply, work–labour relationship), organisation / implementation structure (distribution of authority, planning implementations, political and legal regulations) and the physical morphology/structure (urban form, industry, housing, transportation and the city center). Based on this historical analysis some principles have been developed regarding a future approach to urban transformation and a method of participatory planning for urban regeneration suggested.

4.1. Historical Perspective on Urban Transformation in Turkey

Early examples of urban transformation in Turkey had appeared in the squatter settlements which emerged in the second half of the 20th Century. Urban transformation in Turkish metropolitan cities differentiates into **three periods** since the 1950s. **The first period** covers/encompass the years between 1950 - 1980. This is the period when policies of economic growth and industrialization were supported and diffused in the country. Economic growth and industrialization motivated the rapid growth of urban centres and the development of squatter areas in large cities. A major urban transformation in this period is caused first by the invasion of vacant land at the periphery of cities by squatter housing. **The second period**, from 1980 to 2000 is when the large urban settlements/metropolitan cities in Turkey are transformed under the impact of liberalisation and globalization of the country's economy. In this period two important developments in the urban space attracts attention. These include, on the one

hand, increase in the construction of authorised as well as unauthorised of residential areas; on the other hand, the decentralization of residential areas. Urban transformation within this period can be observed in the inner city residential and industrial areas, the CBD and in the coastal areas. **The last period**, beginning with the year 2000, when privatization of public institutions has gained speed, is when for the first time "transformation/regeneration" strategies for larger urban areas are adopted by the local authorities and implemented in collaboration with the private sector (Bayraktar 2006).

In order to understand and analyse the dynamics of urban transformation in Turkish metropolitan cities at the present, a historical review of the processes dominant in each period is undertaken. Each period is analysed, within the framework of structural, contextual, socio-economic dynamics and the implementational approaches prevalent at the time. Within the structural and contextual framework the Turkish economic policies and the demographic changes are scrutinized; within the socio-economic framework modes of urban housing supply, the characteristics and structure of employment/labour/manpower as they relate to the living environment is analysed. Under the implementational approaches, the distribution of power among central and local administration, planning implementations and the legal framework is discussed. Finally, the stated contextual changes in terms of socio-economic changes and the changes in the implementational approaches are interpreted from the point of view of the impact they had on the urban macro-form, on housing areas, on industrial sites, the transportation network and the inner-city areas.

The spatial structure of cities in Turkey, unlike cities in the western countries (e.g., UK, France, and USA) has evolved with different social dynamics and processes. In the Western countries, the urban space is formed by the intervention methods, institutions and social dynamics peculiar to that society. In Turkey, often the intervention methods utilised in the west have been adopted or followed closely by the planning authorities, in order to find a solution to the prevailing urban problems. Yet, due to the structural/institutional differences between the societies and the different dynamics of change operating, the western methods of intervention have remained insufficient in transforming the urban space socially and economically and spatial transformation was conceived only in terms of a "physical" transformation.

Due to the changing contextual characteristics and dynamics, the Turkish metropolitan cities went through over a period of fifty years (1950- 2000). It is evident from the analysis that the urban transformation as experienced in Turkey is not directly

related to plans and programmes implemented nor to the political intervention methods utilized, but rather a result of an interaction between the market conditions operating, the "spontaneous" social solutions brought people and the central and local administration. The objective of this historical analysis is also to determine the role of national and international of the external factors in the process of urban transformation and planning practice (Yörükan 2006).

At the end of this fifty years the urban transformation realized in Turkey is a physical as well as a social and economic transformation. The urban transformation in Turkey has been at a much higher rate than the ones in western countries. The institutions and legal/legislative measures controlling this change and the planning approaches adopted have often remained behind this rapid transformation. The leading actors in developing urban transformation strategies were the market forces and later the private bodies and institutions. The plans and strategies developed however, have mostly followed the implementations instead of leading them.

Post 1980 planning and supervisions practices in Turkey as well as at the international and global arena, began to lose their centralized "top down" approach and efforts towards a re-institutionalization of urban planning began, which aimed to integrate the people into the planning process. Within this framework and within the context of democratization concepts valued and accentuated such as 'sustainability', 'multi-dimensionality', 'equal accessibility', 'participation' and 'collaboration' got accepted as unavoidable/inevitable principles in determining the principles of social transformation and the planning strategies.

Urban transformation in Turkey and the parallel legislations to the implementations demonstrate the fact that, urban transformation has been defined mainly as 'urban renewal', but the process has differentiated and gained new dimensions to it over time. While in the first period, the intervening practice has been mostly tearing down and rebuilding, in time the practice of upgrading the infrastructure while preserving the existing physical tissue developed. Later, another practice has been added to preservation and upgrading: preservation of the existing space through social and economic regeneration. Other, renewal interventions are those that foresee physical, social and economic developments. The historic urban areas are developed while preserving the existing historic, cultural and environmental values in situ (Şenyapılı 1996).

	VARIABLES OF TRANSFORMATION	1950 – 1980	1980 – 2000	AFTER 2000
STRUCTURAL/ CONTEXTUAL	**ECONOMIC POLICIES**	Economic growth (industrialization, foreign aids, liberal economy models, growth of the internal market, child labor, and participation of women in work force)	Globalization and localization (development model based on export, telecommunication investments, establishments of new institutions)	Privatization (privatization of public and economic enterprises, decrease in public services, European Union and Customs Union applications)
	DEMOGRAPHIC TRANSFORMATION	Immigration to cities and rapid increase in urban population (two children per one adult)	Decrease in birth rate in spite of the rise in the rate of urban population	Decrease in birth rate (one child per two adults)
SOCIO-ECONOMIC	**FORMS OF HOUSING SUPPLY**	Individual and build-sell production of housing and squatters and apartment-type housing; Production through cooperatives in limited number;	Licensed and unlicensed constructions (squatter, organized squatters, build-sell type apartment production, mass housing), Increase in the number of shared ownership structure with title deed	An excess in housing supply, Municipality collective housing cooperatives, Luxury housing sites built by private sector, Flat ownership in low quality apartments or renting, Historic houses in city centers, Disaster houses and brand-new houses built with state loan in areas which have quake risk.
	WORK FORCE-HOUSING RELATION	Employment of low-income in small-size industry, Employment fields in all sectors	Increase in the demand for qualified work force, Workers employed in small production units in city centers are those living in squatter areas and central neighborhoods with low income.	Increase in the demand for qualified work force, Loss of dynamism in qualified, half-qualified and low-educated group, Unemployment and poverty.
GOVERNANCE/ APPLICATION	**DISTRIBUTION OF AUTHORITY**	Establishment of State Planning Department, Strengthening the Capacity of the Ministry of Public Works and Housing, New Municipality movement	Giving the authority of planning to local municipal towns, Continuation of top-down government understanding in the local municipalities, Introduction of participation principle in the scope of Local Agenda 21 program	The widening of the authorities of Greater municipalities, Participation of other actors in policy formation.

	VARIABLES OF TRANSFORMATION	1950 – 1980	1980 – 2000	AFTER 2000
	PLANNING APPLICATIONS	Central planned development model, Comprehensive planning approach.	Master plans that suggest macroform, guiding urban development and centralizing the development and application plans, Applications of transformation projects in settled locations (renewal, rehabilitation improvement).	Strategic planning, Transformation strategies in he leadership of municipality in general, Participative application with the initiation of other actors.
	POLICIES AND LEGAL ARRANGEMENTS	*The Act of Municipality numbered 327* (1963), *The Act of Squatters numbered 775* (1966), *The Act of Land Office numbered 1164* (1969), *The Act of Improvement numbered 6785* (1972), *The Act of Flat Ownership* (1965).	*The Act of Greater Municipality numbered 3030* (1984), *The Act of Mass Housing numbered 2985* (1984), *The Act of Improvement numbered 3194* (1985), *The Act of Exemption numbered 2805* (1983), *The Act of Exemption numbered 2981* (1984), *The Act of Preservation of Cultural and Natural Assets numbered 2863* (1983), *The Act of Environment numbered 2872* (1983), *The Act of Bosphorous numbered 2960* (1983), *The Act of Natural Parks numbered 2873* (1983).	*The Act of Greater Municipality numbered 5216* (2004), *The Act of Urban Transformation* (2005).
PHYSICAL	**URBAN MACROFORM**	Constructing on empty lands in cities: formation of "huge industrial city".	Centralisation (increase in the number of central business districts); Spread towards the outer parts of the center along the main transport lines and ring roads.	Growth of metropolitan city in huge pieces, Transformation of inner city areas.
	Industry	Density of small-size producers in city center, Increase in the number of small-size industrial sites outside the city.	Flexible production in the center and organized industry which is centralized outside the city, Opening of industry to international markets.	Development of construction industry and continuation of relation with the international market, Relation of new technologies with industrial production.
	Housing	Developments of squatters and apartments.	Houses located in the old city centers (renters with low income), Changing and transforming squatter areas, Legalization of illegally-constructed houses, Permitted and illegal housing areas in the inner city.	Squatters, decayed areas, unhealthy apartments (low income), Improved apartment areas (middle income), Sub-cities, sites, preserved historical housing areas (high and middle income).

	VARIABLES OF TRANSFORMATION	1950 – 1980	1980 – 2000	AFTER 2000
	Transportation	Transition from Transport of railway to automobile transformation.	Increase in the number of car ownership.	Start of big collective transport-metro projects.
	Center	Development of small-size production activities in city centers by damaging its surrounding, Increase in wholesale and retail trade, Development of new business centers.	Small-size production units existing in city centers and historical cities and the increase in their number, Partial preservation and strengthening of historical buildings, Continuation of development of business centers by transforming in the growth areas of cities.	Easy access and formation of new finance centers under the effect of new communication technologies, High density in existing trade centers, Increase in the number of shopping centers and their location at city entrances and junctions, Location of tourism-based businesses in historical centers.

Tablo 4. 1. Transformation and Historical Characteristics of Variables of Change (Bimtaş 2006).

4.1.1. 1950-1980: Rapid Urbanization and from Squatter Areas to Apartment Buildings

While the policy of economic growth and industrialization was giving birth to a phenomenon of an industrial city between 1950 and 1980, it also brought about immigration from the rural to the urban and a rapid urbanization. Because of the lack of infra-structure in cities, the only solution for the people who immigrated from the rural to build their own houses was to build squatters on state and private lands at the edge of the cities. This resulted in the conversion of the rural area surrounding the city into an urban area. This period gave birth to the construction of apartment buildings within the city centers as well in the squatter areas built on state and private lands at the urban fringe after the start of immigration to urban areas. Urbanization and the population which immigrated, in one hand, created new employment areas and forms in metropolitan cities between 1950s and 1980s, and on the other hand, developed new forms of housing supply. The squatters, detached houses, and multi-storey apartments produced by build-and-sell type of entrepreneurs, total housing production supported by co-operatives, chamber unions and banks are examples of this kind of housing.

In this period, the application of the planning activities in our country was supported under the authority of **central governments**. The State Planning Institution

was established, and the capacity of action of The Ministry of Public Works and Housing was increased. However, in 1970s, local municipalities started to show more sensibility to problems of urbanization than the central governments, and this was followed by New Municipality Movement, which emerged between 1973 and 1977. Collection of the planning authority at the center led to an understanding of a **central planning**. In that period, after 1960s, a central planned development model was adopted (Şenyapılı 1996).

One of the most important laws of that period is considered to be the **Act of Municipality numbered 327**, which was put in effect in 1963 and introduced the election of a mayor by the public directly. This was followed by the **Act of Flat Ownership** which was accepted in 1965 and which supported enlargement of ownership rights related to individual construction units. This Act gave way – with the market mechanism- to the demolishing of available small-sized apartment buildings by housing producers with small capital, and construction of **multi-storey apartment buildings**. (Turkey National Report and Action Plan 1996). In parallel to these developments, the squatter areas were legalized with the **Act of Squatters numbered 775** in 1966. It was envisaged that the **improvement plan** would be put in effect in order to prevent illegal settlements. An improvement plan converts an illegal area of settlement into a legal one and secures the people living there (Tekeli 2005).

With the Act of Squatter Areas, the squatters were transformed to a legal area in macro form (Şenyapılı 1998). In this way, by bringing infra-structure services to the squatter districts, the squatters were transformed to organized, low-densely populated and green areas of settlements with infra-structure. This can be defined as the first application of **upgrading** done at the level of squatter areas. However, after 1970s, the construction sector faced an economic bottleneck, and the cities underwent various processes of squatter transformation. As a result of these processes, three different kinds of squatter transformation areas emerged. The first type includes the first squatter suburbs which were converted to areas of transition and decay within the city centers. The squatters whose owners are shareholder were given by their first owners to new immigrants as renters. The second type of transformation occurred in the settlement areas at the urban fringe. The people living in those squatter areas depended on their own limited financial sources and moved into multi-storey apartment buildings which they had produced on their own. This is a process of development A third type of transformation was formed as a result of the demand for housing by the middle and

upper level groups at the edge of the growing cities as well as replacement of available squatter areas through payment and moving them to other parts of the city and development of these areas of settlement by big construction companies. This kind of squatter transformation process can be defined as **urban renewal** realized by the private sector (Şenyapılı 1998).

4.1.2. 1980–2000: Certificated and Illegal Construction within the City

The legalization of the squatter areas before 1980s and its becoming a means of trade paved the way to the organized production of squatters in this period. This was the period during which the ownership of houses showed a rise both through individual investments and through illegal organizations. This also led to both certificated and not certificated constructions in various places. Constructions without permit started to be seen not only in squatter areas but also in the regions within the city center where apartments were common. In this period, the production of housing by means of build-and-sell system became very common. The conversion of squatters into four or five-storey apartments also led to a spread in the structure of **shared title deed** *(hisseli tapu)* and **ownership.**

On the other hand, in metropolitan cities in 1980s various collective housing applications became very common (Turkey National Report and Action Plan, 1996). The first of these is organizations in the form of co-operatives and co-operative higher unions. The second one is the housing production by TOKI (The Administration of Collective Housing) by using the housing funds. The third one is collective housing areas formed by the cooperation of local municipalities and TOKI. The fourth one is collective housing project realized by big private entrepreneurs and Turkish Emlak Bank. Whereas the first three of the housing applications aimed at supplying housing to low and middle-income groups, the fourth one focused on high income groups (Tekeli 1999).

After 1980, three important legal arrangements were introduced which determined the processes of urban transformation. The first one was **Metropolitan Municipality Act numbered 3030** which was accepted in 1984, and the second one was the **Act of Development numbered 3194**, which was put in effect a year after. Within the Acts of Municipality and Development, the authorities were taken over by

municipalities, and the sources channeled to them were increased. As a result of this, almost in all big cities, a widespread planning and development works were started. However, the local government approach was not consistent with the principle of government depending on the base of the nation. Within the scope of these applications, there appeared various plans - from the restoration of historical city tissue to the transformation of squatter areas into healthy urban areas (Şahin 2003). In spite of the fact that the authority of planning was given to the local municipalities in towns, top-down understanding of government continued within itself. The third regulation which influenced urban transformation is to do with expropriation applications (Özden 2002).

After 1980, in addition to these three regulations, some other laws and regulations that influenced the transformation in special fields, such as housing, squatters and environment, were put in effect. The most important of these with respect to transformation was the **Act of Mass Housing numbered 2985**, which passed in 1984. With this Act, a fund and a central public institution were established in order to provide sources for housing supply; and as a result, collective housing supply form was set up in a central organization, which envisaged the realization of collective housing projects in order to meet the need for housing, transforming the squatter areas within the scope of an action plan, and rehabilitation of historical housing stock.

Apart from the law related to collective housing supply, five other related laws were accepted between 1983 and 1988 as a solution to constructions which have no permit (Şenyapılı 1998). The first Act of Exemption of that period, was the **act numbered 2805**, which was enacted in 1983. This law envisaged legalizing not only the squatters but also any sort of illegal development. However, it did not have the chance of application (Şenyapılı 2004). The second Act of Exemption of the period was the **Act of Construction Exemption numbered 2981**, which was passed in 1984 and introduced giving a title deed allocation certificate to squatters and making a redevelopment plan. The squatters which had been built and had invaded the state land before 1981 were taken into the scope of the Act. The third Act of Construction Exemption was the one **numbered 3290** and passed in 1986. In comparison to the previous one, its scope had been developed more and comprised all the illegally-constructed buildings which were being used for housing and non-housing purposes. All the buildings which had been built by the end of 1986 were considered within the scope of the Act. The right of constructing four-storey apartment buildings in squatter

areas was also given (h=12,50) and they were opened to the market by improvement plans. In 1987, the **Act numbered 3366** widened the area of improvement plan. The empty areas which were exposed to the danger of becoming squatter were given the permission of planning. This Act also comprised the illegally constructed buildings belonging to the army and changed them to places that own a development plan. In this way, direct sale of squatter lands with building permit was made possible. Finally, in 1988, all the limitations which were brought with the first Act of **Squatter Areas numbered 775** and the Act numbered 3194 were changed, and as a result, all the illegal constructions were included in the scope of the exemption, and the transformation was left to the market conditions. This group of laws aimed at solving the ownership problems in squatter areas and transforming the squatter stock into legal housing stock in the form of apartment buildings. The transformation was realized by legalizing illegally constructed buildings, making them development areas based on a plan, increasing the number of floors, widening the scope of transformation in a way so as to cover the areas out of the housing area, and finally by opening the empty lands to construction.

In this period, it is possible to classify both the transformations which emerged as a result of experience in individual interference and the transformations which were formed an important authority's decision in three general categories according to the form of interference. **1.** Redevelopment, **2.** Improvement, **3.** Preservation.

The first category - as a radical one - includes the transformation which demolishes the old buildings and then rebuilds them. This can be called as urban redevelopment (Tekeli 2003). Golden Horn (Haliç) Environment Development Plan in Istanbul can be given as an example project for urban renewal. This is the most radical form of transformation. This kind of transformation can be seen as a solution to increase the living quality and profitability by giving a region - whose value and quality decreased and which is risky for settlement - new development rights.

The second category includes transformation interferences which focus on the improvement of available physical, social, and economic quality instead of knocking down the old buildings and renewing them. Of the types of transformation interferences which aim at preserving the available structure, upgrading, urban regeneration and improvement planning are the most striking ones (Tekeli 2005). Upgrading can be defined as converting an area whose infra-structure is unsatisfactory into a satisfactory one with limited investments. Urban regeneration

can be defined as regeneration of an area with respect to the social and economic activities as well as the areas physical rehabilitation and legalization.

Improvement, if an area is not legalized for development, refers to providing security to dwellers by giving them the right of construction in a participative process and by legalizing it. During the period after 1980, based on the **Act numbered 2981**, the improvement plans which brought density to an area of settlement in the pioneer of local municipalities were commonly used (Şenyapılı 2004). The plans aimed at transforming the squatter areas to organized apartment type housing stock (Şenyapılı 1998). The local municipalities took on the participant role with the private sector and tried to apply improvement plans in squatter areas located in specific topographic regions near the city centers.

The redevelopment projects, such as Dikmen Valley Squatter Transformation Project and Portakal Çiçeği Valley Project in Ankara introduced for the first time the approach of participation by local right owners in the process of decision making in planning and application (Göksu 2003). The interferences in these projects were made in the direction of preferences and expectations of the people undergoing a process of planning and application. In order to realize the projects, agreement of owning a house that will be built within the project in exchange for a squatter owner's land and a model based on the principles of creating sources through other trade investments were formed instead of using the method of expropriation. For the realization of Dikmen Valley transformation project, a project development company was established in the leadership of the Municipality of Ankara, in which municipal towns were partners, and the owners of squatters established a cooperative in the neighborhood leg of the project (Göksu 2003). The decision making process was realized by the participation of mayors, company executives, managers of cooperatives, and neighborhoods chiefs. In addition, an office was opened in neighborhoods for consultancy and discussions with land owners. In this way, squatter owners found the opportunity of getting continual feedback and suggestion at the stages of both design and application.

The third type of transformation interference is the **preservation of a historic area** and realization of institutionalization by giving an area a new function or by changing the society which lives in it. This transformation is realized in two ways: Firstly, a historic place can be given a new function. Opening food and souvenir shops within The Castle of Ankara can be a good example for this kind of transformation. The other way of preserving a historic area is to change the society living there. This

goes beyond the physical preservation and brings economical living conditions with it. The transformation of Cihangir, Istanbul into a housing area accommodated by upper level and newly-married young people can be an example for this type of transformation.

4.1.3. Post 2000 Period: Urban Transformation is Becoming Legalized

The 2000s were the years when the applications within the scope of European Union got denser, and public and economic institutions were privatized in great numbers rapidly. In that period, the public services decreased in number in parallel to privatization. As a result of the negative trend in social and economic balance coupled with globalization, and as there was a need for effective and efficient use of resources and human power, the main focuses in many cities were associated with each other and a regional network was formed, which led to a "region-city" concept. This concept helped the emergence of a regional government understanding in which a number of centers were effective and in which the local partners took an active role in the process of decision making in the cities (Yörükan 2006).

In recent years in Turkey, the region-city area management gained more importance under the impact of rapid growth in big metropols. The Act of **Greater Municipality numbered 5216**, which was put in effect in 2004, has supported this. This Act defined all the metropolitan municipalities within the radius of 30-50 kilometer, whose center is the city government. This Act also widened the duties and fields of authority of metropolitan municipalities in a way to comprise authorities, such as making strategic plans, putting annual targets, making investment programs, budgets, and environmental plans, approval of application plans, changes, approval of improvement plans as they are or with changes. The authorities of the metropolitan municipalities were increased regarding transportation and infra-structure plans as well. In contrast, the authorities of small municipalities were limited in the boundaries of metropolitan municipalities.

The purpose of the Act of urban Transformation and Development dated January 27th, 2004 was defined as "*to form healthy and secure areas for living which are sensitive to disasters and convenient to urban standards; to fulfill* ***improvement, change, and renewal****; to open new areas for settlement and development; to produce*

reasonable buildings and lands for construction; and to identify application methods and principles based on social participation in all areas of settlement in the direction of sustainable development" (The Ministry of Construction and Housing 2004). However, as urban transformation was not detailed enough, and, as the civil society institutions were not invited to participate in the running of the applications, and, as it criticized and found unsatisfactory with respect to the provision of co-operation with experts in the process of inspection (National Assembly Internal Affairs Commission 2005), that Act was legalized in a way to comprise the historic building stock.

In this period, the metropolitan cities have grown by transforming in big pieces in contrast to the previous periods (Tekeli 2005). New transport lines, infra-structure investments, the processes of market and planning in the direction of national and international demands coupled with globalization have all shaped the metropolitan cities. While the fordist production form which developed out of cities was improving its own employment and housing environment, internal city-flexible small-sized production types got their support from the housing projects and the labor force surrounding them got denser.

The decade beginning in 2000 is the period when construction industry has developed and the construction companies were opened to the international market. In addition, new technologies were associated with industrial production. It is observed that the living areas were formed in three types according to the income groups. Whereas the low income group was getting dense in squatter areas and unhealthy apartments, the middle-income group improved the housing stock of 1960-70s in apartment buildings within the city and continued their life-style. With the increase in the number of cars in metropolitan areas, high and low income groups tend to leave the city centers; and as a result of this, sub-cities and sites are becoming more common. Bahçekent and Kemer County in Istanbul are example developments for this. Also, this income group tends to purchase the historic and old houses in the city centers and restore them, which is called as "gentrification". Cihangir and Kuzguncuk in Istanbul can be shown as two samples for this kind of development.

In this period, it is observed that new finance centers are being established along the surrounding roads for easy access. İkitelli in Istanbul is a good example for such a trade and media center development. Furthermore, a transformation to an area of high buildings in the old trade center of the city is still going on. On the other hand, the

historic centers – as in İstiklal Street and the historic peninsula – are transforming into areas where tourism-based offices and services are becoming dense.

4.2. Urban Transformation in Turkey and the West and an Assessment of the Future

The phenomenon of urban transformation emerged for the first time in western cities with the interferences directed at the regeneration of areas suffering from social and economic decay. In general, the projects which would contribute to the economic development of the city in empty industrial areas and housing areas were applied in cities which lost its population, or where low-income groups were living under bad economic and physical conditions and social support was not available.

The methods of interference in cities in the West were developed according to the structure of the institutions in those societies and social dynamics. In contrast, the area structures of the Turkish cities were shaped with different processes and social dynamics. The transformation the urban housing areas comprised interferences directed at squatter areas where low income groups generally lived. In order to find solutions to problems, the methods of interference used in the West were investigated. However, because of the differences in Turkish society's structure and dynamics, the western interference methods could not meet the needs of social and economic dimension of the local municipalities. Area transformation was perceived as physical transformation and it was applied only with this dimension. Therefore, the physical transformation could create a social transformation. For example, even though the informal relations became formal in the transformation process of the squatter areas, a very low level of living quality was the outcome of in the physical environment. In this sense, it was seen to be essential that we develop transformation models which suit Turkey's economic, social, environmental, governmental/legal structure, and which special to the area being transformed (Güvenç 2004).

In the section above, we have tried to summarize through which dynamics of the metropols specifically transformed for the period of 1950 to 2000 and onwards as well as the characteristics of these dynamics, in order to develop a vision for urban transformation applications; to determine the methods of application and to suggest structural changes. As can be seen from this picture, generally, the urban transformation

experience in Turkey depends on the market conditions, the society's spontaneous solutions, and the interaction between the central and local governments rather than the direct result of plans, programs and the political interferences. The reason behind making an analysis of the past is to determine the national and international role of external effects in the process and practice of urban transformation.

The urban transformation realized in Turkey in this 50-year period is not only a result of transformation of the physical structure, but also a result of social and economic development. It is also important to point out that the cities in Turkey have transformed much more rapidly than the Western cities. Public and legal arrangements that control this transformation and the planning approaches have mostly remained behind the transformation. However, the plans and strategies mostly tended to follow the applications instead of preceding them.

After 1980, on the international and global relations platform, planning practices in Turkey began to lose their top-down centralized characteristic, it became essential to work on the necessity of reorganization of a city planning that does not ignore the society. In this framework, it was accepted that the terms such as sustainability as a rising value of democratic movement, multi-dimensionalism, equal access to opportunities, participation and partnership are inevitable in identifying the principles of social transformation and determining the planning strategies (Un-Habitat 2003).

When we have a look at the formation of transformation in Turkey and the legal arrangements in parallel, it can be observed that urban transformation is defined as "**renewal**", but it changes within itself in time and gains new dimensions. While transformation interferences were applied by tearing down the old buildings and rebuilding them during the early periods, it was observed that the practice of rehabilitating the physical characteristics by bringing infra-structure and preserving the available structure was introduced later on. Later, this was supported by the regeneration of social and economic structure. Other renewal interferences, on the other hand, are development interferences envisaging physical, social, and economic transformation. In this period, it was seen that the settlements where there are historic, cultural, and environmental values were transformed through preservation and development.

4.2.1. Implementation of Urban Renewal in European Union and Turkey

In European countries, owing to the rich urban architecture, the renewal actions cannot be considered separately from urban preservation. It is quite important for European cities to preserve the cultural inheritance. The integrated preservation soul which was accepted by the European Council and included Granada Agreement sees the history and renewal as an essential element of the development policies (European Foundation for the Improvement of Living and Working Conditions 1998). The measures regarding urban renewal takes place together with the phenomenon of preservation within European Union Regional Policy. Especially, the measures directed at the improvement of the image of the environment and housing regions which were envisaged for providing economic development and redevelopment of the regions which cannot be used any longer because of these so-called measures and applications, such as the rehabilitation of city centers and the neglected neighborhoods, give us clues about the Union's approach to renewal.

When the urbanization policies of Turkey are investigated within the process of European Union, it is observed that – although there is a parallelism to the Union on a theoretical basis on certain issues – Turkey seems to be continuing its activities on quite different paths with respect to the application dimension. The policies which were formed nearly 30 years ago have not become effective enough yet. It would be wrong to search for its reason in only legal difficulties and economic bottlenecks. It is also necessary to search for such values at the root of the problem as management, inspection, culture, manner, experience, aesthetics, feelings of moral and relation, which are more effective in the solving the problem.

With the European Union Agreement signed in Maastrich on 7th February, 1992, the function of local and central governments in the integration Europe gained more importance. The Committee of Regions, in one hand, gives its opinions regarding urban renewal, and, on the other hand, focuses on the responsibilities that local municipalities have to undertake. According to the Committee, cities have **different approaches of regeneration**, which tend to range from urban renewal and fight with poverty to social renewal and encouragement of the local economy. A great many cities in Europe are face to face with the need of eliminating the harm caused by an economic development

model which failed to take the environmental influences into consideration. The renewal of city centers and buildings, and development and improvement of the infra-structure encouraged many cities to recheck their urban policies. It is reported that The Committee of Regions agrees with the commission on the importance of employment creation, potential of urban renewal policies (The Committee of Regions 1999).

Local municipalities have serious responsibilities in regard to the elimination of social problems within the urban renewal area. Especially, social isolation and its results are confusing and difficult problems for the local municipalities. Local municipalities have responsibilities within the framework of providing social support; supplying housing and urban renewal; improving the areas of poverty and forming society-based educational and instructional projects (The Committee of Regions 1998). Actually, when we had a look at the progress reports in which The Commission of European Union evaluated the developments in Turkey, especially the ones in 2000 Progress Report, it seems that the Turkish Laws are very different from the Laws of the Union in regard to standards, methods, and inspections. Existence of social policies on urban renewal and functioning social programs are the factors that lead renewal to success. When this reality is taken into consideration, it is clearly seen that there is a great need for new methods and standards regarding the social dimension of renewal in our country. It was also reported in the same report that there is a need for administrative reform at every level in order to bring the Turkish Law closer to the European Union Law, and that new reforms, such as regional development and state support, need to be formed. This general recommendation is expected to force our country to undergo a new structural organization in urban renewal in a very short time. Therefore, it is essential to take the initial steps on this issue.

4.3. Urban Transformation oriented Planning and Implementation Approach in Turkey

Today all types of transformation co-exist in Turkey. However, within the framework of the new planning and intervention approach, an emphasis of local characteristics of the area and the participation of all related actors and collaboration with stakeholders in the process of transformation are underlined in the West as well as in Turkey. Taking the local characteristics and the participation of related actors as the

basis of all activities brings about the necessity for an analysis of each urban transformation project individually/separately. This approach rejects a top-down intervention without sufficient information about the contextual characteristics of the site in question. Therefore in this section, instead of stating what the necessary steps are in each type of transformation, it is argued that the emphasis must be on what should not be forgotten in light of the areas' past experience and theoretical discussions of the transformation phenomenon in view.

Urban transformation is defined as, (Turok 2004) "Accordingly urban transformation has three distinct characteristics. First, it aims to change the nature of a place and to include the stakeholders having a right to decide on the future of the area into the process. Second, it includes a multitude objectives and activities that crossect with the basic responsibilities of the state in relation to the specific problems and potentials of th region. Third, even though the process related institutional bodies/structures show a variety, it is necessary to form co-operations/collaborations among different interest groups."

During the last fifty years in Turkey, solutions to urban problems have been sought at the physical dimension, thus, no sustainable solutions to problems at the social, economic and environmental dimensions could be produced. New approaches and tools of implementation are necessary if urban transformation is expected to bring also change in the social dimension. In this context, determining the transformation areas at the urban scale is of priority. Therefore, the production of reliable information on selected areas is of utmost importance (Guvenç 2004).

The historical development of urban regeneration in the West as well as in Turkey points to a more comprehensive transformation than the transformation of the physical environment. Also, the main themes of the UN Habitat programmes, to which Turkey is committed with international contracts as well, encompasses accessibility of shelter for all, sustainable human settlements and good governance. Accordingly, a more comprehensive approach to urban regeneration/transformation is needed, which requires a participatory process design, a transformation model based on local cooperation and implementation.

When we have a look at the lessons gotten out of the development and applications in Turkey, it can be said that so-called definition of urban transformation can also be considered in connection with Turkey. According to this, when dealing with the phenomenon of urban transformation, it is essential to take into consideration the

need for a holistic approach, design of participatory process, the transformation approach based on local partnership, and physical interference and application.

1. Holistic Approach

When wee have a look at the historical development and formation of urban transformation in cities in the West and Turkey, it is clearly seen that urban transformation is more detailed than the transformation of available physical environment into another physical one. Also, the fundamental themes of Habitat programs of the United Nations, on which Turkey agrees based on international agreements, envisage sufficient shelter for everyone, sustainable human settlements and good urban management (Hague 2004). Therefore, transformation of urban environment is to be considered along with a holistic approach as well as with social and economic development and environmental protection.

Besides the change of physical environment in urban transformation areas, creation of various economic sectors and employment, there seems to be a need for the development of social life, increasing the living-standard and collective activities and the space that will make them possible (Balamir 2005). Holistic approach looks at the phenomenon of transformation from a wider perspective of social and environmental scope rather than as partial interferences such as forming squares, restoring a building's outer space or exchanging ownership. Transformation covers exchange in many areas of life such as work and employment; and this is a new process of social change which contains higher levels of organizational structures.

Social and economic policies which vary depending on the features and needs of an area can be applied in transformation areas. Some of these policies may include the following: First, organization of the local people in the transformation area in the direction of identification of needs and handling them, formation of collective action plans and direct participation of people in the realization of change in their life should be made possible. Secondly, training programs in which local people can elicit decisions for action on such subjects as social organizations, economic development, health and/or natural risk must be realized. Thirdly, creation of new employment areas for both genders and for all people who can work must be encouraged. In order to increase the quality of unqualified work force, short and long-term courses and schools should be opened (Noon 2000). Fourthly, micro-finance aid packages should be provided to people who can attempt to open small-size businesses (Balamir, 2004). Fifthly, opportunities of training, seminars and workshops for workers and producers on

the subjects of building strong constructions in areas with disaster risk, construction materials, and constructing buildings resistant enough to quakes ought to be organized. As the sixth, training programs in which representatives of municipalities and local administrations could be given knowledge and skills in relation to the management of urban transformation processes.

2. Local Partnerships, Participation and Collaboration

A good urban management may create difference in urban transformation processes. To that end, it is essential that governments understand the market and public. Although houses are supplied less commonly by governments compared with the past, this is to do with the direct supply of the services of central government. Governments may obtain finance for housing development. A bureaucratic process is experienced for reaching the finance provided to the private firms and individuals through incentives in order to have reliability in public expenses. In contrast to this, the companies which do not have any purpose of profit could be important partners for the public sector (Hague, 2004).

Urban transformation projects must be handled in an integrated and coordinated approach. An urban transformation project must be planned within a program from such perspectives as legal, institutional, financial as well as physical, economic, and social ones (Noon 2000). Partnerships can get various forms. However, what is important is the need for being able to work in harmony and interact bilaterally. At times, public sector may require working with the public sector at various levels. Besides, public sector may work in a partnership with the private sector and local people. The need for integration of urban transformation policies in Western Europe into more comprehensive strategies that were developed for city-region, nation, and Europe dimension have gained more importance (Atkinson, 2004). One of the primary reasons of this is the establishment of multi-sector partnerships (public, private, local people) as a means of reaching the targets.

The participation of local people is important with respect to the prevention of loss of time, effort, and financial support resulting from changes in decisions made against the related groups of a city, democratization of decision making processes, guarantees received about the application of decisions and the support it gives to social education. I urban transformation our age, as happens in the West, also in Turkey, it is necessary that the public have an important role in decision making processes. Primarily, a participative urban transformation process envisages the participation of all

related groups in a city into the decision-making process. In this way, a decision that is likely to be made against a related group is prevented; as a result, time, effort, and financial sources are not wasted (Balamir, 2005). It is inevitable to experience a tiring process extending as far as reacting to that decision, stopping and/or changing the decision if a decision is made against a related group. In addition, making decision on the issues relating to the city with those interest groups is an approach which makes the decision making process democratic. Participative planning processes envisage the formation of open dialog atmosphere and equal turn-taking in such cases for everyone. This is an important means in democratization at the social level.

Also, the participation of the directors of interest groups, in other words, of practitioners, into the decision making process makes it easy for them to take on responsibilities in the application of decisions. It is difficult to expect another actor to apply a decision that the public have made based on their own realities, understanding and knowledge; and similarly, it will be easy to apply these decisions together with the person who will apply them. When the local public has participated in the transformation process, it is always likely that they will adopt and apply the decisions. Finally, participative processes present very strong learning opportunities. People with various interests, skills, and knowledge can come together and form common views based on collective discussions and opinion exchange. In this process, an individual both adds to his/her knowledge and experiences a social learning process.

3. Definition of Participative Urban Transformation Planning Process

An urban transformation process to be applied in a neighborhood is a process that is to be handled together with capacity development and participative action survey. There may be a need for a capacity increase directed at social organization or local structural characteristics before the transformation process. In this sense, the process of transformation process must be shaped in two main frameworks. The first one is needs analysis and increasing the capacity. This study aims to identify the local needs of the right owners in urban transformation area and applying the education packages directed at those needs. The second covers developing the transformation plan within the process together with the right owners within an area.

4.3.1. Needs Analysis and Capacity Development

Planning and application process of identification of the needs of an urban transformation area and increasing the capacity based on those needs may involve three stages (Table 4.2). The first stage is the investigation of available studies and projects and identification of interest groups. The second stage is the analysis of the interest groups and identification of local needs. At this level, firstly, independent group works can be carried out in order to prevent as much as possible the effect of each interest group on the process. Later, a collective meeting can be held in order to assess the outputs of group works and prioritize the needs. The third stage involves the design training programs based on the needs and can be applied to different interest groups in parallel. Of these training packages, the training package on participative urban transformation strategic planning can be planned as follows. Participative urban transformation process brings about a different organization and understanding. It is necessary that related group representatives enable all the interests of members to have a role in the decision making process, to discuss collectively, and develop them on decision making actively. Therefore, the related group representatives can be guided to a sample study in which they can identify and discuss the problems they experience, and overcome the problems in participative methods and design means of applications.

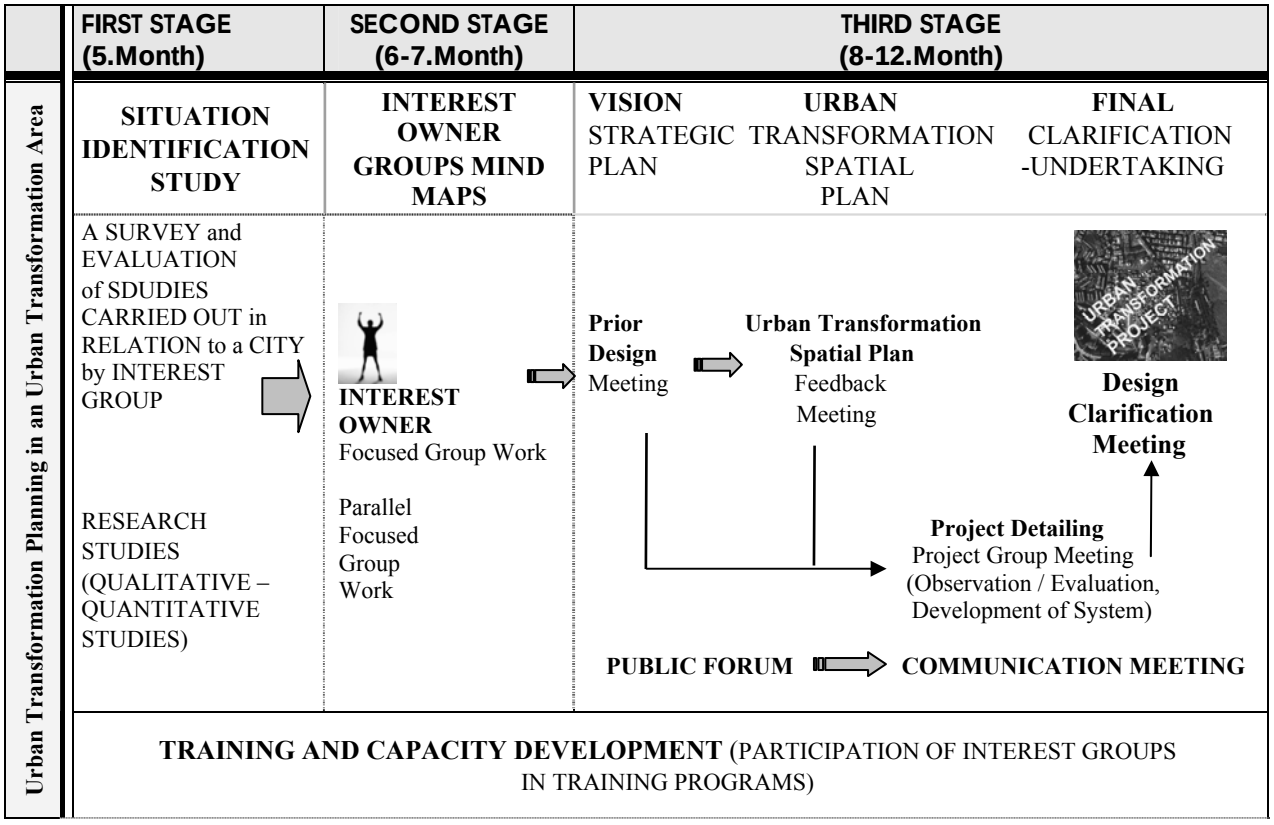
	FIRST STAGE (1.Month)	SECOND STAGE (2-3.Month)	THIRD STAGE (4-6.Month)
Identification of the Needs in an Urban Transformation Area	**GETTING to KNOW the REGION**	**IDENTIFICATION of NEEDS and GETTING to KNOW the REGION**	**TRAINING**
	ANALYSIS of the NEEDS and INVESTIGATION of REPORTS IDENTIFICATION Of RELATED REGION'S MAP IDENTIFICATION Of LOCAL PRIOR NEEDS	**Analysis** of the Interest Group → Evaluation and Prioritization **Meeting**	Urban Transformation Process/ Planning ⇨ Problem Identification Group Workshop ⇨ Participation ⇨ Application Design and Partnerships **Kick-off** Meeting Participation Process Evaluation of Performance Partnerships Co-ordination → **Holistic Planning Approach** **COMMUNICATION MEETINGS** ⇨
	COMMUNICATION WITH CLAIM OWNERS AND FEEDBACK MEETINGS (PARTICIPATION, IDENTIFICATION OF NEEDS, TRAINING PROGRAMS)		
	PROJECT TEAM MEETINGS (CENTRAL TEAM AND LOCAL REPRESENTATIVES)		

Table 4.2. Identification of the Needs in an Urban Transformation Area and Increasing the Capacity (adapted from Bimtaş 2006).

Such a study could be beneficial with respect to both offering work practice within a team by bringing together the participants and learning by applying how urban transformation project can be carried out by participative method and techniques. While the training programs directed at capacity increasing focusing on needs analysis are going on, it is necessary to hold feedback and communication meetings with participants, to observe whether the programs are being applied effectively and efficiently, to evaluate, and if necessary, to bring up new solutions.

4.3.1.1. Urban Transformation Process/Planning

The preparation of transformation plan of an urban transformation area can be made up of three stages (Table 4.3). The first stage covers the identification of the present situation. The second stage involves the analysis of interest group. This stage is followed by a mind mapping study done with interest owner groups. The third stage is one at which all the data gathered during the previous stages are shared, evaluated, and the urban transformation vision, strategies and priority projects are determined and detailed.



	FIRST STAGE (5.Month)	SECOND STAGE (6-7.Month)	THIRD STAGE (8-12.Month)
	PROJECT TEAM MEETINGS (CENTRAL TEAM AND LOCAL REPRESENTATIVES)		

Table 4.3. Urban Transformation Planning in an Urban Transformation Area (adapted from Bimtaş 2006).

Identification of present situation is the stage at which previously done studies are investigated and evaluated. This stage involves obtaining data about an area and identifying the interest groups. Urban transformation is not explained solely by looking at the physical, social, and economic relations and data. Some applications can solve urban problems and some cannot. The situations which cannot be solved even form the most important s in the society. Therefore, it is essential to investigate the features of transformation structure, transformation dynamics and processes. In this sense, situation identification stage involves the identification of the features and dynamics of urban transformation. **The structural features of transformation** are social (poverty and employment, social development, local government, cooperation and networks), physical (infra-structure, transportation, environment management, housing, open area), and political (legal changes and applications, sides that contradict the state's basic targets) characteristics of the squatter areas which have transformed, which are transforming or which are ready to transform but cannot. **Transformation dynamics** are processes of application, transformation and change. Transformation is a process which develops slowly with its own social dynamics. It includes not only the change of physical structure, but also the layers of relations forming upon this change. In this sense, it is also necessary to understand the stages of transformation process, the structural characteristics affecting each stage and other interactions and relations.

Interest owner analysis is to find out the structural features and dynamics of transformation in a detailed way and show the mind maps of interest owners independently from each other without letting power relations influence the production of knowledge as much as possible. To this end, it is of importance to form a correct interest group map. A map which includes wrong people may cause interruptions in the process. In order to understand the structural features and processes fully, it is essential that one-sided interest group not be prepared. The group map of urban transformation process is made up of all actors; that is to say; the public, public representatives, decision makers and appliers. The fact that they have participated in decision making

and application stages also makes them actors who claim a right in the formation of future plans.

Interest group map is made up, in general, of local government, firms or companies, the real owners of lands (prior to transformation), the individual who bought the land and settled down, constructors, lawyers, planners, local tradesmen, and other groups scattered in the city whom the public have with. However, the interest group map for each working area may vary, expand, or get smaller. When all these are taken into consideration, it is necessary to come together and talk with the key individuals who have participated and taken role in decision making, planning and application stages in order to shape a large interest group map; and then hold detailed discussions and carry out focused group workshops with them. In parallel, the focused group workshops are applied in order to identify the process and expectations relating to the area of transformation. Such a study both puts the viewpoints of interest owner groups and enables them to make evaluations and suggestions independently from each other and far from the impact of groups' power relations.

The data obtained from mind map workshops carried out individually or group-based are evaluated in a preliminary design meeting which all interest group representatives can join, and based on them, urban transformation strategies and policies can be developed. Spatial planning is also carried out together with the produced strategies and policies. Besides, the social projects which have priority with respect to social and economic empowering are detailed by project groups and action plans are prepared. At this stage, an observation and evaluation system is also developed as a part of transformation action plan design. Finally, all the physical, social, or management projects which are detailed get their final shape in a meeting in which interest group representatives participate. In addition to the urban transformation design and planning works, the process of communication and feedback should be carried out simultaneously and continually both among the project group members and with the general public. During the process of communication and feedback, various communication mechanisms such as e-mail, meeting, interview and presentation can be used. Besides, some training programs which were started in the process of capacity development can be carried out simultaneously in parallel to the planning process.

In conclusion, given that urban transformation includes "a **comprehensive vision and activity** seeking sustainable solutions to economic, social and environmental problems of a changing region and providing solutions to urban problems",

transformation can be defined as regenerating and restructuring existing values present in the area. Thus, before taking action, 1. The values and potentials present in the project area must be determined and analysed; 2. The dynamics of change and its driving forces designated; 3. Responsibilities of those active in the realization of transformation determined, and the responsibilities as well as limitations defined.

4.3.2. The Experiences of Turkey in Urban Transformation

From the past up to now, Turkey carries a characteristic of a country which has been a stage of highly rapid socio-economic, cultural and space transformations. These transformations are reflected to the urban spaces under the influence of political conditions. Therefore, it is not easy to carry out the transformation process in our cities which are full of rich cultural heritage but which suffer from the pressure of illegal and unhealthy constructions. In spite of this, the concept of transformation and the phenomenon of urban renewal have started to be discussed as a result of the earthquake factor. It is also to be stressed that there are not many big-sized and multi-dimensional urban renewal experiences in our country. On the other hand, the private sector has not had any serious interest in urban renewal so far either. The private sector owns the viewpoint of reaching the maximum profit in the shortest time. They are not much interested in long-term interests and projects.

Dikmen Valley Urban Transformation Project

Dikmen Valley Project is one of the multi dimensional urban transformation projects and is an important component of the Ankara metropolitan area cultural and recreational system. A study for the project has started by October 1989, and is still continuing. This project is the biggest squatter settlement renewal project. In this valley there were 2000 squatter dwellings and approximately 10000 people had lived. The major objectives of the project are defined as;

- To create cultural, recreational, commercial and social center which will serve the whole city and become a well planned contemporary urban part of the city,

- To generate a green corridor including open and recreational areas which make important contributions to elimination of the inadequacy of open and green spaces in Ankara,
- To provide healthy and high quality housing areas with upgraded urban technical and social infrastructure by using basically self financing mechanisms and participatory planning approaches,
- To identify all the stake-holders and to give them right to participate in processes of the project as they are influenced from this change directly or indirectly,
- To operate public private sector collaboration (Egercioglu 2001).

The Ankara Greater Municipality has designed an inter organizational collaboration model. Metropol İmar Joint Stock Company has been established by the local governments as a jointly owned company in order to take care of the project preparation and urban management processes. The reason behind this collaboration is that problems in the valley require the resources of several stakeholders - those individuals, groups and organizations, because they are directly affected by actions of the others.

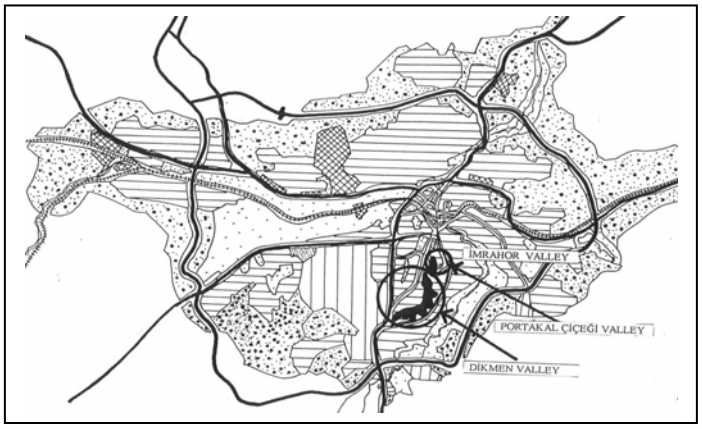


Figure 4. 1. Location of Valleys in Ankara.

About 2200 squatters existed in the valley. About 1500 of these squatters were built before 1985 over either public or private land. They benefited from the 1985 Amnesty Law for unlicensed constructions and therefore constitute the figure for which the Municipality has to consider resettlement in the project area. At the beginning the stakeholders did not want to participate to the renewal schema. But after a while they assured that the municipality now consider their situation and tries to establish a schema that they can profit from it. So mostly of them participated.

Figure 4. 2. Squatter Areas in Dikmen Valley Project-1991.

Figure 4. 3. Dikmen Valley Urban Renewal Project – 2006.

For the people who constructed their squatters before 1985 legally deserved a housing unit and they joined the schema. But the organization did not ignore the tenants and the people who built their squatters after 1985 and municipality prepared a plot with infrastructure in another part of Ankara for those people to build their own dwellings. Despite many significant goals, objectives, and positive instruments of the project preparation and urban management aspects, today the continuing process is quite different from planned and desired process. The most important indicator is the high rise and high density residential uses and the increased supply of luxury housing for speculative purposes (Egercioglu 2001).

Portakal Çiçeği Valley Urban Transformation Project

Portakal Çiçeği Valley is an area approximately 11 hectares, situated in the proximity of high income residential areas, modern shopping centers and embassy buildings in Ankara. The valley is at the southern and highest point of Ankara. After 1950s by the rapid urbanization, many squatter housings appeared in the valley. In 1970s the number of squatter settlements reached to a maximum number. Then with the increasing land values and by the high income families, who started to settle down around the valley. It caused squatter settlement reduction. In 1985, all construction rights were cancelled and the whole valley was designated as green area.

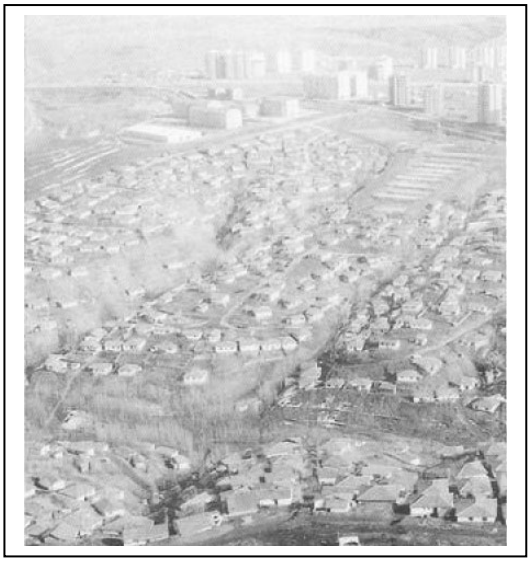


Figure 4. 4. Squatters in the Portakal Çiçeği Valley before the Project.-1993.

Figure 4. 5. Vacant lands: according to Project proposed by Portaş.

In 1991, Portaş Joint Stock Company was established. Portaş had an organization of land development, project management and urban renewal. 49% of the equity is owned by the Municipality, the remaining 51% of the shares are owned by the developer and the people possessing land in the area and participating in the project, no single shareholders has a full majority. The success of the project depends on the consensus among different interest groups. Therefore, the realization of this project involved a very long negotiation period. The participating groups have different expectations about the project. The municipality would like to create a contemporary cultural commercial center and high quality housing and infrastructure in the valley. And also municipality mainly wanted to implement the project without any compulsory purchases and without investing big capital (Egercioglu and Özdemir 2006).

The meetings with the landowners organized by the entrepreneur, planners and project managers showed the importance of the collaboration to obtain positive and constructive solutions from the project. It took eight months to reach a consensus among these different interest groups. “Three significant opportunities were provided for those squatter dwellers, without making any difference between tenants and house owners. First of all 250 m^2 lots were provided with complete infrastructure in the Karapürçe. The 1/10 of the cost was to be paid in advance and the rest would be paid in installment within 10 years. Also sample design projects and building permits given to them. Secondly, costs of demolition of their houses were immediately paid to them. Lastly, the squatter dwellers were allowed to retain their wreckage. (Gökbulut 1995).

Figure 4. 6. Aerial Photo from Valley.

Figure 4. 7. Portakal Çiçeği Valley Urban Renewal Project-2006.

The expenses of project expenditures would be covered by the contractors. All the investment up to then had been covered by the investor. The rents would be distributed to the shareholders according to their shares. In other words the rents would be taken from the constructor in return for flats. This profit would also be distributed to the shareholders. The estimated cost of the project in 1993 was 45 million USD. This project had been designed with a flexible and dynamic design approach. General objectives of the design are; (Goksu 1994).

- At least 70% of the valley will be planned as green activities,
- Natural water flow will be preserved,
- Green spaces will be planned to meet the recreative needs of Ankara citizens,
- The landscape design at the green space should be suitable for improving climate of Ankara positively, such as arboretum, threes of Ankara etc.
- There will be a building (that is Ansera), which serves as a landmark,
- In Ansera there will be commercial and socio-cultural activities,
- Housing blocks will be luxury and will contain indoor car parks, swimming pools squash saloon, etc.
- Transportation system will be integrative to the existing structures,
- Urban image points such as squares, urban terraces, valley entrances, urban water falls, Urban stairs, etc. will be stressed in the project,
- General parking lots and urban infrastructures will be provided,

- Project will not only consider the project area, it will also tries to consider its surrounding.

4.3.3. Main Issues in the Organization of Transformation/regeneration

Transformation/regeneration of a settlement may be carried out as a special project, or conditions for the transformation/regeneration can be created (such as plans and land subdivisions are prepared and approved) so that investors may transform structures in time under market conditions. There are many examples of each of these approached in Turkish cities; Dikmen Valley and Portakal Çiçeği redevelopment projects in Ankara are the examples of first one, replacement of gecekondu buildings by apartments in accordance to Improvement Development and Subdivision Plans are the examples of second one. In recent years, laws have been enacted to enable municipalities to undertake transformation/regeneration projects of the first kind. For example, Article 73 of the Municipalities Act, numbered 5393, under the title of Urban Transformation/regeneration and Development Areas says:

" A municipality can implement urban transformation and development projects to rebuild and restore the obsolescent parts of the city in accordance to its development potential; that include dwelling areas, industry and commercial areas, technology parks and social services, to take preventing measures against the earthquake risk or to protect the historical and cultural pattern of the city.

An area can be declared as urban transformation and development area on the basis of the majority vote of the municipal council.

To announce a place as an urban transformation and development area; it has to be within the boundaries of a municipality or its adjacent area, and to be at least fifty thousand meter square.

Agreements with the property owners are needed for the clearance or expropriation of their properties…."

A similar approach is adopted in the Act numbered 5366 on the Preservation and Renovation of the Historically Significant Structures. Municipal council's decision on the designation of a settlement as a "regeneration area" has to be approved by the Council of Ministers.

To sum up, whether the transformation/regeneration will be a special Project or will be defined as the activities to be implemented in time in accordance with a prepared plan and defined principals under market conditions is the fundamental matter which has to be decided at the first step.

The second important issue is which institutions or organizations will prepare the transformation/regeneration project/process and be in charge of its implementation, and the roles of other stakeholders, including civil society organizations.

The third issue in the realization of transformation/regeneration projects is the forms of provision that is chosen and the types (and size) of construction firms that will undertake the projects. These issues affect the ways in which transformation/regeneration is undertaken.

CHAPTER 5

EFFECTS OF IMPROVEMENT PLANS ON URBAN TRANSFORMATION PROCESS IN IZMIR-KONAK AND ANKARA-ÇANKAYA MUNICIPALITY

5.1. Purpose of the Study

At the basis of this study lies the need for investigating the urban transformation processes in squatter and illegally constructed areas, which seems especially to be a problem of big towns and metropolitan cities, and also the thought of identifying the problem objectively. This study aims at identifying **urban renewal form and how the transformation process** has developed, and under what sort of conditions within the present settlement of the Turkish cities, in other words in squatter or illegally-constructed areas in recent years? In this research study, the transformation process experienced in the squatter and illegally-constructed areas in our two big metropolitan cities –Ankara and Izmir, in both of which improvement plans have been applied, will be investigated, and besides, the problems in this process will be identified, and then a set of suggestions will be developed in order to create a healthier process.

At the basis of this research study lies the fact that there is no well-established urban renewal policy in our country, and that this brings about many problems from a managerial viewpoint as well as legal, socio-cultural and economic reasons. For this reason, the capacities and places of local municipalities with respect to urban transformation will be investigated within the scope of Ankara-Çankaya and Izmir-Konak Municipalities. In this sense, the following questions will be investigated in this research study:

- What is the objective place of **Ankara-Çankaya** and **Izmir-Konak** Municipalities in relation to urban transformation? What are the urban transformation approaches and opportunities for local municipalities in our country? Also, what are the urban transformation processes and approaches in squatter areas where improvement plans were realized during the period after 1980?

- What are the reasons which necessitate urban transformation in the urban space? In what way is the allocation of the urban transformation processes -carried out in the squatter areas where an improvement plan was applied – being realized in the urban space? For example, what sort of urban transformation activities are being realized in squatter areas? What is the organizational structure of urban transformation processes and what are the conditions for project formation?
- An examination of urban transformation in squatter/illegally constructed areas where an improvement plan was applied?
    - **A.** Urban transformation projects (large-scale urban transformation projects realized in squatter areas by demolishing / reconstruction)
    - **B.** Single-plot based urban redevelopment process by demolishing / reconstruction (construct – sale)
    - **C.** Vacant-plot based urban development process. Urban transformation done in vacant space on the basis of single plot.
    - **D.** Co-operative based urban redevelopment process. Urban transformation formed with the leadership of a constructor under the protection of co-operative using a number of plots and development plan
    - **E.** Add-on Floors in squatter/illegal housing areas.
    - **F.** Unaltered buildings. Buildings that are not transformed.

- The distribution of plots according to the **roads, ownership** and **other factors** of the urban transformation done in the squatter areas where an improvement plan was applied. This condition is of importance with respect to the number of floors and height a building because such features as conditions of development, road width, the number of floors and the location of the region constitute the most important factors in the realization of urban transformation processes. At this point, the data to be obtained are:
    - Location of the plot,
    - Transport to the plot,
    - Condition of ownership,
    - Front of the plot and its depth,
    - and the number of floors.

- What is the point of view of the **local municipalities** to squatter areas where urban transformation is being carried out?
    - Is it an application of a classic development plan?
    - Does it aim to increase the number of new spaces for facilities?
    - Does it aim to construct modern roads?
    - Is it an application to solve the problems of infrastructure?
    - What are the experiences of the municipalities with regard to urban transformation?
    - Are there any staff employed in the body of the municipalities who are expert in urban transformation?

5.1.1. Methodology of Study

In the case study, the boundaries of the squatter and illegally-constructed areas, where an improvement plan was applied within Izmir-Konak and Ankara-Çankaya municipalities, were identified. Also, the construction-certificate archives of the two municipalities were searched, and the transformation periods of previously determined buildings were investigated in detail. The buildings which were investigated in the archives were taken into consideration within a 5% sample (1 building in 20). The results of available transformation processes have been useful in forming the suggestions that take place in the model.

5.2. The Process of Urban Transformation in Konak Municipality

Of the nine municipial towns which are connected to the Major Municipality of Izmir, Konak - as the central town of Izmir - owns the largest population. In 2000, the population of the town was 781.073, and it was the area of settlement where the squatter areas were observed to be at the highest level with respect to the area they covered before 1980's. One-third of the improvement plans (1.053ha.) which were prepared and authorized for 3.214 hectare-land between 1985 and 1998 within the boundaries of Izmir Municipality based on the laws of exemption are within the boundaries of the town of Konak Municipality.

The squatter and illegal areas where improvement plans were applied after 1986 within the boundaries of the central town of Konak Municipality have been studied. The quarters where improvement plan was applied were Esentepe, Günaltay, Muammer Akar, Yesilyurt, Cennetçesme, and Limontepe; and some of these quarters remain within the boundaries of the improvement plan.

The processes of transformation in squatter and illegally-constructed areas where improvement plan was applied within the boundaries of Konak Municipality have been studied from five perspectives. The first is **single-plot based urban redevelopment process** in squatter and illegally-constructed areas whose boundaries for improvement plan were determined. The second perspective is **vacant-plot based development process** which was realized on empty plots. The third one is the **co-operative-based redevelopment process** which was realized by means of the method of co-operatives. The fourth is **Add-on floors** which was realized on existing buildings and the fifth one is the **Unaltered buildings** in squatter and illegally-constructed areas. Also, the transformations processes of the buildings were studied by means of a 5-percent random sampling, taking 1 building in 20 as a sample in Konak Municipality construction-certificate archive.

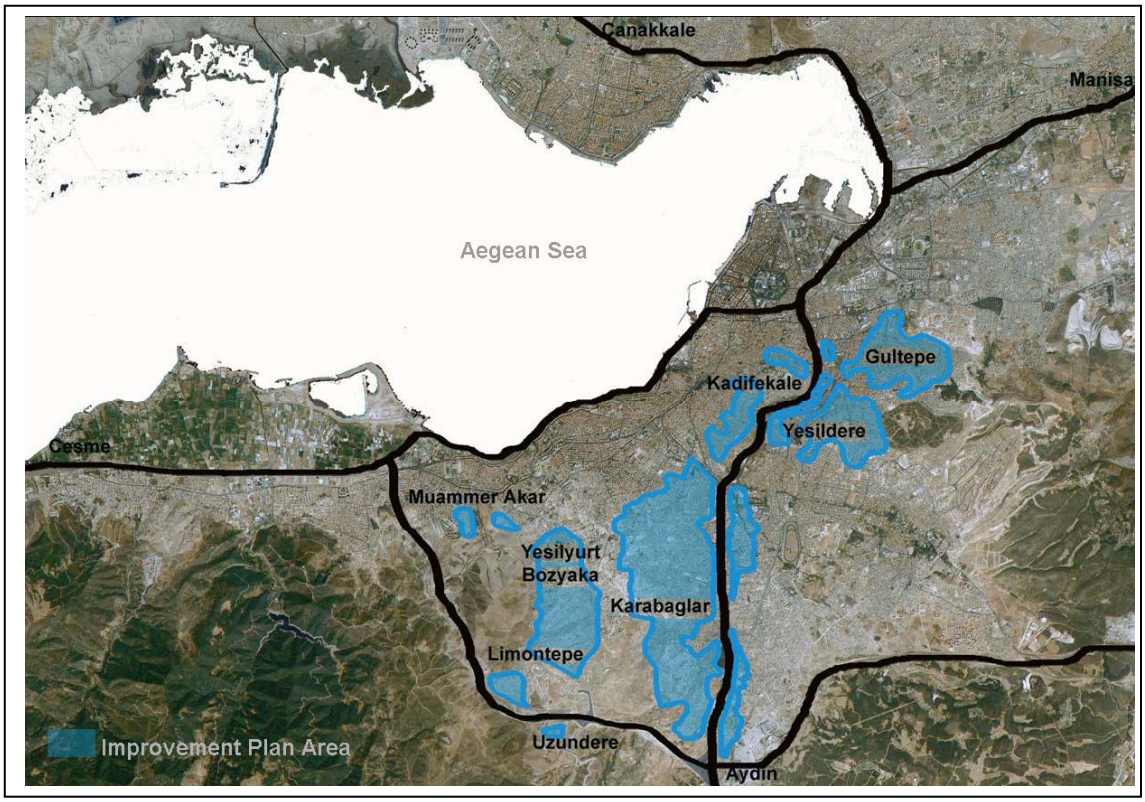


Figure 5. 1. Improvement Plans in Izmir-Konak Municipality.

5.2.1. Muammer Akar District – 1

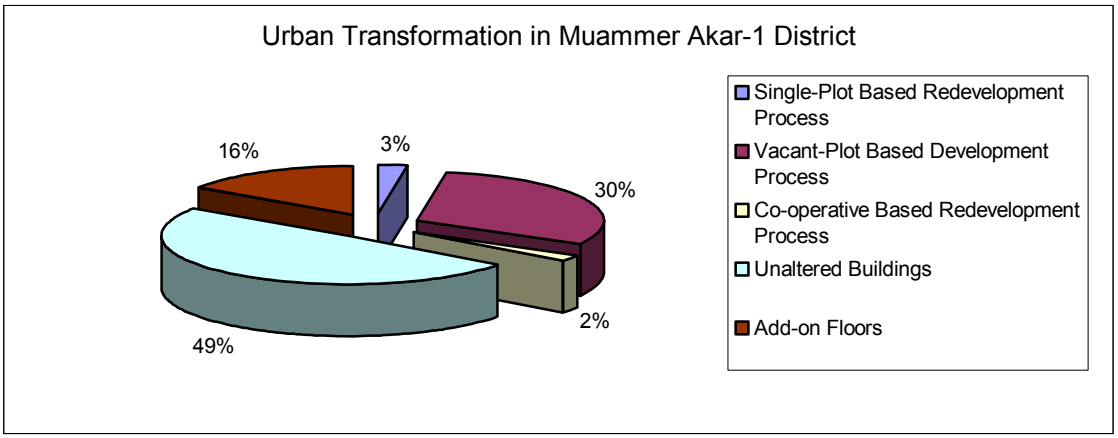


Figure 5. 2. Urban Transformation in Muammer Akar-1 District.

1. Single-Plot Based Redevelopment Process

Single-plot based redevelopment process covers 11 buildings and forms 3.2% of the total number of the buildings in Muammer Akar-1 district. In a study of Konak Municipality construction-certificate archive, we often observe transformations from one floor to four floors, from one floor to five floors, from two floors to six floors and from three to six floors, which all reflect the transformation process in the district. Within the total number of single-plot based redevelopment process, in Muammer Akar-1 region increased the density of construction by building another new apatment. However, we see that this kind of transformation is usually realized by a constructor by pulling down an old building and reconstructing a new five or six floor apartment instead. It is seen that 25% of such single-plot buildings are built by a construction firm. The transformation works within the improvement plan at Muammer Akar-1 are mostly realized by Yapart Engineering and Construction Ltd. Company. In addition, it is also observed that plot and house owners and constructors agree at the rate of 42.

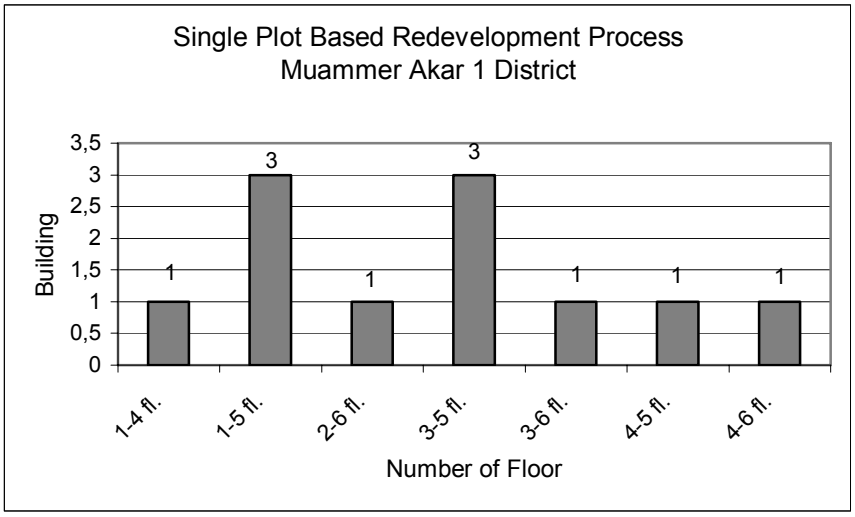


Figure 5. 3. Single Plot Based Redevelopment Process: Muammer Akar-1 District.

	B. Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	41997-30	Y. Const. Co.	Osman D.	4 fl.	2 fl. - 6 fl.	42%	14.11.1997
2	42004-11	-	Ahmet K.	4 fl.	1 fl. - 5 fl.	-	05.08.1995

Table 5. 1. Evaluation of construction-certificate archieve in Muammer Akar-1 District: (Single Plot Based).

Figure 5. 4. Single Plot Based Redevelopment in 41997 B.Block and 30 Plot.

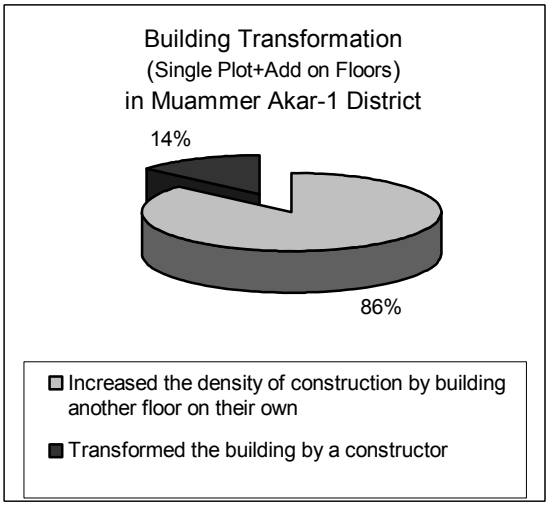


Figure 5. 5. Building Transformation in Muammer Akar-1 District.

2. Vacant-Plot Based Development Process

In vacant-plot based development process, Muammer Akar-1 forms 30.1% of the total construction with 127 buildings. In a study of construction-certificate archive, it is seen that individuals tend to settle down in Muammer Akar-1 region by building their houses on their own. The transformation is realized from a vacant plot to one, two, three and four floors. In this way, the rate of the settlers in this region forms 84.2%

within vacant-plot based transformation. We also see that 15.8% of the rest of the buildings are transformed from vacant plot to five or six-floor apartments in the leadership of constructors. Of the buildings transformed from a vacant plot, it is seen that 66.7% of them were renewed by a construction firm. In fact, this rate shows a transformation organization. We often see that land owners and constructors make an agreement on the basis of a flat under the present conditions, and in this way, vacant plots are transformed to apartments. It seems that the transformation works in Muammer Akar-1 are often realized by Aksoy Engineering and Construction Ltd Company and Dalyan Engineering and Construction Ltd. Company within the limits of improvement plan. It is also observed that plot owners and constructors tend to agree on the rate of 40%.

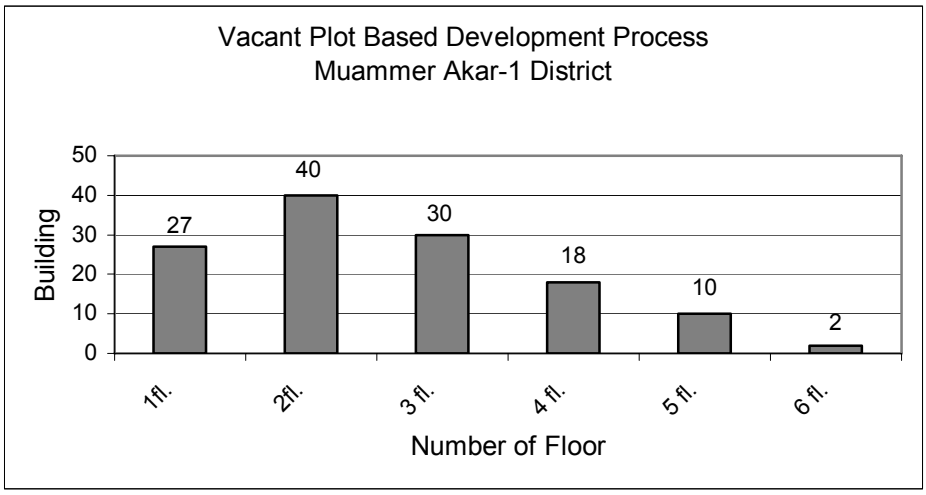


Figure 5. 6. Vacant Plot Based Development Process: Muammer Akar-1 District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	42014-10	A. Const.Co.	Behri A.	4 fl.	Plot - 5 fl.	40%	15.12.1992
2	41992-1	-	Emine S.	4 fl.	Plot - 2 fl.	-	24.02.1998
3	42004-8	-	Fehmi P.	4 fl.	Plot -2 fl.	-	22.02.1993
4	42015-24	-	Muzaffer S.	4 fl.	Plot - 4 fl.	-	12.03.1994
5	6304-24	-	Mehmet K.	4 fl.	Plot - 2 fl.	-	unlicenced
6	41990-14	D. Const.Co.	Yılmaz K.	4 fl.	Plot - 5 fl.	-	25.11.1996

Table 5. 2. Evaluation of construction-certificate archieve in Muammer Akar-1 District: (Vacant-Plot Based).

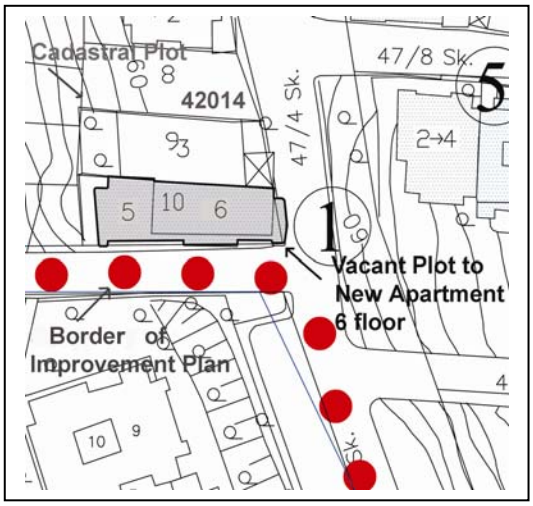


Figure 5. 7. Vacant Plot Based Development in 42014 B.Block and 10 Plot.

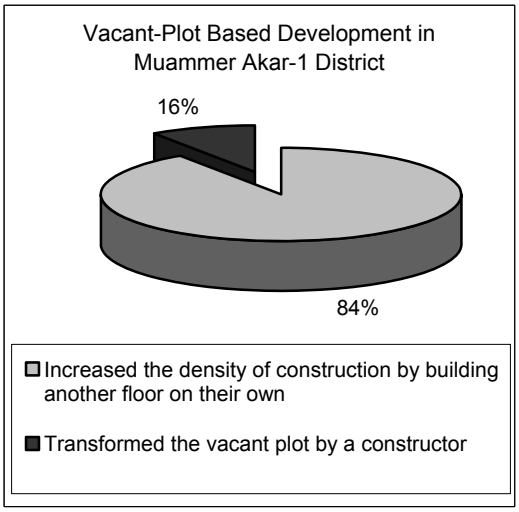


Figure 5. 8. Vacant-Plot Based Development in Muammer Akar-1 District.

3. Co-operative Based Redevelopment Process

In co-operative based redevelopment process, Muammer Akar-1 region forms 2.1% of the total construction with 9 buildings. In a study of construction-certificate archive, this kind of transformation seems to be realized in the leadership of a co-operative on a vacant land to build five or six-floor apartments. Co-operative based redevelopment process includes land owners, constructors, and co-operative members. Co-operative based transformation works at Muammer Akar-1 region are mostly realized by Süreç Engineering and Construction Ltd Company within the limits of the improvement plan. It seems that land owners and constructors agree on the rate of 38%.

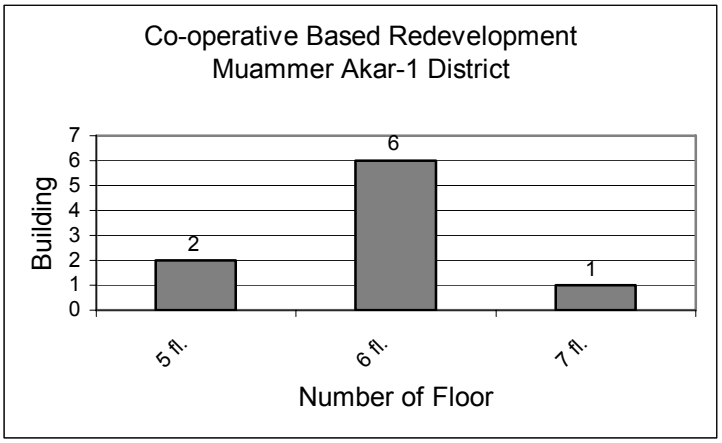


Figure 5. 9. Co-operative Based Redevelopment Process: Muammer Akar-1 District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	42415-6	S. Const.Co.	Y. Koop.	6 fl.	1 fl. -7 fl.	38%	16.03.1998

Table 5. 3. Evaluation of construction-certificate archieve in Muammer Akar-1 District: (Co-operative Based).

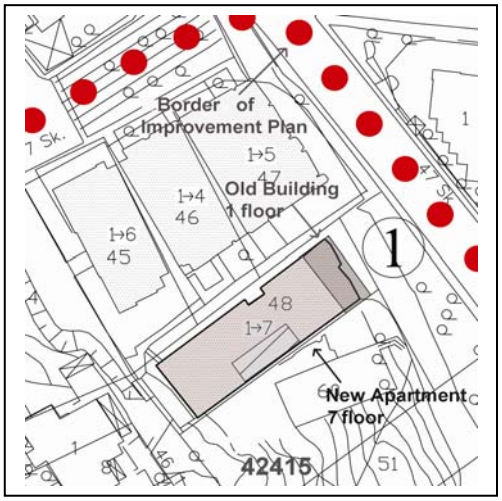


Figure 5. 10. Co-operative Based Redevelopment in 42415 B.Block and 48 Plot.

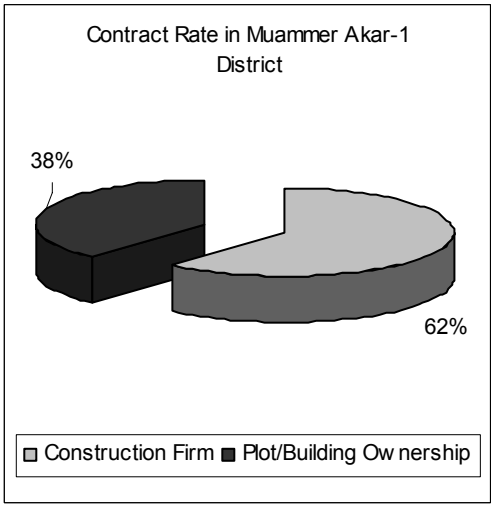


Figure 5. 11. Contract Rate in Muammer Akar-1 District.

4. Add-On Floors

Add-on Floors cover 65 buildings and forms 15.7% of the total number of the buildings in Muammer Akar-1 district. In a study of Konak Municipality construction-certificate archive, we often observe transformations from one floor to three floors, from one floor to four floors, from two floors to three and four floors and from three to four floors, which all reflect the increase in present density. Within the total number of add-on floors process, in Muammer Akar-1 region increased the density of construction by building another floor on their own.

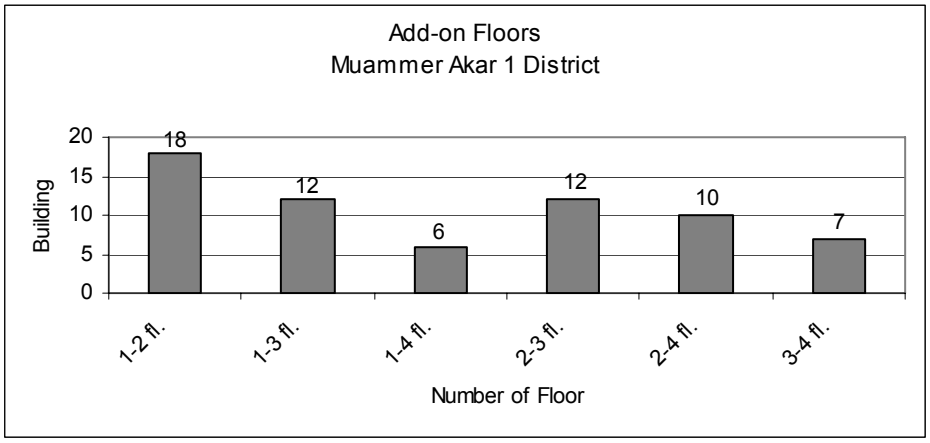


Figure 5. 12. Add-on Floors: Muammer Akar-1 District.

	B. Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	42014-16	-	Hasan Ö.	4 fl.	1 fl. - 2 fl.	-	01.11.1998
2	6303-1	-	Vehbi A.	4 fl.	1 fl. - 3 fl.	-	16.03.2001

Table 5. 4. Evaluation of construction-certificate archieve in Muammer Akar-1 District: (Add-on Floors)

Figure 5. 13. Urban Transformation Process (1986-2005) Konak Municipality- Muammer Akar-1 District

Figure 5. 14. Buildings that are Investigated in Konak Municipality Construction Certificate Archive-Muammer Akar-1 District

5. Unaltered Buildings

Most of the buildings on which improvement plan has been applied within the boundaries of Muammer Akar-1 cannot be transformed. These buildings are impossible to be transformed with respect to their location, transformation, high density of construction and other factors. When the total number of the buildings is considered, the rate of the buildings that cannot be transformed reaches 48.9%. 40.7% of such buildings in Muammer Akar-1 region are one-floor buildings.

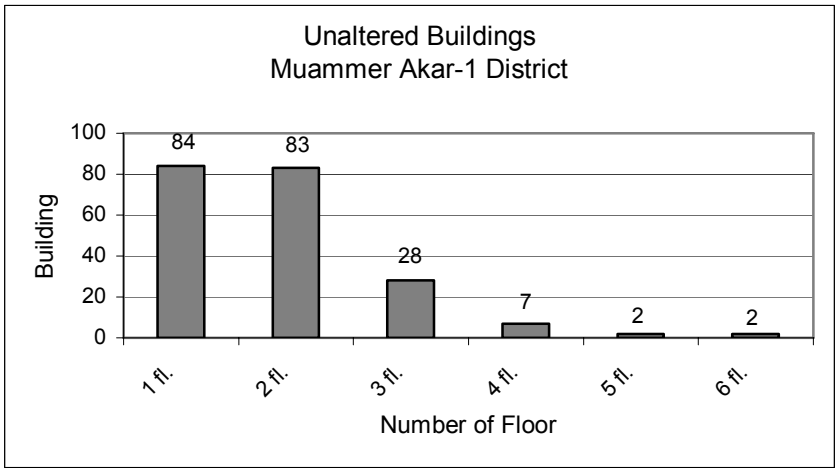


Figure 5. 15. Unaltered Buildings: Muammer Akar-1 District.

5.2.2. Muammer Akar District – 2

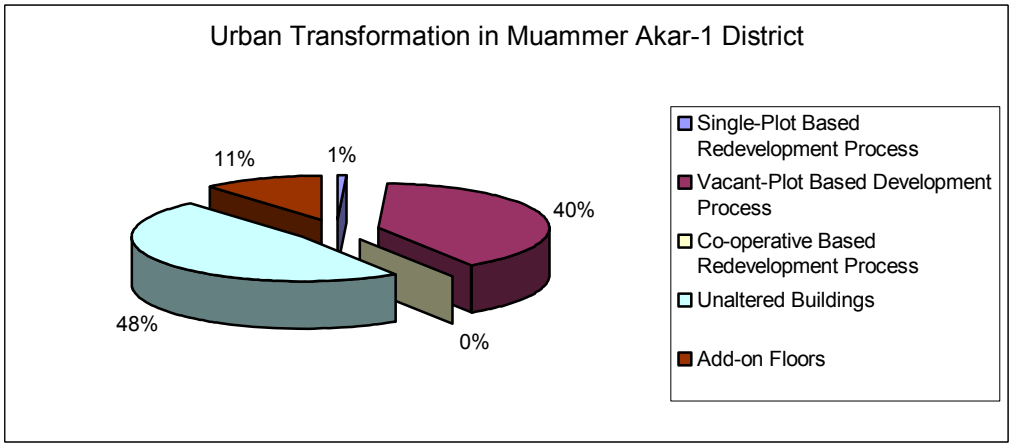


Figure 5. 16. Urban Transformation in Muammer Akar-2 District.

1. Single-Plot Based Redevelopment Process

Single-plot based redevelopment process covers 2 buildings and forms 1.1% of the total number of the buildings in Muammer Akar-2 district. In a study of Konak

Municipality construction-certificate archive, we often observe transformations from one floor to five floors, which all reflect the the transformation process in the district.

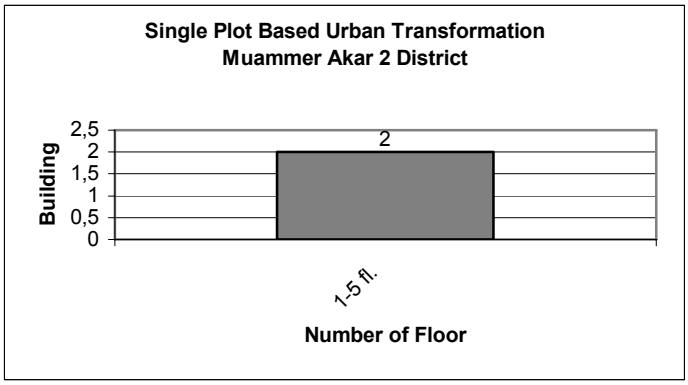


Figure 5. 17. Single Plot Based Redevelopment Process: Muammer Akar-2 District.

	B. Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	42053-2	-	Hasan A.	4 fl.	1 fl. - 5 fl.	-	02.03.1996

Table 5. 5. Evaluation of construction-certificate archieve in Muammer Akar-2 District: (Single Plot Based).

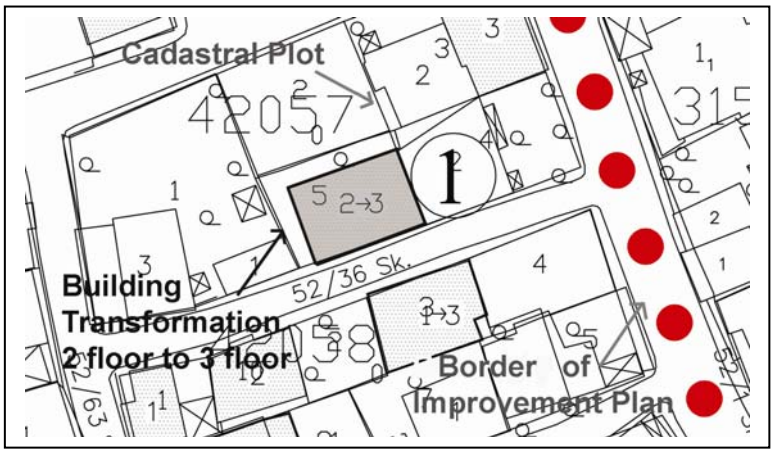


Figure 5. 18. Single Plot Based Redevelopment in 42057 B.Block and 5 Plot.

2. Vacant-Plot Based Development Process

In vacant-plot based transformation, Muammer Akar-2 forms 40% of the total construction with 92 buildings. In a study of construction-certificate archive, it is seen that individuals tend to settle down in Muammer Akar-2 region by building their houses on their own. The transformation is realized from a vacant plot to one, two, three and four floors. In this way, the rate of the settlers in this region forms 100% within empty-plot based transformation. We also see that the rest of the buildings are not transformed from empty plot to five or six-floor apartments in the leadership of constructors.

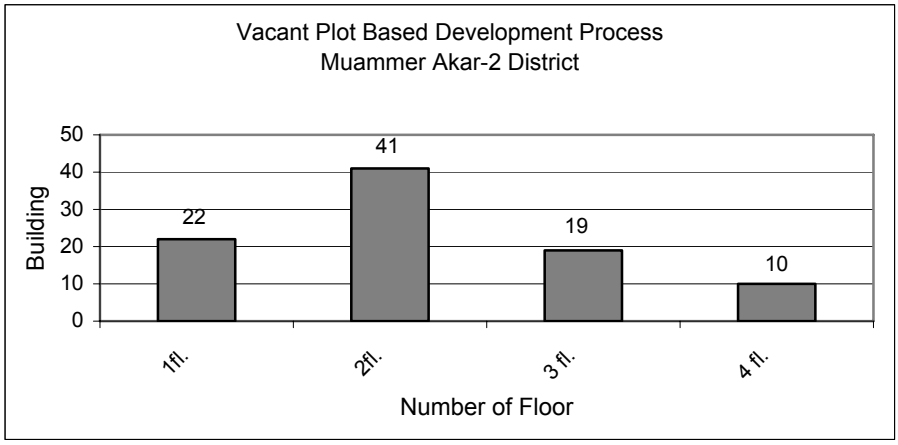


Figure 5. 19. Vacant Plot Based Development Process: Muammer Akar-2 District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	42040-6	-	Abdulkadir B.	4 fl.	Plot - 2 fl.	-	30.11.1994
2	42048-7	-	Hasan İ.	4 fl.	Plot - 3 fl.	-	21.10.1992
3	42059-7	-	Selçuk K.	4 fl.	Plot - 3 fl.	-	02.03.1995
4	42041-3	-	Hüseyin Ç.	4 fl.	Plot - 2 fl.	-	27.03.1993
5	42056-19	-	Yurdagül Ç.	4 fl.	Plot - 3 fl.	-	17.01.1998
6	42047-6	-	Abbas U.	4 fl.	Plot - 2 fl.	-	unlicenced

Table 5. 6. Evaluation of construction-certificate archieve in Muammer Akar-2 District: (Vacant-Plot Based).

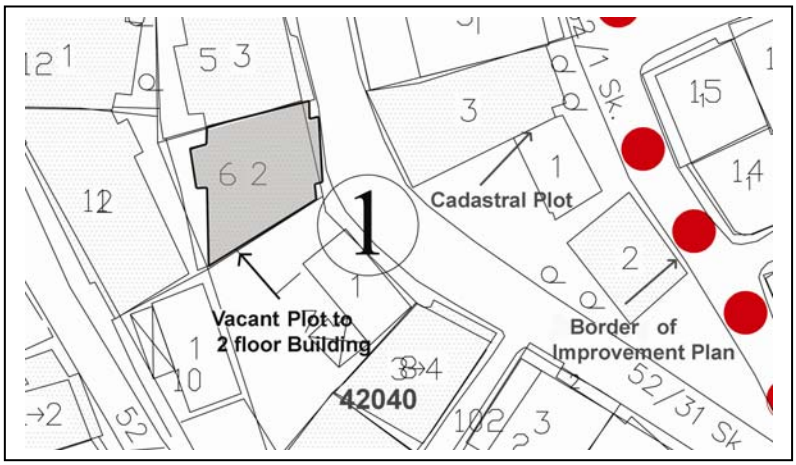


Figure 5. 20. Vacant Plot Based Development in 42040 B.Block and 6 Plot.

3. Add-on Floors

Add-on Floors based development covers 26 buildings and forms 11.1% of the total number of the buildings in Muammer Akar-2 district. In a study of Konak Municipality construction-certificate archive, we often observe transformations from one floor to three floors, from one floor to four floors, from two floors to three and four

floors, which all reflect the increase in present density. Within the total number of add-on floors based development, we see that 100% of the individuals in Muammer Akar-2 region increased the density of construction by building another floor on their own.

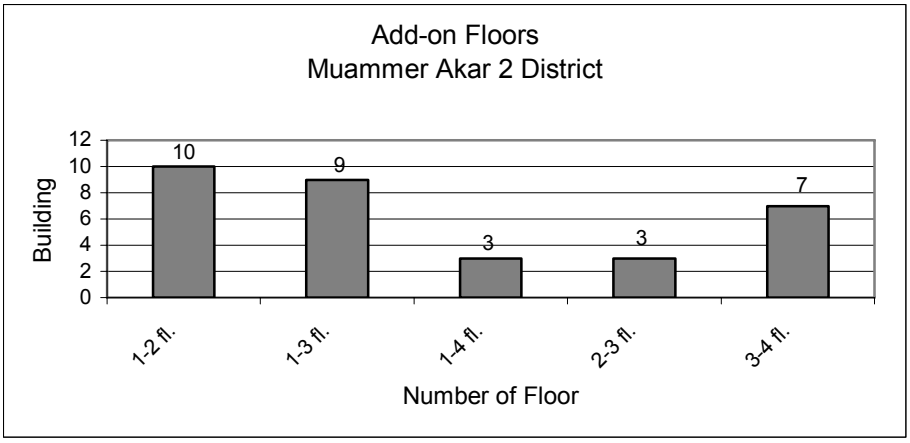


Figure 5. 21. Add-on Floors: Muammer Akar-2 District.

	B. Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	42057-5	-	Mahmut A.	4 fl.	2 fl. - 3 fl.	-	12.04.1998
2	42059-17	-	Ahmet E.	4 fl.	1 fl. - 2 fl.	-	05.03.1998
3	42050-4	-	Yosma K.	4 fl.	1 fl. - 2 fl.	-	21.02.1998

Table 5. 7. Evaluation of construction-certificate archieve in Muammer Akar-2 District: (Add-on Floors).

4. Unaltered Buildings

Most of the buildings on which improvement plan has been applied within the boundaries of Muammer Akar-2 cannot be transformed. These buildings are impossible to be transformed with respect to their location, transformation, high density of construction and other factors. When the total number of the buildings is considered, the rate of the buildings that cannot be transformed reaches 47.8%. 70.9% of such buildings in Muammer Akar-2 region are one-floor buildings.

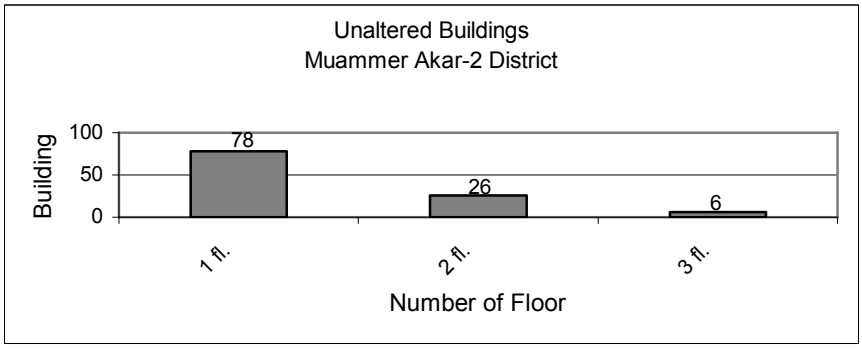


Figure 5. 22. Unaltered Buildings: Muammer Akar-2 District.

Figure 5. 23. Urban Transformation Process (1986-2005) Konak Municipality Muammer Akar 2 District

Figure 5. 24. Buildings that are Investigated in Konak Municipality Construction Certificate Archive-Muammer Akar-2 District

5.2.3. Esentepe District

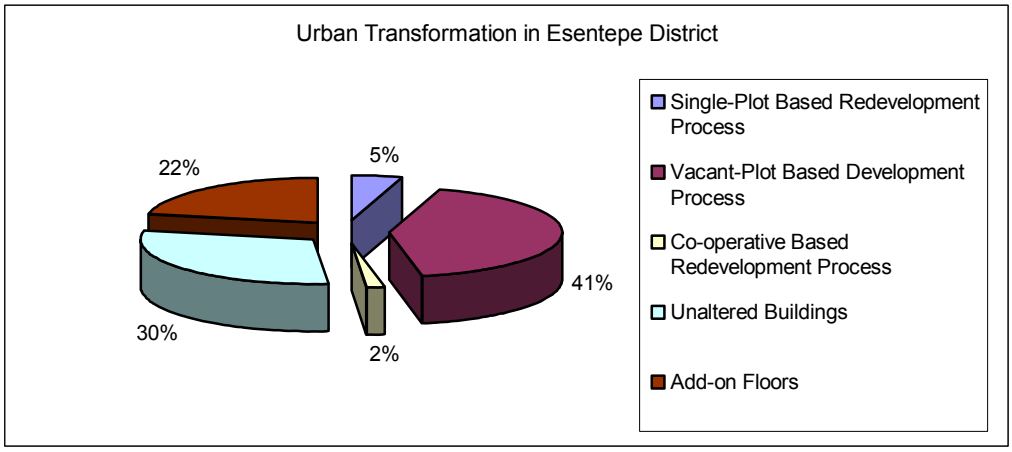


Figure 5. 25. Urban Transformation in Esentepe District.

1. Single-Plot Based Redevelopment Process

Single-plot based redevelopment process covers 52 buildings and forms 5.3% of the total number of the buildings in Esentepe district. In a study of Konak Municipality construction-certificate archive, we often observe transformations from one floor to five floors, from one floor to six floors, from one floors to seven and two floors to six floors and from three to six floors, which all reflect the increase in present density. Within the total number of single-plot based transformations, in Esentepe region increased the density of construction by building another new apartments. However, we see that this kind of transformation is usually realized by a constructor by pulling down an old building and reconstructing a new five, six, or seven-floor apartment instead. It is seen that 85% of such single-plot buildings are built by a construction firm. The transformation works within the improvement plan at Esentepe are mostly realized by Yapı Engineering and Construction Ltd. Company and Fiyap Engineering and Construction Ltd. Company. In addition, it is also observed that plot and house owners and constructors agree at the rate of 43.6.

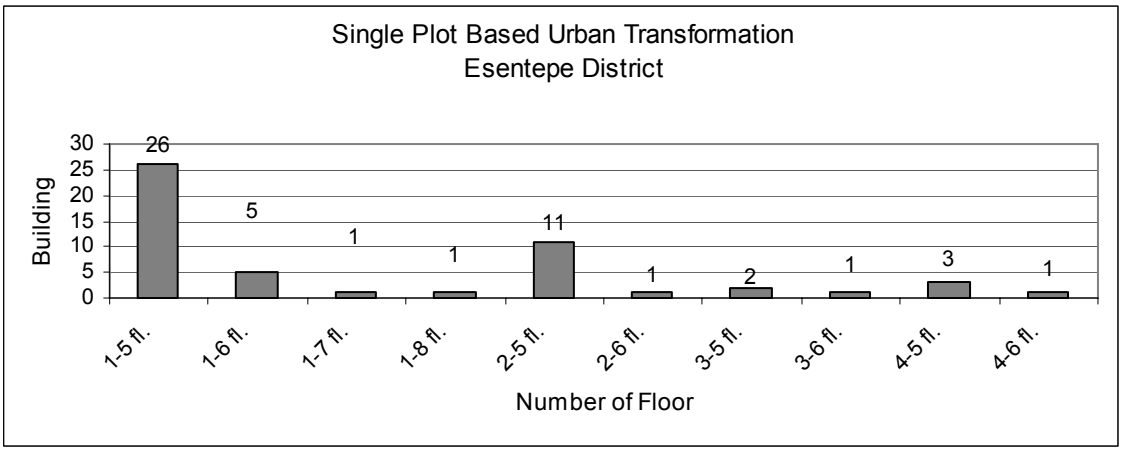


Figure 5. 26. Single Plot Based Redevelopment Process: Esentepe District.

	B. Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	31462-11	Y. Const.Co.	Necmi K.	5 fl.	1 fl. - 7 fl.	42%	24.07.1992
2	31426-26	Y. Const. Co.	Ahmet B.	4 fl.	1 fl. - 5 fl.	50%	20.04.1996
3	31454-5	A. Const. Co.	İhsan A.	4 fl.	2 fl. - 5 fl.	40%	11.09.1997
4	31457-50	Y. Const. Co.	Lütfi P.	4 fl.	2 fl. - 5 fl.	40%	15.12.1995
5	31439-8	-	Coşkun Ç.	4 fl.	1 fl. - 6 fl.	-	unlicenced
6	31426-2	S. Const. Co.	Emin Ç.	4 fl.	2 fl. - 5 fl.	50%	25.08.1988
7	31422-17	A. Const.Co.	Adil Ç.	4 fl.	1 fl. - 5 fl.	40%	03.09.1993
8	31453-4	F. Const. Co.	Cemal S.	4 fl.	1 fl. - 5 fl.	42%	12.12.1994
9	31453-5	F. Const. Co.	Ayse Ö.	4 fl.	1 fl. - 5 fl.	40%	26.12.1996
10	31529-1	Y. Const. Co.	Hasan Ç.	5 fl.	1 fl. - 6 fl.	50%	26.10.1998
11	31491-6	U. Const. Co.	Agah U.	5 fl.	1 fl.- 8 fl.	-	12.01.1996
12	31491-5	E. Const. Co.	Şevket M.	5 fl.	1 fl. - 6 fl.	42%	26.07.1993

Table 5. 8. Evaluation of construction-certificate archieve in Esentepe District: (Single Plot Based)

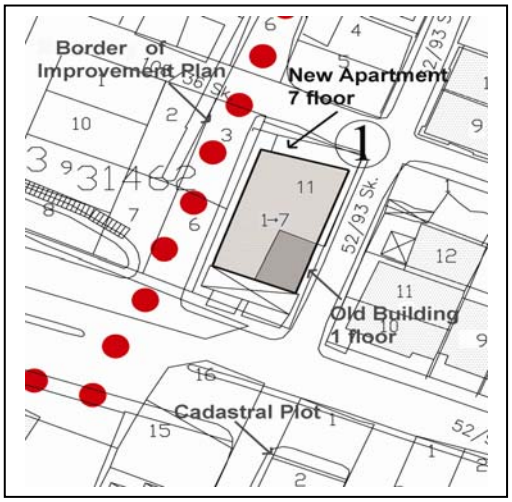


Figure 5. 27. Single Plot Based Redevelopment in 31462 B.Block and 11 Plot.

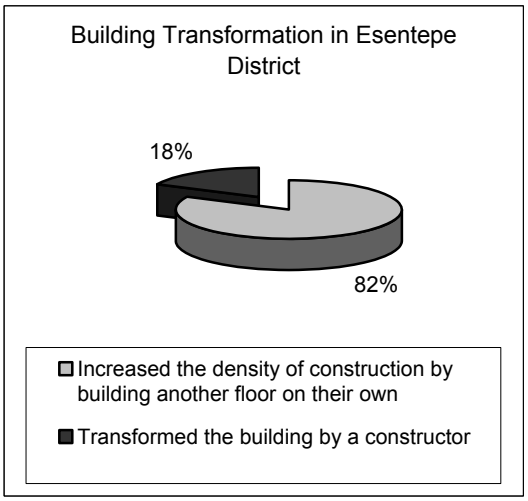


Figure 5. 28. Building Transformation in Esentepe District.

2. Vacant-Plot Based Development Process

In vacant-plot based development process, Esentepe forms 41.4% of the total construction with 463 buildings. In a study of construction-certificate archive, it is seen that individuals tend to settle down in Esentepe region by building their houses on their own. The transformation is realized from a vacant plot to one, two, three and four floors. In this way, the rate of the settlers in this region forms 71.8% within vacant-plot based transformation. We also see that 28.2% of the rest of the buildings are transformed from vacant plot to five or six-floor apartments in the leadership of constructors. Of the buildings transformed from a vacant plot, it is seen that 27.2% of them were renewed by a construction firm. In fact, this rate shows a transformation organization. We often see that land owners and constructors make an agreement on the basis of a flat under the present conditions, and in this way, vacant plots are transformed to apartments. It seems that the transformation works in Esentepe are often realized by Konum Engineering and Construction Ltd Company and Ertem Engineering and Construction Ltd. Company within the limits of improvement plan. It is also observed that plot owners and constructors tend to agree on the rate of 41%.

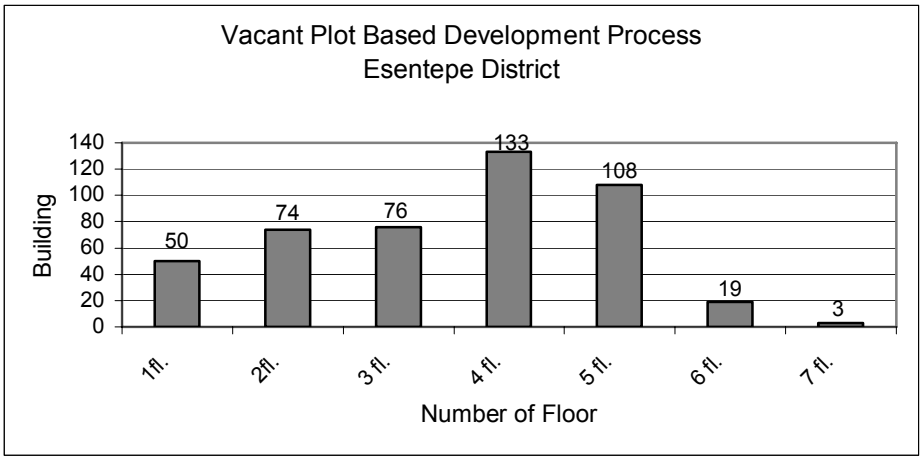


Figure 5. 29. Vacant Plot Based Development Process: Esentepe District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	31507-10	Y. Const. Co.	Yusuf A.	5 fl.	Plot - 6 fl.	42%	07.05.1996
2	31519-13	-	Veli D.	5 fl.	Plot - 7 fl.	-	unlicenced
3	31546-30	K. Const. Co.	Süleyma K.	4 fl.	Plot - 4 fl.	-	21.03.2006
4	31546-10	E. Const. Co.	Fevzi Ö.	4 fl.	Plot - 5 fl.	-	08.03.2000
5	31508-5	-	Mehmet Ö.	4 fl.	Plot - 5 fl.	-	08.04.1998
6	34508-5	-	Ali T.	4 fl.	Plot - 4 fl.	-	07.05.1997
7	31528-2	-	Yusuf K.	4 fl.	Plot - 4 fl.	-	02.11.1998
8	34535-1	-	Arif A.	3 fl.	Plot - 2 fl.	-	unlicenced
9	34536-10	E. Const. Co.	Fethi B.	4 fl.	Plot - 4 fl.	-	07.05.1999

10	31455-5	-	Bekir Ç.	4 fl.	Plot - 5 fl.	-	11.02.1994
11	34539-2	-	Abdullah I.	3 fl.	Plot - 2 fl.	-	unlicenced
12	34540-11	-	Hasan K.	3 fl.	Plot - 2 fl.	-	unlicenced
13	34541-14	-	Kasım G.	3 fl.	Plot - 3 fl.	-	15.11.1992
14	34542-8	-	Ali İhsan S.	3 fl.	Plot -2 fl.	-	unlicenced
15	34533-11	K. Const. Co.	Salih D.	4 fl.	Plot -5 fl.	-	17.02.1992
16	34533-10	-	Süleyman B.	3 fl.	Plot -3 fl.	-	17.02.1995
17	34543-6	-	Ahmet U.	3 fl.	Plot -2 fl.	-	unlicenced
18	34530-10	-	Ertan Ç.	3 fl.	Plot -3 fl.	-	unlicenced
19	34530-42	-	Ali M.	1 fl.	Plot -1 fl.	-	unlicenced
20	31503-6	-	Mahmut U.	3 fl.	Plot -2 fl.	-	17.11.1996
21	31498-3	-	Naim İ.	3 fl.	Plot -3 fl.	-	unlicenced
22	31473-9	Y. Const. Co.	Mehmet A.	5 fl.	Plot -5 fl.	40%	04.04.1995

Table 5. 9. Evaluation of construction-certificate archieve in Esentepe District: (Vacant-Plot Based).

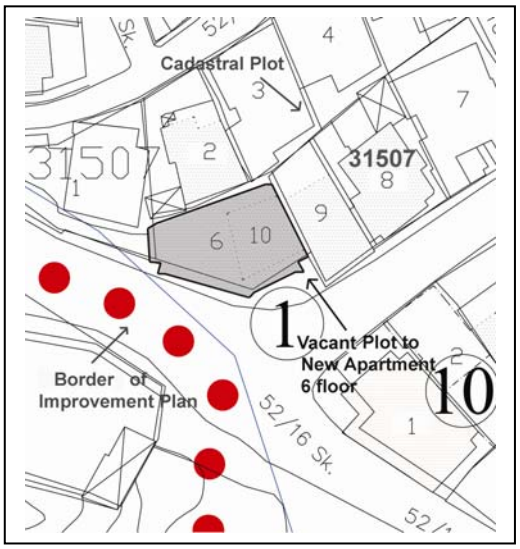


Figure 5. 30. Vacant Plot Based Transformation in 31507 B.Block and 10 Plot.

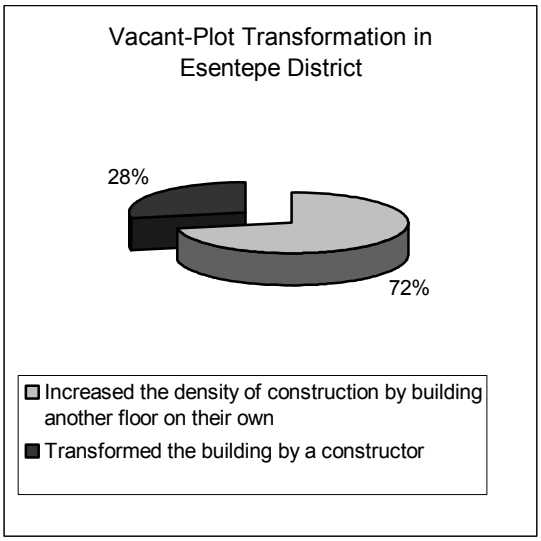


Figure 5. 31. Vacant-Plot Transformation in Esentepe District.

3. Co-operative Based Redevelopment Process

In co-operative based redevelopment process, Esentepe region forms 2.0% of the total construction with 20 buildings. In a study of construction-certificate archive, this kind of transformation seems to be realized in the leadership of a co-operative on an vacant land to build five or six-floor apartments. Co-operative based redevelopment process includes land owners, constructors, and co-operative members. Co-operative based transformation works at Esentepe region are mostly realized by Yapı Engineering and Construction Ltd Company and Fiyap Engineering and Construction Ltd Company within the limits of the improvement plan. It seems that land owners and constructors agree on the rate of 43.5%.

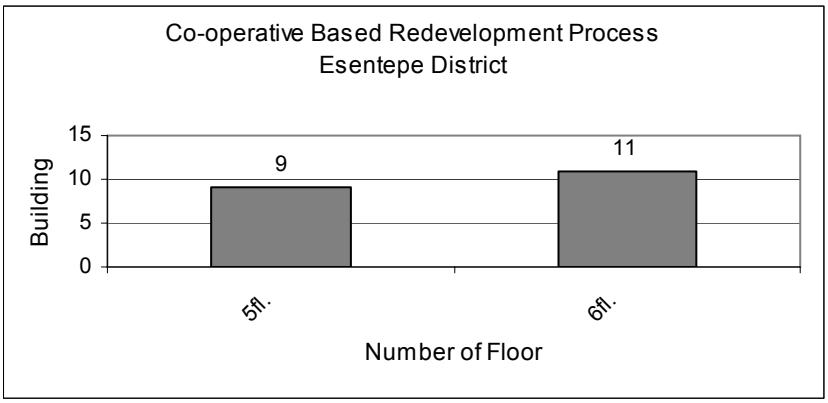


Figure 5. 32. Co-operative Based Redevelopment Process: Esentepe District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	31520-3	M. Const. Co.	E. Koop.	5 fl.	Plot - 6 fl.	45%	15.01.1991
2	34550-2	A. Const. Co.	N. Koop.	5 fl.	Plot - 5 fl.	45%	09.05.1997
3	31479-3	Ö. Const. Co.	Y. Koop.	5 fl.	Plot - 6 fl.	42%	03.02.1994
4	34547-12	E. Const.Co.	G. Koop.	5 fl.	Plot - 6 fl.	42%	06.07.1997
5	31477-1	A. Const. Co.	Bahriye D.	5 fl.	Plot - 6 fl.	42%	17.09.1996
6	31432-9	İ. Const. Co.	İ. Koop.	5 fl.	Plot - 6 fl.	-	10.04.1988
7	34547-14	Y. Const. Co.	G. Kutun	5 fl.	Plot - 6 fl.	50%	10.09.2001
8	34547-19	N. Const. Co.	G. Koop.	5 fl.	Plot - 6 fl.	42%	10.09.1991

Table 5. 10. Evaluation of Construction-Certificate Archieve in Esentepe District: (Co-operative Based).

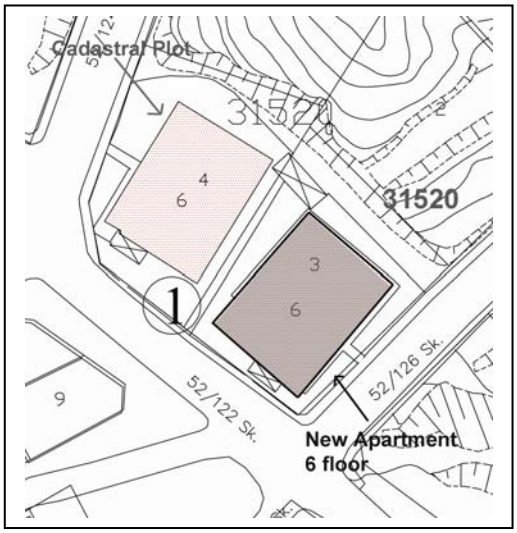


Figure 5. 33. Co-operative Based Redevelopment in 31520 B.Block and 3 Plot.

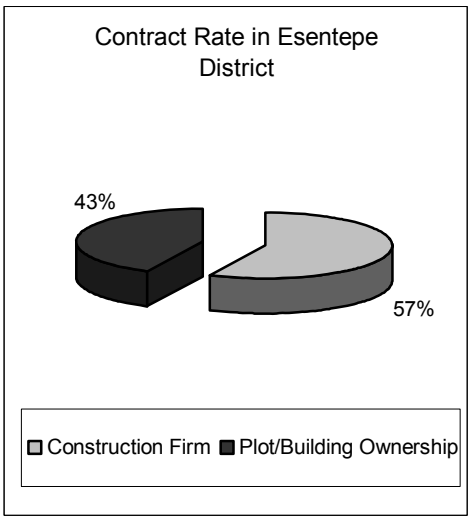


Figure 5. 34. Contract Rate in Esentepe District

4. Add-on Floors

Add-on Floors based development process covers 292 buildings and forms 21.8% of the total number of the buildings in Esentepe district. In a study of Konak

Municipality construction-certificate archive, we often observe transformations from one floor to three floors, from one floor to four floors, from two floors to three and four floors and from three to four floors, which all reflect the increase in present density. Within the total number of add-on floors based transformations, in Esentepe region increased the density of construction by building another floor on their own.

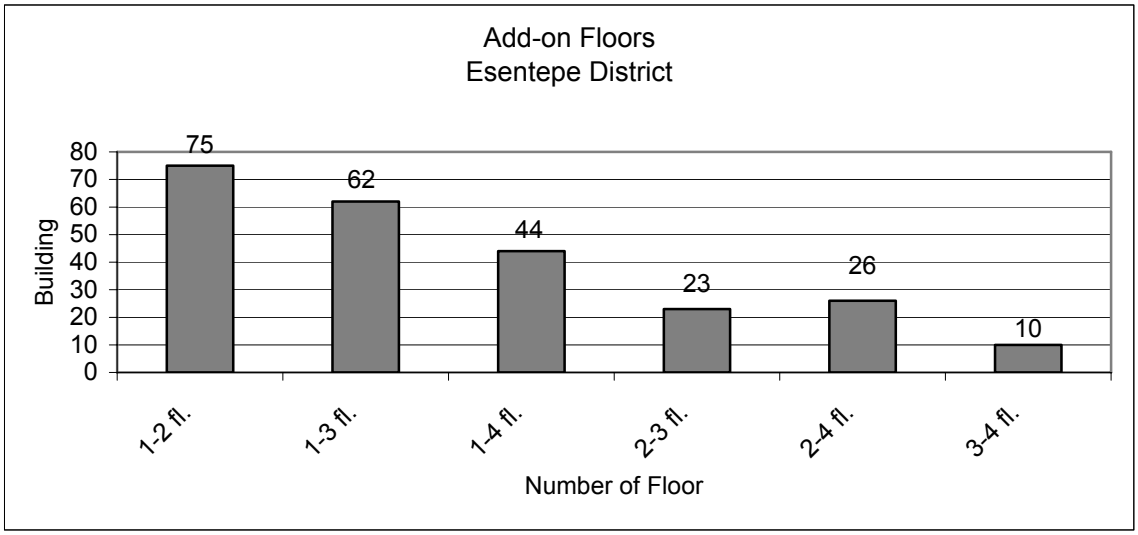


Figure 5. 35. Add-on Floors: Esentepe District.

	B. Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	31461-5	-	Ferit Y.	4 fl.	1 fl. - 2 fl.	-	unlicenced
2	31427-18	-	Ali C.	4 fl.	1 fl. - 3 fl.	-	10.03.1995
3	31453-7	-	Hilmi D.	4 fl.	2 fl. - 4 fl.	-	15.03.1991
4	31456-1	-	Kerim B.	4 fl.	1 fl. - 4 fl.	-	12.10.1993
5	31432-2	-	Cihat K.	4 fl.	2 fl. - 3 fl.	-	unlicenced
6	31420-6	-	Erhan F.	4 fl.	3 fl. - 4 fl.	-	15.06.1986
7	34531-11	-	Hüseyin T.	3 fl.	1 fl. - 3 fl.	-	02.03.1996

Table 5. 11. Evaluation of Construction-Certificate Archieve in Esentepe District: (Add-on Floors).

5. Unaltered Buildings

Most of the buildings on which improvement plan has been applied within the boundaries of Esentepe cannot be transformed. These buildings are impossible to be transformed with respect to their location, transformation, high density of construction and other factors. When the total number of the buildings is considered, the rate of the buildings that cannot be transformed reaches 29.5%. 71.4% of such buildings in Esentepe region are one-floor buildings.

Figure 5. 36. Urban Transformation Process (1986-2005) Konak Municipality Esentepe District

Figure 5. 37. Buildings that are Investigated in Konak Municipality Construction Certificate Archive-Esentepe District

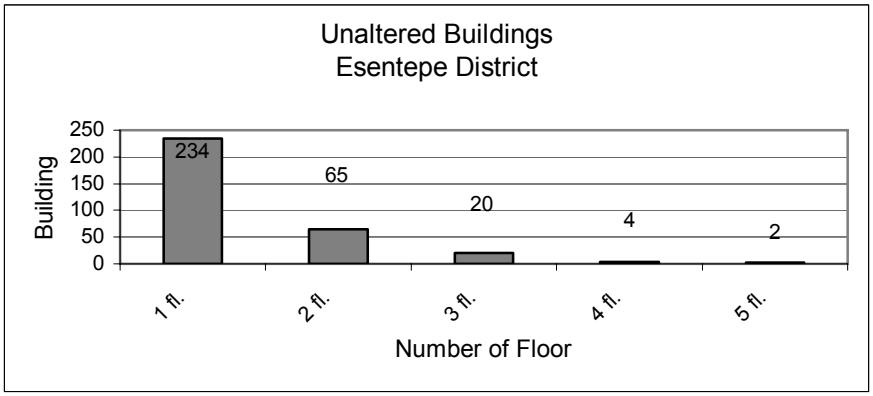


Figure 5. 38. Unaltered Buildings: Esentepe District.

5.2.4. Yeşilyurt - 1 District

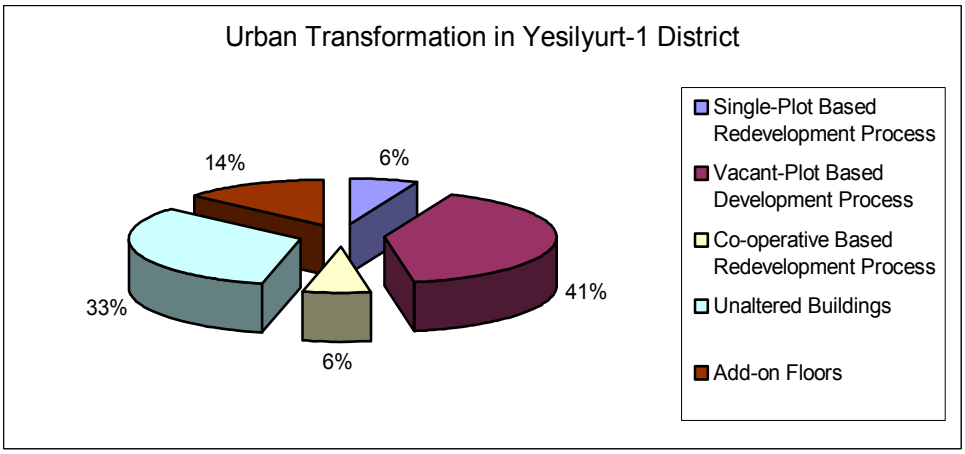


Figure 5. 39. Urban Transformation in Yeşilyurt - 1 District.

1. Single-Plot Based Redevelopment Process

Single-plot based redevelopment process covers 8 buildings and forms 6.2% of the total number of the buildings in Yesilyurt-1 district. In a study of Konak Municipality construction-certificate archive, we often observe transformations from one floor to five floors, from two floors to five floors, from two floors to six and and from four to six floors, which all reflect the redevelopment process in the district. Within the total number of single-plot based redevelopment, in Yesilyurt-1 region increased the density of construction by building new apartment. However, we see that this kind of transformation is usually realized by a constructor by pulling down an old building and reconstructing a new five floor apartment instead. The transformation

works within the improvement plan at Yesilyurt-1 are mostly realized by Gülbahar Engineering and Construction Ltd. Company.

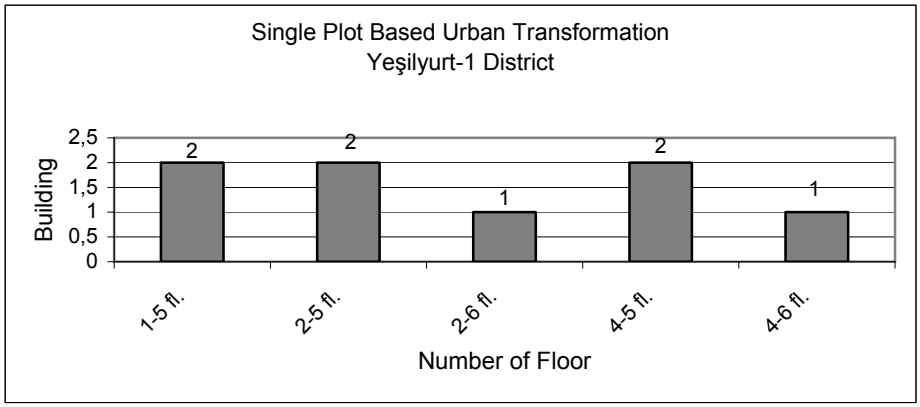


Figure 5. 40. Single Plot Based Urban Transformation: Yesilyurt-1 District.

	B.Block -Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	43347-3	G. Const. Co.	Hüseyin G.	4 fl.	2 fl. - 6 fl.	-	28.12.2004
2	43344-2	-	Ishak A.	4 fl.	2 fl. - 5 fl.	-	09.09.2005

Table 5. 12. Evaluation of construction-certificate archieve in Yesilyurt-1 District: (Single Plot Based).

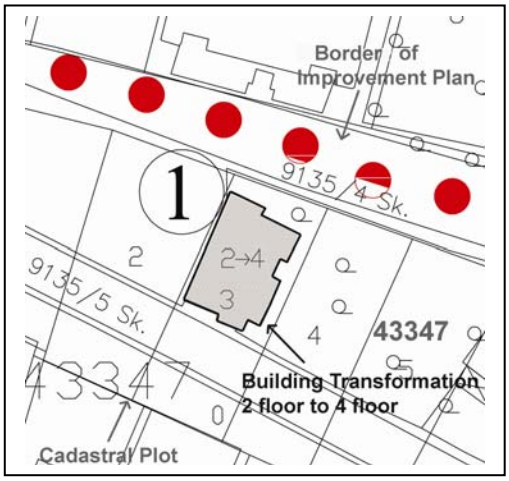


Figure 5. 41. Single Plot Based Redevelopment in 43347 B.Block and 3 Plot.

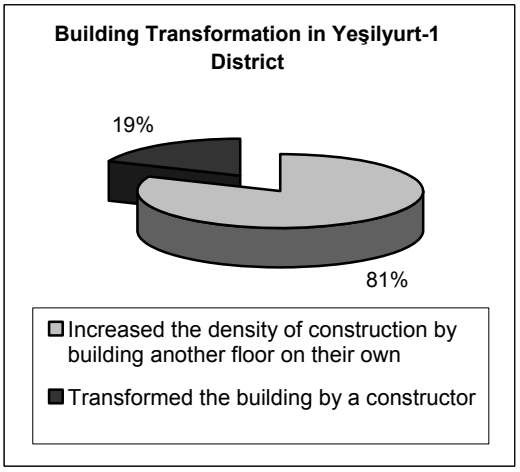


Figure 5. 42. Building Transformation in Yeşilyurt-1 District.

2. Vacant-Plot Based Development Process

In vacant-plot based development process, Yesilyurt-1 forms 40.8% of the total construction with 51 buildings. In a study of construction-certificate archive, it is seen that individuals tend to settle down in Yesilyurt-1 region by building their houses on their own. The transformation is realized from an empty plot to one, two, three and four floors. In this way, the rate of the settlers in this region forms 88.2% within vacant-plot based development. We also see that 17.8% of the rest of the buildings are transformed

from vacant plot to five or six-floor apartments in the leadership of constructors. Of the buildings transformed from a vacant plot, it is seen that 20% of them were renewed by a construction firm. In fact, this rate shows a transformation organization. We often see that land owners and constructors make an agreement on the basis of a flat under the present conditions, and in this way, vacant plots are transformed to apartments. It seems that the transformation works in Yesilyurt-1 are often realized by Nasır Engineering and Construction Ltd Company within the limits of improvement plan.

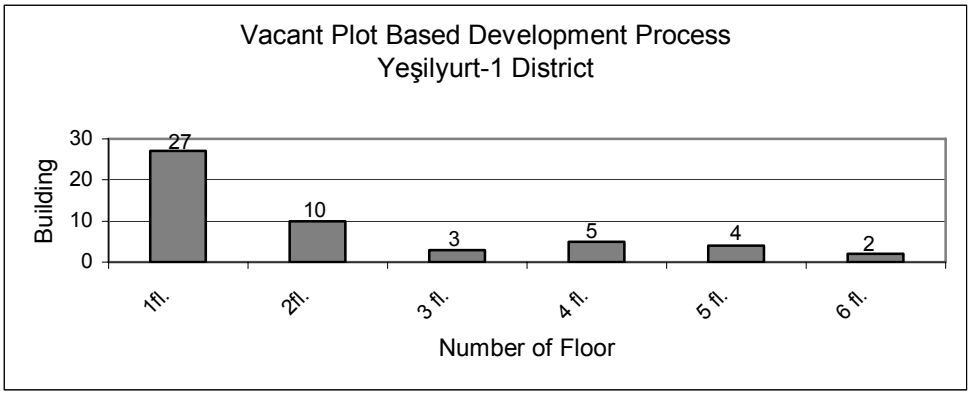


Figure 5. 43. Vacant Plot Based Development Process: Yesilyurt-1 District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	43348-4	N. Const. Co.	Mehmet A.	4 fl.	Plot - 4 fl.	-	30.09.2005
2	43346-5	-	Atilla Y.	4 fl.	Plot - 6 fl.	-	22.12.1997
3	433514-1	-	Adil D.	4 fl.	Plot - 2 fl.	-	unlicenced
4	43350-5	-	Arif A.	4 fl.	Plot - 2 fl.	-	18.04.1996
5	43343-5	-	Hıdır A.	4 fl.	Plot - 5 fl.	-	03.06.1998

Table 5. 13. Evaluation of construction-certificate archieve in Yesilyurt-1 District: (Vacant-Plot Based).

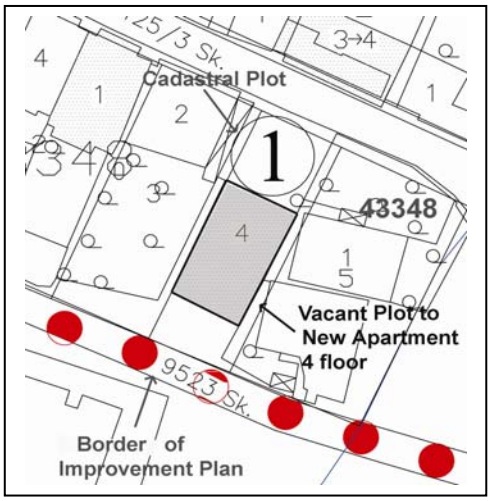


Figure 5. 44. Vacant Plot Based Development in 31507 B.Block and 10 Plot.

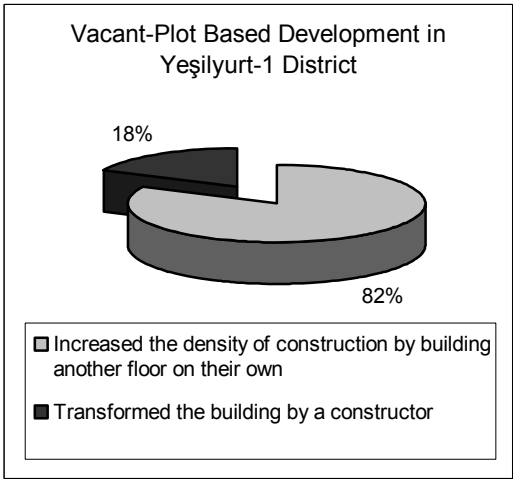


Figure 5. 45. Vacant-Plot Based Development in Yeşilyurt-1 District.

3. Co-operative Based Redevelopment Process

In co-operative based redevelopment process, Yeşilyurt-1 region forms 6.4% of the total construction with 8 buildings. In a study of construction-certificate archive, this kind of transformation seems to be realized in the leadership of a co-operative on a vacant land to build five or six-floor apartments. Co-operative based transformation includes land owners, constructors, and co-operative members. Co-operative based transformation works at Yeşilyurt-1 region are mostly realized by Gülbahar Engineering and Construction Ltd Company within the limits of the improvement plan. It seems that land owners and constructors agree on the rate of 42%.

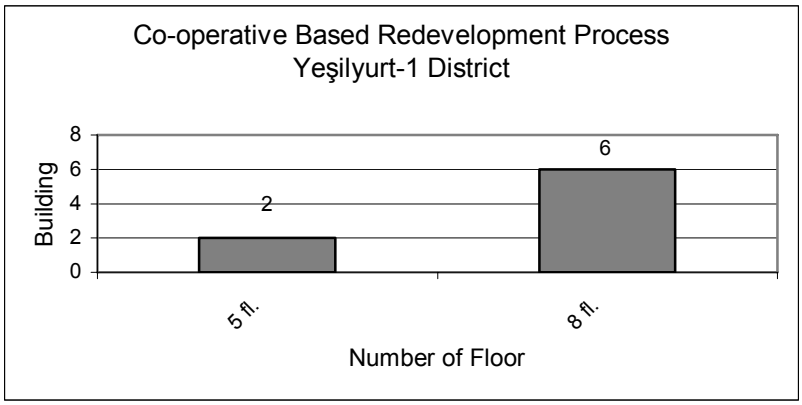


Figure 5. 46. Co-operative Based Redevelopment Process: Yesilyurt-1 District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	13644-1	G. Const. Co.	E. Koop.	7 fl.	Plot - 8 fl.	42%	08.12.1998
2	13641-1	G. Const. Co.	E. Koop.	8 fl.	Plot - 8 fl.	42%	18.04.1998

Table 5. 14. Evaluation of construction-certificate archieve in Yesilyurt-1 District: (Co-operative Based)

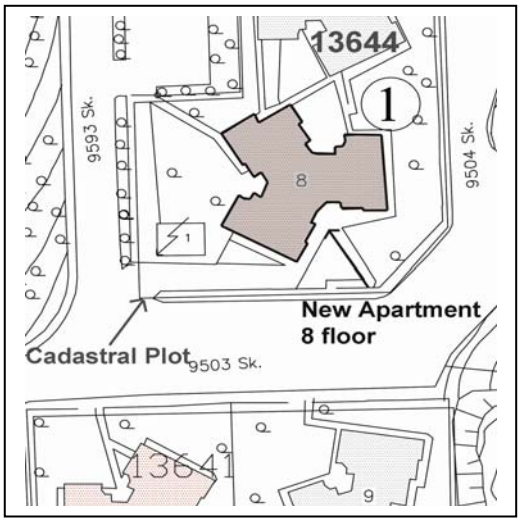


Figure 5. 47. Co-operative Based Redevelopment in 13644 B.Block and 1 Plot.

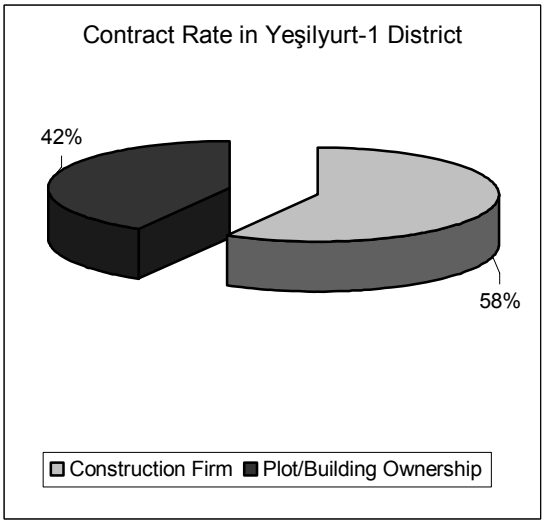


Figure 5. 48. Contract Rate in Yeşilyurt-1 District

4. Add-on Floors

Add-on Floors development covers 17 buildings and forms 13.8% of the total number of the buildings in Yeşilyurt-1 district. In a study of Konak Municipality construction-certificate archive, we often observe transformations from one floor to two floors, from one floor to three floors, from two floors to three and four floors and from three to four floors, which all reflect the increase in present density. Within the total number of add-on floors developments, in Yesilyurt-1 region increased the density of construction by building another floor on their own.

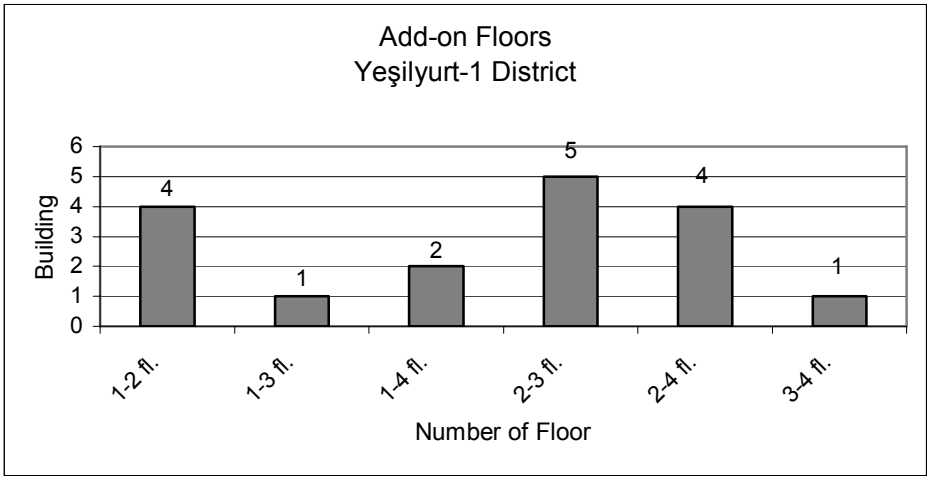


Figure 5. 49. Add-on Floors: Yesilyurt-1 District.

	B.Block -Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	43341-7	-	Halil D.	4 fl.	2 fl. - 4 fl.	-	18.11.2003
2	43340-5	-	Mahmut E.	4 fl.	2 fl. - 4 fl.	-	04.07.2001

Table 5. 15. Evaluation of construction-certificate archieve in Yesilyurt-1 District: (Add-on Floors).

5. Unaltered Buildings

Most of the buildings on which improvement plan has been applied within the boundaries of Yesilyurt-1 cannot be transformed. These buildings are impossible to be transformed with respect to their location, transformation, high density of construction and other factors. When the total number of the buildings is considered, the rate of the buildings that cannot be transformed reaches 32.8%. 70.7% of such buildings in Yesilyurt-1 region are one-floor buildings.

Figure 5. 50. Urban Transformation Process (1986-2005) Konak Municipality Yeşilyurt 1 District

Figure 5. 51. Buildings that are Investigated in Konak Municipality Construction Certificate Archive-Yeşilyurt 1 District

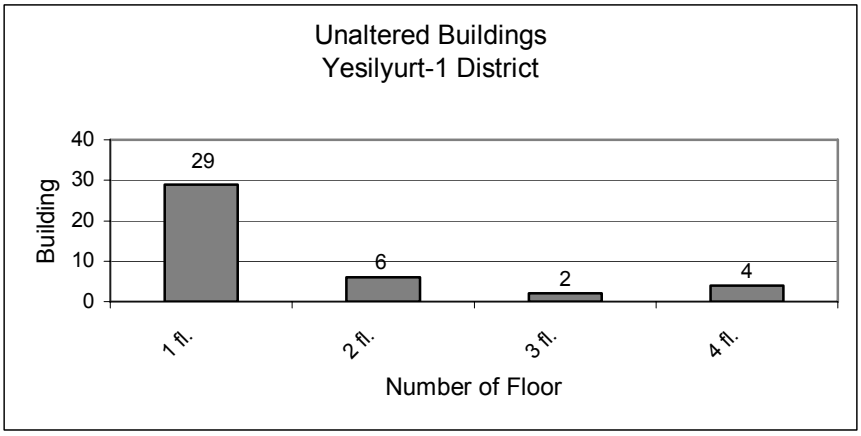


Figure 5. 52. Unaltered Buildings: Yesilyurt-1 District.

5.2.5. Yeşilyurt - 2 District

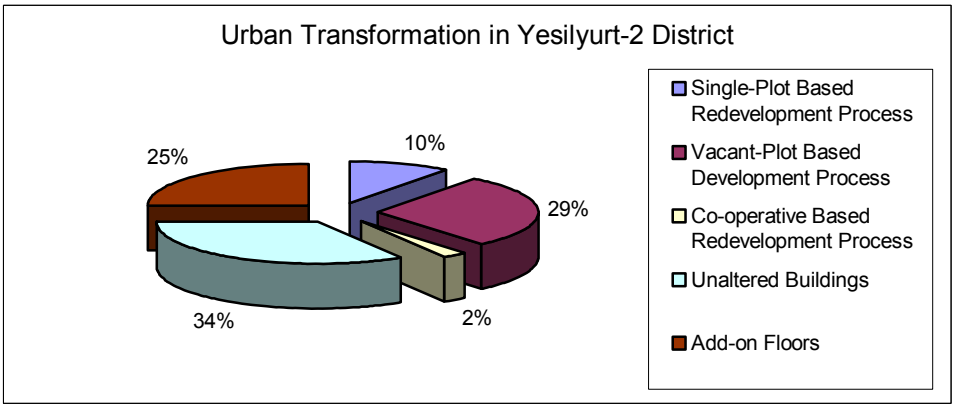


Figure 5. 53. Urban Transformation in Yeşilyurt - 2 District.

1. Single-Plot Based Redevelopment Process

Single-plot based redevelopment process covers 160 buildings and forms 10.2% of the total number of the buildings in Yesilyurt-2 district. In a study of Konak Municipality construction-certificate archive, we often observe transformations from one floor to four floors, from one floor to five floors, from two floors to five and six floors and from three to six floors, which all reflect the redevelopment process in the district. Within the total number of single-plot based transformations, in Yesilyurt-2 region increased the density of construction by building another new apartment. However, we see that this kind of transformation is usually realized by a constructor by pulling down an old building and reconstructing a new five, six, or seven-floor apartment instead. It is seen that 46.1% of such single-plot buildings are built by a construction firm. The transformation works within the improvement plan at Yesilyurt-2

are mostly realized by Dalyan Engineering and Construction Ltd. Company and Süreç Engineering and Construction Ltd. Company. In addition, it is also observed that plot and house owners and constructors agree at the rate of 41.7.

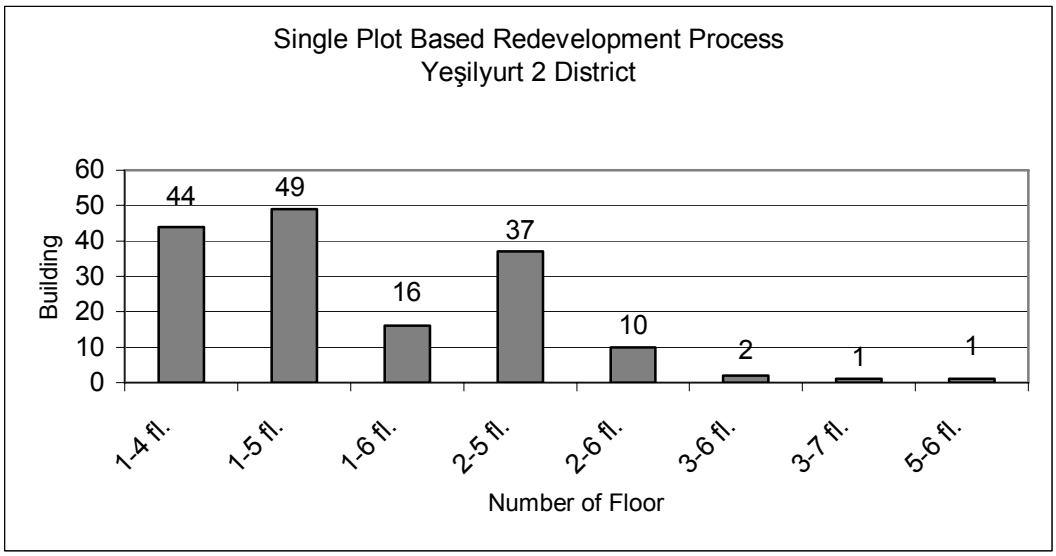


Figure 5. 54. Single Plot Based Redevelopment Process: Yesilyurt-2 District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	42349-1	D. Const.Co.	Hasan D.	4 fl.	1 fl. - 4 fl.	38%	23.08.1993
2	42384-9	M. Const.Co.	Faize I.	5 fl.	3 fl. - 7 fl.	43%	19.08.2005
3	42334-1	-	Ismail B.	4 fl.	2 fl. - 5 fl.	-	unlicenced
4	42348-12	D. Const.Co.	Irfan U.	4 fl.	1 fl. - 5 fl.	40%	05.06.1990
5	42307-6	I. Const.Co.	Inemtas E.	4 fl.	1 fl. - 4 fl.	-	01.04.1990
6	42314-1	Y. Const.Co.	Fesih T.	4 fl.	2 fl.- 5 fl.	40%	25.01.2006
7	42317-6	E. Const.Co	Aynur B.	4 fl.	1 fl. - 4 fl.	50%	21.02.1991
8	42338-2	S. Const.Co.	Dilek B.	4 fl.	2 fl. - 5 fl.	50%	26.10.1992
9	42343-5	K. Const.Co.	Naciye U.	4 fl.	2 fl. - 6 fl.	42%	14.01.1994
10	43659-10	-	Ibrahim C.	4 fl.	1 fl. - 4 fl.	-	02.07.2000
11	42374-2	-	Oguz S.	4 fl.	2 fl. - 5 fl.	-	03.01.1990
12	42386-2	-	Mehmet D.	4 fl.	1 fl. - 4 fl.	-	09.11.1993
13	42403-9	D. Const.Co.	Gülten U.	4 fl.	1 fl. - 4 fl.	38%	05.12.1992

Table 5. 16. Evaluation of construction-certificate archieve in Yesilyurt-2 District: (Single Plot Based).

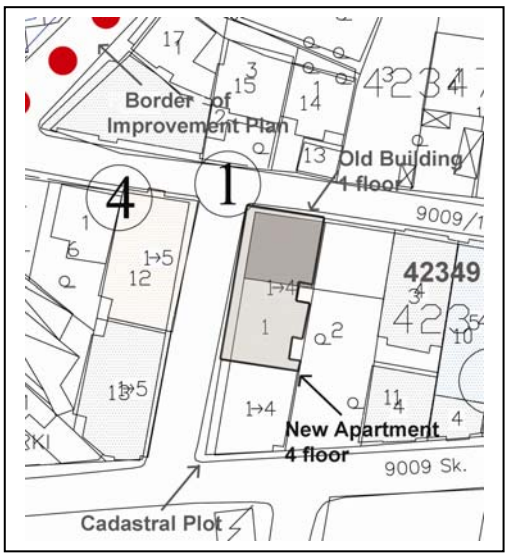


Figure 5. 55. Single Plot Based Redevelopment in 42349 B.Block and 1 Plot.

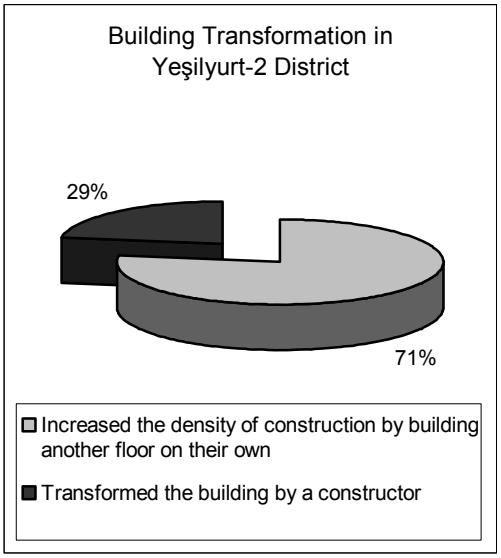


Figure 5. 56. Building Transformation in Yeşilyurt-2 District.

2. Vacant-Plot Based Development Process

In vacant-plot based transformation, Yesilyurt-2 forms 28.9% of the total construction with 499 buildings. In a study of construction-certificate archive, it is seen that individuals tend to settle down in Yesilyurt-2 region by building their houses on their own. The transformation is realized from a vacant plot to one, two, three and four floors. In this way, the rate of the settlers in this region forms 67.9% within vacant-plot based transformation. We also see that 32.1% of the rest of the buildings are transformed from vacant plot to five or six-floor apartments in the leadership of constructors. Of the buildings transformed from a vacant plot, it is seen that 58.8% of them were renewed by a construction firm. In fact, this rate shows a transformation organization. We often see that land owners and constructors make an agreement on the basis of a flat under the present conditions, and in this way, vacant plots are transformed to apartments. It seems that the transformation works in Yesilyurt-2 are often realized by Süreç Engineering and Construction Ltd Company and Dalyan Engineering and Construction Ltd. Company within the limits of improvement plan. It is also observed that plot owners and constructors tend to agree on the rate of 39.8%.

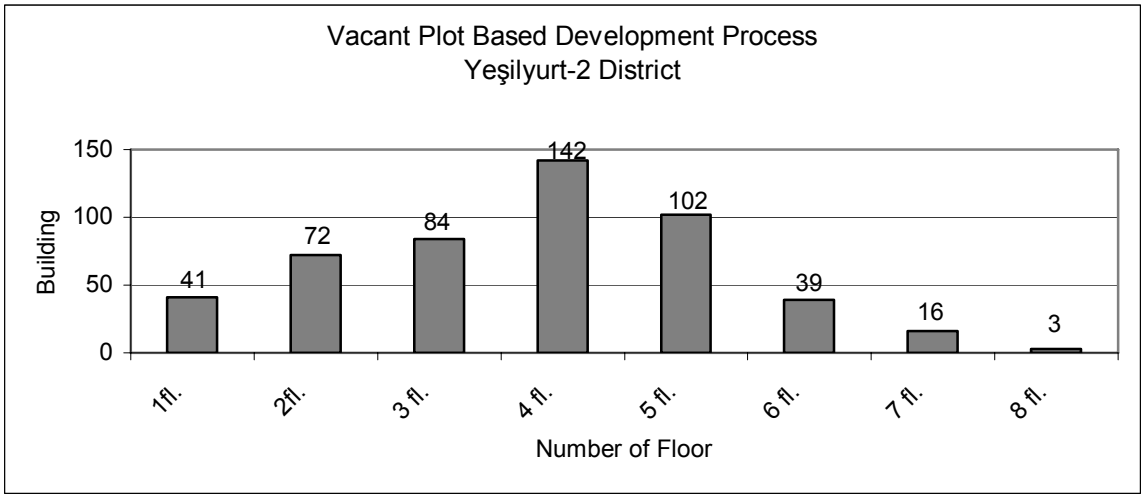


Figure 5. 57. Vacant Plot Based Development Process: Yeşilyurt-2 District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	42349-10	D. Const.Co.	Kevser S.	4 fl.	Plot - 5 fl.	40%	11.04.1995
2	42436-9	E. Const.Co.	Necdet Ç.	4 fl.	Plot - 5 fl.	40%	25.11.1995
3	13443-1	M. Const.Co.	Ak-iş K.	5 fl.	Plot - 5 fl.	40%	07.06.1999
4	43342-1	S. Const.Co.	Ahmet K.	5 fl.	Plot - 5 fl.	40%	18.02.2005
5	42437-8	-	Abdullah T.	4 fl.	Plot - 5 fl.	-	unlicenced
6	42383-9	K. Const.Co.	Abdullah T.	4 fl.	Plot - 2 fl.	-	29.06.2000
7	42395-5	-	Seyfettin E.	4 fl.	Plot - 5 fl.	-	unlicenced
8	42393-9	-	Zihni G.	4 fl.	Plot - 4 fl.	-	27.03.1991
9	13564-11	-	Yahya K.	4 fl.	Plot - 4 fl.	42%	17.04.1992
10	42362-1	G. Const.Co	Yaşar K.	4 fl.	Plot - 4 fl.	38%	18.01.1995
11	42399-23	Y. Const.Co.	Fesih T.	4 fl.	Plot - 4 fl.	38%	25.01.1996
12	42372-24	Ş. Const.Co.	Dilek B.	5 fl.	Plot - 5 fl.	35%	26.10.1992
13	42356-8	K. Const.Co	Naciye U.	5 fl.	Plot - 5 fl.	40%	02.11.1994
14	42339-1	-	Mehmet D.	5 fl.	Plot - 5 fl.	-	04.02.1992
15	42332-20	-	Ruhide G.	5 fl.	Plot - 5 fl.	-	10.04.1995
16	42341-1	S. Const.Co.	Hüseyin S.	5 fl.	Plot - 4 fl.	42%	11.04.1995
17	42297-15	-	Hasan K.	5 fl.	Plot - 4 fl.	-	18.08.1998
18	42299-10	-	Saziye Ö.	4 fl.	Plot - 3 fl.	-	12.01.1990
19	42315-2	-	Ertem G.	4 fl.	Plot - 1 fl.	-	unlicenced
20	42318-2	G. Const.Co	Niyazi Ç.	4 fl.	Plot - 4 fl.	-	23.03.2002
21	42459-9	-	Hamdi B.	4 fl.	Plot - 6 fl.	-	17.11.1991
22	42335-16	A. Const.Co.	Durmuş H.	6 fl.	Plot - 7 fl.	43%	02.12.1995
23	42441-11	-	Ahmet C.	4 fl.	Plot - 3 fl.	-	unlicenced
24	42391-8	-	Ahmet G.	4 fl.	Plot - 4 fl.	-	10.04.1997
25	42378-4	-	Mustafa G.	4 fl.	Plot - 4 fl.	-	02.05.1998

Table 5. 17. Evaluation of construction-certificate archieve in Yesilyurt-2 District: (Vacant-Plot Based).

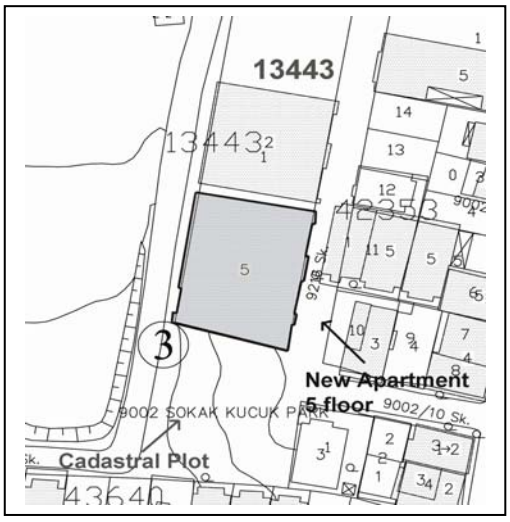


Figure 5. 58. Vacant Plot Based Development in 13443 B.Block and 1 Plot.

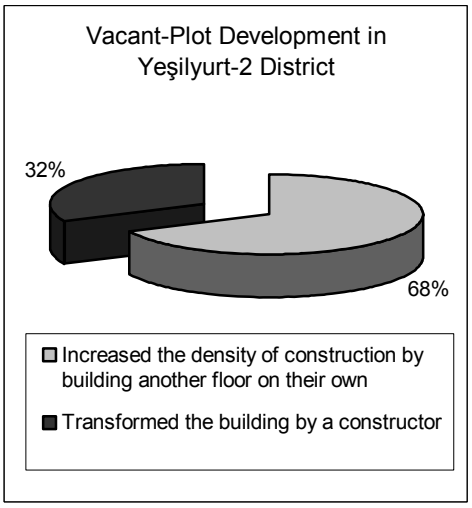


Figure 5. 59. Vacant-Plot Development in Yeşilyurt-2 District.

3. Co-operative Based Redevelopment Process

In co-operative based redevelopment process, Yeşilyurt-2 region forms 2.2% of the total construction with 38 buildings. In a study of construction-certificate archive, this kind of transformation seems to be realized in the leadership of a co-operative on a vacant land to build five or six-floor apartments. Co-operative based transformation includes land owners, constructors, and co-operative members. Co-operative based transformation works at Yesilyurt-2 region are mostly realized by Nihat Kavalcılar Engineering and Construction Ltd Company and Hidayetoðlu Engineering and Construction Ltd Company within the limits of the improvement plan. It seems that land owners and constructors agree on the rate of 40.6%.

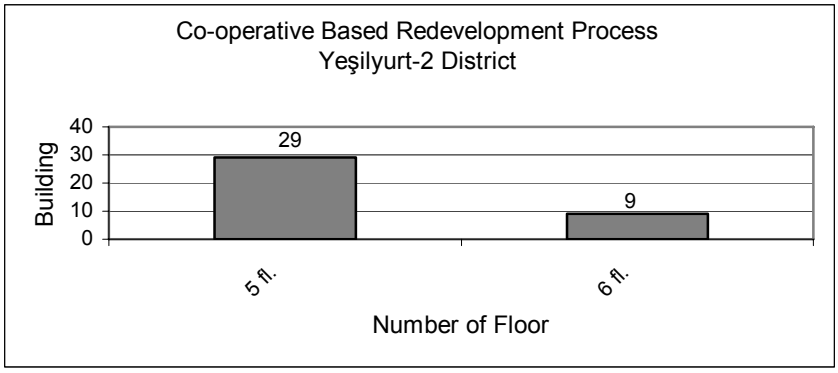


Figure 5. 60. Co-operative Based Redevelopment Process: Yesilyurt-2 District.

	B.Block -Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	42415-6	K. Const.Co.	C. Y. Koop.	6 fl.	Plot - 6 fl.	42%	14.11.1997
2	13576-1	H. Const.Co.	Faruk Y.	5 fl.	Plot - 5 fl.	42%	06.08.1993
3	13596-1	Ç. Const.Co.	E. Y. Koop.	4 fl.	Plot - 4 fl.	38%	29.01.1993

Table 5. 18. Evaluation of construction-certificate archieve in Yesilyurt-2 District: (Co-operative Based).

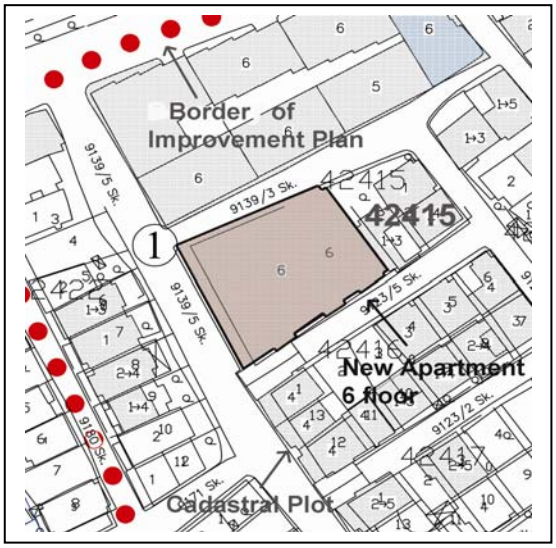


Figure 5. 61. Co-operative Based Redevelopment in 42415 B.Block and 1 Plot.

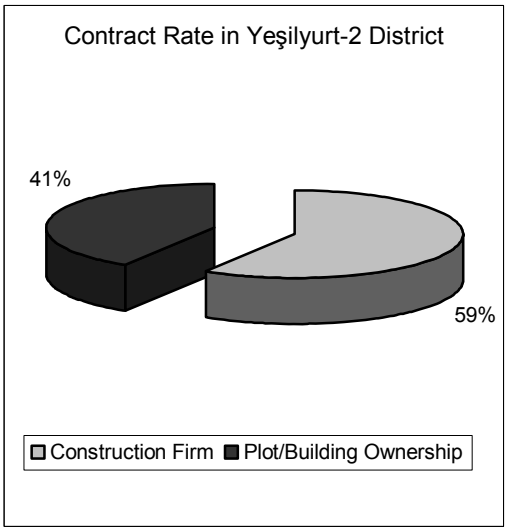


Figure 5. 62. Contract Rate in Yeşilyurt-2 District

4. Add-on Floors

Add-on floors development process covers 391 buildings and forms 25.1% of the total number of the buildings in Yesilyurt-2 district. In a study of Konak Municipality construction-certificate archive, we often observe transformations from one floor to three floors, from one floor to four floors, from two floors to three and four floors and from three to four floors, which all reflect the increase in present density. Within the total number of single-plot based redevelopment process, in Yesilyurt-2 region increased the density of construction by building another floor on their own.

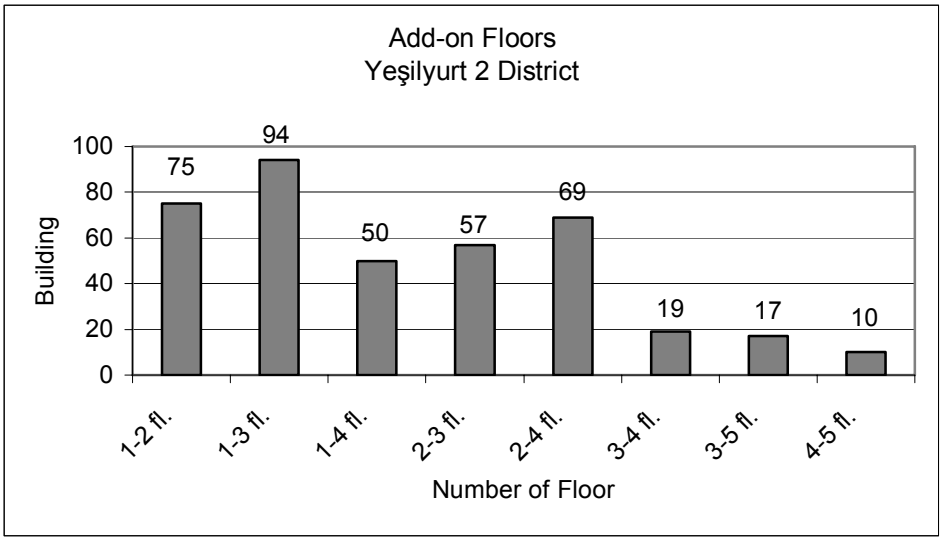


Figure 5. 63. Add-on Floors: Yesilyurt-2 District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	42341-8	-	Mehmet D.	4 fl.	1 fl. - 4 fl.	-	13.03.1992
2	42332-5	-	Ali H.	4 fl.	3 fl. - 5 fl.	-	unlicenced
3	42301-4	-	Sami E.	4 fl.	1 fl. - 4 fl.	-	11.03.1991
4	42302-4	-	Sacit K.	4 fl.	1 fl. - 4 fl.	-	unlicenced
5	42305-11	-	Halil K.	4 fl.	1 fl. - 2 fl.	-	unlicenced
6	42313-7	-	Mustafa V.	4 fl.	1 fl. - 4 fl.	-	25.04.1996
7	42456-7	-	Kerim G.	4 fl.	1 fl. - 3 fl.	-	12.08.1992
8	42453-9	-	Saadettin F.	4 fl.	1 fl. - 3 fl.	-	14.02.2000
9	43651-5	-	Yusuf U.	4 fl.	1 fl. - 4 fl.	-	12.03.2000
10	42381-1	-	Omer P.	4 fl.	2 fl. - 4 fl.	-	02.06.1992
11	42383-6	-	Recep K.	4 fl.	1 fl. - 4 fl.	-	05.10.1994
12	42396-3	-	Rahmi G.	4 fl.	2 fl. - 4 fl.	-	18.05.1993
13	42405-2	-	Gülten U.	4 fl.	1 fl. - 4 fl.	-	09.10.1995
14	13558-1	-	Nazlı T.	4 fl.	1 fl. - 3 fl.	-	19.02.2001
15	42451-6	-	Erhan G.	4 fl.	2 fl.- 4 fl.	-	unlicenced
16	42447-20	-	Şahin S.	4 fl.	1 fl. - 2 fl.	-	unlicenced
17	42433-2	-	Engin F.	4 fl.	1 fl. - 4 fl.	-	11.06.2001
18	42441-6	-	Ahmet R.	4 fl.	1 fl. - 3 fl.	-	21.06.1993
19	42410-11	-	Sadık S.	4 fl.	1 fl. - 2 fl.	-	unlicenced
20	42363-7	-	Semih Z.	4 fl.	1 fl. - 2 fl.	-	unlicenced

Table 5. 19. Evaluation of construction-certificate archieve in Yeşilyurt-2 District: (Add-on Floors).

5. Unaltered Buildings

Most of the buildings on which improvement plan has been applied within the boundaries of Yeşilyurt-2 cannot be transformed. These buildings are impossible to be transformed with respect to their location, transformation, high density of construction and other factors. When the total number of the buildings is considered, the rate of the buildings that cannot be transformed reaches 33.6%. 43% of such buildings in Yesilyurt-2 region are one-floor buildings.

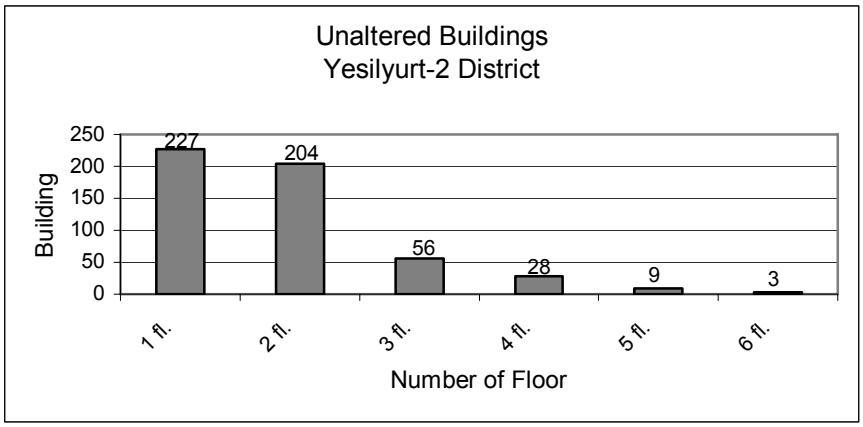


Figure 5. 64. Unaltered Buildings: Yesilyurt-2 District.

Figure 5. 65. Urban Transformation Process (1986-2005) Konak Municipality-Yeşilyurt 2 District

Figure 5. 66. Buildings that are Investigated in Konak Municipality Construction Certificate Archive-Yeşilyurt-2 District

5.2.6. Yeşilyurt - 3 District

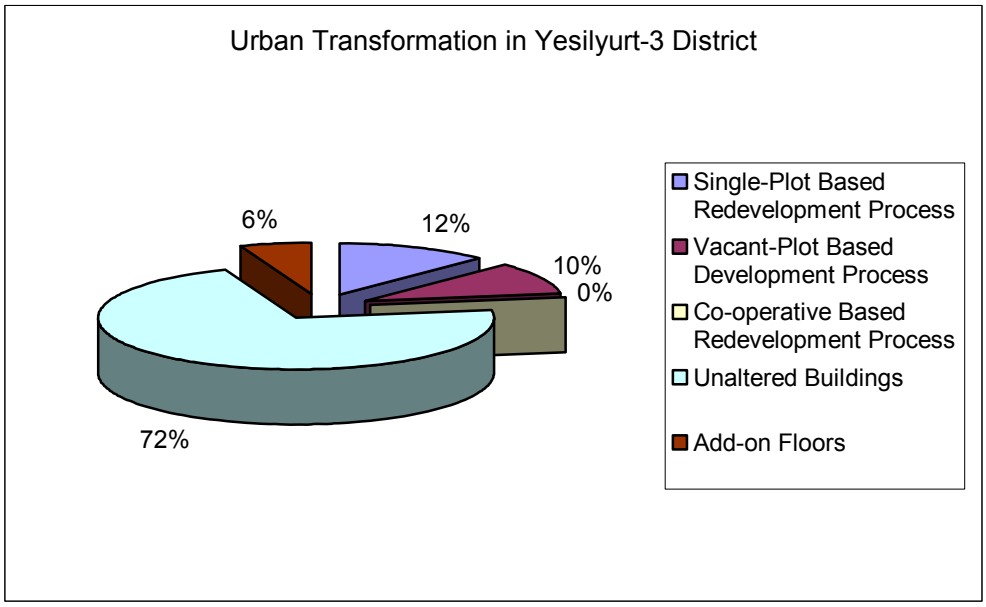


Figure 5. 67. Urban Transformation in Yeşilyurt - 3 District.

1. Single-Plot Based Redevelopment Process

Single-plot based redevelopment process covers 45 buildings and forms 12.4% of the total number of the buildings in Yesilyurt-3 district. In a study of Konak Municipality construction-certificate archive, we often observe transformations from one floor, to five floors, from two floors to five and six floors which all reflect the redevelopment process in the district. Within the total number of single-plot based redevelopment process, we see in Yesilyurt-3 region increased the density of construction by building another new apartment. However, we see that this kind of transformation is usually realized by a constructor by pulling down an old building and reconstructing a new five, six, or seven-floor apartment instead. It is seen that 83.3% of such single-plot buildings are built by a construction firm. The transformation works within the improvement plan at Yeşilyurt-3 are mostly realized by Kuryap Engineering and Construction Ltd. Company and Yarkan Engineering and Construction Ltd. Company. In addition, it is also observed that plot and house owners and constructors agree at the rate of 42.

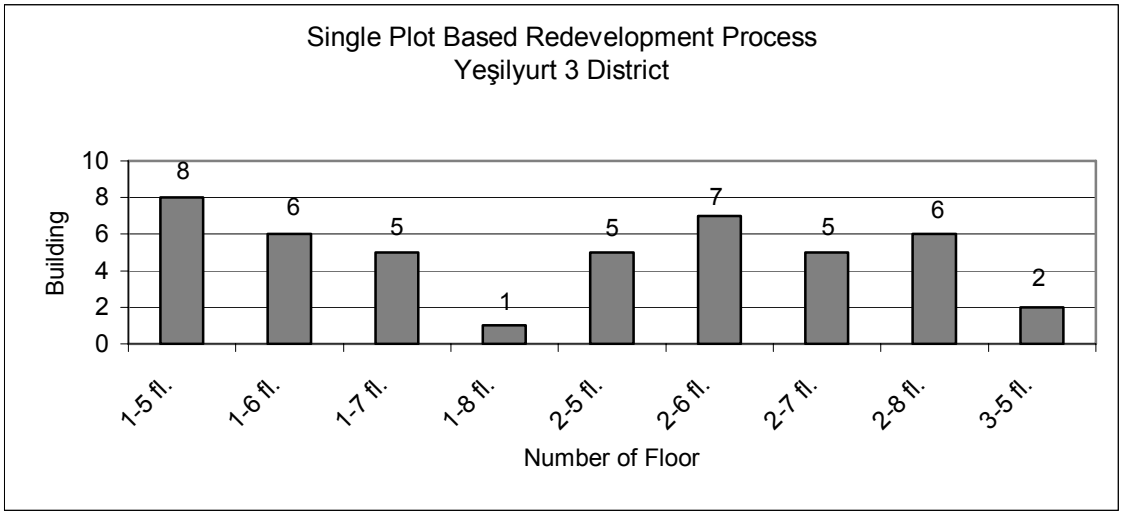


Figure 5. 68. Single Plot Based Redevelopment Process: Yesilyurt-3 District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	42072-26	K. Const.Co.	Erdogan Ç.	4 fl.	1 fl. - 5 fl.	40%	17.08.1996
2	42071-5	K. Const.Co.	Saniye Ö.	4 fl.	2 fl. - 6 fl.	42%	17.04.1990
3	42075-11	-	Hasan K.	6 fl.	1 fl. - 7 fl.	-	11.09.1997
4	42078-11	G. Const.Co.	O. Osman S.	6 fl.	2 fl.- 7 fl.	43%	16.12.1997
5	42078-10	Y. Const.Co.	O. Osman S.	6 fl.	1 fl. - 7 fl.	43%	07.02.1992

Table 5. 20. Evaluation of construction-certificate archieve in Yeşilyurt-3 District: (Single Plot Based).

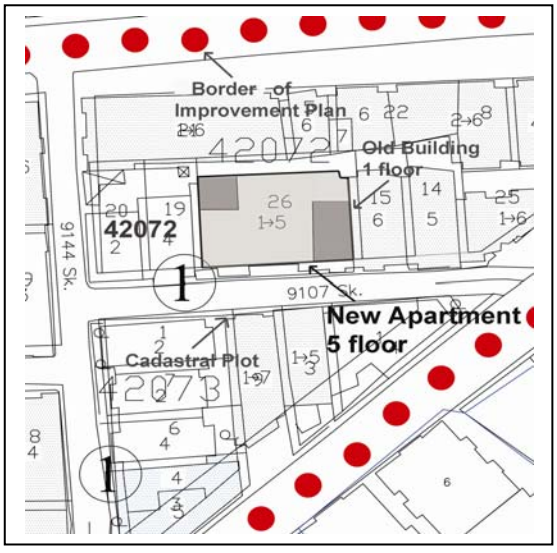


Figure 5. 69. Single Plot Based Redevelopment in 42072 B.Block and 1 Plot.

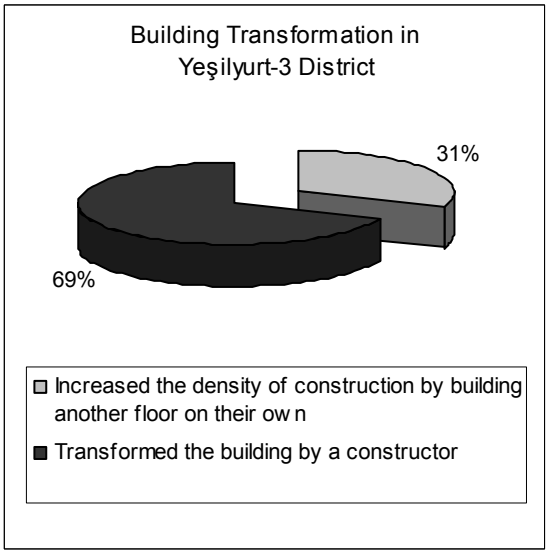


Figure 5. 70. Building Transformation in Yeşilyurt-3 District.

2. Vacant-Plot Based Development Process

In vacant-plot based development process, Yeşilyurt-3 forms 10.2% of the total construction with 37 buildings. In a study of construction-certificate archive, it is seen that individuals tend to settle down in Yeşilyurt-3 region by building their houses on their own. The transformation is realized from a vacant plot to one, two, three and four floors. In this way, the rate of the settlers in this region forms35.2% within vacant-plot based development. We also see that 64.8% of the rest of the buildings are transformed from vacant plot to five or six-floor apartments in the leadership of constructors. Of the buildings transformed from a vacant plot, it is seen that 66.7% of them were renewed by a construction firm. In fact, this rate shows a transformation organization. We often see that land owners and constructors make an agreement on the basis of a flat under the present conditions, and in this way, vacant plots are transformed to apartments. It seems that the transformation works in Yesilyurt-3 are often realized by Güngör Engineering and Construction Ltd Company and Aygün Engineering and Construction Ltd. Company within the limits of improvement plan. It is also observed that plot owners and constructors tend to agree on the rate of 50%.

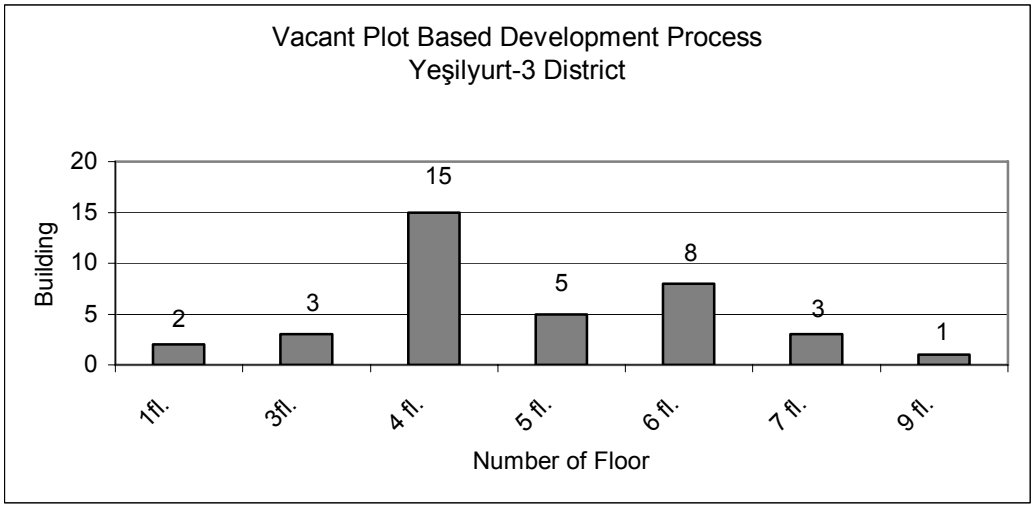


Figure 5. 71. Vacant Plot Based Development Process: Yesilyurt-3 District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	42073-5	-	Erkan Ö.	4 fl.	Plot - 4 fl.	-	unlicenced
2	42074-11	G. Const.Co.	Naziye Ç.	4 fl.	Plot - 3 fl.	-	26.04.2002
3	42087-4	A. Const.Co.	Habib D.	4 fl.	Plot - 4 fl.	50%	15.03.1995

Table 5. 21. Evaluation of construction-certificate archieve in Yesilyurt-3 District: (Vacant-Plot Based).

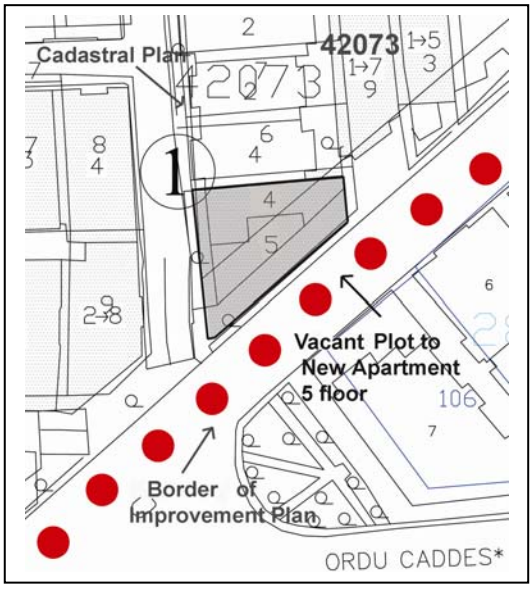


Figure 5. 72. Vacant Plot Based Development in 42073 B.Block and 5 Plot.

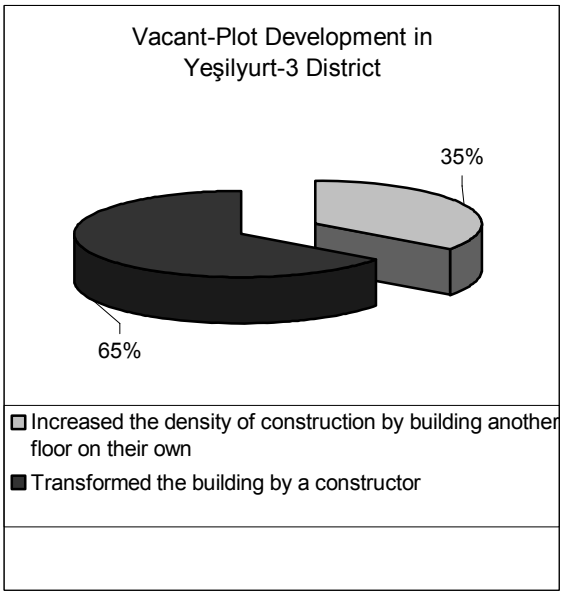


Figure 5. 73. Vacant-Plot Development in Yeşilyurt-3 District

3. Add-on Floors

Add-on floors development process covers 21 buildings and forms 5.8% of the total number of the buildings in Yesilyurt-3 district. In a study of Konak Municipality construction-certificate archive, we often observe transformations from one floor, to three floors, from one floor to four floors, from two floors to three and four floors which all reflect the increase in present density. Within the total number of add-on floors development, we see, in Yesilyurt-3 region increased the density of construction by building another floor on their own.

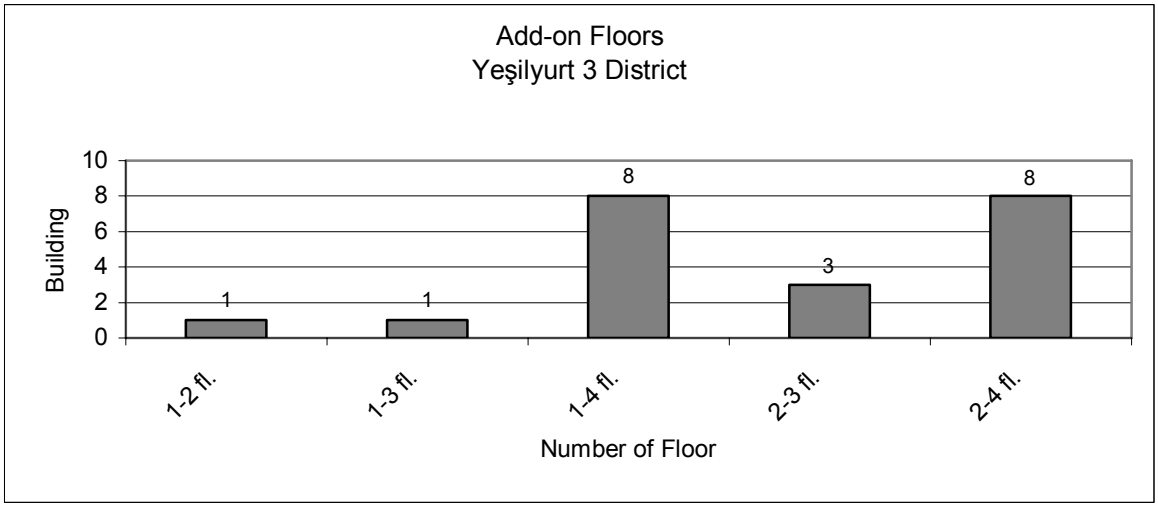


Figure 5. 74. Single Plot Based Redevelopment Process: Yesilyurt-3 District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date

1	42072-26	-	Ahmet Ç.	4 fl.	1 fl. - 2 fl.	-	11.07.1994
2	42071-5	-	Cemil K.	4 fl.	2 fl. - 3 fl.	-	07.09.1991

Table 5. 22. Evaluation of construction-certificate archieve in Yesilyurt-3 District: (Add-on Floors).

4. Unaltered Buildings

Most of the buildings on which improvement plan has been applied within the boundaries of Yeşilyurt-3 cannot be transformed. These buildings are impossible to be transformed with respect to their location, transformation, high density of construction and other factors. When the total number of the buildings is considered, the rate of the buildings that cannot be transformed reaches 71.6%. 48.8% of such buildings in Yesilyurt-3 region are one-floor buildings.

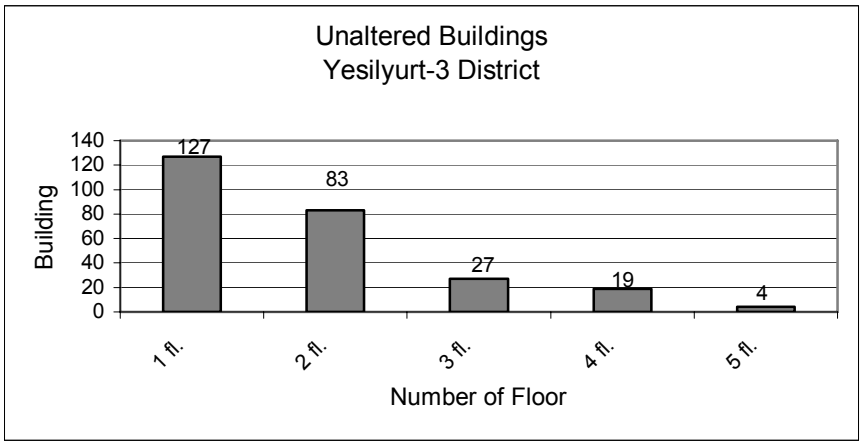


Figure 5. 75. Unaltered Buildings: Yesilyurt-3 District.

Figure 5. 76. Urban Transformation Process (1986-2005) Konak Municipality-Yeşilyurt 3 District

Figure 5. 77. Buildings that are Investigated in Konak Municipality Construction Certificate Archive-Yeşilyurt-3 District

5.2.7. Günaltay District

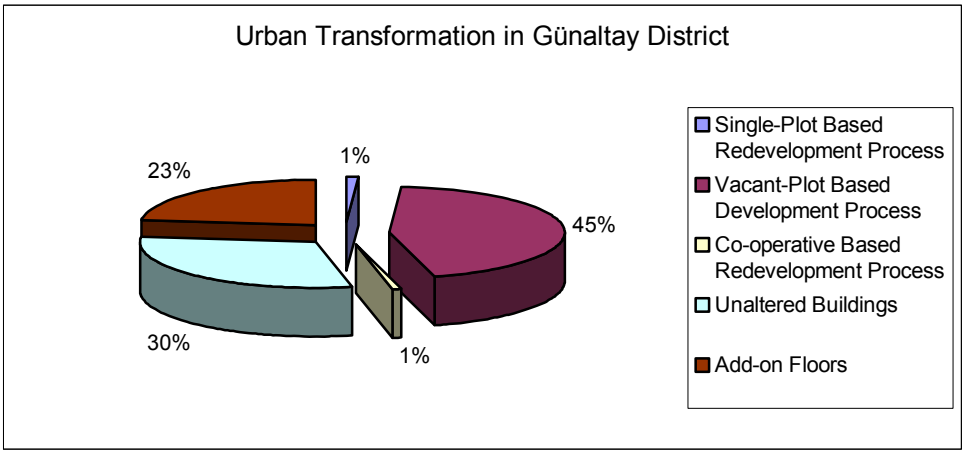


Figure 5. 78. Urban Transformation in Günaltay District.

1. Single-Plot Based Redevelopment Process

Single-plot based transformation covers 48 buildings and forms 1.1% of the total number of the buildings in Günaltay district. In a study of Konak Municipality construction-certificate archive, we often observe transformations from one floor, to five floors, from one floor to six floors, from two floors to five and six floors and from four to six floors, which all reflect the redevelopment process in the district. We see that this kind of transformation is usually realized by a constructor by pulling down an old building and reconstructing a new five or six floor apartment instead. It is seen that 40% of such single-plot buildings are built by a construction firm. The transformation works within the improvement plan at Günaltay are mostly realized by Süreç Engineering and Construction Ltd. Company and Lider Engineering and Construction Ltd. Company. In addition, it is also observed that plot and house owners and constructors agree at the rate of 41.

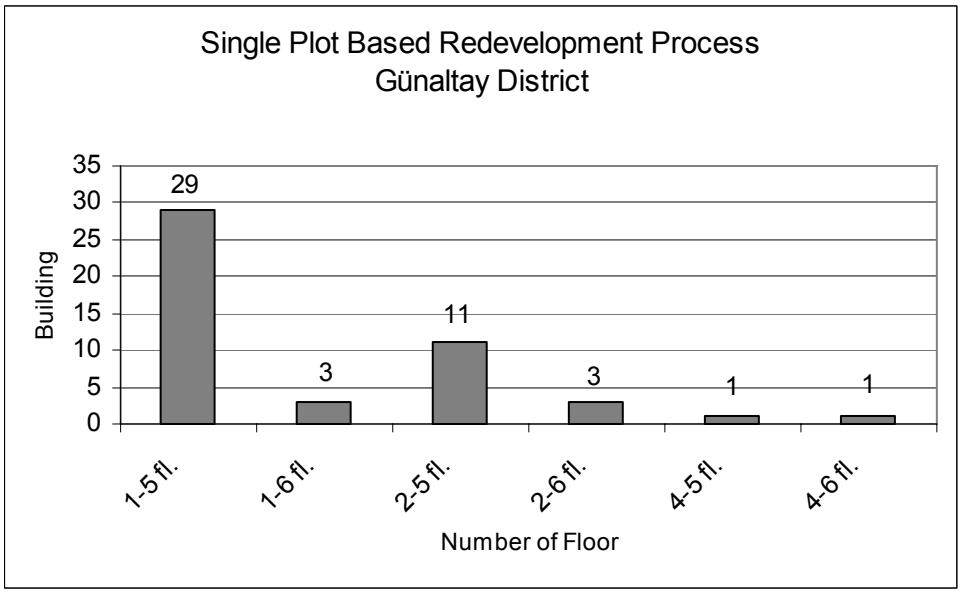


Figure 5. 79. Single Plot Based Redevelopment Process: Günaltay District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	33672-3	S. Const.Co.	Hüsamettin K.	4 fl.	1 fl. - 5 fl.	40%	13.02.1994
2	33733-11	L. Const.Co.	Fikret İ.	4 fl.	1 fl. - 6 fl.	42%	13.04.2002
3	33818-3	-	Fehriye B.	4 fl.	1 fl. - 5 fl.	-	07.03.1992
4	34022-11	-	Sevinç G.	4 fl.	1 fl. -5 fl.	-	03.10.1991
5	34008-13	-	Adil C.	4 fl.	1 fl. -5 fl.	-	24.02.1993

Table 5. 23. Evaluation of construction-certificate archieve in Gunaltay District: (Single Plot Based).

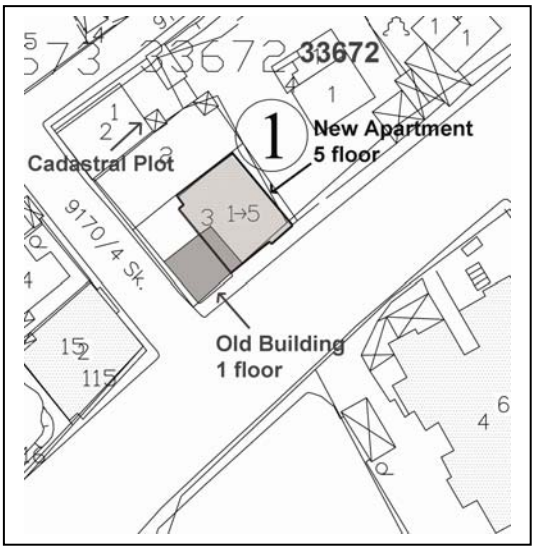


Figure 5. 80. Single Plot Based Redevelopment in 33672 B.Block and 3 Plot.

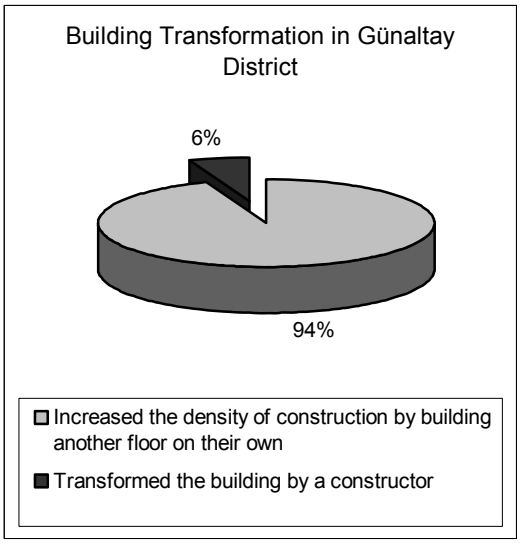


Figure 5. 81. Building Transformation in Günaltay District.

2. Vacant-Plot Based Development Process

In vacant-plot based transformation, Gunaltay forms 44.8% of the total construction with 1941 buildings. In a study of construction-certificate archive, it is seen that individuals tend to settle down in Günaltay region by building their houses on their own. The transformation is realized from a vacant plot to one, two, three and four floors. In this way, the rate of the settlers in this region forms 93% within vacant-plot based transformation. We also see that 7% of the rest of the buildings are transformed from vacant plot to five or six-floor apartments in the leadership of constructors. Of the buildings transformed from a vacant plot, it is seen that 36.3% of them were renewed by a construction firm. In fact, this rate shows a transformation organization. We often see that land owners and constructors make an agreement on the basis of a flat under the present conditions, and in this way, vacant plots are transformed to apartments. It seems that the transformation works in Günaltay are often realized by Mimta Engineering and Construction Ltd Company and Süreç Engineering and Construction Ltd. Company within the limits of improvement plan. It is also observed that plot owners and constructors tend to agree on the rate of 41.4%.

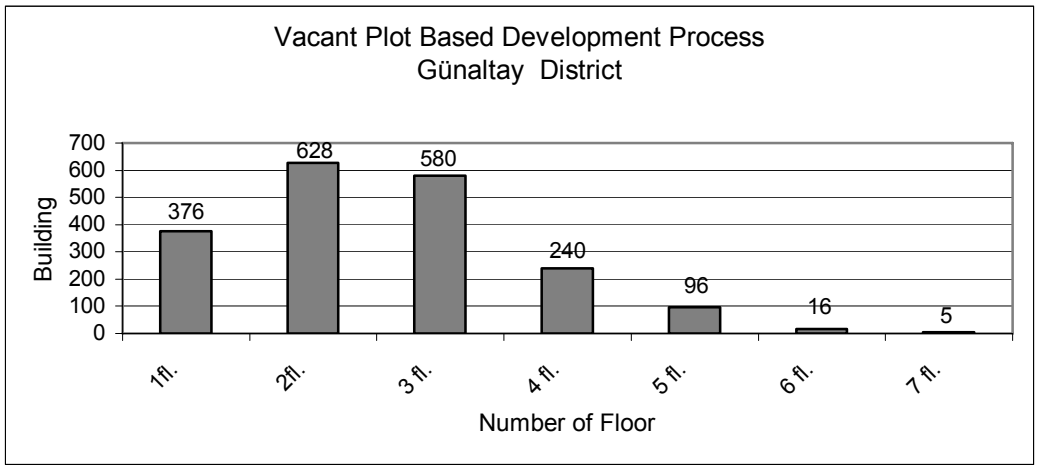


Figure 5. 82. Vacant Plot Based Development Process: Gunaltay District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	338036	S.Const.	Mustafa Y.	4 fl.	Plot - 6 fl.	42%	10.05.1999
2	33801-10	-	Necmettin Ç.	4 fl.	Plot - 4 fl.	38%	13.03.1994
3	33787-11	M.Const.	Alaattin S.	5 fl.	Plot - 6 fl.	44%	05.12.1995
4	33780-3	-	Ali G.	5 fl.	Plot - 3 fl.	-	14.12.1997
5	43654-7	N.Const.	Hüseyin Y.	4 fl.	Plot - 5 fl.	40%	13.09.1991
6	3425-752	-	Yüksel S.	4 fl.	Plot - 4 fl.	-	19.03.2001
7	33670-7	-	Secaattin A.	4 fl.	Plot - 6 fl.	-	22.11.1992
8	34057-12	S.Const.	İrfan K.	4 fl.	Plot - 7 fl.	43%	23.08.1994

9	33660-8	-	Nuri Y.	4 fl.	Plot - 3 fl.	-	unlicenced
10	33675-8	-	Yaşar K.	4 fl.	Plot - 3 fl.	-	28.11.1994
11	33655-2	-	Aysel Y.	4 fl.	Plot - 4 fl.	-	12.07.1998
12	33653-5	-	Hayriye D.	5 fl.	Plot -2 fl.	-	unlicenced
13	33681-17	-	Abdullah Ş.	5 fl.	Plot -2 fl.	-	unlicenced
14	33688-1	-	Mehmet Ö.	5 fl.	Plot - 2 fl.	-	unlicenced
15	15060-4	-	Nihat D.	5 fl.	Plot - 5 fl.	-	23.09.1997
16	33675-6	-	Adnan Y.	5 fl.	Plot - 4 fl.	-	18.07.1992
17	15082-16	-	İbrahim A.	5 fl.	Plot - 3 fl.	-	28.03.1999
18	3142-144	-	Şennur T.	4 fl.	Plot - 2 fl.	-	unlicenced
19	33741-14	-	Erhan B.	4 fl.	Plot - 1 fl.	-	unlicenced
20	33737-4	-	Atilla D.	4 fl.	Plot - 3 fl.	-	13.09.2001
21	33766-1	-	Bedrettin B.	4 fl.	Plot - 1 fl.	-	unlicenced
22	43660-6	-	Osman S.	6 fl.	Plot - 2 fl.	-	07.11.2002
23	33761-8	-	Abbas A.	4 fl.	Plot - 4 fl.	-	30.09.1993
24	33959-7	-	Erdinç S.	4 fl.	Plot - 1 fl.	-	unlicenced
25	43333-13	-	Ercan V.	4 fl.	Plot - 2 fl.	-	12.09.2002
26	33992-16	-	Meryem Ç.	4 fl.	Plot - 1 fl.	-	unlicenced
27	34043-13	-	Muzaffer K.	4 fl.	Plot - 2 fl.	-	12.03.1999
28	34041-3	-	Öner Y.	4 fl.	Plot - 4 fl.	-	27.08.2001
29	34031-4	-	Utku Z.	4 fl.	Plot - 2 fl.	-	unlicenced
30	34007-2	-	Ercüment E.	4 fl.	Plot - 4 fl.	-	14.10.1995
31	33995-3	-	Keriman G.	4 fl.	Plot - 2 fl.	-	11.04.1999
32	385-475	-	İlker A.	4 fl.	Plot - 3 fl.	-	11.04.1999
33	3087-413	-	Yıldırım G.	4 fl.	Plot - 3 fl.	-	28.08.2003
34	33916-12	-	Şevket T.	4 fl.	Plot - 2 fl.	-	unlicenced
35	33915-4	-	Muammer D.	4 fl.	Plot - 2 fl.	-	22.09.2002
36	33901-1	-	Sezer A.	4 fl.	Plot - 3 fl.	-	13.11.1994
37	33889-8	-	Erdoğan T.	4 fl.	Plot - 2 fl.	-	17.12.1997
38	33888-3	-	Hasan A.	4 fl.	Plot - 2 fl.	-	unlicenced
39	3427-244	-	Cafer E.	4 fl.	Plot - 2 fl.	-	20.11.2002
40	33846-2	-	Erdem G.	4 fl.	Plot - 3 fl.	-	13.02.1999
41	33831-4	-	İpek T.	4 fl.	Plot - 3 fl.	-	22.09.1991
42	33823-7	-	Muhittin Ç.	4 fl.	Plot - 2 fl.	-	01.04.1993
43	33819-2	-	Sabri A.	4 fl.	Plot - 3 fl.	-	22.09.1992
44	33818-12	-	Nazife C.	4 l.	Plot - 5 fl.	-	19.06.1997
45	33812-7	-	Mehmet K.	4 fl.	Plot - 6 fl.	-	12.03.1991
46	33837-3	-	Nurettin Ö.	4 fl.	Plot - 3 fl.	-	02.09.1994
47	33884-4	-	Hamza S.	4 fl.	Plot -1 fl.	-	unlicenced
48	33880-12	-	Abdullah E.	4 fl.	Plot - 1 fl.	-	unlicenced
49	3185-324	-	Ali U.	4fl.	Plot - 2 fl.	-	unlicenced
50	33978-19	-	Ayşegül Ç.	4fl.	Plot - 3 fl.	-	25.06.1992
51	33975-3	-	Bülent D.	4fl.	Plot - 2 fl.	-	21.05.1992
52	33969-6	-	Caner Ş.	4fl.	Plot - 2 fl.	-	unlicenced
53	33994-7	-	Yasemin T.	4fl.	Plot - 3 fl.	-	12.01.1995
54	33931-6	-	Cengiz G.	4fl.	Plot - 2 fl.	-	19.11.1998
55	33878-5	-	Dilek N.	4fl.	Plot - 2 fl.	-	unlicenced
56	3183-128	-	Levenç K.	4fl.	Plot - 4 fl.	-	07.02.1996
57	3183-101	-	Emel K.	4fl.	Plot -4 fl.	-	05.03.1993
58	33788-19	-	Naim N.	3fl.	Plot - 3 fl.	-	27.11.1992
59	3704-921	-	Tamer T.	3fl.	Plot -2 fl.	-	unlicenced

60	3697-846	-	Semih S.	3fl.	Plot -1 fl.	-	23.11.1997
61	33712-7	-	Selahattin K.	3fl.	Plot -3 fl.	-	17.04.1993
62	33704-28	-	Kerim D.	3fl.	Plot -3 fl.	-	13.08.1992
63	33791-7	-	Dürdane N.	3fl.	Plot -3 fl.	-	25.04.1997
64	33860-5	-	Nusrettin Y.	3fl.	Plot -4 fl.	-	15.06.1991
65	33905-7	-	Yıldıray T.	3fl.	Plot -4 fl.	-	30.05.1995
66	33921-4	-	Tahsin A.	3fl.	Plot -1 fl.	-	unlicenced
67	34028-7	-	Abdullah F.	3fl.	Plot -1 fl.	-	unlicenced
68	34033-7	-	Feriha P.	3fl.	Plot -1 fl.	-	28.04.2001
69	34038-18	-	Akif G.	3fl.	Plot -2 fl.	-	18.01.2003
70	34048-12	-	Tahire H.	3fl.	Plot -3 fl.	-	14.07.2001
71	33990-10	-	Mahmut M.	3fl.	Plot -1fl.	-	unlicenced
72	43337-2	-	Mevlüt H.	3fl.	Plot -6 fl.	-	12.05.1990
73	33955-4	-	Hamit E.	3fl.	Plot -3 fl.	-	13.05.1990
74	33936-1	-	Dursun G.	3fl.	Plot -3 fl.	-	23.07.1993
75	33939-10	-	Arif G.	3fl.	Plot -3 fl.	-	10.03.1997
76	33982-11	-	Arif G.	3fl.	Plot -4 fl.	-	23.09.1993
77	34036-11	-	Musa Ö.	3fl.	Plot -2 fl.	-	24.09.1993
78	34021-10	-	Abdulkadir E.	3fl.	Plot -2 fl.	-	unlicenced
79	33980-5	-	Gülşen C.	3fl.	Plot -2 fl.	-	26.11.1998
80	33904-15	-	Necmi H.	3fl.	Plot -4 fl.	-	15.01.1993
81	33851-8	-	İhsan G.	3fl.	Plot -1 fl.	-	unlicenced
82	33826-3	-	Elvan Y.	3fl.	Plot -3 fl.	-	26.09.1995
83	33821-12	-	Uğur K.	3fl.	Plot -2 fl.	-	14.05.1991
84	31097-20	-	Ali Y.	3fl.	Plot -3 fl.	-	13.09.1994
85	33815-72	-	Sadettin G.	3fl.	Plot -2 fl.	-	27.03.1996
86	33814-4	-	Serdar G.	3fl.	Plot -2 fl.	-	unlicenced
87	33806-5	-	Hakkı Ç.	3fl.	Plot -3 fl.	-	16.07.1993
88	33834-7	-	Hakkı Ç.	3fl.	Plot -3 fl.	-	24.01.1994
89	33887-2	-	Hüseyin Ç.	3fl.	Plot -3 fl.	-	02.05.1999
90	33886-25	-	Ömer K.	3fl.	Plot -2 fl.	-	unlicenced
91	33904-9	-	Murat E.	3fl.	Plot -5 fl.	-	unlicenced
92	33918-5	-	Murat E.	3fl.	Plot -2 fl.	-	unlicenced
93	3086-393	-	Suat A.	3fl.	Plot -4 fl.	-	unlicenced
94	34039-6	-	Salim E.	3fl.	Plot -2 fl.	-	26.05.1997
95	34044-5	-	Yavuz T.	3fl.	Plot -1 fl.	-	unlicenced
96	33953-12	-	Bünyamin K.	3fl.	Plot -2 fl.	-	13.09.1995
97	33735-3	-	Saffet D.	3fl.	Plot -3 fl.	-	21.03.2001

Table 5. 24. Evaluation of construction-certificate archieve in Gunaltay District: (Vacant-Plot Based).

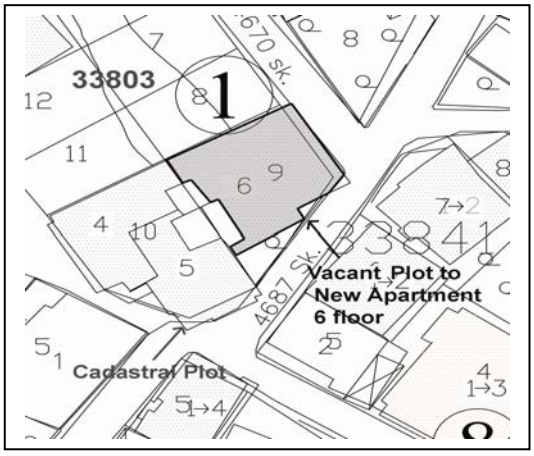


Figure 5. 83. Vacant Plot Based Development in 33803 B.Block and 9 Plot.

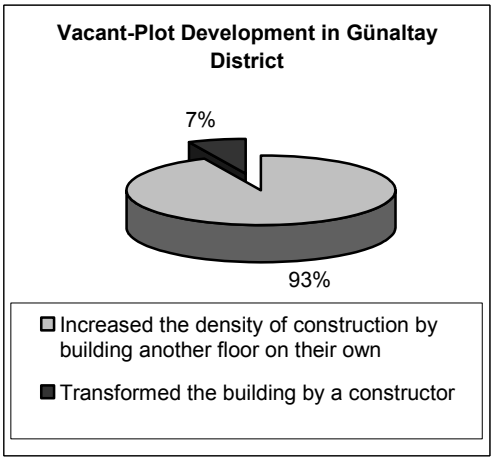


Figure 5. 84. Vacant-Plot Transformation in Günaltay District.

3. Co-operative Based Redevelopment Process

In co-operative based transformation, Gunaltay region forms 1% of the total construction with 44 buildings. In a study of construction-certificate archive, this kind of transformation seems to be realized in the leadership of a co-operative on an empty land to build five or seven-floor apartments. Co-operative based transformation includes land owners, constructors, and co-operative members. Co-operative based transformation works at Gunaltay region are mostly realized by Gülbahar Engineering and Construction Ltd Company and Süreç Engineering and Construction Ltd Company within the limits of the improvement plan. It seems that land owners and constructors agree on the rate of 40.6%.

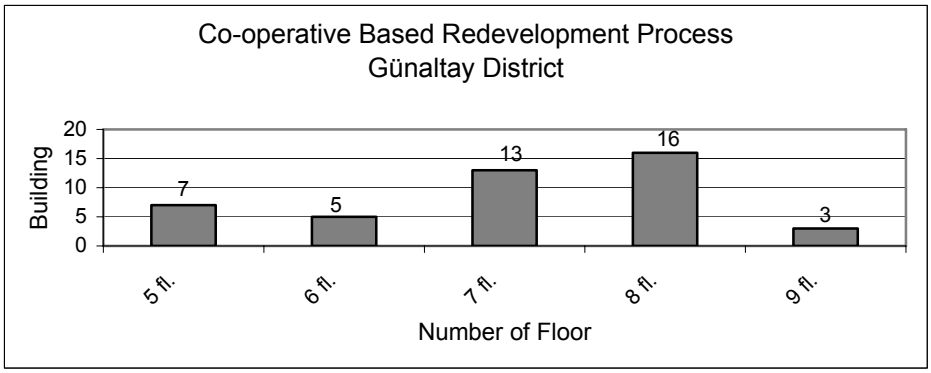


Figure 5. 85. Co-operative Based Redevelopment Process: Günaltay District.

	B.Block -Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	34075-6	G. Const.Co.	D. Koop.	6 Fl.	Plot - 7 Fl.	36%	16.04.1991
2	34078-1	S. Const.Co.	Y. Koop.	6 Fl.	Plot - 7 Fl.	43%	04.02.1997
3	34067-1	Ç. Const.Co.	Ç. Koop.	7 Fl.	Plot - 8 Fl.	35%	21.01.1991

Table 5. 25. Evaluation of construction-certificate archieve in Günaltay District: (Co-operative Based).

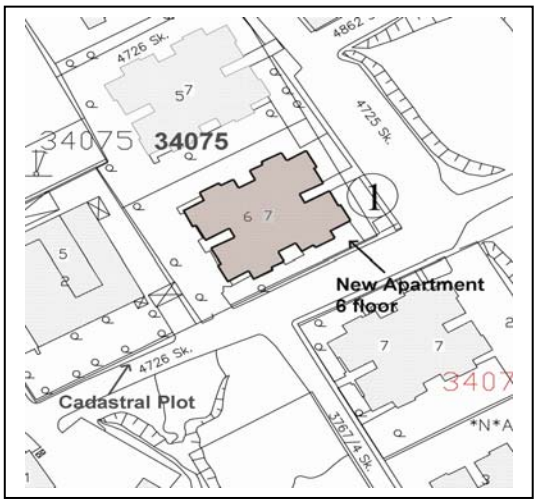


Figure 5. 86. Co-operative Based Redevelopment in 34075 B.Block and 6 Plot.

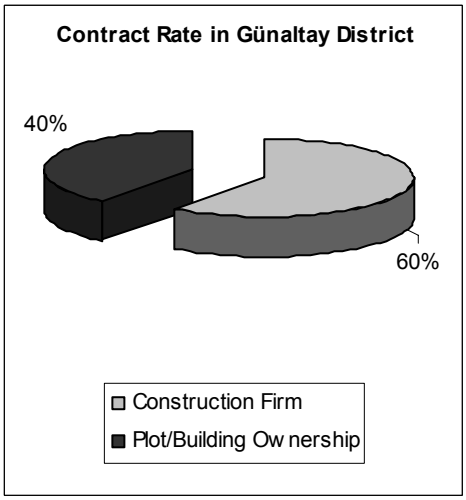


Figure 5. 87. Contract Rate in Günaltay District

4. Add-on Floors

Add-on floors development covers 1045 buildings and forms 22.9% of the total number of the buildings in Gunaltay district. In a study of Konak Municipality construction-certificate archive, we often observe transformations from one floor, to three floors, from one floor to four floors, from two floors to three and four floors and from three to four floors, which all reflect the increase in present density. Within the total number of add-on floors based transformations, we see that 95.4% of the individuals in Günaltay region increased the density of construction by building another floor on their own.

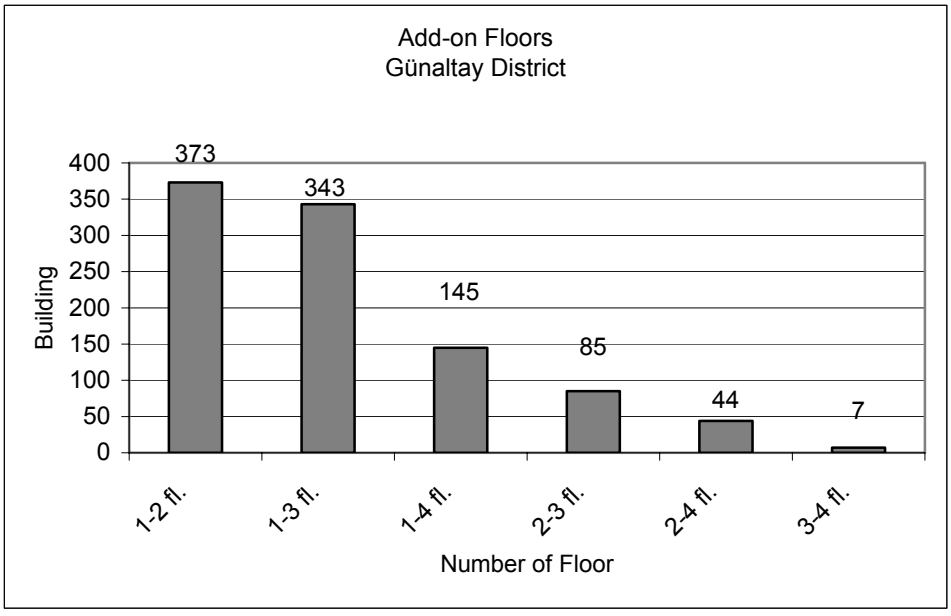


Figure 5. 88. Add-on Floors Development Process: Günaltay District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	33784-11	-	Fevzi Ö.	4 fl.	1 fl. - 4 fl.	-	unlicenced
2	33788-2	-	Mehmet Ç.	4 fl.	2 fl. - 4 fl.	-	01.04.1993
3	33800-6	-	Erhan Ç.	4 fl.	1 fl. - 4 fl.	-	15.11.1997
4	33802-8	-	Ahmet E.	4 fl.	1 fl. - 3 fl.	-	Ruhsatsız
5	33841-4	-	Harun G.	4 fl.	1 fl. - 3 fl.	-	unlicenced
6	33838-14	-	Orhan Ö.	4 fl.	2 fl. - 4 fl.	-	11.03.1999
7	33837-7	-	İbrahim A.	4 fl.	1 fl. - 3 fl.	-	19.07.2002
8	33836-6	-	Bülent Ö.	4 fl.	2 fl. - 4 fl.	-	03.05.2000
9	33829-8	-	Emre A.	4 fl.	1 fl. - 4 fl.	-	13.11.1996
10	33830-3	-	Hasan B.	4 fl.	1 fl. - 4 fl.	-	19.09.1999
11	33845-11	-	Gülhan B.	4 fl.	1 fl. - 2 fl.	-	unlicenced
12	33847-2	-	Saadet K.	4 fl.	1 fl. - 3 fl.	-	13.11.1993
13	33848-9	-	Kemalettin Ö.	4 fl.	1 fl. - 3 fl.	-	14.05.1995
14	33849-17	-	Sevgi A.	4 fl.	1 fl. - 3 fl.	-	09.11.1993
15	33844-8	-	Sacide E.	4 fl.	1 fl. - 3 fl.	-	22.03.1995
16	33862-6	-	Davud D.	4 fl.	1 fl. - 3 fl.	-	13.02.1991
17	33854-2	-	Hüseyin E.	4 fl.	1 fl. - 3 fl.	-	29.03.1991
18	33853-2	-	Metin E.	4 fl.	1 fl. - 3 fl.	-	unlicenced
19	33789-13	-	Nasıf Y.	4 fl.	1 fl. - 4 fl.	-	22.03.1992
20	33783-15	-	A. Hasan Y.	4 fl.	1 fl. - 3 fl.	-	unlicenced
21	33778-6	-	Ali B.	4 fl.	2 fl. - 4 fl.	-	22.03.1992
22	13550-4	-	Hakan D.	4 fl.	2 fl. - 4 fl.	-	15.01.1999
23	33772-3	-	Sabri B.	4 fl.	1 fl. - 3 fl.	-	unlicenced
24	34053-10	-	Hamza B.	4 fl.	1 fl. - 3 fl.	-	26.07.1998
25	14094-17	-	Erdem G.	4 fl.	1 fl. - 3 fl.	-	12.04.1998
26	33669-17	-	Cahit D.	4 fl.	1 fl. - 3 fl.	-	unlicenced
27	33668-14	-	Remzi G.	4 fl.	1 fl. - 5 fl.	-	unlicenced
28	43633-6	-	İhsan S.	4 fl.	1 fl. - 5 fl.	-	20.12.1997
29	33656-6	-	İsmail Ş.	4 fl.	1 fl. - 3 fl.	-	10.01.1990
30	33679-17	-	Nuriye K.	4 fl.	1 fl. - 3 fl.	-	11.02.1992
31	34053-17	-	Mahmut K.	4 fl.	1 fl. - 3 fl.	-	unlicenced
32	33694-6	-	Mustafa K.	4 fl.	1 fl. - 3 fl.	-	12.04.1994
33	33739-5	-	Rasim S.	4 fl.	1 fl. - 2 fl.	-	unlicenced
34	33747-4	-	Cafer Y.	4 fl.	1 fl. - 2 fl.	-	11.02.1998
35	33755-11	-	Mehmet U.	4 fl.	2 fl. - 4 fl.	-	21.12.1998
36	33719-5	-	Mazhar S.	4 fl.	1 fl. - 3 fl.	-	01.05.2001
37	33960-11	-	Yaşar Y.	4 fl.	1 fl. - 2 fl.	-	unlicenced
38	43333-11	-	Metin Y.	4 fl.	1 fl. - 2 fl.	-	unlicenced
39	43332-9	-	Arif H.	4 fl.	1 fl. - 3 fl.	-	11.04.2004
40	43329-1	-	Cemal K.	4 fl.	1 fl. - 2 fl.	-	unlicenced
41	34044-10	-	Sadık A.	4 fl.	1 fl. - 3 fl.	-	23.07.1993
42	34046-12	-	Mehmet G.	4 fl.	1 fl. -4 fl.	-	12.01.1995
43	34032-9	-	Hasan K.	4 fl.	1 fl. -4 fl.	-	24.07.1994
44	34027-7	-	Hüseyin Ö.	4 fl.	1 fl. -2 fl.	-	unlicenced
45	33918-8	-	Serkan A.	4 fl.	1 fl. -3 fl.	-	19.05.1998
46	33905-3	-	Özlem G.	4 fl.	1 fl. -3 fl.	-	unlicenced
47	33899-4	-	Kemal K.	4 fl.	1 fl. -2 fl.	-	unlicenced

Table 5. 26. Evaluation of construction-certificate archieve in Gunaltay District: (Single Plot Based).

5. Unaltered Buildings

Most of the buildings on which improvement plan has been applied within the boundaries of Günaltay cannot be transformed. These buildings are impossible to be transformed with respect to their location, transformation, high density of construction and other factors. When the total number of the buildings is considered, the rate of the buildings that cannot be transformed reaches 30.3%. 71.5% of such buildings in Günaltay region are one-floor buildings.

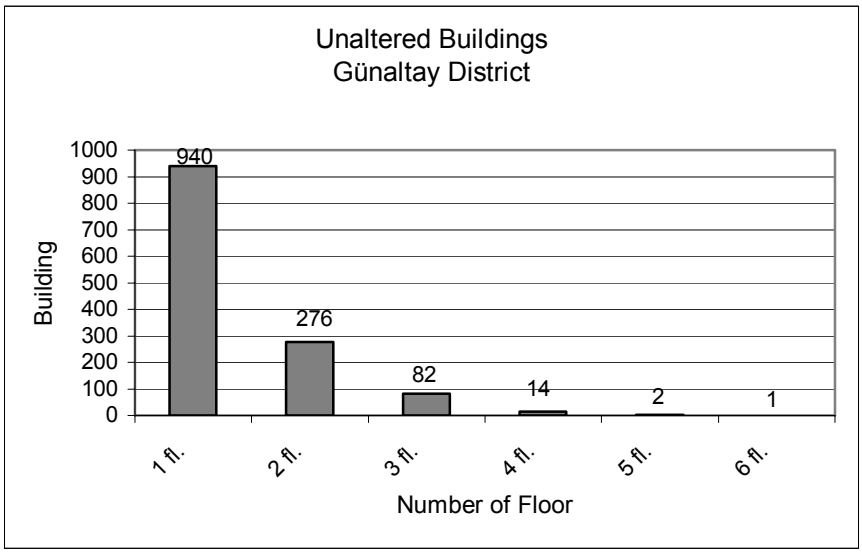


Figure 5. 89. Unaltered Buildings: Günaltay District.

Figure 5. 90. Urban Transformation Process (1986-2005) Konak Municipality-Günaltay District

Figure 5. 91. Buildings that are Investigated in Konak Municipality Construction Certificate Archive-Günaltay District

5.3. The Process of Urban Transformation in Çankaya Municipality

Of the eight municipal towns which are connected to Ankara Municipality, Çankaya - the central town of the City of Ankara - owns the largest population. Çankaya, with a population of 769.331 in 2000, is one of the regions where squatter areas are observed to be at the highest level with respect to the land they cover. Nearly 1,423 hectares of the improvement plans - which were prepared and approved for an area of 5,170 hectares within the boundaries of the Municipality of Ankara between 1985 and 1998 based on the laws of exemption – remain within the boundaries of Çankaya.

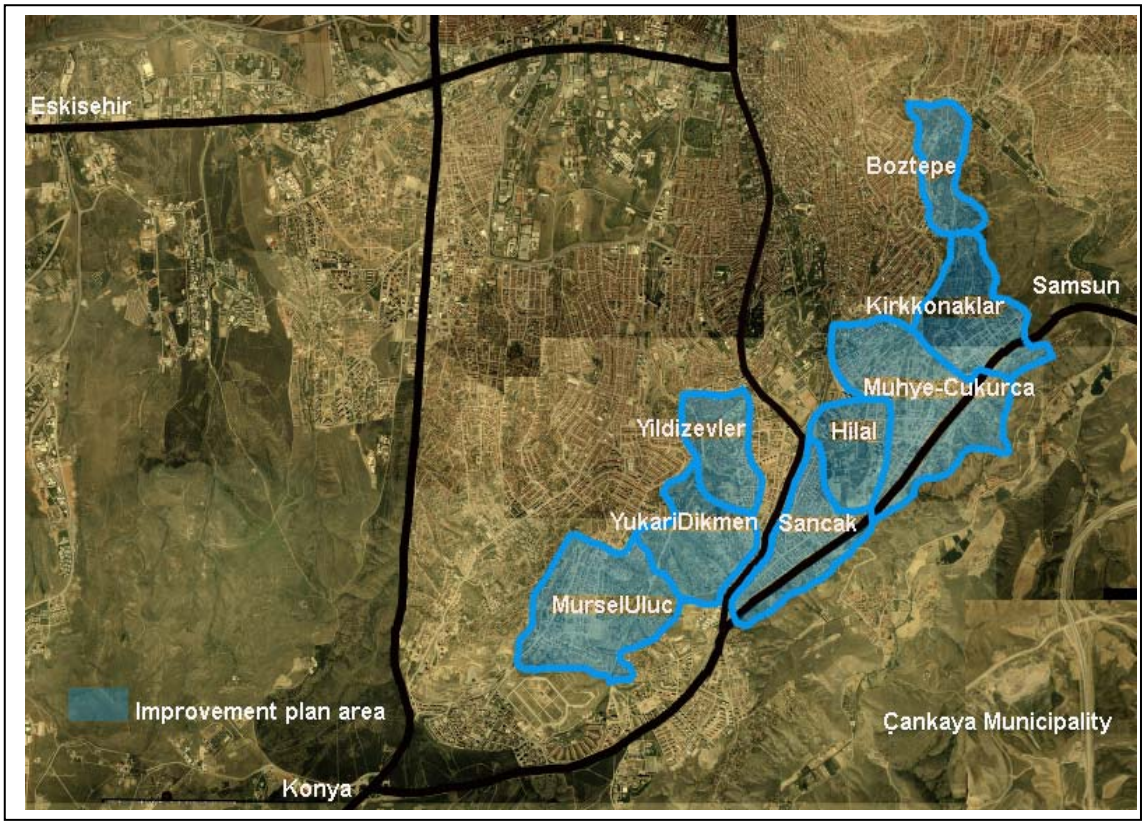


Figure 5. 92. Improvement Plans in Ankara-Çankaya Municipality

5.3.1. Hilal District

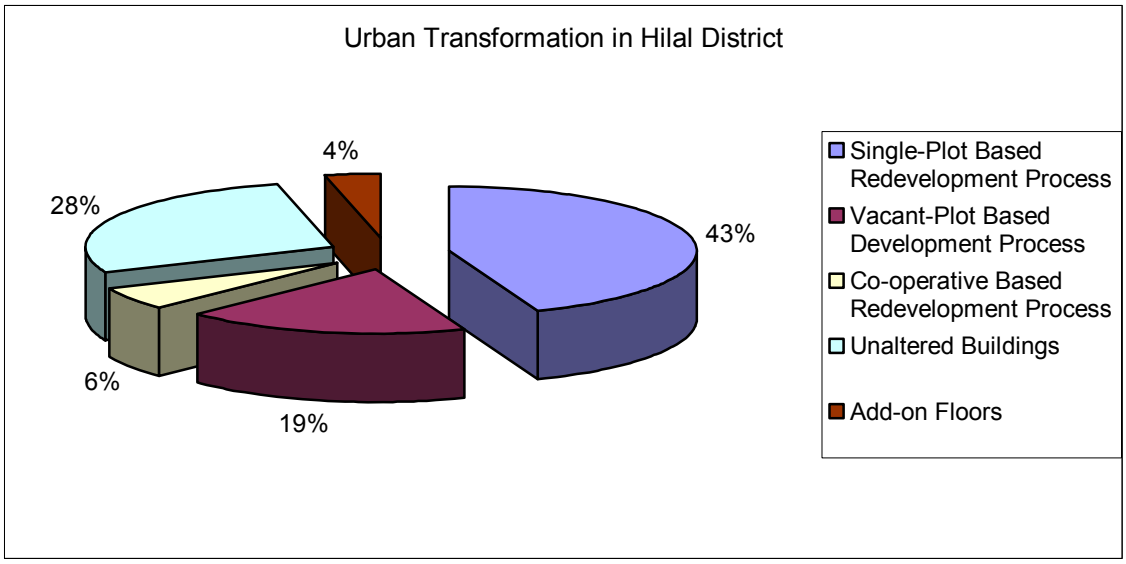


Figure 5. 93. Urban Transformation in Hilal District.

1. Single-Plot Based Urban Redevelopment

Single-plot based transformation covers 83 buildings and forms 43.1% of the total number of the buildings in Hilal district. In a study of Çankaya Municipality construction-certificate archive, we often observe transformations from one floor to five floors, from one floor to seven floors, from two floors to five and seven floors, which all reflect the redevelopment process in Hilal district. Within the total number of single-plot based transformations, we see in Hilal region increased the density of construction by demolishing an old buildings. We see that this kind of transformation is usually realized by a constructor by pulling down an old building and reconstructing a new five or seven floor apartment instead. It is seen that 60% of such single-plot buildings are built by a construction firm. The transformation works within the improvement plan at Hilal are mostly realized by Karabey, Cansın and Ceykent Engineering and Construction Ltd. Company. In addition, it is also observed that plot and house owners and constructors agree at the rate of 40.

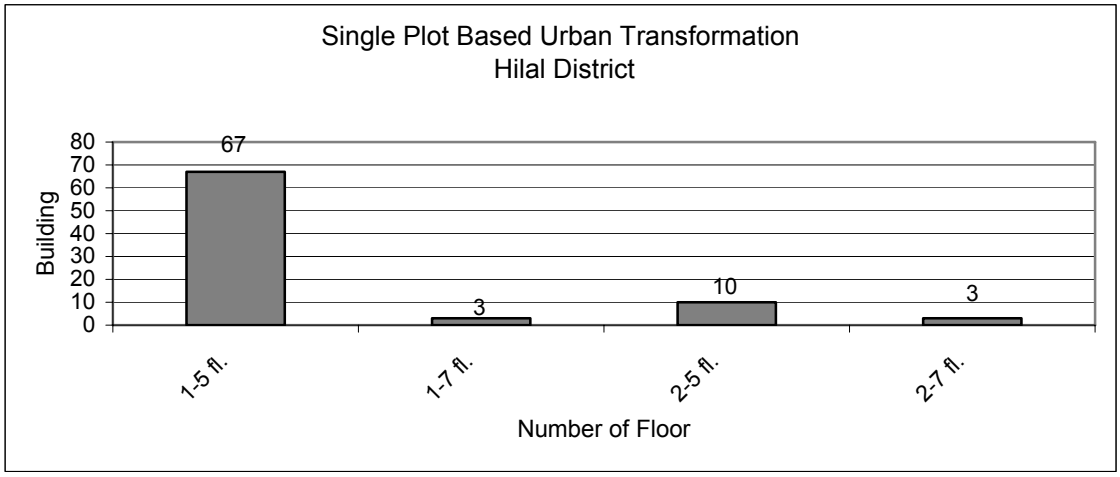


Figure 5. 94. Single Plot Based Redevelopment Process: Hilal District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	27712-5	K. Const.Co.	Mehmet Ö.	5 fl.	1 fl. - 5 fl.	40%	06.09.1999
2	26758-1	Ali Şahin K.	İsmail S.	5 fl.	2 fl. - 7 fl.	42%	11.01.2001
3	26757-4	M. Önder A.	Hüseyin Ç.	5 fl.	1 fl. - 5 fl.	41%	23.07.1998
4	26954-8	C. Const. Co.	Beyame E.	5 fl.	1 fl. - 5 fl.	39%	9.12.2005
5	26938-3	C. Const.Co.	Hasan A.	5 fl.	1 fl.- 5 fl.	40%	19.02.2001

Table 5. 27. Evaluation of construction-certificate archieve in Hilal District: (Single Plot Based).

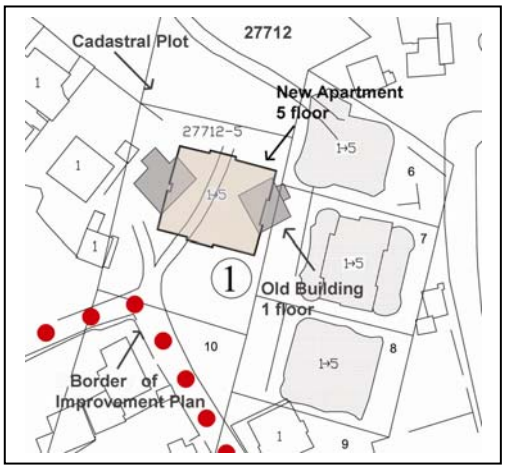


Figure 5. 95. Single Plot Based Redevelopment in 27712 B.Block and 5 Plot.

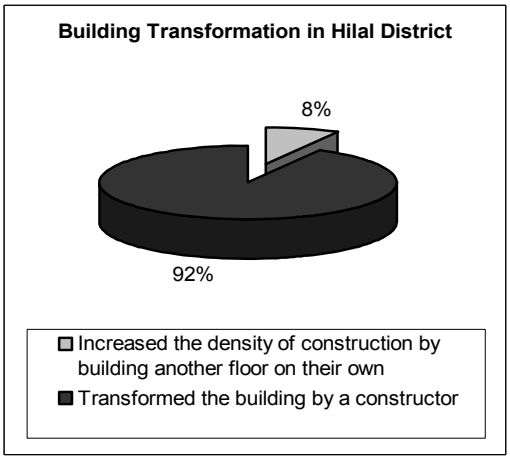


Figure 5. 96. Building Transformation in Hilal District.

2. Vacant-Plot Based Development Process

In vacant-plot based transformation, Hilal forms 19.1% of the total construction with 35 buildings. In a study of construction-certificate archive, it is seen that individuals tend to settle down in Hilal region by building their houses by contractor. The transformation is realized from a vacant plot to five floors. In this way, we also see that 100% of the

buildings are transformed from vacant plot to five floor apartments in the leadership of constructors. In fact, this rate shows a transformation organization. We often see that land owners and constructors make an agreement on the basis of a flat under the present conditions, and in this way, vacant plots are transformed to apartments. It seems that the transformation works in Hilal are often realized by Tunç Engineering and Construction Ltd Company within the limits of improvement plan. It is also observed that plot owners and constructors tend to agree on the rate of 39%.

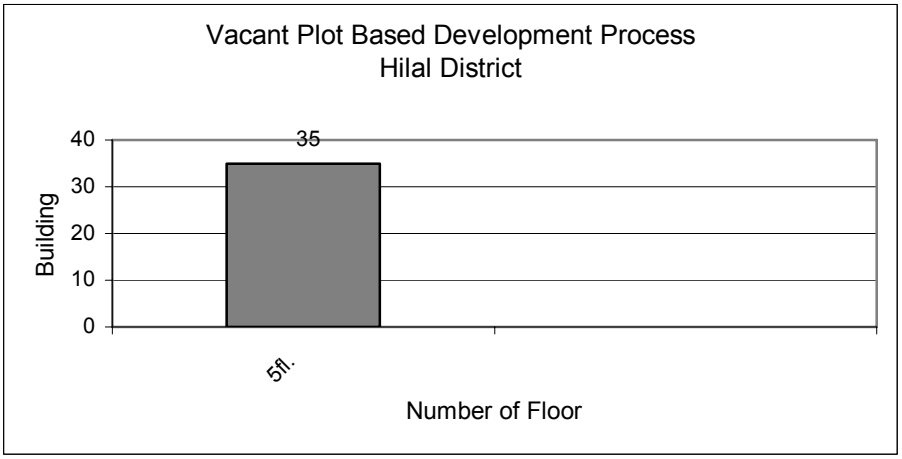


Figure 5. 97. Vacant Plot Based Development Process: Hilal District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	27714-1	-	Muammer K.	4 fl.	Plot - 5 fl.	38%	14.12.2004
2	26943-5	T. Const.Co.	Zeki C.	5 fl.	Plot – 5 fl.	40%	08.10.1998

Table 5. 28. Evaluation of construction-certificate archieve in Hilal District: (Vacant Plot Based).

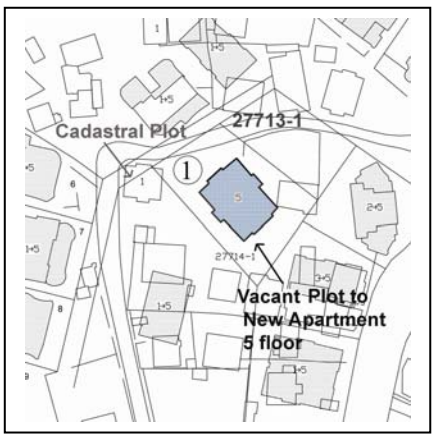


Figure 5. 98. Vacant Plot Based Development in 27713 B.Block and 1 Plot.

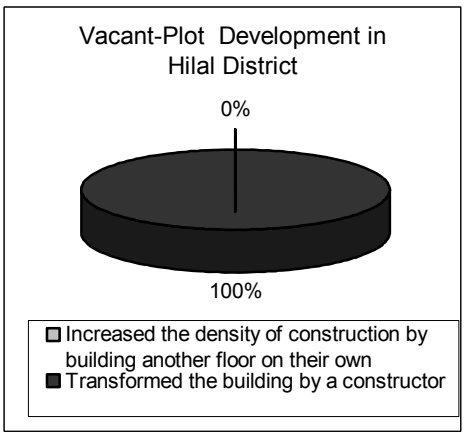


Figure 5. 99. Vacant-Plot Development in Hilal District

3. Co-operative Based Redevelopment Process

In co-operative based transformation, Esentepe region forms 6.1% of the total construction with 11 buildings. In a study of construction-certificate archive, this kind of transformation seems to be realized in the leadership of a co-operative on a vacant land to build five or nine-floor apartments. Co-operative based transformation includes land owners, constructors, and co-operative members. Co-operative based transformation works at Hilal region are mostly realized by Cansın Engineering and Construction Ltd Company within the limits of the improvement plan. It seems that land owners and constructors agree on the rate of 47%.

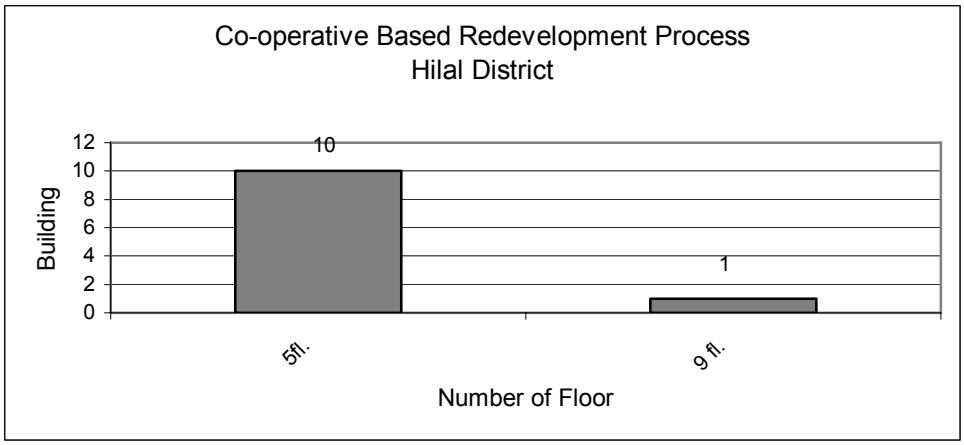


Figure 5. 100. Co-operative Based Redevelopment Process: Hilal District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	27714-1	C. Const. Co.	Ö. Y. Koop.	5 fl.	1 fl. - 5 fl.	47%	21.7.2000

Table 5. 29. Evaluation of construction-certificate archieve in Hilal District: (Co-operative Plot Based).

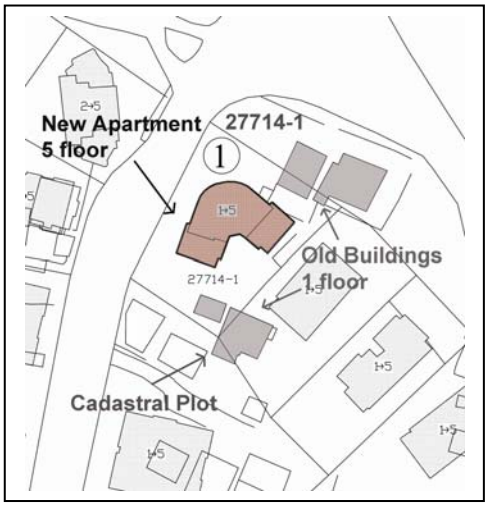


Figure 5. 101. Co-operative Based Redevelopment in 27714 B.Block and 1 Plot.

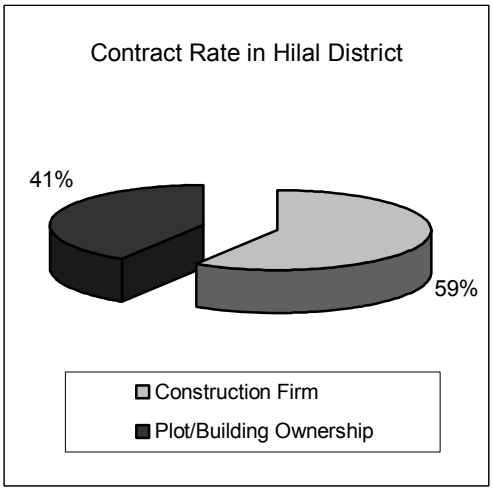


Figure 5. 102. Contract Rate in Hilal District

4. Add-on Floors

Add-on Floors based transformation covers 7 buildings and forms 3.7% of the total number of the buildings in Hilal district. In a study of Çankaya Municipality construction-certificate archive, we often observe transformations from one floor to five floors, from three floor to five floors, which all reflect the increase in present density. Within the total number of add-on floors based transformations, in Hilal region increased the density of construction by building another floor on their own.

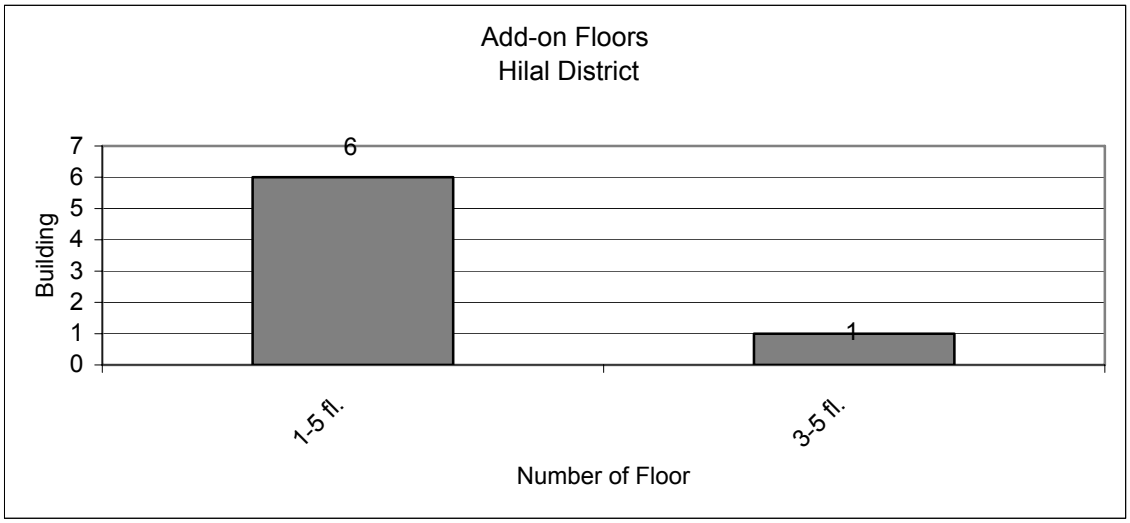


Figure 5. 103. Add-on Floors Development Process: Hilal District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	27712-5	-	Ahmet H.	5 fl.	1 fl. - 5 fl.	-	04.11.1996

Table 5. 30. Evaluation of construction-certificate archieve in Hilal District: (Single Plot Based).

5. Unaltered Buildings

Most of the buildings on which improvement plan has been applied within the boundaries of Hilal cannot be transformed. These buildings are impossible to be transformed with respect to their location, transformation, high density of construction and other factors. When the total number of the buildings is considered, the rate of the buildings that cannot be transformed reaches 27.6%. 88.4% of such buildings in Hilal region are one-floor buildings.

Figure 5. 104. Urban Transformation Process (1985-2005) Çankaya Municipality-Hilal District

Figure 5. 105. Buildings that are Investigated in Çankaya Municipality Construction Certificate Archive-Hilal District

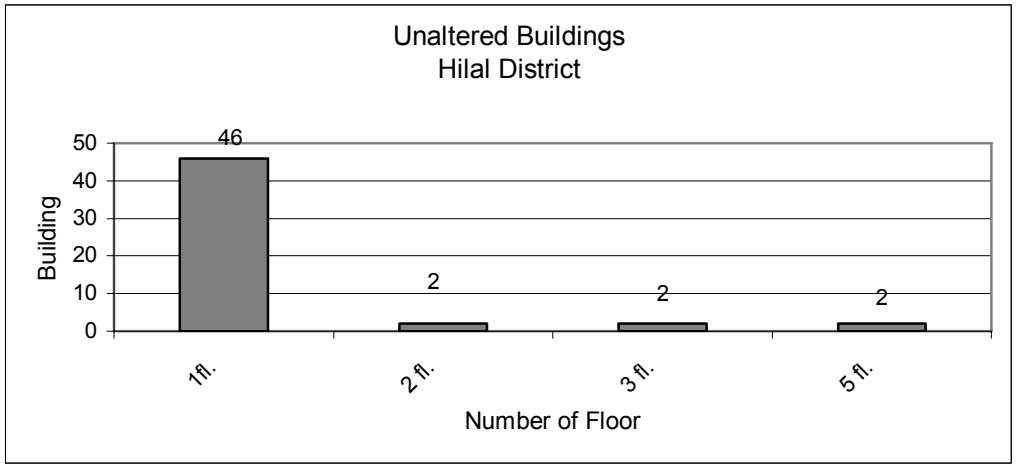


Figure 5. 106. Unaltered Buildings: Hilal District.

5.3.2. Yıldızevler District

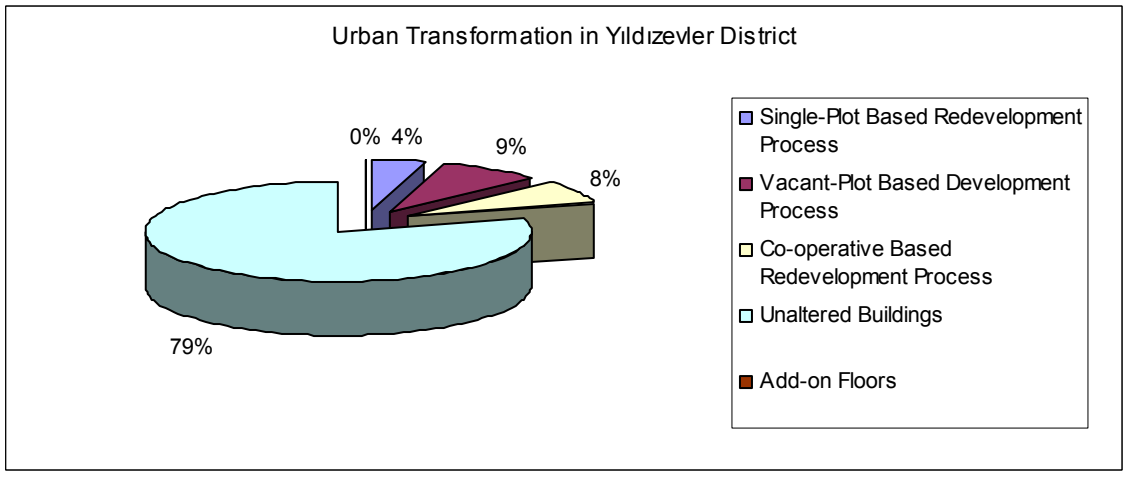


Figure 5. 107. Urban Transformation in Yıldızevler District.

1. Single-Plot Based Redevelopment Process

Single-plot based transformation covers 22 buildings and forms 4.2% of the total number of the buildings in Yıldızevler district. In a study of Çankaya Municipality construction-certificate archive, we often observe transformations from one floor to five floors, which all reflect the increase in present density. Within the total number of single-plot based transformations, we see that 100% present themselves with a transformation from the first floor to the fifth floors. However, we see that this kind of transformation is usually realized by a constructor by pulling down an old building and reconstructing a new five floor apartment instead. It is seen that 100% of such single-plot buildings are built by a construction firm. The transformation works within the

improvement plan at Yıldızevler are mostly realized by Mehtur and Tunç Engineering and Construction Ltd. Company. In addition, it is also observed that plot and house owners and constructors agree at the rate of 42.

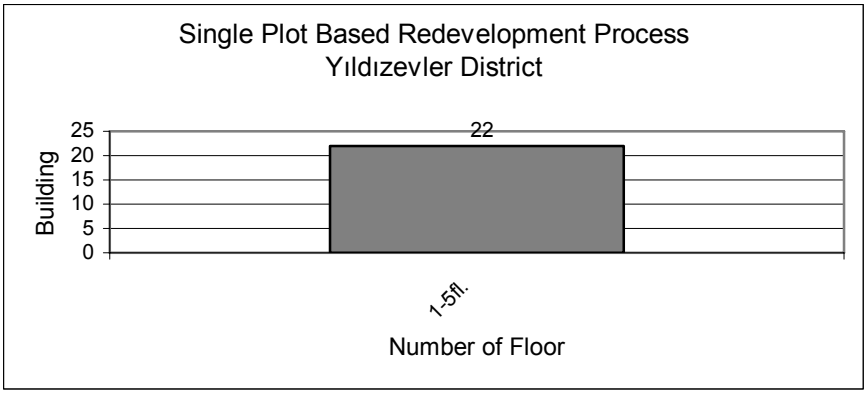


Figure 5. 108. Single Plot Based Redevelopment Process: Yıldızevler District.

	B.Block -Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	27698-1	M. Const. Co.	Niyazi M.	5 fl.	1 fl. - 5 fl.	42%	02.01.2001
2	26730-9	T. Const. Co.	Süleyman Y.	5 fl.	1 fl. - 5 fl.	42%	13.11.1986

Table 5. 31. Evaluation of construction-certificate archieve in Yıldızevler District: (Single Plot Based).

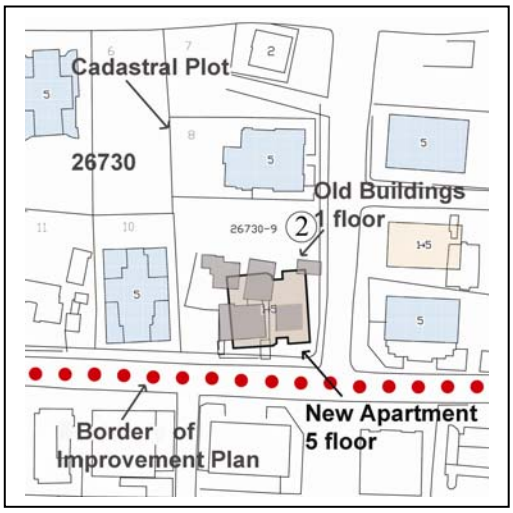


Figure 5. 109. Single Plot Based Redevelopment in 26730 B.Block and 9 Plot.

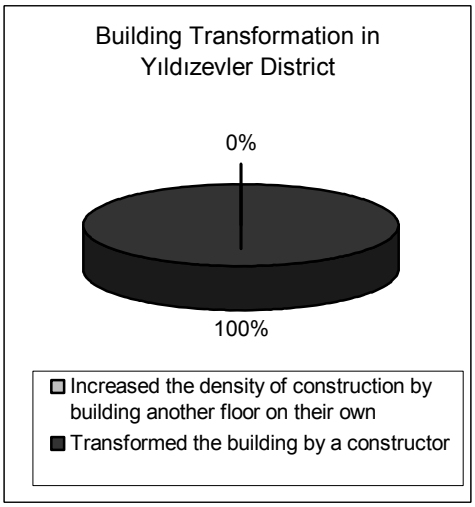


Figure 5. 110. Building Transformation in Yıldızevler District.

2. Vacant-Plot Based Development Process

In vacant-plot based transformation, Yıldızevler forms 9.1% of the total construction with 45 buildings. In a study of construction-certificate archive, it is seen that individuals tend to settle down in Yıldızevler region by building their houses by contractor. The transformation is realized from a vacant plot to five floors. In this way,

we also see that 100% of the buildings are transformed from vacant plot to five floor apartments in the leadership of constructors. In fact, this rate shows a transformation organization. We often see that land owners and constructors make an agreement on the basis of a flat under the present conditions, and in this way, vacant plots are transformed to apartments. It seems that the transformation works in Yıldızevler are often realized by Kutay Engineering and Construction Ltd Company within the limits of improvement plan. It is also observed that plot owners and constructors tend to agree on the rate of 40%.

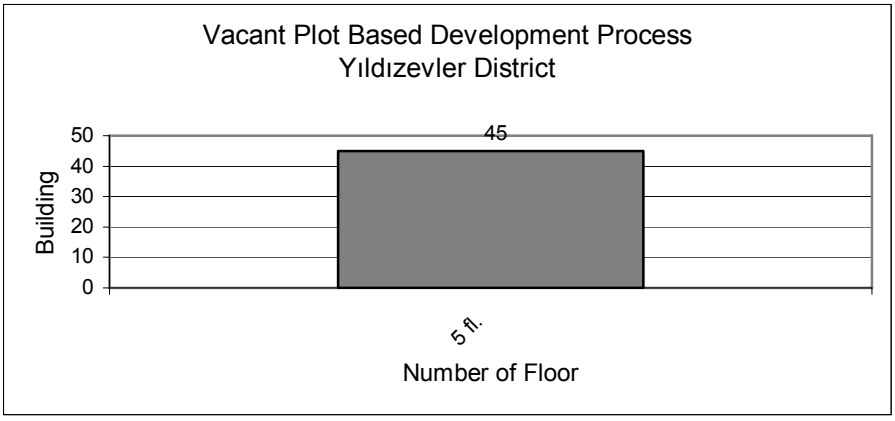


Figure 5. 111. Vacant Plot Based Development Process: Yıldızevler District.

	B.Block -Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	27697-4	Musa A.	Hüseyin B.	5 fl.	Plot - 5 fl.	40%	08.06.2001
2	26727-1	-	Hasan B.	5 fl.	Plot - 5 fl.	40%	11.05.1994
3	26733-7	K. Const. Co.	Hakan M.	5 fl.	Plot - 5 fl.	40%	12.07.1991

Table 5. 32. Evaluation of construction-certificate archieve in Yıldızevler District: (Vacant Plot Based).

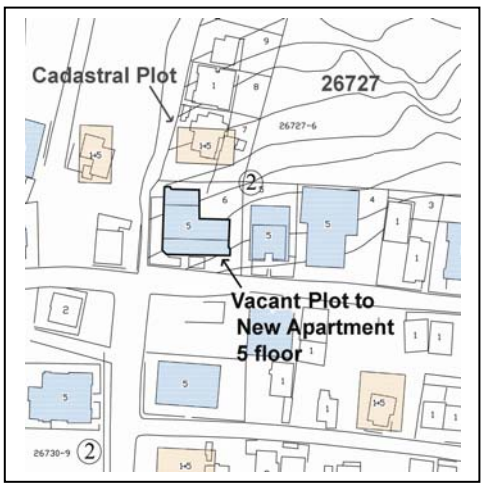


Figure 5. 112. Vacant Plot Based Development in 26727 B.Block and 1 Plot.

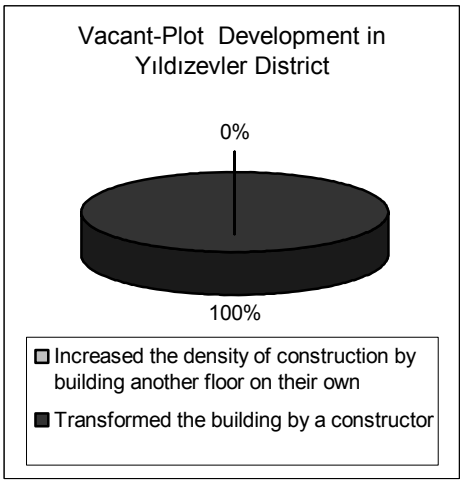


Figure 5. 113. Vacant-Plot Development in Yıldızevler District.

3. Co-operative Based Redevelopment Process

In co-operative based transformation, Yıldızevler region forms 8.1% of the total construction with 39 buildings. In a study of construction-certificate archive, this kind of transformation seems to be realized in the leadership of a co-operative on an empty land to build five, seven or nine-floor apartments. Co-operative based transformation includes land owners, constructors, and co-operative members. Co-operative based transformation works at Yıldızevler region are mostly realized by Intur, MESA and Evren Engineering and Construction Ltd Company within the limits of the improvement plan. It seems that land owners and constructors agree on the rate of 42%.

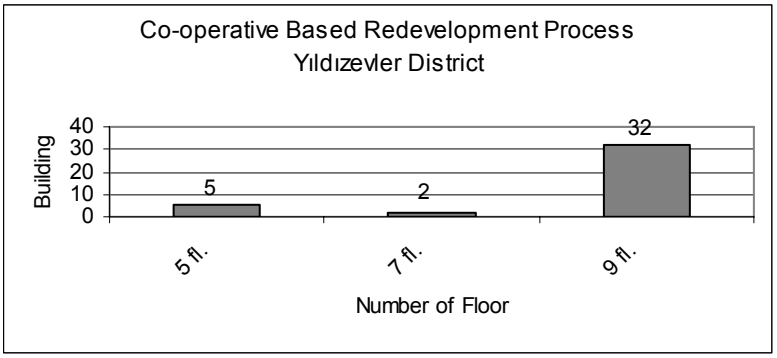


Figure 5. 114. Co-operative Based Redevelopment Process: Yıldızevler District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	7753-6	I. Const.Co.	G.Y. Koop.	9 Fl.	Plot - 9 Fl.	-	08.11.1988
2	34550-2	M. Const.Co.	Ç. Y. Koop.	9 Fl.	Plot - 9 Fl.	-	12.10.1987
3	28042-1	E. Const.Co.	K. Y. Koop.	9 Fl.	Plot - 9 Fl.	42%	12.07.1991

Table 5. 33. Evaluation of construction-certificate archieve in Yıldızevler District: (Co-operative Plot Based).

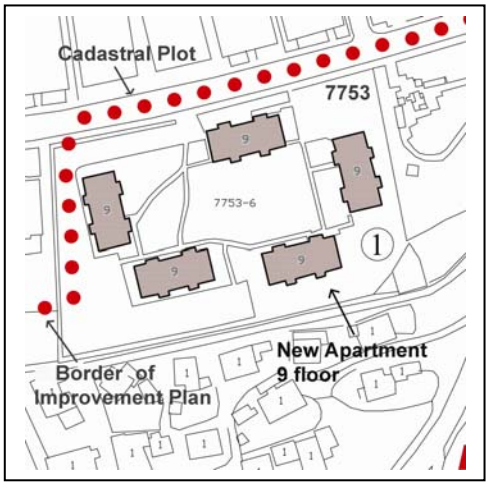


Figure 5. 115. Co-operative Based Redevelopment in 27714 B.Block and 1 Plot.

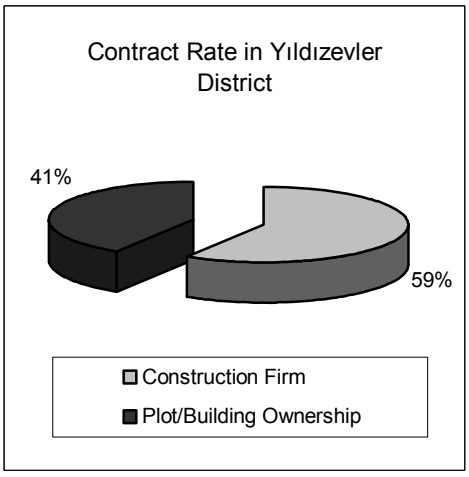


Figure 5. 116.Contract Rate in Yıldızevler District.

Figure 5. 117. Urban Transformation Process (1985-2005) Çankaya Municipality-Yıldızevler District

Figure 5.118. Buildings that are Investigated in Çankaya Municipality Construction Certificate Archive-Yıldızevler District

4. Unaltered Buildings

Most of the buildings on which improvement plan has been applied within the boundaries of Yıldızevler cannot be transformed. These buildings are impossible to be transformed with respect to their location, transformation, high density of construction and other factors. When the total number of the buildings is considered, the rate of the buildings that cannot be transformed reaches 78.5%. 91.8% of such buildings in Yıldızevler region are one-floor buildings.

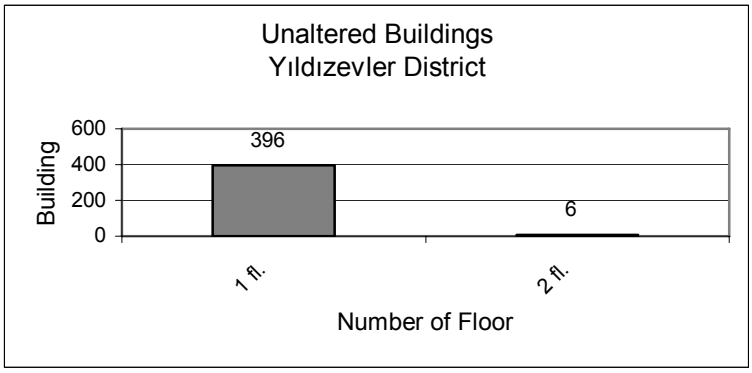


Figure 5. 118. Unaltered Buildings: Yıldızevler District.

5.3.3. Mühye-Çukurca District

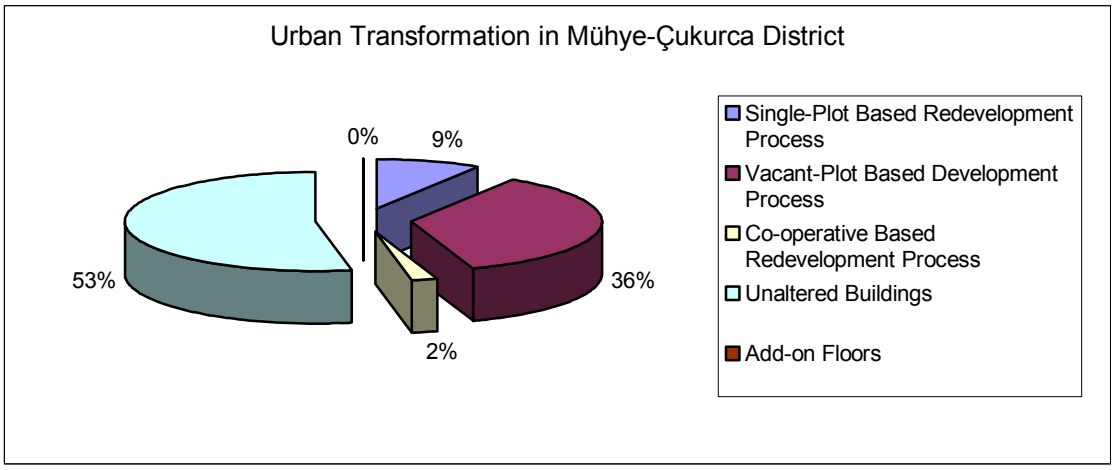


Figure 5. 119. Urban Transformation in Mühye-Çukurca District.

1. Single-Plot Based Redevelopment Process

Single-plot based transformation covers 74 buildings and forms 8.2% of the total number of the buildings in Muhye-Çukurca district. In a study of Çankaya Municipality construction-certificate archive, we often observe transformations from one floor to five floors, from one floor to seven floors, which all reflect the increase in present density.

Within the total number of single-plot based transformations, we see that 100% present themselves with a transformation from the first floor to the fifth or seven floors. However, we see that this kind of transformation is usually realized by a constructor by pulling down an old building and reconstructing a new five or seven floor apartment instead. It is seen that 100% of such single-plot buildings are built by a construction firm. The transformation works within the improvement plan at Mühye-Çukurca are mostly realized by Ekpa, Gaye and Yılmaz Engineering and Construction Ltd. Company. In addition, it is also observed that plot and house owners and constructors agree at the rate of 40.

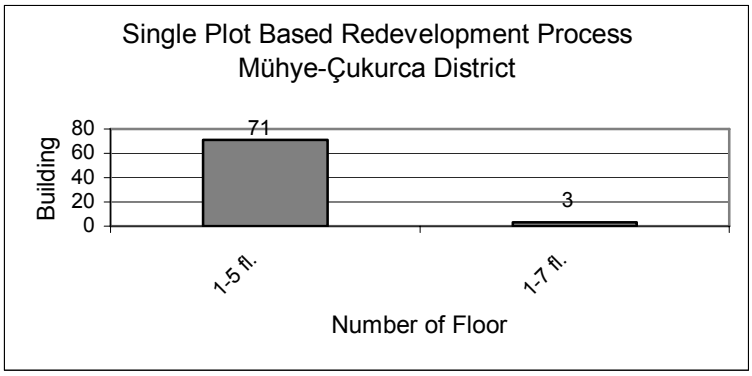


Figure 5. 120. Single Plot Based Redevelopment Process: Muhye-Çukurca District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	26189-11	Reis Y.	Bilsen A.	5 fl.	1 fl. - 5 fl.	39%	08.08.2000
2	26191-10	E.Const. Co.	Ali Haydar A.	5 fl.	1 fl. - 5 fl.	40%	31.12.1998
3	26190-11	G.Const. Co.	İsmet D.	5 fl.	1 fl. - 5 fl.	38%	17.01.2000
4	26158-10	Y.Const. Co.	Osman Y.	5 fl.	1 fl. - 5 fl.	43%	22.11.1998

Table 5. 34. Evaluation of construction-certificate archieve in Muhye-Çukurca District: (Single Plot Based).

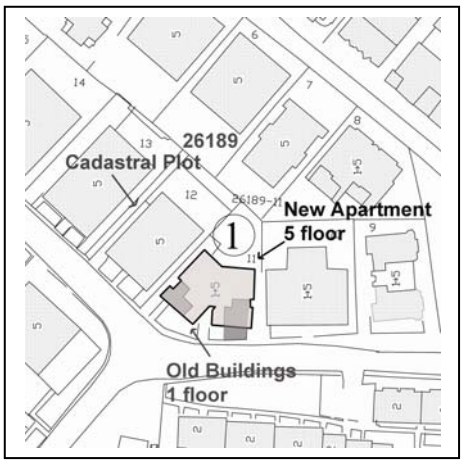


Figure 5. 121. Single Plot Based Redevelopment in 26189 B.Block and 11 Plot.

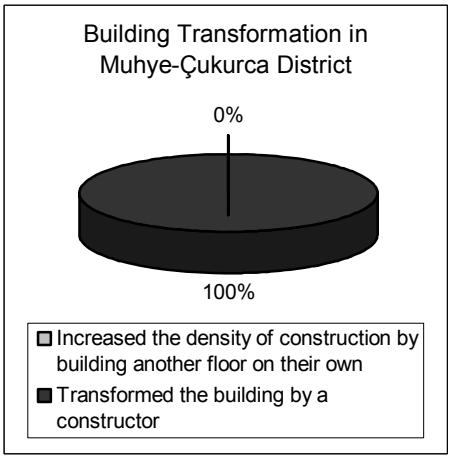


Figure 5. 122. Building Transformation in Muhye-Çukurca District.

2. Vacant-Plot Based Development Process

In vacant-plot based transformation, Muhye-Çukurca forms 35.8% of the total construction with 305 buildings. In a study of construction-certificate archive, it is seen that individuals tend to settle down in Muhye-Çukurca region by building their houses on their own. The transformation is realized from a vacant plot to one, two, three, four, five and seven floors. In this way, the rate of the settlers in this region forms 12.8% within vacant-plot based transformation. We also see that 87.2% of the rest of the buildings are transformed from vacant plot to five or seven-floor apartments in the leadership of constructors. Of the buildings transformed from a vacant plot, it is seen that 66.7% of them were renewed by a construction firm. In fact, this rate shows a transformation organization. We often see that land owners and constructors make an agreement on the basis of a flat under the present conditions, and in this way, vacant plots are transformed to apartments. It seems that the transformation works in Muhye-Çukurca are often realized by Aklan, İlk Ünal, İntur, Evren, Hazal, Umut and Ersan Engineering and Construction Ltd Company and Ertem Engineering and Construction Ltd. Company within the limits of improvement plan. It is also observed that plot owners and constructors tend to agree on the rate of 41.5%.

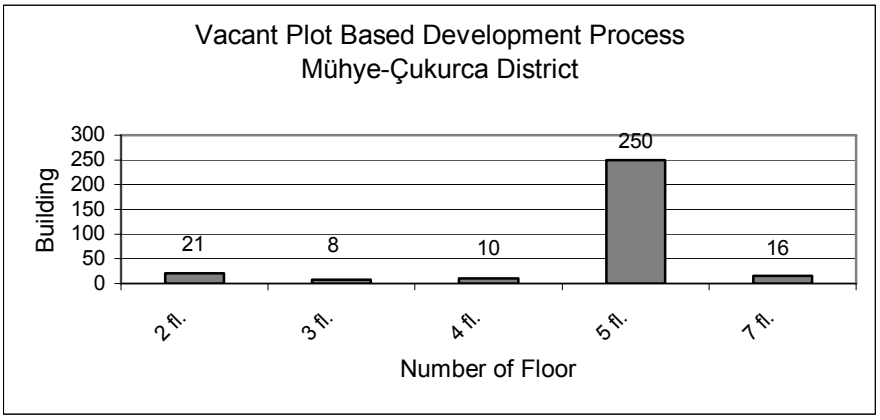


Figure 5. 123. Vacant Plot Based Development Process: Mühye-Çukurca District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	26113-4	İsa A.	Şevki Ö.	5 fl.	Plot - 5 fl.	50%	05.10.1998
2	26193-10	Hızır A.	Ahmet Ö.	5 fl.	Plot - 5 fl.	42%	12.9.1995
3	26111-5	A.Const. Co.	Celal A.	5 fl.	Plot - 5 fl.	-	26.03.1996
4	26184-1	H. Sayın C.	Bahtiyar Ü.	5 fl.	Plot - 5 fl.	40%	06.10.1995
5	26192-11	İ.Ü.Const. Co.	Mustafa Y.	5 fl.	Plot - 5 fl.	44%	15.12.2000
6	26191-4	E. Const. Co.	Bayram Ş.	5 fl.	Plot - 5 fl.	43%	24.03.2002
7	26193-1	Ü. Const. Co.	Tahir D.	5 fl.	Plot - 5 fl.	40%	14.7.2004
8	26186-7	İ. Const. Co.	Erkan K.	5 fl.	Plot - 5 fl.	40%	11.3.2001

9	26107-1	E. Const. Co.	Serdar Ü.	5 fl.	Plot - 5 fl.	40%	25.07.1998
10	26183-11	-	Burhan Y.	5 fl.	Plot - 5 fl.	40%	30.05.1995
11	26180-10	H. Const. Co.	Ali Haydar Y.	5 fl.	Plot - 5 fl.	40%	12.7.2001
12	26177-18	U. Const. Co.	Hakan E.	5 fl.	Plot - 5 fl.	38%	7.8.2005
13	26117-3	-	Ahmet U.	4 fl.	Plot - 3 fl.	-	4.5.2001
14	26119-5	E. Const. Co.	Ömer K.	5 fl.	Plot -5 fl.	40%	24.8.2003
15	26148-2	İ. Const. Co.	İhsan A.	7 fl.	Plot -7 fl.	43%	13.03.1997

Table 5. 35. Evaluation of construction-certificate archieve in Mühye-Çukurca District: (Vacant Plot Based).

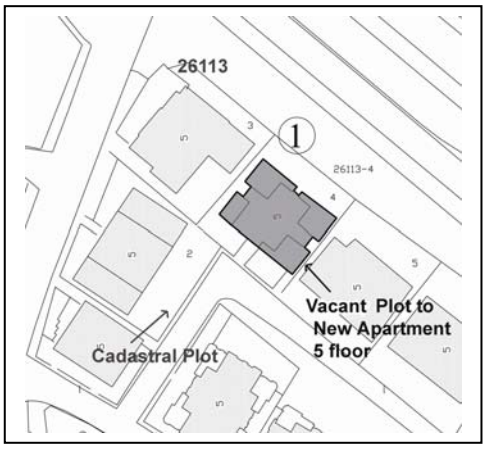


Figure 5. 124. Vacant Plot Based Development in 26113 B.Block and 4 Plot.

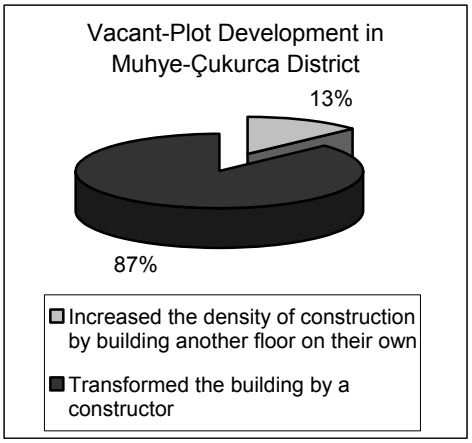


Figure 5. 125. Vacant-Plot Development in Muhye-Çukurca District

3. Co-operative Based Redevelopment Process

In co-operative based transformation, Muhye-Çukurca region forms 2.3% of the total construction with 17 buildings. In a study of construction-certificate archive, this kind of transformation seems to be realized in the leadership of a co-operative on a vacant land to build five, seven or nine-floor apartments. Co-operative based transformation includes land owners, constructors, and co-operative members. Co-operative based transformation works at Muhye-Çukurca region are mostly realized by Sever Engineering and Construction Ltd Company within the limits of the improvement plan.

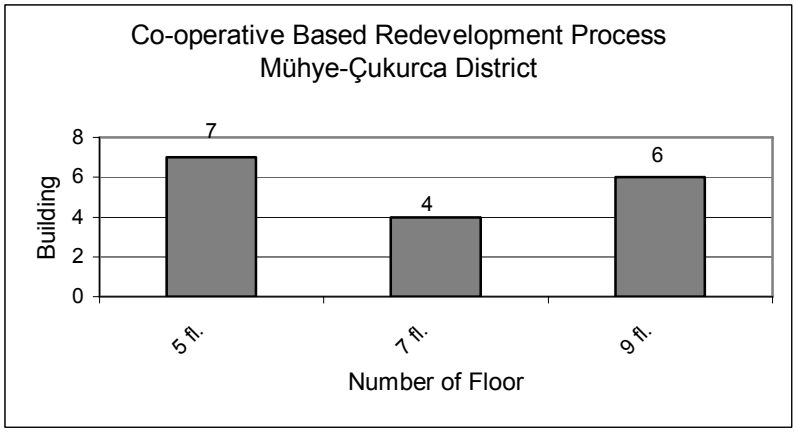


Figure 5. 126. Co-operative Based Redevelopment Process: Mühye-Çukurca District.

	B.Block -Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	9857-1	S. Const. Co.	Ö. Y. Koop.	7 fl.	Plot - 7 fl.	-	18.10.1998

Table 5. 36. Evaluation of construction-certificate archieve in Mühye Çukurca District: (Co-operative Plot Based).

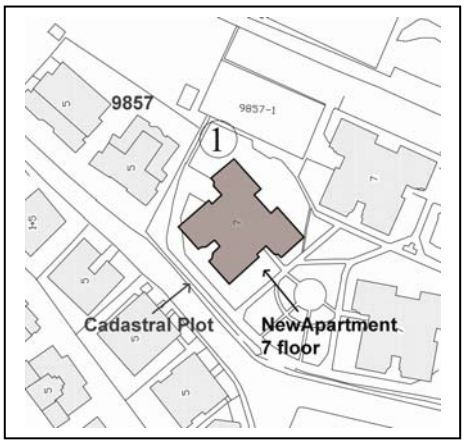


Figure 5. 127. Co-operative Based Redevelopment in 9857 B.Block and 1 Plot.

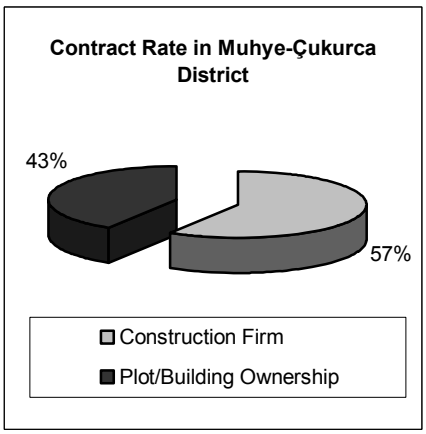


Figure 5. 128. Contract Rate in Muhye-Çukurca District.

4. Unaltered Buildings

Most of the buildings on which improvement plan has been applied within the boundaries of Muhye-Çukurca cannot be transformed. These buildings are impossible to be transformed with respect to their location, transformation, high density of construction and other factors. When the total number of the buildings is considered, the rate of the buildings that cannot be transformed reaches 53.7%. 98.8% of such buildings in Muhye-Çukurca region are one-floor buildings.

Figure 5. 129. Urban Transformation Process (1985-2005) Çankaya Municipality-Mühye Çukurca District

Figure 5. 130. Buildings that are Investigated in Çankaya Municipality Construction Certificate Archive-MühyeÇukurca District

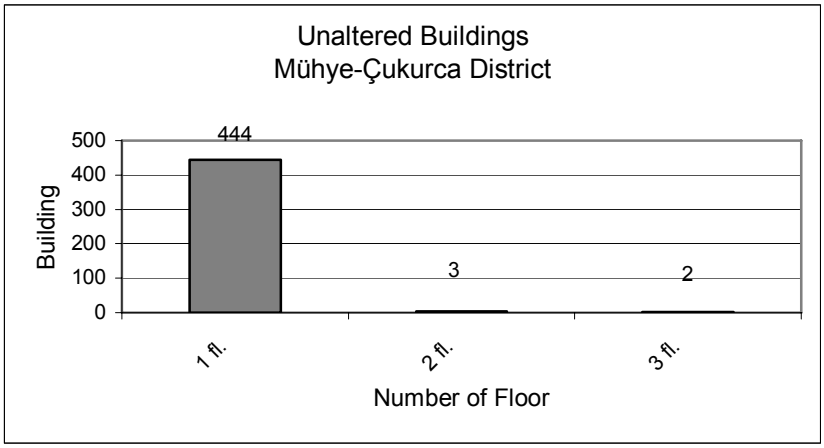


Figure 5. 131. Unaltered Buildings: Mühye-Çukurca District.

5.3.4. Kırkkonaklar District

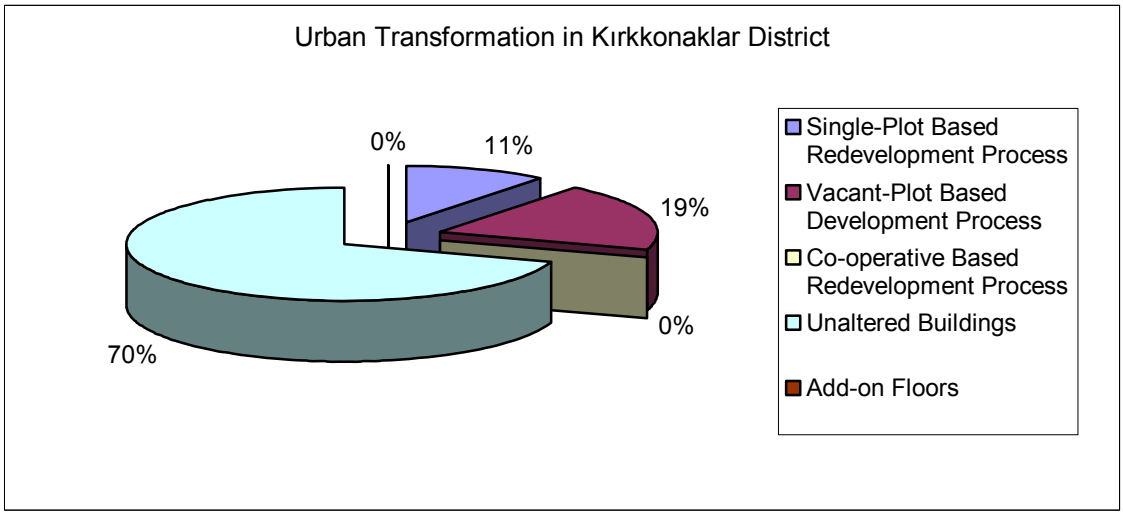


Figure 5. 132. Urban Transformation in Kırkkonaklar District.

1. Single-Plot Based Redevelopment Process

Single-plot based transformation covers 70 buildings and forms 11.2% of the total number of the buildings in Kırkkonaklar district. In a study of Çankaya Municipality construction-certificate archive, we often observe transformations from one floor to five floors, from two floor to five floors, which all reflect the increase in present density. Within the total number of single-plot based transformations, we see that 100% present themselves with a transformation from the first floor to the fifth. However, we see that this kind of transformation is usually realized by a constructor by pulling down an old building and reconstructing a new five or seven floor apartment instead. It is seen that 100% of such single-plot buildings are built by a construction

firm. The transformation works within the improvement plan at Kırkkonaklar are mostly realized by NHS, Ekpa, Bulur and Koray Engineering and Construction Ltd. Company. In addition, it is also observed that plot and house owners and constructors agree at the rate of 41.

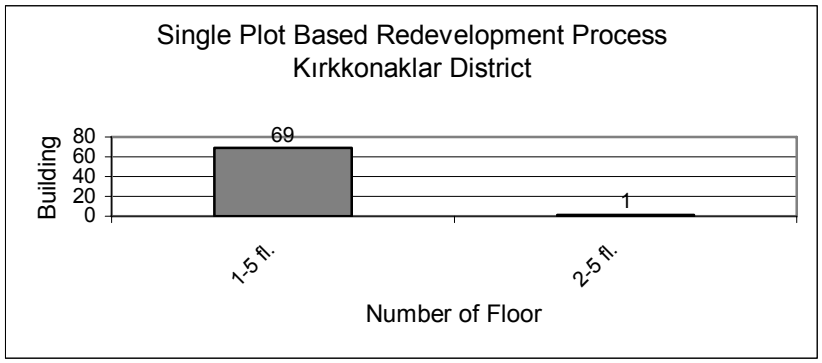


Figure 5. 133. Single Plot Based Redevelopment Process: Kırkkonaklar District.

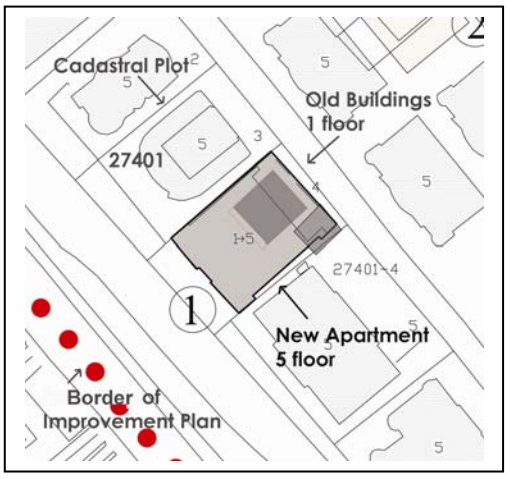


Figure 5. 134. Single Plot Based Redevelopment in 27401B.Block and 4 Plot.

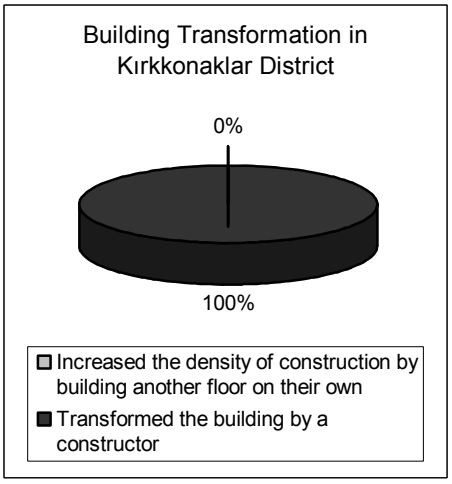


Figure 5. 135. Building Transformation in Kırkkonaklar District.

2. Vacant-Plot Based Development Process

In vacant-plot based transformation, Kırkkonaklar forms 18.9% of the total construction with 128 buildings. In a study of construction-certificate archive, it is seen that individuals tend to settle down in Kırkkonaklar region by building their houses by contractor. The transformation is realized from a vacant plot to five floors. In this way, we also see that 100% of the buildings are transformed from vacant plot to five floor apartments in the leadership of constructors. In fact, this rate shows a transformation organization. We often see that land owners and constructors make an agreement on the basis of a flat under the present conditions, and in this way, vacant plots are transformed to apartments. It seems that the transformation works in Kırkkonaklar are often realized

by Koray Gür, İsa Acar, Sezer, Bahar, Ertürk, Cansu Engineering and Construction Ltd Company within the limits of improvement plan. It is also observed that plot owners and constructors tend to agree on the rate of 42%.

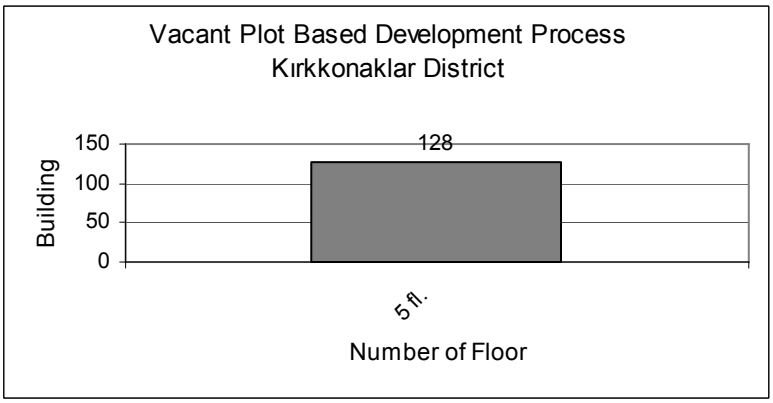


Figure 5. 136. Vacant Plot Based Development Process: Kırkkonaklar District.

	B.Block -Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	26317-1	K. G. Const.Co.	D. Ahmet E.	5 fl.	Plot - 5 fl.	42%	27.2.1997
2	26318-5	İ. A. Const.Co.	İsa A.	5 fl.	Plot - 5 fl.	-	31.12.2003
3	26358-6	S. Const.Co.	Sabri İ.	5 fl.	Plot - 5 fl.	42%	13.07.2003
4	27395-6	B. Const.Co.	Bülent İ.	5 fl.	Plot - 5 fl.	42%	16.11.1998
5	27405-2	E. Const.Co.	Ali Yunus B.	5 fl.	Plot - 5 fl.	40%	21.6.1998
6	27408-5	C. Const.Co.	Rahmi U.	5 fl.	Plot - 5 fl.	42%	17.01.1999

Table 5. 37. Evaluation of construction-certificate archieve in Kırkkonaklar District: (Vacant Plot Based).

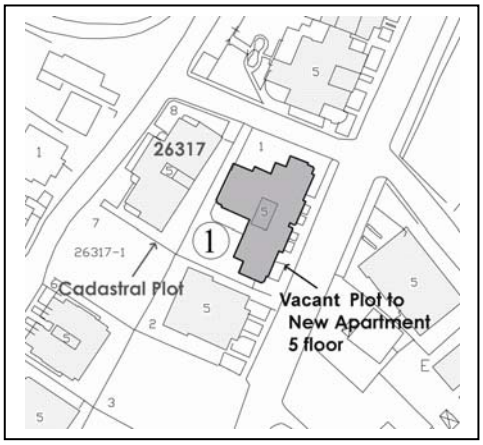


Figure 5. 137. Vacant Plot Based Development in 26317 B.Block and 1 Plot.

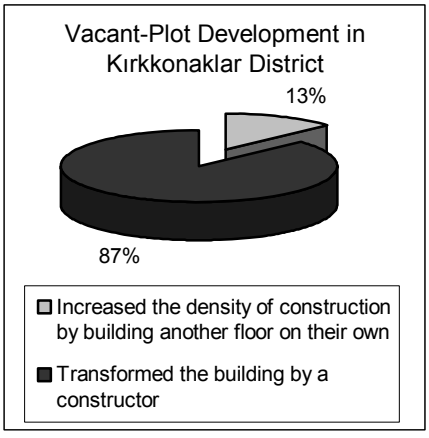


Figure 5. 138. Vacant-Plot Development in Kırkkonaklar District.

Figure 5. 139. Urban Transformation Process (1985-2005) Çankaya Municipality-Kırkkonaklar District

Figure 5. 140. Buildings that are Investigated in Çankaya Municipality Construction Certificate Archive-Kırkkonaklar District

3. Unaltered Buildings

Most of the buildings on which improvement plan has been applied within the boundaries of Kırkkonaklar cannot be transformed. These buildings are impossible to be transformed with respect to their location, transformation, high density of construction and other factors. When the total number of the buildings is considered, the rate of the buildings that cannot be transformed reaches 69.9%. 94.5% of such buildings in Kırkkonaklar region are one-floor buildings.

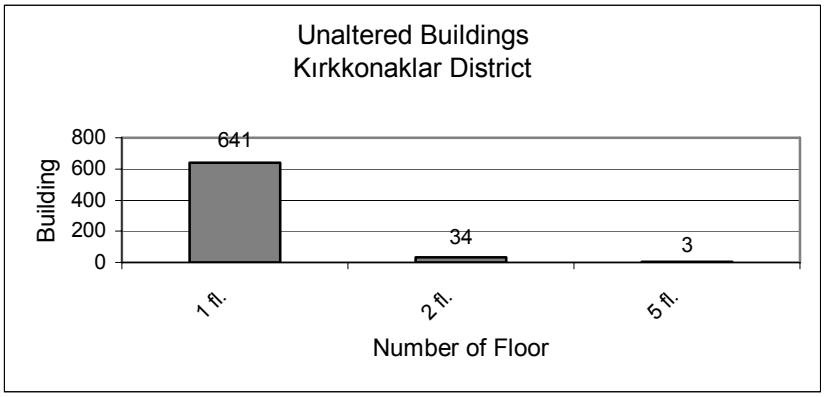


Figure 5. 141. Unaltered Buildings: Kırkkonaklar District.

5.3.5. Yukarı Dikmen District

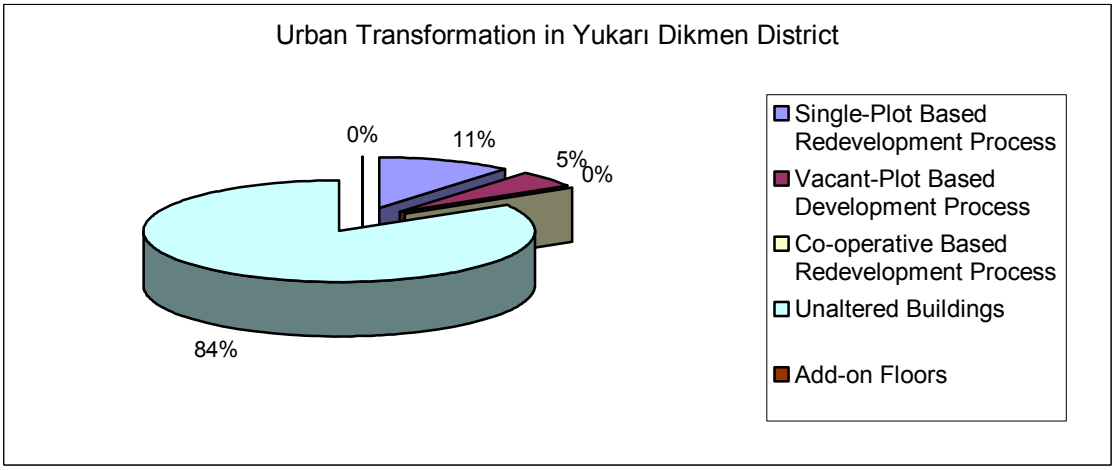


Figure 5. 142. Urban Transformation in Yukarı Dikmen District.

1. Single-Plot Based Redevelopment Process

Single-plot based transformation covers 37 buildings and forms 11.3% of the total number of the buildings in Yukarı Dikmen district. In a study of Çankaya Municipality construction-certificate archive, we often observe transformations from

one floor to five floors, from two floor to five floors, which all reflect the increase in present density. Within the total number of single-plot based transformations, we see that 100% present themselves with a transformation from the first floor to the fifth. However, we see that this kind of transformation is usually realized by a constructor by pulling down an old building and reconstructing a new five or seven floor apartment instead. It is seen that 100% of such single-plot buildings are built by a construction firm. The transformation works within the improvement plan at Yukarı Dikmen are mostly realized by Altınışık and Sarıkaya Engineering and Construction Ltd. Company. In addition, it is also observed that plot and house owners and constructors agree at the rate of 42.

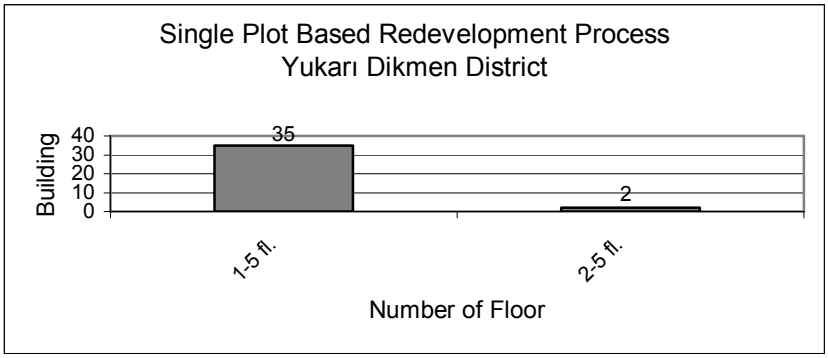


Figure 5. 143. Single Plot Based Redevelopment Process: Yukarı Dikmen District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	27661-6	A. Const.Co.	S. Serap Y.	5 fl.	1 fl. - 5 fl.	42%	05.02.1999
2	27663-6	S. Const.Co.	Berna E.	5 fl.	1 fl. - 5 fl	42%	29.9.2005

Table 5. 38. Evaluation of construction-certificate archieve in Yukarı Dikmen District: (Single Plot Based).

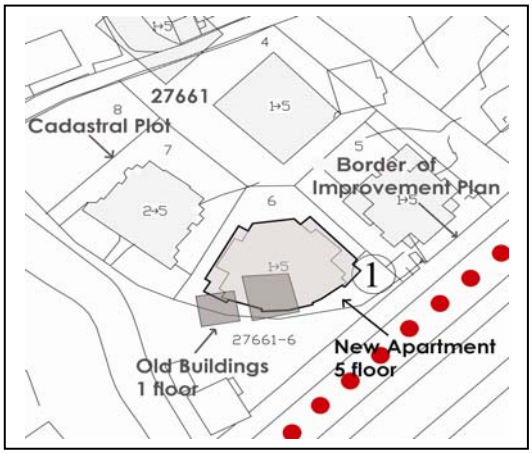


Figure 5. 144. Single Plot Based Redevelopment in 27661 B.Block and 6 Plot.

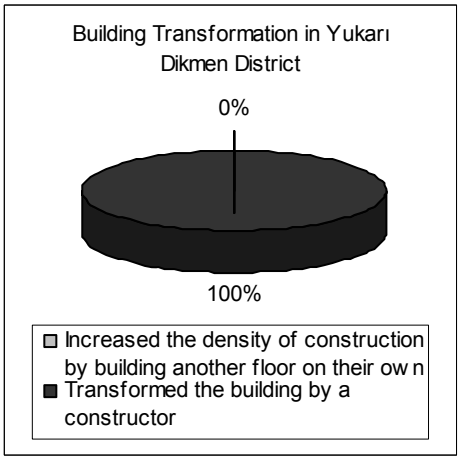


Figure 5. 145. Building Transformation in Yukarı Dikmen District.

2. Vacant-Plot Based Development Process

In vacant-plot based transformation, Yukarı Dikmen forms 4.9% of the total construction with 17 buildings. In a study of construction-certificate archive, it is seen that individuals tend to settle down in Kırkkonaklar region by building their houses by contractor. The transformation is realized from a vacant plot to five floors. In this way, we also see that 100% of the buildings are transformed from vacant plot to five floor apartments in the leadership of constructors. In fact, this rate shows a transformation organization. We often see that land owners and constructors make an agreement on the basis of a flat under the present conditions, and in this way, vacant plots are transformed to apartments. It seems that the transformation works in Yukarı Dikmen are often realized by Alçın Engineering and Construction Ltd Company within the limits of improvement plan. It is also observed that plot owners and constructors tend to agree on the rate of 50%.

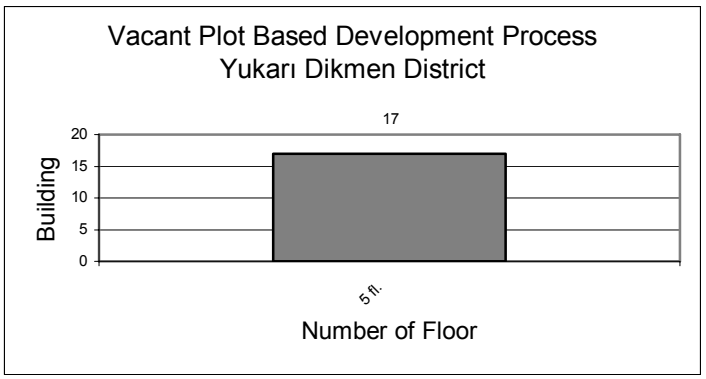


Figure 5. 146. Vacant Plot Based Development Process: Yukarı Dikmen District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	27660-3	A. Const. Co.	Sezer A.	5 fl.	Plot - 5 fl.	50%	4.6.2005

Table 5. 39. Evaluation of construction-certificate archieve in Yukarı Dikmen District: (Vacant Plot Based).

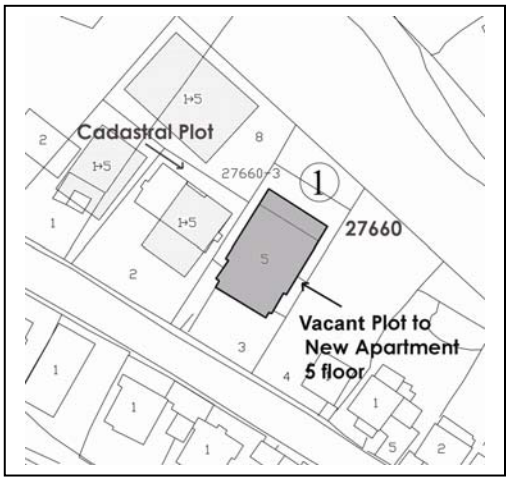


Figure 5. 147. Vacant Plot Based Development in 27660 B.Block and 3 Plot.

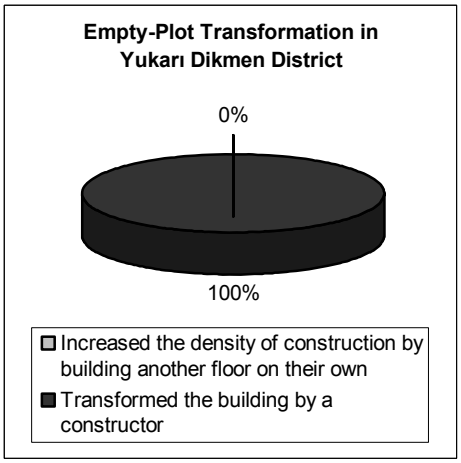


Figure 5. 148. Vacant-Plot Development in Yukarı Dikmen District.

3. Unaltered Buildings

Most of the buildings on which improvement plan has been applied within the boundaries of Yukarı Dikmen cannot be transformed. These buildings are impossible to be transformed with respect to their location, transformation, high density of construction and other factors. When the total number of the buildings is considered, the rate of the buildings that cannot be transformed reaches 83.8%. 93.2% of such buildings in Yukarı Dikmen region are one-floor buildings.

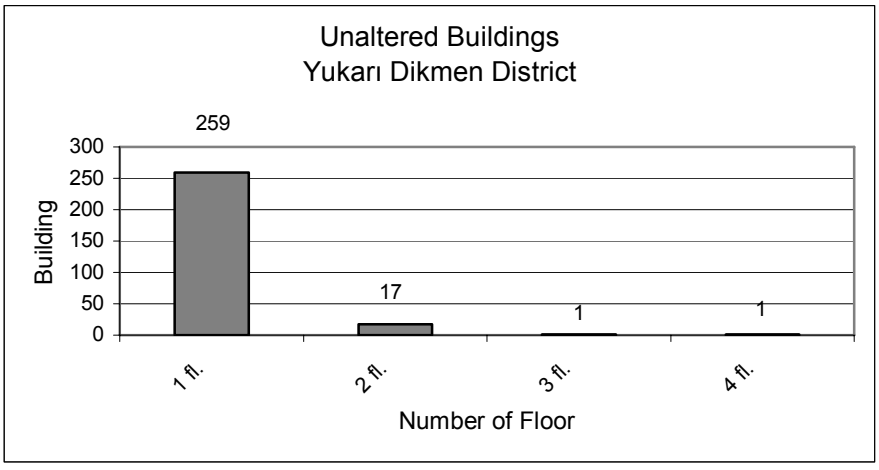


Figure 5. 149. Unaltered Buildings: Yukarı Dikmen District.

Figure 5. 150. Urban Transformation Process (1985-2005) Çankaya Municipality-Yukarı Dikmen District

Figure 5. 151. Buildings that are Investigated in Çankaya Municipality Construction Certificate Archive-Yukarı Dikmen District

5.3.6. Mürsel Uluç District

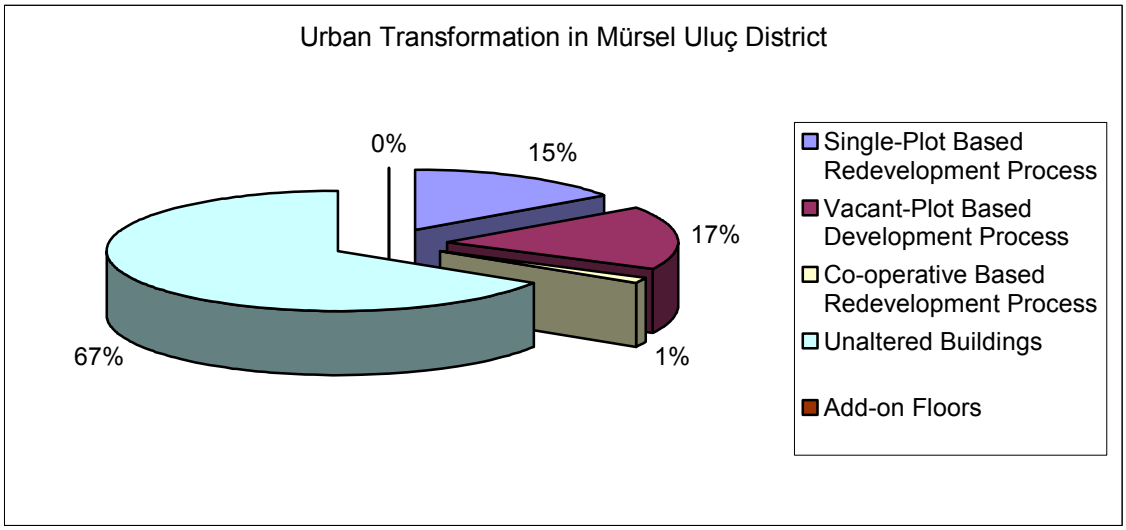


Figure 5. 152. Urban Transformation in Mürsel Uluç District.

1. Single-Plot Based Redevelopment Process

Single-plot based transformation covers 108 buildings and forms 15.4% of the total number of the buildings in Mürsel Uluç district. In a study of Çankaya Municipality construction-certificate archive, we often observe transformations from one floor to five floors, from two floor to five floors, which all reflect the increase in present density. Within the total number of single-plot based transformations, we see that 100% present themselves with a transformation from the first floor to the fifth. However, we see that this kind of transformation is usually realized by a constructor by pulling down an old building and reconstructing a new five floor apartment instead. It is seen that 100% of such single-plot buildings are built by a construction firm. The transformation works within the improvement plan at Mürsel Uluç are mostly realized by Taha, Korunak, Arıkan and Korucu Engineering and Construction Ltd. Company. In addition, it is also observed that plot and house owners and constructors agree at the rate of 44.

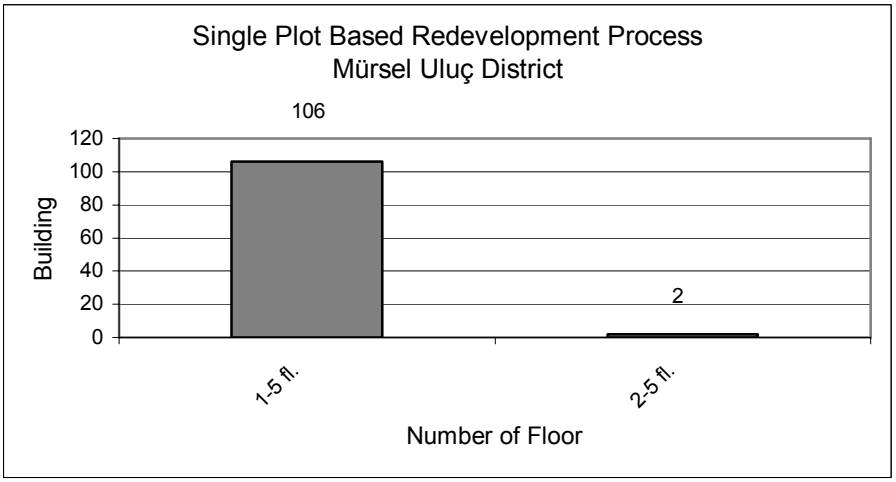


Figure 5. 153. Single Plot Based Redevelopment Process: Mürsel Uluç District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	27058-8	Hasan Ç.	Ali G.	5 fl.	1 fl. - 5 fl.	46%	13.09.1996
2	27080-2	T. Const.Co.	Halil A.	5 fl.	2 fl. - 7 fl.	42%	18.06.2001
3	27087-14	K. Const.Co.	Hüseyin G.	5 fl.	1 fl. - 5 fl.	41%	15.12.1997
4	27059-6	A. Const.Co.	Cengiz A.	5 fl.	1 fl. - 5 fl.	50%	14.8.1998
5	27054-13	K. Const.Co.	Ahmet Y.	5 fl.	1 fl. - 5 fl.	42%	11.04.2002

Table 5. 40. Evaluation of construction-certificate archieve in Mürsel Uluç District: (Single Plot Based).

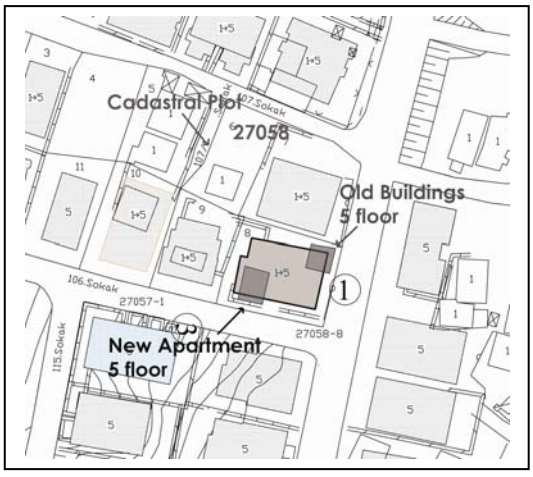


Figure 5. 154. Single-Plot Based Redevelopment in 27660 B.Block and 3 Plot.

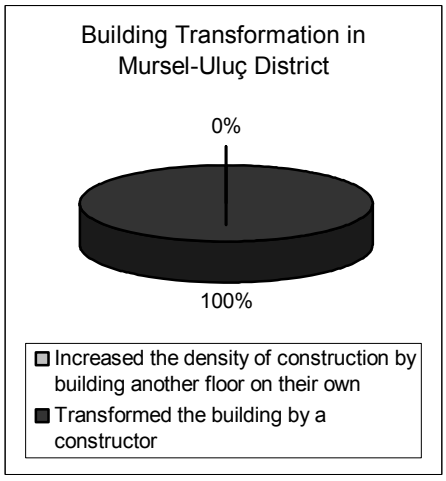


Figure 5. 155. Building Transformation in Mursel-Uluç District.

2. Vacant-Plot Based Development Process

In vacant-plot based transformation, Mürsel Uluç forms 17.0% of the total construction with 120 buildings. In a study of construction-certificate archive, it is seen that individuals tend to settle down in Mürsel Uluç region by building their houses by contractor. The transformation is realized from an empty plot to five floors. In this way,

we also see that 100% of the buildings are transformed from vacant plot to five floor apartments in the leadership of constructors. In fact, this rate shows a transformation organization. We often see that land owners and constructors make an agreement on the basis of a flat under the present conditions, and in this way, vacant plots are transformed to apartments. It seems that the transformation works in Mürsel Uluç are often realized by Karadoğan, Karababa, Kaya, Altıner and Sarıdağlar Engineering and Construction Ltd Company within the limits of improvement plan. It is also observed that plot owners and constructors tend to agree on the rate of 41%.

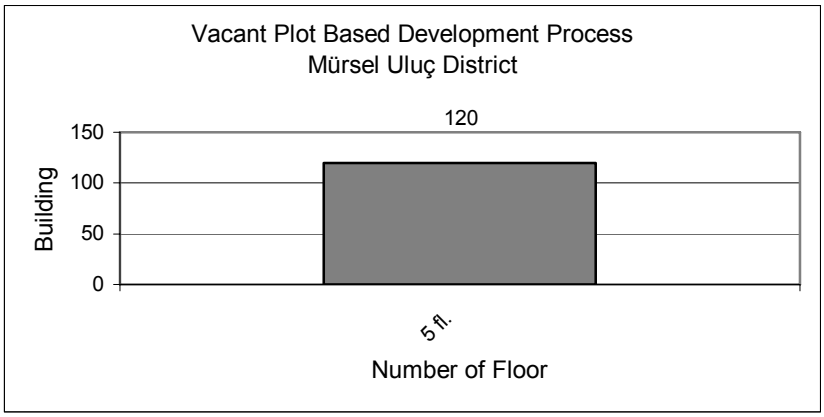


Figure 5. 156. Vacant Plot Based Development Process: Mürsel Uluç District.

	B.Block -Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	27103-8	K. Const.Co	Celalettin Ş.	5 fl.	Plot - 5 fl.	-	16.4.2001
2	27082-3	K. Const.Co.	Talat Ş.	5 fl.	Plot - 5 fl.	-	01.08.1995
3	27057-1	K. Const.Co.	Hacı A.	5 fl.	Plot - 5 fl.	-	26.04.1996
4	27046-3	K. Const.Co.	Serkan B.	5 fl.	Plot - 5 fl.	42%	17.09.1997
5	26814-4	A. Const.Co.	Mustafa D.	5 fl.	Plot - 5 fl.	40%	2.11.2001
6	27090-1	S. Const.Co.	Cihan A.	5 fl.	Plot - 5 fl.	42%	09.10.2000

Table 5. 41. Evaluation of construction-certificate archieve in Mürsel Uluç District: (Vacant Plot Based).

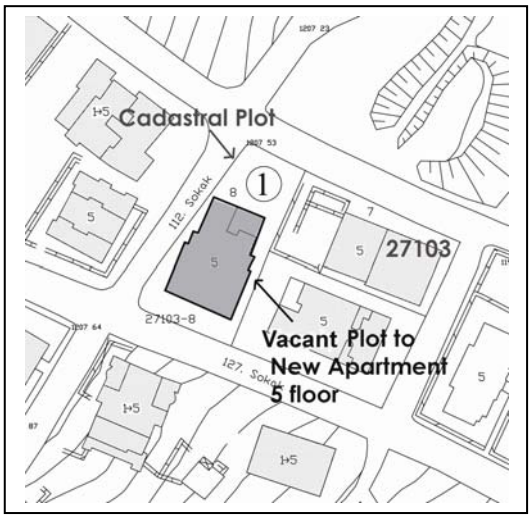


Figure 5. 157. Vacant Plot Based Development in 27103 B.Block and 8 Plot.

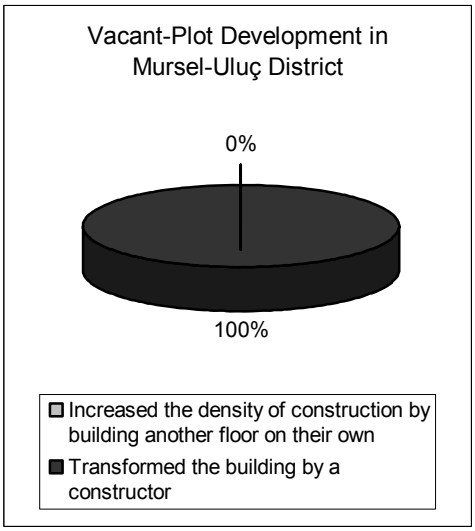


Figure 5. 158. Vacant-Plot Development in Mursel-Uluç District.

3. Co-operative Based Redevelopment Process

In co-operative based transformation, Mürsel Uluç region forms 1.0% of the total construction with 10 buildings. In a study of construction-certificate archive, this kind of transformation seems to be realized in the leadership of a co-operative on an empty land to build five, seven or nine-floor apartments. Co-operative based transformation includes land owners, constructors, and co-operative members. Co-operative based transformation works at Mürsel Uluç region are mostly realized by Menekşe Engineering and Construction Ltd Company within the limits of the improvement plan.

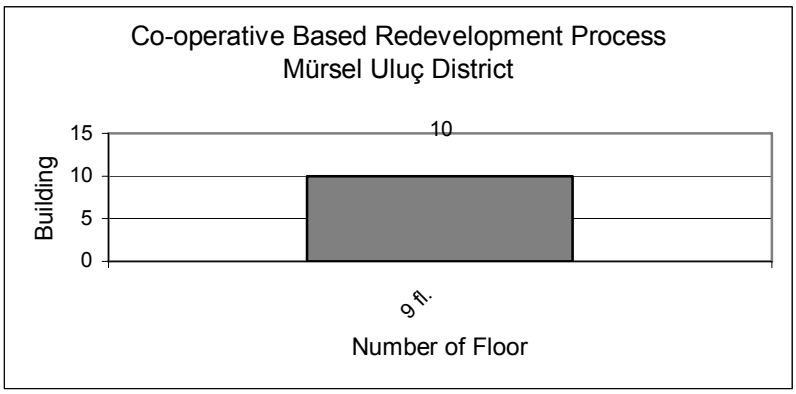


Figure 5. 159. Co-operative Based Redevelopment Process: Mürsel Uluç District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	27081-13	M. Cons.Co.	Y.Y.Koop.	9 fl.	1 fl.- 9 fl.	-	21.12.2000

Table 5. 42. Evaluation of construction-certificate archieve in Mürsel Uluç District: (Co-operative Based).

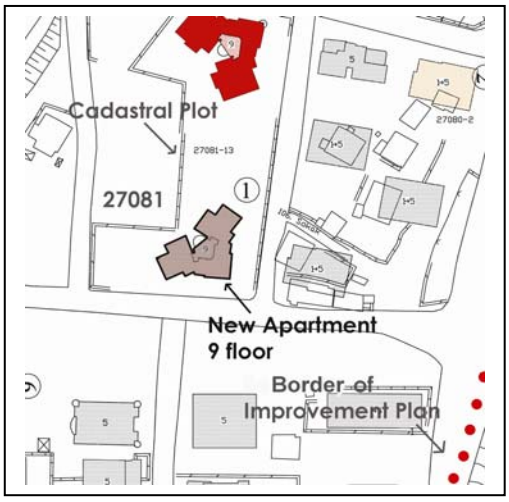


Figure 5. 160. Co-operative Based Redevelopment in 27081 B.Block and 13 Plot.

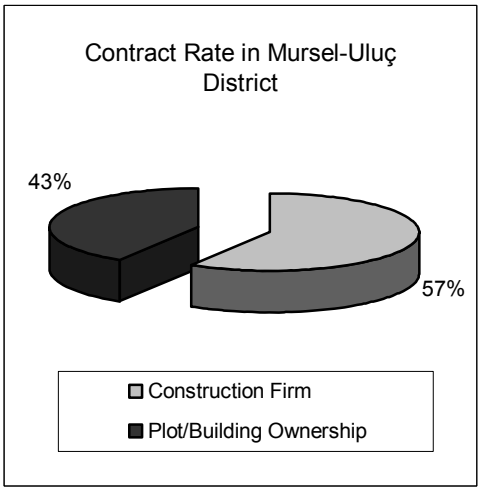


Figure 5. 161. Contract Rate in Mursel-Uluç District.

4. Unaltered Buildings

Most of the buildings on which improvement plan has been applied within the boundaries of Mürsel Uluç cannot be transformed. These buildings are impossible to be transformed with respect to their location, transformation, high density of construction and other factors. When the total number of the buildings is considered, the rate of the buildings that cannot be transformed reaches 66.6%. 93.5% of such buildings in Mürsel Uluç region are one-floor buildings.

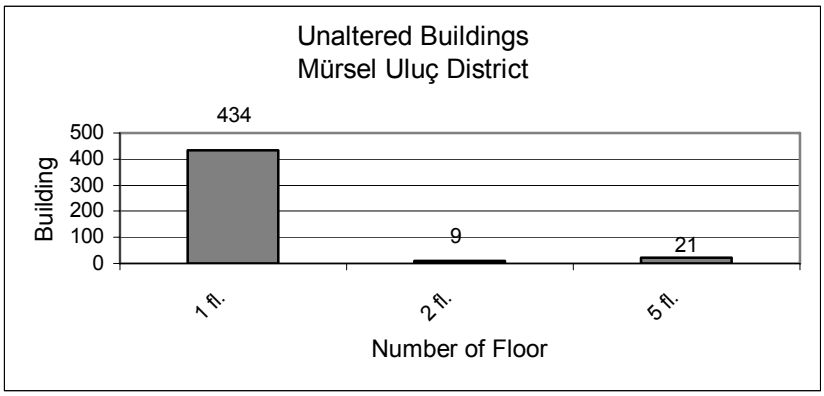


Figure 5. 162. Unaltered Buildings: Mürsel Uluç District.

Figure 5. 163. Urban Transformation Process (1985-2005) Çankaya Municipality-Mürsel Uluç District

Figure 5. 164. Buildings that are Investigated in Çankaya Municipality Construction Certificate Archive-MürselUluç District

5.3.7. Sancak District

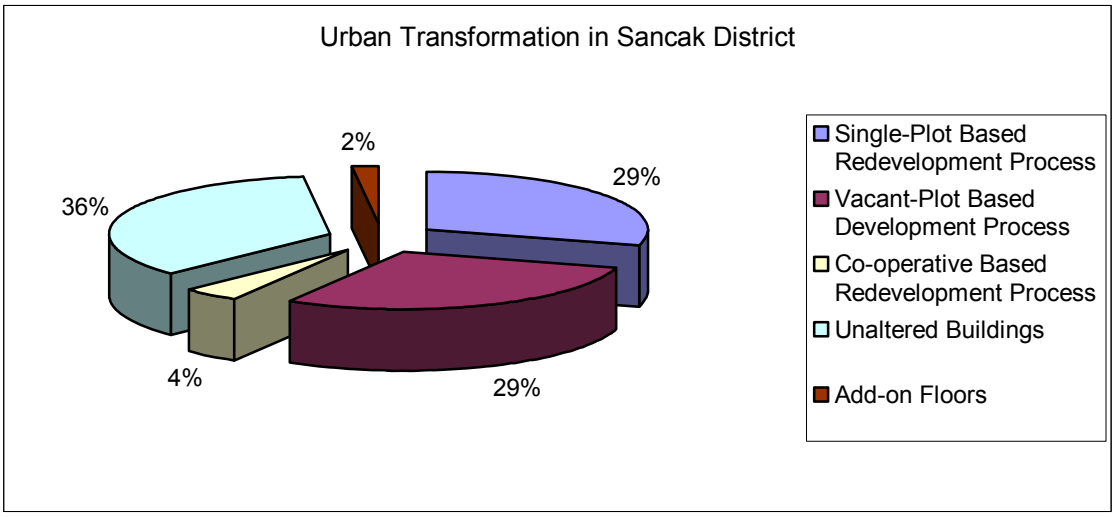


Figure 5. 165. Urban Transformation in Sancak District.

1. Single-Plot Based Redevelopment Process

Single-plot based transformation covers 230 buildings and forms 29.4% of the total number of the buildings in Sancak district. In a study of Çankaya Municipality construction-certificate archive, we often observe transformations from one floor to five floors, from two floors to five, which all reflect the redevelopment process in Sancak district. Within the total number of single-plot based transformations, we see, in Sancak region increased the density of construction by demolishing old buildings. However, we see that this kind of transformation is usually realized by a constructor by pulling down an old building and reconstructing a new five or seven floor apartment instead. It is seen that 100% of such single-plot buildings are built by a construction firm. The transformation works within the improvement plan at Sancak are mostly realized by Ören, Demir, Doğan, Yılmaz, Kırıkkaya, Gürler, Kayahan and Sarıkaya Engineering and Construction Ltd. Company. In addition, it is also observed that plot and house owners and constructors agree at the rate of 42.

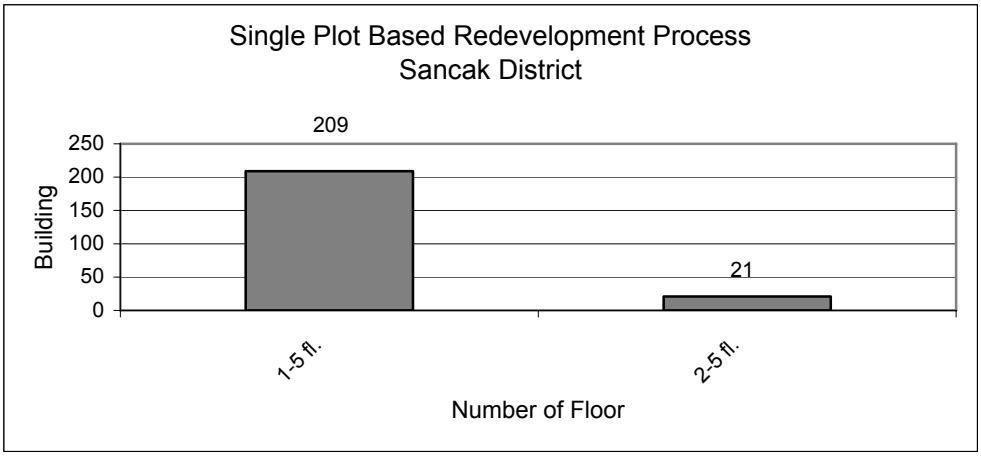


Figure 5. 166. Single Plot Based Redevelopment Process: Sancak District.

	B.Block -Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	25343-4	Ö.Const. Co.	Özcan D.	5 fl.	1 fl. - 5 fl.	42%	11.05.1995
2	25341-5	D. Const. Co.	İrfan K.	5 fl.	1 fl. - 5 fl.	42%	23.10.1992
3	25318-2	D. Const. Co.	İbrahim A.	5 fl.	1 fl. - 5 fl.	42%	21.08.1997
4	25332-5	-	Özcan S.	5 fl.	1 fl. - 5 fl.	42%	22.09.1998
5	25318-2	Y. Const. Co.	Şeref B.	5 fl.	2 fl. - 5 fl.	43%	12.05.1998
6	25309-6	K. Const.	Nisa S.	5 fl.	2 fl. - 5 fl.	42%	16.2.2001
7	25320-1	G. Const. Co.	Ramazan Y.	5 fl.	1 fl. - 5 fl.	40%	19.12.2004
8	25322-1	K. Const.	Cihan A.	5 fl.	1 fl. - 5 fl.	43%	9.10.2002
9	25356-1	D. Const.Co.	Erhan Ç.	5 fl.	1 fl. - 5 fl.	42%	19.11.2001
10	25356-2	D. Const.Co.	Mehmet Ç.	5 fl.	1 fl. - 5 fl.	42%	4.07.2002
11	25331-2	S. Const.Co	Yeliz T.	5 fl.	1 fl. - 5 fl.	42%	24.03.2001
12	25344-5	K. Const.Co.	Ahmet S.	5 fl.	1 fl. - 5 fl.	43%	28.7.1995

Table 5. 43. Evaluation of construction-certificate archieve in Sancak District: (Single Plot Based).

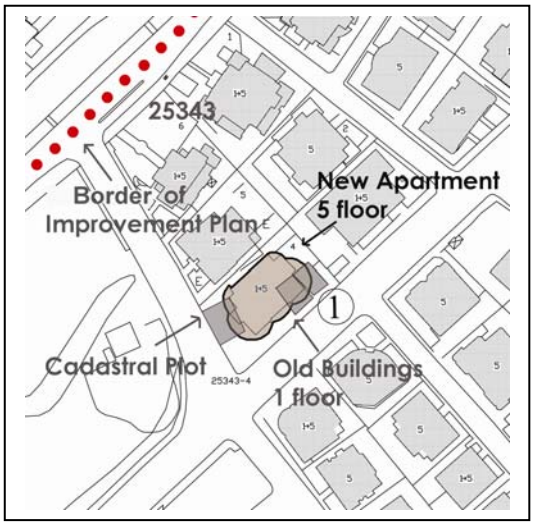


Figure 5. 167. Single-Plot Based Redevelopment in 25343 B.Block and 4 Plot.

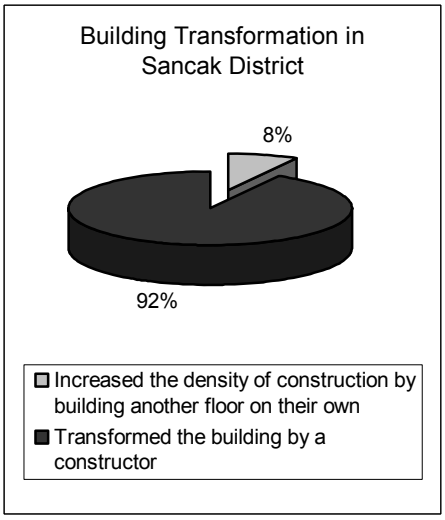


Figure 5. 168. Building Transformation in Sancak District.

2. Vacant-Plot Based Development Process

In vacant-plot based transformation, Sancak forms 29.1% of the total construction with 228 buildings. In a study of construction-certificate archive, it is seen that individuals tend to settle down in Sancak region by building their houses by contractor. The transformation is realized from a vacant plot to five floors. In this way, we also see that 100% of the buildings are transformed from vacant plot to five floor apartments in the leadership of constructors. In fact, this rate shows a transformation organization. We often see that land owners and constructors make an agreement on the basis of a flat under the present conditions, and in this way, vacant plots are transformed to apartments. It seems that the transformation works in Sancak are often realized by Alçın, Kutay, Gökkaya, Karababa, Çetin, Yozgatlı and Başaran Engineering and Construction Ltd Company within the limits of improvement plan. It is also observed that plot owners and constructors tend to agree on the rate of 41%.

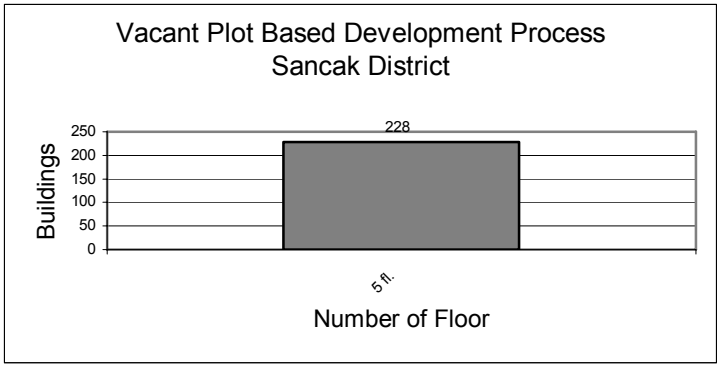


Figure 5. 169. Vacant Plot Based Development Process: Sancak District.

	B.Block -Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	25339-5	A. Const.Co.	Mehmet Y.	5 fl.	Plot - 5 fl.	40%	18.4.1994
2	25337-2	-	Suha Y.	5 fl.	Plot - 5 fl.	40%	21.4.2002
3	25328-5	K. Const.Co.	Cemal A.	5 fl.	Plot - 5 fl.	40%	11.07.2001
4	25306-5	G. Const.Co.	Hüseyin G.	5 fl.	Plot - 5 fl.	-	27.5.2003
5	25303-9	K. Const.Co.	Hasan T.	5 fl.	Plot - 5 fl.	42%	17.02.1998
6	25293-2	-	Hüseyin L.	5 fl.	Plot - 5 fl.	40%	11.05.1995
7	25285-6	B. Const.Co.	Haydar Ç.	5 fl.	Plot - 5 fl.	42%	04.8.1997
8	25276-1	Ç. Const.Co.	Saadet M.	5 fl.	Plot - 5 fl.	40%	25.9.1991
9	25300-4	Y. Const.Co.	Mustafa Y.	5 fl.	Plot - 5 fl.	40%	25.07.1998
10	25315-3	-	Murat A.	5 fl.	Plot - 5 fl.	42%	15.02.2001
11	25341-3	B. Const.Co.	Mahmut B.	5 fl.	Plot - 5 fl.	40%	22.1.1998

Table 5. 44. Evaluation of construction-certificate archieve in Sancak District: (Vacant Plot Based).

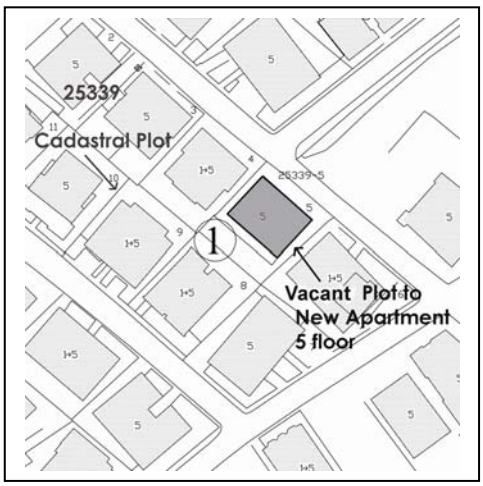


Figure 5. 170. Vacant Plot Based Development in 25339 B.Block and 5 Plot.

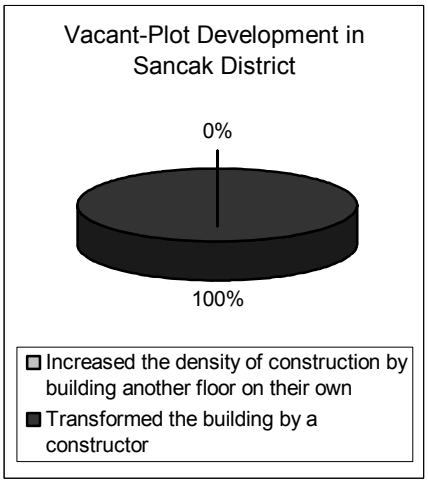


Figure 5. 171. Vacant-Plot Development in Sancak District.

3. Co-operative Based Redevelopment Process

In co-operative based transformation, Sancak region forms 3.9% of the total construction with 34 buildings. In a study of construction-certificate archive, this kind of transformation seems to be realized in the leadership of a co-operative on a vacant land to build five, nine or nine-twelve floor apartments. Co-operative based transformation includes land owners, constructors, and co-operative members. Co-operative based transformation works at Sancak region are mostly realized by Sarıdağlar and MESA Engineering and Construction Ltd Company within the limits of the improvement plan.

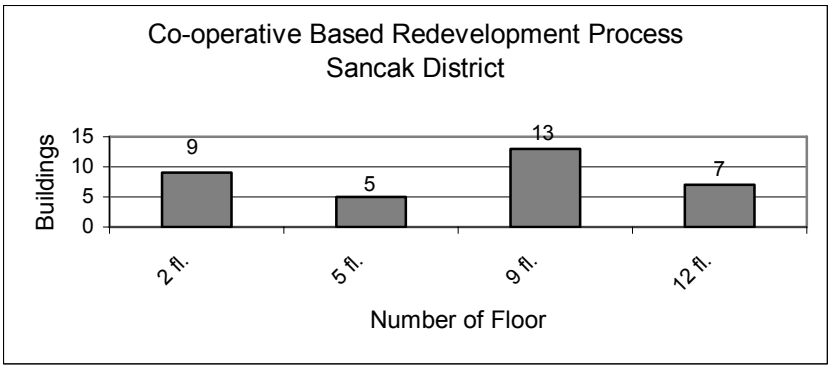


Figure 5. 172. Co-operative Based Redevelopment Process: Sancak District.

	B.Block -Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	25319-1	S. Const.Co.	Ç.Y. Koop.	9 fl.	1 fl. - 9 fl.	-	8.11.1991
2	28407-7	M. Const.Co.	B. K. Koop.	12 fl.	Plot - 12 fl.	-	26.06.2002

Table 5. 45. Evaluation of construction-certificate archieve in Sancak District: (Co-operative Based).

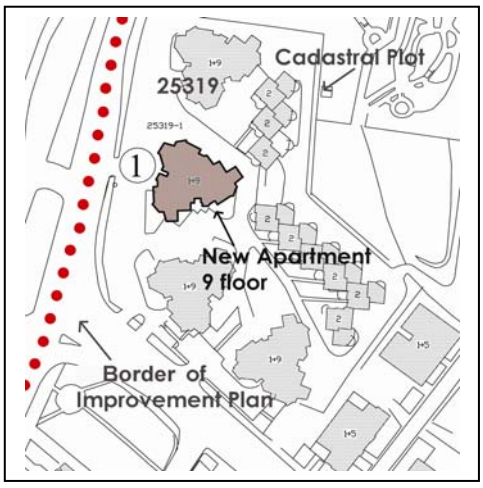


Figure 5. 173. Co-operative Based Redevelopment in 25319 B.Block and 1 Plot.

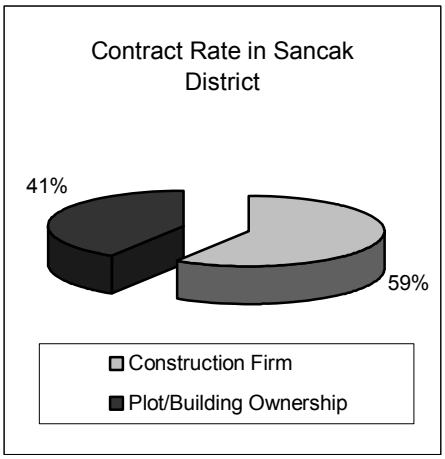


Figure 5. 174. Contract Rate in Sancak District.

4. Add-on Floors

Add-on floors based development covers 15 buildings and forms 1.9% of the total number of the buildings in Sancak district. In a study of Çankaya Municipality construction-certificate archive, we often observe transformations from one floor to five floors, from two floors to five and from three to five floors, which all reflect the increase in present density. Within the total number of add-on floors based transformations, we see, in Sancak region increased the density of construction by building another floor on their own.

	B.Block -Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	25318-2	-	Nihat B.	5 fl.	2 fl. - 5 fl.	-	11.07.1994
2	25309-6	-	Kerim T.	5 fl.	2 fl. - 5 fl.	-	26.6.2001

Table 5. 46. Evaluation of construction-certificate archieve in Sancak District: (Add-on Floors).

5. Unaltered Buildings

Most of the buildings on which improvement plan has been applied within the boundaries of Sancak cannot be transformed. These buildings are impossible to be transformed with respect to their location, transformation, high density of construction and other factors. When the total number of the buildings is considered, the rate of the buildings that cannot be transformed reaches 36.2%. 88% of such buildings in Sancak region are one-floor buildings.

Figure 5. 175. Urban Transformation Process (1985-2005) Çankaya Municipality-Sancak District

Figure 5. 176. Buildings that are Investigated in Çankaya Municipality Construction Certificate Archive-Sancak District

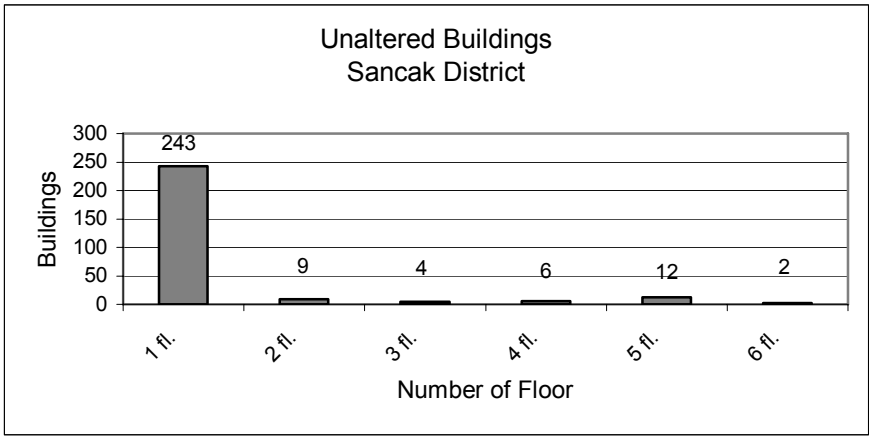


Figure 5. 177. Unaltered Buildings: Sancak District.

5.3.8. Boztepe District

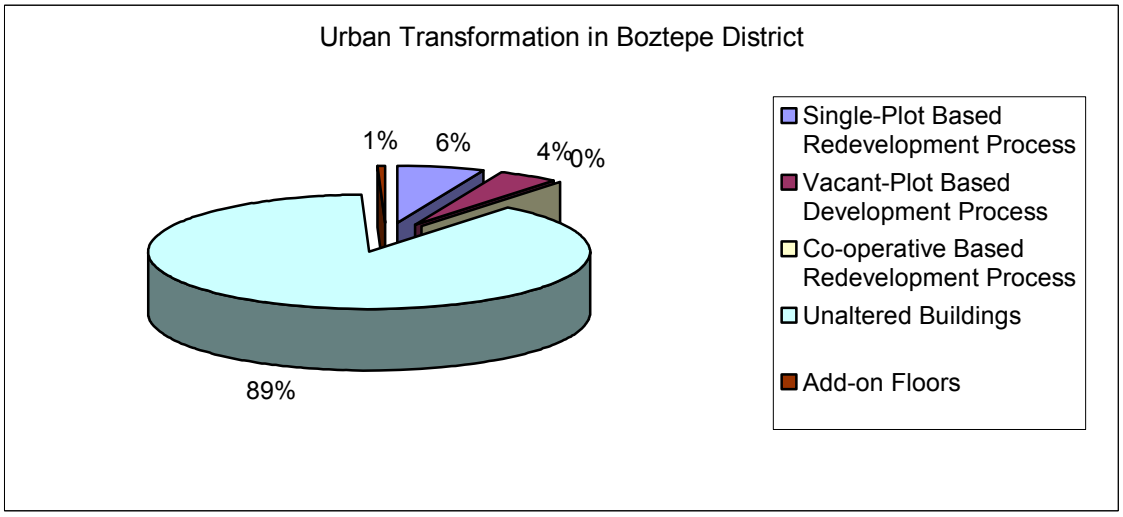


Figure 5. 178. Urban Transformation in Boztepe District.

1. Single-Plot Based Redevelopment Process

Single-plot based redevelopment process covers 56 buildings and forms 6.3% of the total number of the buildings in Boztepe district. In a study of Çankaya Municipality construction-certificate archive, we often observe transformations from one floor to five floors, from two floors to five which all reflect the redevelopment process in Boztepe district. Within the total number of single-plot based transformations, we see in Sancak region increased the density of construction by demolishing old buildings. However, we see that this kind of transformation is usually realized by a constructor by pulling down an old building and reconstructing a new five or seven floor apartment instead. It is seen that 100% of such single-plot buildings are built by a construction firm. The transformation works within the improvement plan at Boztepe are mostly realized by

Altınışık, Karababa, Ekpa, Yılmaz, Kırıkkaya, Gürler, Kayahan and Sarıkaya Engineering and Construction Ltd. Company. In addition, it is also observed that plot and house owners and constructors agree at the rate of 42.

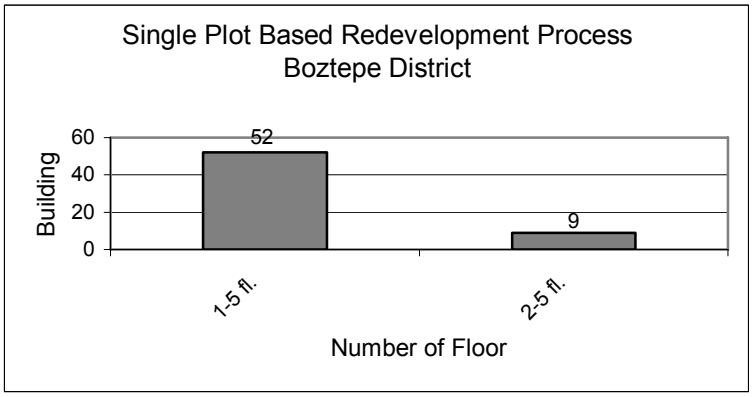


Figure 5. 179. Single Plot Based Redevelopment Process: Boztepe District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	26528-15	A. Const.Co.	Mehmet D.	5 fl.	1 fl. - 5 fl.	40%	16.09.2003
2	26530-26	K. Const.Co.	Aysel Ö.	5 fl.	1 fl. - 5 fl.	42%	21.02.1995
3	26476-12	E. Const.Co.	Ender G.	5 fl.	1 fl. - 5 fl.	43%	13.09.1997

Table 5. 47. Evaluation of construction-certificate archieve in Boztepe District: (Single Plot Based).

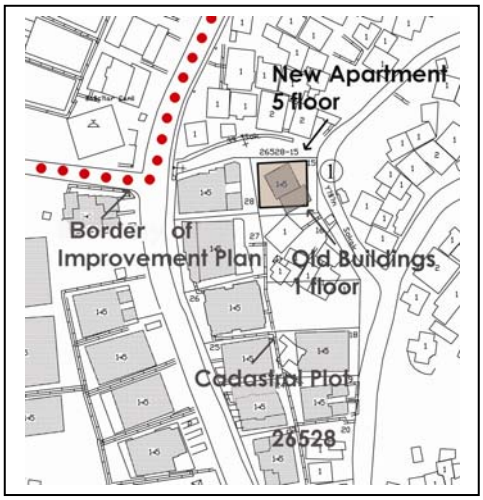


Figure 5. 180. Single-Plot Based Redevelopment in 26528 B.Block and 15 Plot.

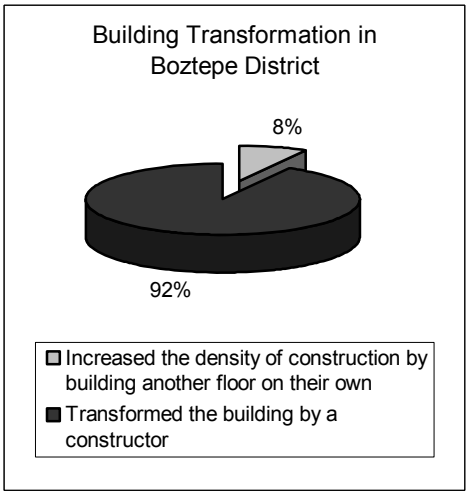


Figure 5. 181. Building Transformation in Boztepe District.

2. Vacant-Plot Based Development Process

In vacant-plot based transformation, Boztepe forms 4.1% of the total construction with 39 buildings. In a study of construction-certificate archive, it is seen that individuals tend to settle down in Boztepe region by building their houses by

contractor. The transformation is realized from a vacant plot to five floors. In this way, we also see that 100% of the buildings are transformed from vacant plot to five floor apartments in the leadership of constructors. In fact, this rate shows a transformation organization. We often see that land owners and constructors make an agreement on the basis of a flat under the present conditions, and in this way, vacant plots are transformed to apartments. It seems that the transformation works in Boztepe are often realized by Mehtur and Tunç Engineering and Construction Ltd Company within the limits of improvement plan. It is also observed that plot owners and constructors tend to agree on the rate of 41%.

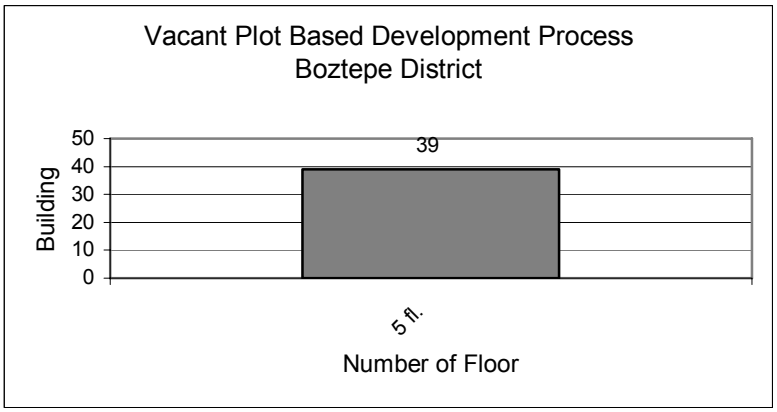


Figure 5. 182. Vacant Plot Based Development Process: Boztepe District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	7210-32	M. Const.Co.	Hulki Ö.	5 fl.	Plot - 5 fl.	42%	4.11.1998
2	26530-26	T. Const.Co.	Niyazi A.	5 fl.	Plot - 5 fl.	40%	18.8.1994

Table 5. 48. Evaluation of construction-certificate archieve in Boztepe District: (Vacant Plot Based).

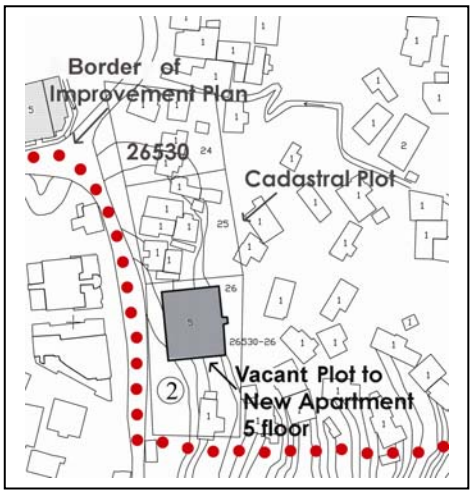


Figure 5. 183. Vacant Plot Based Development in 26530 B.Block and 26 Plot.

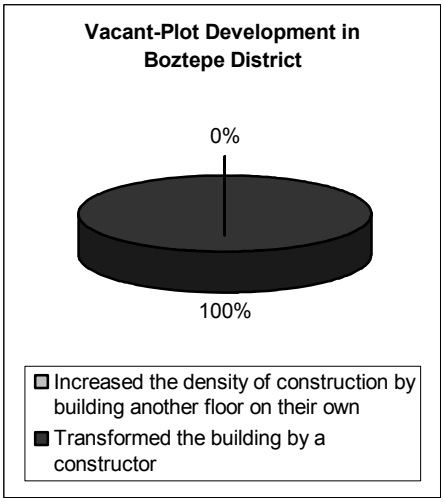


Figure 5. 184. Vacant-Plot Development in Boztepe District.

3. Co-operative Based Redevelopment Process

In co-operative based transformation, Boztepe region forms 0.1% of the total construction with 1 building. In a study of construction-certificate archive, this kind of transformation seems to be realized in the leadership of a co-operative on an empty land to build ten floor apartments. Co-operative based transformation includes land owners, constructors, and co-operative members. Co-operative based transformation works at Boztepe region are mostly realized by Cansın Engineering and Construction Ltd Company within the limits of the improvement plan.

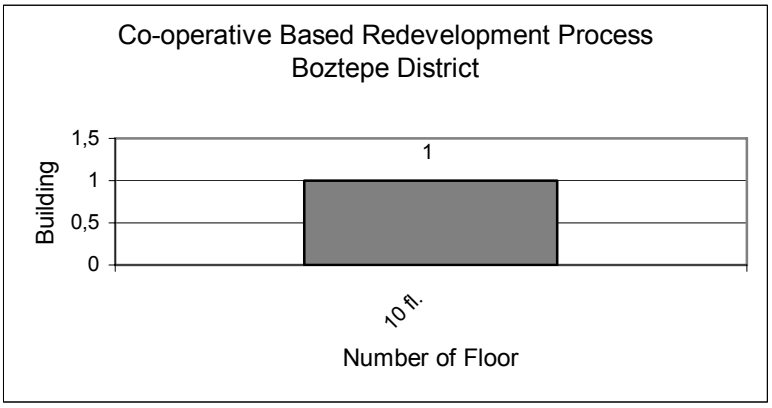


Figure 5. 185. Co-operative Based Redevelopment Process: Boztepe District.

	B.Block -Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	7212-38	C.Const.Co.	G. Y. Koop.	9 fl.	1 fl. - 9 fl.	-	8.11.1991

Table 5. 49. Evaluation of construction-certificate archieve in Boztepe District: (Co-operative Based).

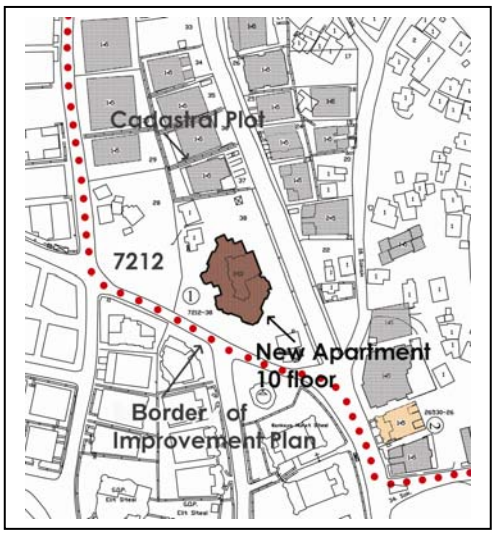


Figure 5. 186. Co-operative Based Redevelopment in 25319 B.Block and 1 Plot.

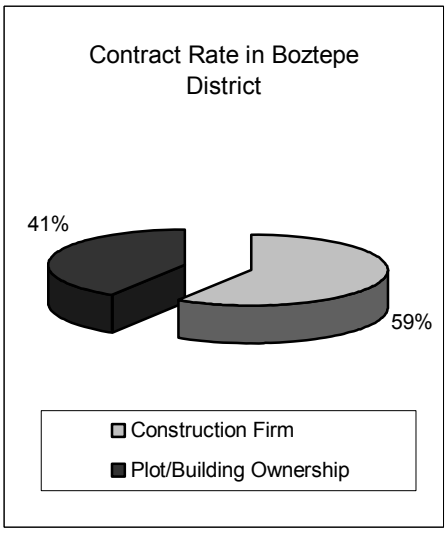


Figure 5. 187. Contract Rate in Sancak District.

4. Add-on Floors

Add-on Floors based development process covers 5 buildings and forms 0.6% of the total number of the buildings in Boztepe district. In a study of Çankaya Municipality construction-certificate archive, we often observe transformations from two floor to five floors which all reflect the add-on floors development in Boztepe district. Within the total number of add-on floors based transformations, we see, in Boztepe region increased the density of construction by building another floor on their own.

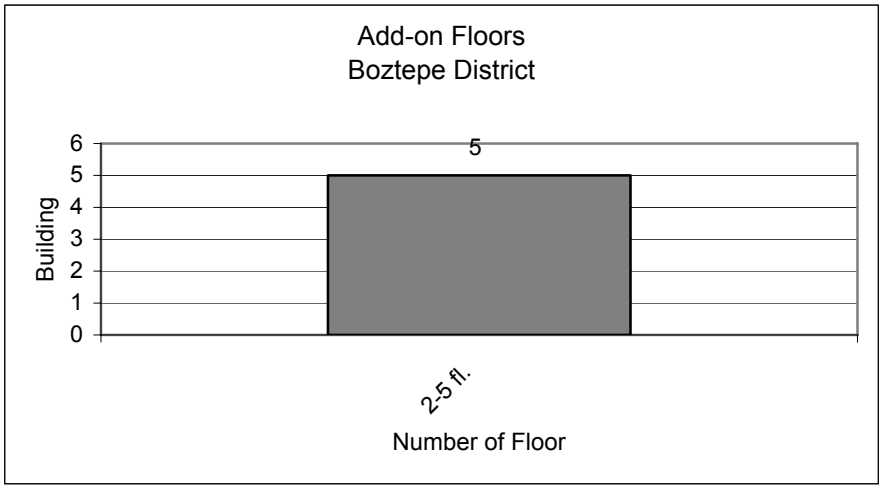


Figure 5. 188. Add-on Floors Development: Boztepe District.

	B.Block-Plot	Construction Firm	Plot/Building Ownership	Building Permit	Building Transformation	Contract Rate	B. Permit Date
1	26528-15	-	Hasan D.	5 fl.	2 fl. - 5 fl.	-	11.29.1993

Table 5. 50. Evaluation of construction-certificate archieve in Boztepe District: (Add-on Floors).

5. Unaltered Buildings

Most of the buildings on which improvement plan has been applied within the boundaries of Boztepe cannot be transformed. These buildings are impossible to be transformed with respect to their location, transformation, high density of construction and other factors. When the total number of the buildings is considered, the rate of the buildings that cannot be transformed reaches 89%. 89.2% of such buildings in Boztepe region are one-floor buildings.

Figure 5. 189. Urban Transformation Process (1985-2005) Çankaya Municipality Boztepe District

Figure 5. 190. Buildings that are Investigated in Çankaya Municipality Construction Certificate Archive-Boztepe District

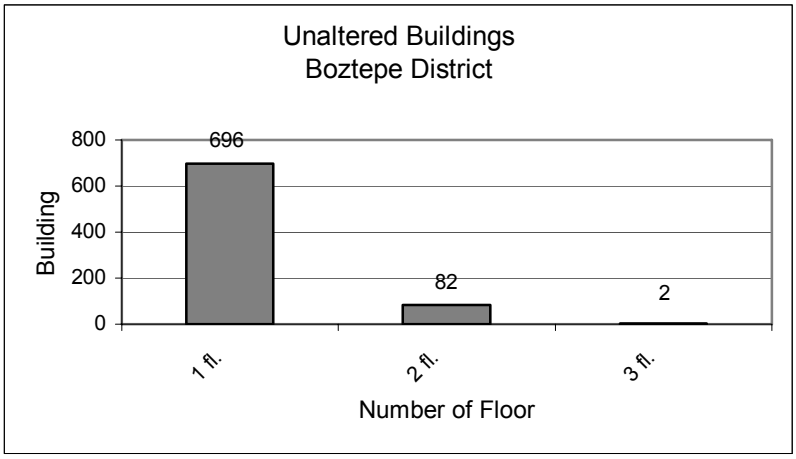


Figure 5. 191. Unaltered Buildings: Boztepe District.

5.4. Evaluation of Urban Transformation Processes in Konak and Çankaya Municipality

When the urban transformation processes in two municipalities are investigated, we see that whereas the single-plot based transformation rate is 25.4% in Konak Municipality, the same rate is 15.5% in Çankaya Municipality. Similarly, whereas empty-plot based transformation rate is 39.2% Konak Municipality, it is 20.2% in Çankaya Municipality. On the other hand, co-operative based transformation rate is 1.5% in Konak Municipality, this rate is 2.5% in Çankaya Municipality. In fact, the reason why single-plot and empty-plot transformation rates turn out to be high in Konak Municipality is that house owners tend to increase the construction densities by building an extra flat on their own. In Çankaya Municipality, it is generally observed that transformation is realized by constructors by demolishing the old buildings and reconstructing the new ones.

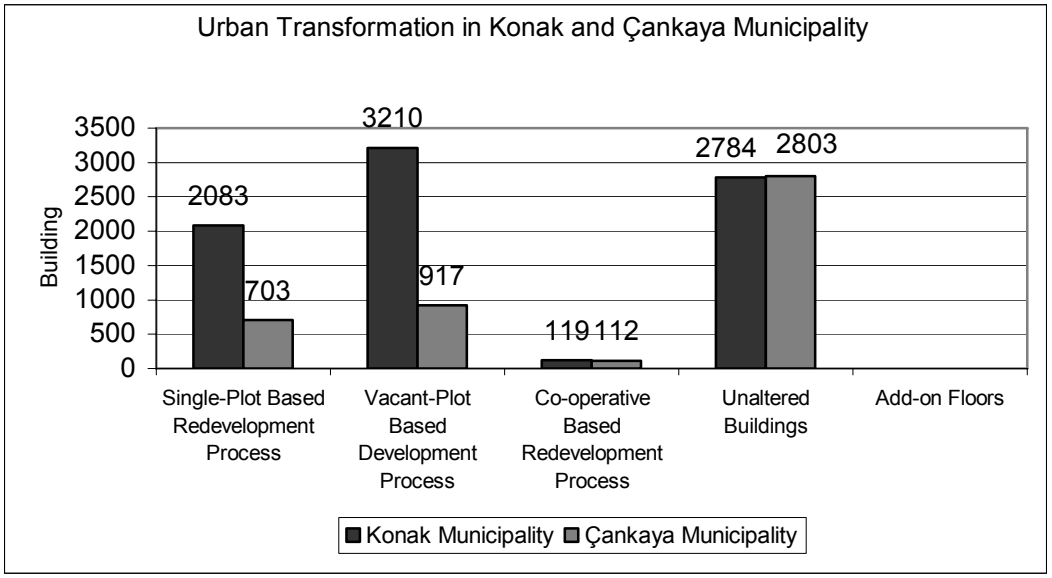


Figure 5. 192. Urban Transformation in Konak and Çankaya Municipality.

5.4.1. Single-Plot Based Redevelopment Process in Konak and Çankaya Municipality

We get interesting results when we have a look at single-plot based transformation from the point of both municipalities. When we investigate the buildings which have transformed since 1986 onwards within the boundaries of Konak Municipality where an improvement plan has been applied, we see that the house owners increased the construction densities by building an extra on their own in 86.7 percent of the total buildings. On the other hand, only the remaining 13.3% of the buildings are seen to be transformed in the pioneer of constructors by knocking down the old buildings and rebuilding in order to construct 5, 6, or 7-storey apartments in an organized way. However, within the boundaries of Çankaya Municipality, we see that this turns out to occur just in the opposite way. It is seen that 96 percent of the buildings which transformed in single-plot had been transformed into 5 or 7 storey apartments in an organized way (entrepreneurs - plot/building owner) in the leadership of a constructor by knocking down the old one or two-storey buildings. In contrast to Konak Municipality, it is observed that only a 4 percent of the building owners tend to build an extra flat. As a result, whereas single-plot based transformation rate of old buildings into apartments occurs at a low rate within the boundaries of Konak Municipality, there seems to be a very fast transformation in Çankaya Municipality and

this clearly proves that the buildings that fall into this group (single-plot transformation) within the boundaries of Çankaya Municipality, where an improvement plan has been applied in squatter/illegally constructed areas, realized this transformation process in high rates by co-operating with other squatters in the leadership of constructors. Naturally, the low rate of squatters and illegally-constructed areas within Çankaya Municipality and that most of them were one-storey and were built as shelter are other factors in this high rate of transformation.

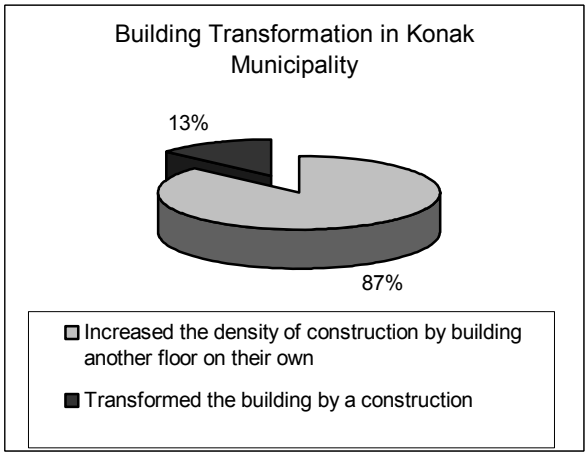


Figure 5. 193. Building Transformation in Konak Municipality.

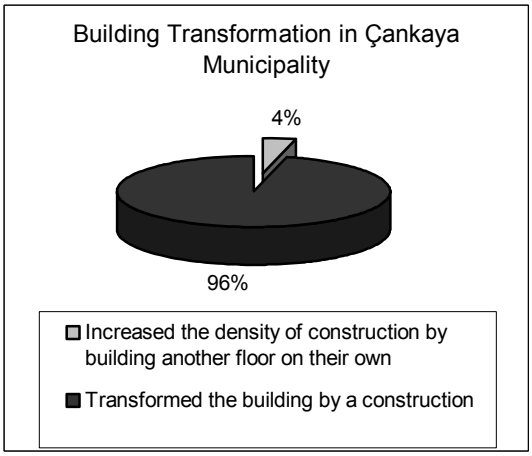


Figure 5. 194. Building Transformation in Çankaya Municipality.

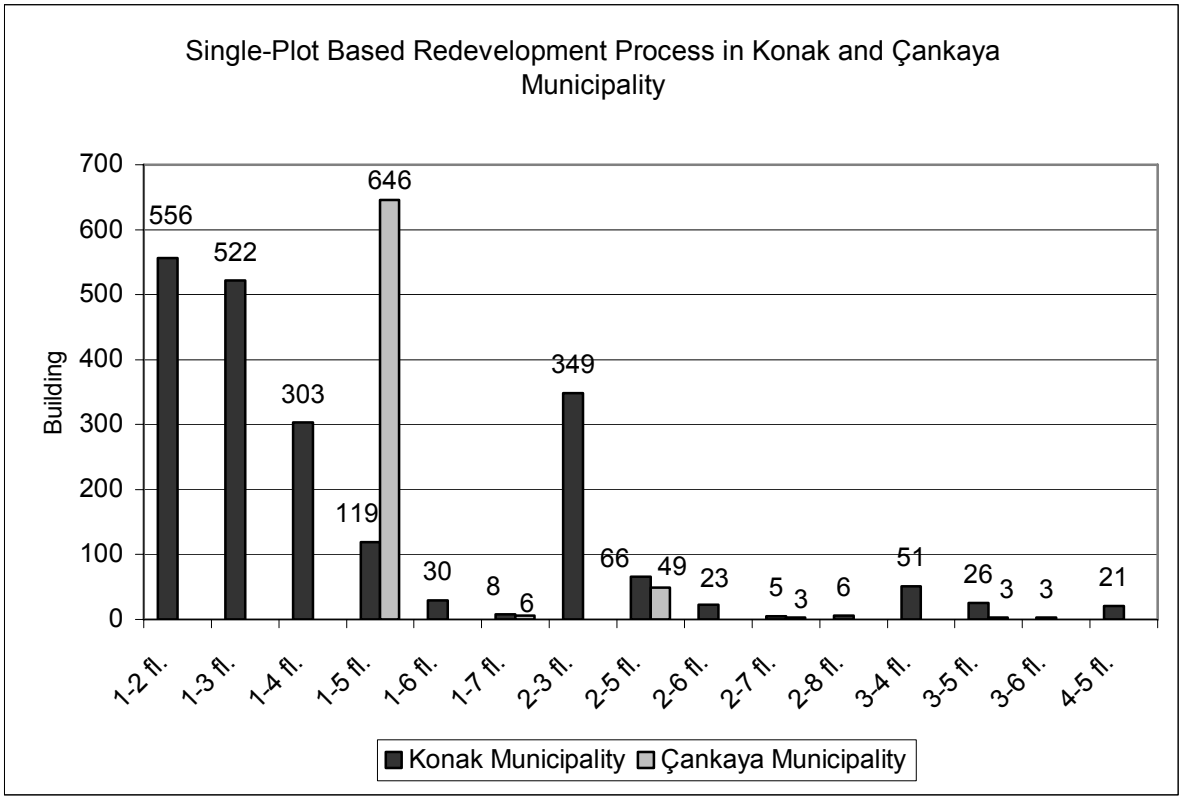


Figure 5. 195. Single-Plot Based Redevelopment Process in Konak and Çankaya Municipality.

5.4.2. Vacant-Plot Based Development Process in Konak and Çankaya Municipality

Also, in empty-plot transformation, similar to single-plot based transformation within the boundaries of Konak Municipality, we see that land owners tend to build their own building on the same plot to be one, two, three, or four-storey buildings. Within the boundaries of the improvement plan of Konak Municipality, whereas the rate of buildings constructed on empty-plot by land owners turns out to be 85.5%, the remaining 14.5% was transformed into apartments in the partnership of building owners and constructors. However, within the boundaries of Çankaya Municipality, it is observed that only 4.3% of the land owners constructed their buildings on empty plot on their own. The remaining 95.7% was transformed into apartments in an organized way in the partnership of land owners and constructors. It is seen that a very high rate of transformation from empty plot into apartments has been realized as part of empty-plot based transformation within the boundaries of Çankaya Municipality. Although the empty plots have similar characteristics in both municipalities, it is seen that the type of transformation is different, and that we observe a more individual type of transformation within the boundaries of Konak Municipality which produces its own solution.

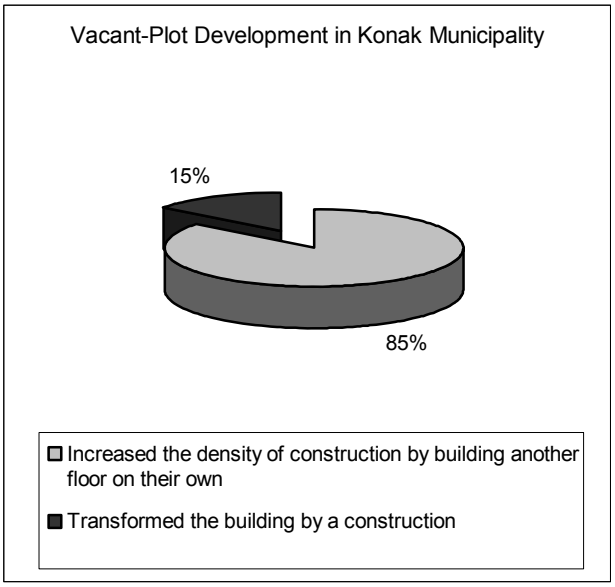


Figure 5. 196. Vacant-Plot Development in Konak Municipality.

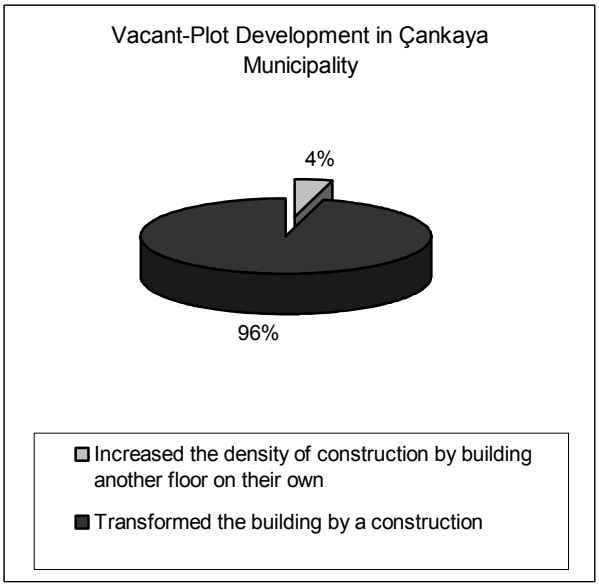


Figure 5. 197. Vacant-Plot Development in Çankaya Municipality.

As can be seen in the graphics below, the buildings constructed on empty plot within squatter/illegally constructed areas within the boundaries of improvement plan of Konak Municipality were mostly built to become one, two, three and four-storey buildings. However, in contrast to this, in similar regions within the boundaries of Çankaya Municipality, we see a transformation of buildings into five or seven-storey apartments. This proves that there are two different processes of transformation within the two municipalities.

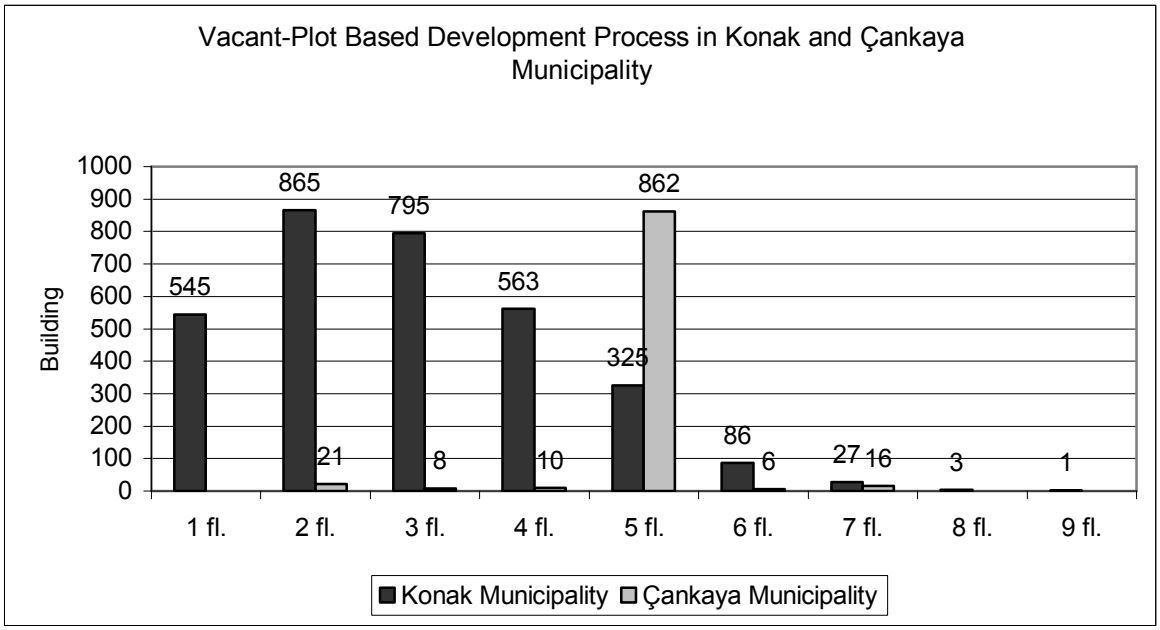


Figure 5. 198. Vacant-Plot Based Development Process in Konak and Çankaya Municipality.

5.4.3. Co-operative Based Redevelopment Process in Konak and Çankaya Municipality

It is seen that there is a transformation into five, six, seven, and eight-storey apartments in both municipalities when co-operative based transformation is concerned. Although co-operative based transformation is realized on empty lands in general, there are also cooperatives in which old one-storey buildings are knocked down to build the new ones, though rarely. In general, it is seen that old property and land owners tend to sign contracts with constructors at the rate of 41-42% in both municipalities.

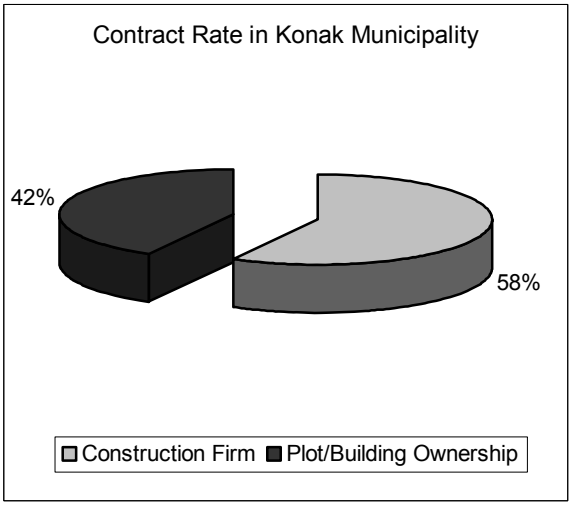


Figure 5. 199. Contract Rate in Konak Municipality.

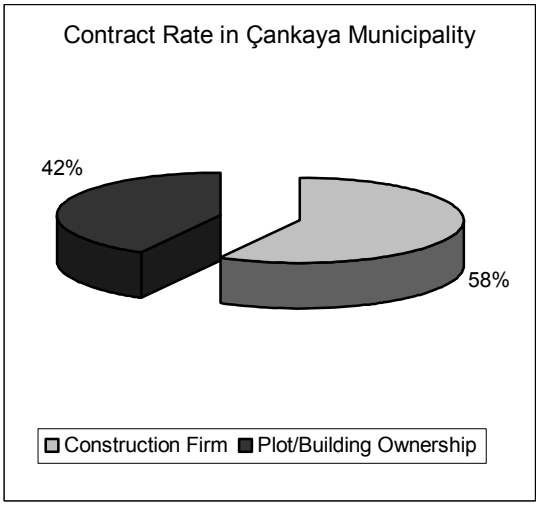


Figure 5. 200. Contract Rate in Çankaya Municipality.

When we have a look at the rates in general, whereas the rate of cooperative-based transformation in squatter / illegally-constructed areas where an improvement plan has been applied within the boundaries of Çankaya Municipality is 2.5%, the same rate for cooperative-based transformation within the boundaries of Konak Municipality turns out to be 1.5%. The following graphics clearly presents the cooperative-based transformation in both municipalities. According to the graphics, we can see that whereas there are five, six, and seven-storey buildings in Konak Municipality, there seem to be five, nine, and twelve-storey buildings in Çankaya Municipality.

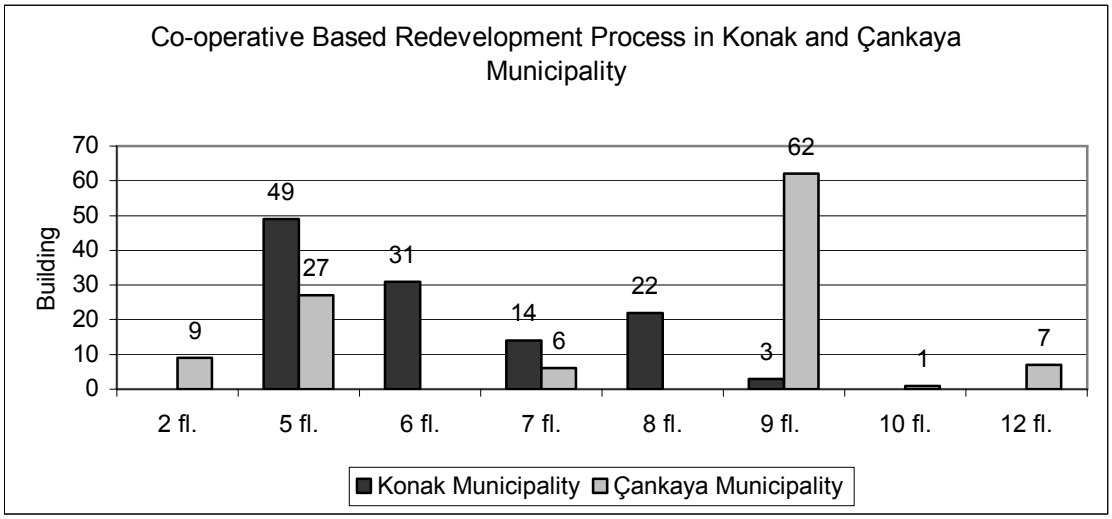


Figure 5. 201. Co-operative Based Redevelopment Process in Konak and Çankaya Municipality.

5.4.4. Unaltered Buildings in Konak and Çankaya Municipality

In both regions, when we have a look at the buildings which have not transformed, the rate of one-storey buildings turns out to be 61.5% in Konak Municipality and 93.5% in Çankaya Municipality. On the other hand, whereas Çankaya Municipality contains mostly one-story buildings, Konak Municipality comes out with one, two, and three-storey buildings. With respect to both the location of the buildings in both municipalities and other factors, the transformation of these buildings has not been realized yet. However, it seems that the transformation of one-storey buildings is realized more quickly; therefore, the rate of transformation in the boundaries of Çankaya Municipality appears to be higher when compared with Konak Municipality.

As can be clearly seen in the following graphics, the squatters in the boundaries of Çankaya Municipality are one-storey. However, in the boundaries of Konak Municipality, the buildings show difference with one, two, and three storeys. As mentioned before, one-storey buildings in Çankaya Municipality own a roof and reflect the purpose of shelter; and such buildings show a different form in Izmir. In this sense, we see a high density in the boundaries of Izmir-Konak Municipality. This seems to come up as a great obstacle that makes the transformation process tougher, which is already difficult. Hence, it is clear that the rapid transformation process realized within the boundaries of Çankaya Municipality cannot be realized in a short time in Konak Municipality. Transformation can only be realized on empty lands that belong to the Treasury, as TOKI has realized so far (Uzundere Urban Transformation Project).

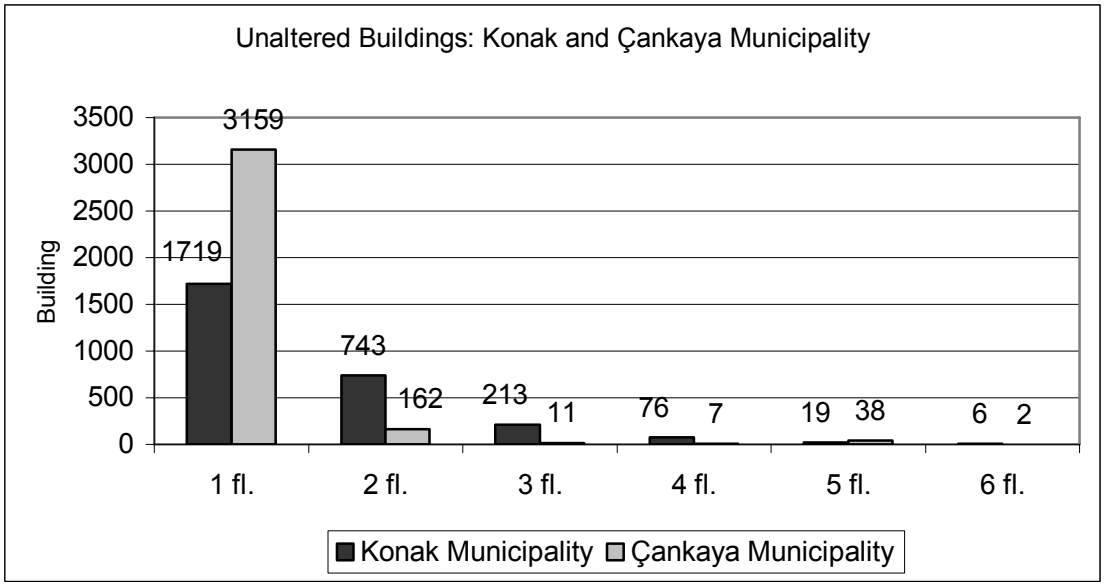


Figure 5. 202. Unaltered Buildings: Konak and Çankaya Municipality.

CHAPTER 6

CONCLUSION

Within the content of last chapter, urban transformation will be reviewed and reevaluated with its conceptual, theoretical, and application dimensions. Within the chapter, the research carried out by Izmir-Konak and Ankara-Çankaya Municipalities that improvement plans which were applied in the squatter/illegally constructed areas will also be evaluated briefly, and it is aimed that these evaluations will lay the basis for suggestions.

As a summary of various definitions presented in the chapter, it is possible to define urban transformation as "**comprehensive vision and action**" which tries to solve urban problems and provide for permanent solutions regarding the economical, physical, social and environmental conditions of a district undergoing specific changes (Thomas 2003). The general aim of urban transformation, its goals and principles have been identified. Urban transformation, as a multi-dimensional phenomenon, has been dealt with within its social, economic, legal-governmental, planning and design dimensions. Concerning the multi-dimensional dynamics of transformation systematic, urban transformation approaches of various countries were referred to, and the investigation done gives important hints with respect to the development of a rational urban transformation systematic.

The place of Turkey with respect to urban transformation has been identified in the direction of available capacities and facilities of the local municipalities; and in this respect, present laws and institutions were investigated and their applicability to urban renewal was investigated. Among the reasons why local municipalities and their units are unable to carry out their tasks effectively are inconsistencies in the division of tasks, lack of income, problems faced, incapability of staff, and failure in communication with banks.

In conclusion, within the boundaries of Izmir-Konak and Ankara-Çankaya Municipalities, the urban transformation capacity and facilities in squatter and illegally-constructed areas where improvement plan has been applied were investigated in detail. This study basically focused on the assumption that there was not a settled urban

transformation policy in our country, and that this had some important governmental reasons as well as legal, socio-cultural, and economic reasons. Therefore, this study aims to review the urban transformation that emerged within the scope of two municipalities, their capacities and infra-structures with respect to their urban transformation processes, and the physical change that formed.

The Results Obtained within the Boundaries of Izmir-Konak and Ankara-Çankaya Municipalities:

- It appears that in the areas where an improvement plan was applied for transformation within the boundaries of both municipalities, there are a great many such problems as loss of identity, lack of economic vitality, lack of quality in physical surroundings, unhealthy constructions, and environmental problems, which all dominate the city life.
- The local municipal units perceive urban transformation as can be realized by classic development plan with limited scope. According to them, transformation is an application that can be explained or directed by increasing the number of areas of facilities, by constructing modern roads, and by shaping the problems of infra-structure.
- It seems that local municipal units have no experience in creating financial sources in urban transformation; and they cannot show any efforts in search of ways to overcome the problem of lack of sources which they point to as the main reason for failure in transformation application.
- One of the biggest lacks in urban transformation is that local municipalities do not employ a satisfactory number of experts for urban transformation.
- Rearrangement of urban transformation by law is an approach that is accepted almost by all local municipal units. It is necessary that this problem be made clear enough with respect to authority, and that the lines of authority of related institutions must be drawn.
- It was found that both municipalities tend to see urban transformation as a development application. Whereas single-plot transformation rate in Çankaya Municipality is 96%, empty-plot transformation rate is 95.7%, and cooperative-based transformation is 10%. Within the boundaries of Konak Municipality, the

same rates are 13.3%, 14.5% and 9% respectively. These percentages give us information about urban transformation rates in both municipalities.

The discussion within this thesis study gathers on two lines: First, the structure based on the physical point of view in which there is the present planning system of Turkey, and how the problems stemming from this can be overcome. Second, how can the transformation which is realized on its own in cities in spite of the static institutional structure of the present planning system in Turkey be transformed into an organizational structure?

As a result of the investigations carried out within country and abroad as well as the conceptual discussions throughout the study in order to find the answers to these questions;

- In the West, for the solution of the cities' space, economic and social problems, the urban transformation approach that has been invoked as a holistic and sustainable planning approach and the conceptual emptiness within the planning system in Turkey;
- Based on the samples investigated and as a result of the analysis made on urban transformation processes which developed in different directions, it is recognized that the addition of the required transformation projects into the planning system as dynamic, revolutionary and creative means and gaining an institutional place for itself are essential.

As for the case study we have done, the transformation which was realized concretely in similar places, both because of the structure of ownership, the number of building owners, the number of the flat of existing building, the size of the cadastral plot, and the physical reasons (the location of the plot and accessibility), and as a result of the improvement plans' decisions applied by the municipalities, various urban transformation processes have emerged. When we have a look at the total transformation of buildings, the rate of transformation in the areas in Konak Municipality, where an improvement plan was applied, is 66.1%, and we see that only 38.2% of the buildings in Çankaya Municipality was transformed. We also see that the buildings within the boundaries of Konak Municipality underwent a more dynamic transformation in number. However, when we look at the kind of transformation, we can see that within the boundaries of Konak Municipality the buildings were constructed within the determined plot from 1 or 2 floor to 3, 4, and even 5th floors, and in this way, they increased the density and paved the way to the emergence of buildings

which are impossible to be transformed again. When we have a look at urban transformation elaborately, we can see that this phenomenon developed in a different way. Each neighborhood within the municipal boundaries was investigated in four different ways. First of all, when we have a look at single-plot-based transformation from 1986, when improvement plans were first applied, we see that the transformation rate in Konak Municipality was 25.4% whereas it turned out to be 15.1% in Çankaya Municipality. However, although there was a higher rate of transformation in Konak Municipality, 13.3% of the buildings were constructed in the leadership of a constructor by demolishing old buildings to rebuild the new ones. We see that the remaining - that is 86.7% - increased their density by building a top flat on their own.

The transformation realized in Çankaya Municipality is different. 96% of the buildings transformed in single-plot were rebuilt in the leadership of a constructor by demolishing old buildings to rebuild the new ones. This seems to be a matter of organization and it is a transformation carried out by a cooperation of entrepreneur and plot owner. As a result, when we have investigated the single-plot-based transformation, we see that whereas the buildings within the boundaries of Konak Municipality increase their density, within the boundaries of Çankaya Municipality, however, there seems to be a very rapid transformation process realized within the boundaries of Çankaya Municipality within the market conditions.

At the second stage, vacant plot-based transformation was investigated comparatively in these two municipalities. Whereas vacant plot-based transformation rate within the boundaries of Konak Municipality turned out to be 39.2%, the same rate was 20.2% in Çankaya Municipality. It appears that the process in vacant-plot-based transformation is experienced similarly in single-plot-based transformation as well. In vacant plot-based transformation within the boundaries of Konak Municipality, 85.5% of the buildings were constructed to be one, two, three and four floors by the land owners on the plots which they owned or bought. The remaining 14.5% was transformed from vacant plot into five or six-floor apartments by the plot owners and in the leadership of constructors. However, within the boundaries of Çankaya Municipality, only 4% of the building owners got their buildings constructed on their own plots and transformed their evacant plots to one or two-floor houses. The remaining 95.7 % transformed their vacant plots to five, 6, or seven-floor apartments in the leadership of constructors in an organized way. It seems that within the boundaries of Çankaya Municipality, vacant plots are transformed to apartments at a high rate.

There are very different transformation processes between the two municipalities with respect to the buildings that fall in this category.

At the third stage, as for the cooperative-based transformation, the transformation in the two municipalities was investigated comparatively. The rate of cooperative-based transformation in Konak Municipality is 1.5% whereas it is 2.5% in Çankaya Municipality. In this type of transformation, the buildings were generally transformed from empty plot to five, six, seven, or eight-floor apartments, or if there were buildings on the plot, buildings were transformed by demolishing them and rebuilding the new ones. The plot and building owners in Konak Municipality seem to agree with constructors at the rate of 41%, whereas the same rate turns out to be 42% in Çankaya Municipality.

At the fourth stage, unaltered buildings, the buildings which did not undergo any transformation were also investigated comparatively. Of such buildings, the rate of one-floor buildings within the boundaries of Konak Municipality was 61.5%, whereas the same rate turned out to be 93.5% within the boundaries of Çankaya Municipality. In Konak Municipality, mostly one, two, and three-floor buildings are seen, whereas in Çankaya Municipality generally one-floor buildings are more common. However, these buildings have not been able to transform in both municipalities, but the fact that the buildings in Çankaya Municipality are generally one-floor buildings is another factor which influences the realization of transformation at a higher rate compared to Konak Municipality.

When we have a look at the transformation rates at neighborhood level in areas where an improvement plan has been applied within the boundaries of Konak Municipality, the neighborhood where the lowest rate of transformation was achieved turned out to be Günaltay. On the other hand, the rate of transformation in Esentepe and Yeşilyurt were much higher when compared to the other neighborhoods. The reason of this is that the location of these neighborhoods is closer to the transportation areas and the city center. Similarly, when we have a look at some neighborhoods in Çankaya Municipality, we see that there has been a rapid and comprehensive transformation process in the neighborhoods such as Hilal, Yıldızevler, Mühye-Çukurca, Kırkkonaklar, Yukarı Dikmen, Mürsel-Ulus, Sancak, and Boztepe.

We see that – with the improvement plans prepared within the scope of Act 2981 which was put in effect for squatter/illegally constructed areas in 1980s – our cities underwent a very serious operation. When this Act was passed, the populations of

Ankara and Izmir were less than one-third of today's, and they used to maintain their potentials. With the improvement plans prepared, the legalization of the existing illegal buildings was attempted as the people living in metropolitan areas wouldn't be thought of residing under illegal conditions. The phenomenon that was experienced during that period was that the ownership divisions of buildings in many metropolitan areas were all legalized. The Greater Municipality of İzmir prepared plots small in size and in a way to cover each building in squatter areas. However, The Greater Municipality of Ankara did not legalize the divisions of plots in this way. The municipality did not give the building owners their title deeds for each squatter. Naturally, the fact that the plots were designed in bigger size in a way to cover more than one building is the greatest reason in such a variation of transformation processes today. As a result, it appears that the present density of urban transformation in squatter areas increased in each plot within the boundaries of Konak Municipality; and therefore, it was realized under much more difficult conditions than in Çankaya Municipality.

In the transformation process in gecekondu areas of Çankaya Municipality and Konak Municipality, that improvement plans which were applied in the squatter/illegally constructed areas, there are two important turning points. First is the transformation process from rural settlement to urban gecekondu area in the 1960s and 1970s. Second is the transformation process from gecekondu areas to legal (apartment) urban residential area, after the legitimization of the area in 1986. Today, by the application of the improvement plan, two contrasting urban patterns co-exist in the squatter areas. There is an ongoing replacement process of the unauthorized settlement by the newly built environment. The new physical environment represents the new face of gecekondu areas of Çankaya and Konak Municipality with its at least 4-storey housing blocks. Yet, this physical change has also resulted in an urban transformation process that is analyzed through the case study.

Following the several amnesty laws, the population living in gecekondus started to expect maximum benefit and rent from their gecekondu. With the amnesty laws (no.2981) for gecekondu areas, 'Improvement and Development Plans' have been prepared for gecekondu areas. At the end of the 1980s *the urban transformation process* and its positive aspects was introduced. In this process, the related area is handled with a holistic approach instead of plot scale. On the contrary, in *the improvement plan,* gecekondu plots are reorganized according to the improvement plan in market

conditions. These plans provide new plot pattern for the construction of apartment blocks, in which gecekondu owners become a shareholder.

According to the improvement plans the location of gecekondu plots are important for the transformation. Three different types of transformation processes can be defined. The first one is the transformation of the best located and properly sized areas having maximum rent. These areas have been developed by big construction firms. The second is the transformation of the areas near to important transportation axis and/or in the periphery of prestigious residential areas, which are mostly built by small-scale firms or build-and-sell constructors. The last section is those areas located in the periphery and near to industrial sites, where urban transformation could not be realized. The population of these peripheral gecekondus' refused the other solutions as they expected to get higher rents. By time, these types of areas get older and become the squatter areas of the city.

All these laws and transformation processes encouraged further gecekondu construction. Authorities have failed to control land speculation, and could not produce adequate housing for low income. Transforming urban land into commercial commodity, rents given to a group of individual and developers, unhealthy urbanization, degradation of urban environment through increased densities and deterioration of urban spatial standards are paid today by the whole urban population.

After the planning process, the existing gecekondu areas have been transformed into the prestige residential area of squatter areas of Çankaya Municipality. In the first half of 1980s, with the amnesty laws, illegal houses were legitimized and an improvement plan was prepared for Çankaya (1/1000 scale) and approved in 1984 to transform the gecekondus. In this plan minimum plot areas was bigger than the gecekondu areas of Konak Municipality, and minimum distance between houses and road was 5 meters and minimum distance among houses was 5 meters. In this plan four-storey houses were planned. And the gecekondu areas of Çankaya Municipality is located on the south of Ankara. The neighborhood is very near to the junction of important highways as at the north there is the Eskişehir Highway, which is the main west axis in Ankara, and at the east, there is the Konya Highway.

Çankaya and Konak Municipality eventually shows three different urban settlement characters; a residential district, a continuing construction site, and a transformation area. Since the 1960s, it become a gecekondu area. After 1984, when the improvement plans have been prepared for the neighborhood, and put into force, the

spatial and social face of the area started to change. Today, gecekondu areas of Çankaya Municipality reflects a new scene of Turkey from an urban transformation experience with 'luxurious' multi-storey apartment buildings, where high-income inhabitants are accommodated, together with one storey gecekondus that is subject to transformation and replacement by new blocks in a short time. Few gecekondu buildings in the old parts of Çankaya Municipality still exist.

The size of plots in squatter areas of Çankaya Municipality is greater than squatter areas of Konak Municipality. High buildings and high population density, determined in the planning process, has made the transformation of this area easier due to the high urban land values at this gecekondu areas of Çankaya Municipality. Therefore, every gecekondu owner has expected to exchange their lands with flat of apartments. Today, as the result of the ongoing transformation, the old one storey gecekondus and highrise 'modern' buildings are together in the area.

When improvement plans and urban transformation projects are compared, urban transformation projects usually provide higher quality urban environment and more fair distribution of urban annuity among stakeholders. The transformation experience of Çankaya and Konak Municipality shows that the improvement plan process does not answer the needs of the city and the area. The comparison of the improvement plan and the transformation project shows that, transformation project practice is more adequate for gecekondu areas that have high urban rent values and are subject to transformation. Hence, it is possible to argue that transformation projects should be preferred instead of improvement plans to overcome the problems. For this, a new legislation is required, in which rights of stakeholders, role and responsibilities of authorities in preparation and implementation processes are defined. However, only the preference of a transformation project does not solve the isolation of gecekondu areas of Çankaya and Konak Municipality from the rest of the city.

In the transformation process of squatter areas of Çankaya and Konak Municipality, there is no urban identity due to the absence of a comprehensive planning process. There is need for a holistic and comprehensive approach to establish the relation between the neighbourhood and city so that transportation, social and cultural facilities, infrastructure and other urban investments are realized within maser plans.

The transformation process ended in an isolated residential areas in Çankaya and Konak Municipality that transfers its character to the plots. In the light of the 'improvement plan', architects have built their stereo-type apartments in their plots,

without projecting any common language in the neighborhood. It is possible to argue that this neighborhood represents the problems of planning approaches and procedures in Turkey. The transformation of the gecekondu areas ended with spatial transformation form which has no concept, just for the market demand implementation and their probable results were not considered. In fact, the types of implementation in the world examples, their organizational and financial solutions were not queried. The improvement plans plays a dominant role at determining the environmental quality and identity of the area leaving to the developers and land owners. To realize an urban area with identity, high environmental quality, and adequate social facilities, there is need to involve both planners, architects and residents to the transformation process. Especially in transformation projects planners should determine urban design criteria for the neighbourhoods that gives identity to the area. This also limits the developers inappropriate, problematic applications in single plots.

Improvements plans that give significant role to the developers cause such social exclusions due to the legislative limits and procedures of the improvement plans, as discussed above. Increasing the participatory planning processes, involving the stakeholders to the process, and not leaving the plan to the manipulation of urban rents can prevent the social exclusion, and increase integration of existing and new coming residents. For this, in addition to comprehensive-holistic planning and participatory practices, there is need for intervention to plot scale applications of the developers and architects to direct and establish an urban design language in the area.

The conceptual framework of this thesis study was built up with urban transformation approach and development of transformation projects in the West and the discussions related to institutional structure and practices. Samples of transformation projects applied abroad: Hapdong-Korea, Ju-er Hutong-China, Singapore River, Dharavi-India, Fernao Cardim-Brasil and Bijlmermeer-Holland projects also contributed to the study with institutional organizations which they introduced into the formation of this conceptual framework, finance and participation models. These projects are sample projects in which urban transformation was realized along with national policies and in which central and local governments acted together. The organization structures which are formed top-down in decision-making processes include parallel actions of institutions around common targets. The projects were formed in the direction of holistic approaches which are in harmony with upper planning decisions and the city's vision. This holistic approach enabled the effective

actors of the state and private sectors in various projects to act in harmony within the balance of common interests. However, the projects can be criticized in that they do not have a local-based participation and include some effects which could create social problems. In this framework, when compared, the examples which were applied in Turkey include negative characteristics with respect to their effects on a whole city and their independent formation from upper-planning decisions. The projects, depending on the criterion of ownership, are applications which were realized within the scope of transformation of state lands instead of identifying the lands with priority for transformation. They also contain structures that provide local participation.

In spite of the planning approaches which show great conceptual variances in the West and Turkey, the transformation projects seem to gain importance as a means of re-organize of spaces in Turkish cities as well as in western cities. In particular, in metropolitan areas, since the end of 1990s, transformation projects have become important, and in this way, transformation of housing areas has found its place on the agenda. In order to obtain transformation projects for these areas, competitions were organized; however, these projects and competitions were mostly organized under the title of urban design projects and contained approaches which have the aim of designing solely the physical space and giving it a new function. They failed to develop an approach that deals with the social, physical, and economic dimensions of urban transformation altogether.

The applications such as the development of squatter areas which take place within the understanding of planning in Turkey can be used as samples in the scope of urban transformation. However, these limited applications of Turkey's experience have not been assessed as a means in urban transformation and have remained away from bringing in a revolutionary approach to the planning system. In order to fill in the institutional and conceptual gap within the planning system as part of the decision and application processes of transformation projects developed by means of urban transformation, new structures that cover social equality principle and that is directed at the creation of widespread sustainable sources must be considered.

One of the fundamental problems in the design and application of transformation projects in Turkey seems to come out at the breaking point between the state policies and local applications. This problem is two-fold and is born at the national level because of the lack of the holistic and sustainable planning policies, and it is born at the local level with partial applications as a result of the physical planning approach with limited

scope. Three problem areas which need to be overcome in developing an urban transformation aproaches for Turkey can be expressed as follows:

- lack of a **holistic** approach in planning system.
- lack of **collaboration** between institutions.
- problems experienced at every level of **participation** in planning and application processes.

As a result, it is clear that the approach offered in the scope of this study must include three focuses made up with "a **holistic planning approach**", "**collaboration**", and "**participation**". It is necessary that these three problem areas are dealt with at the **international**, **national**, and **local** levels. It was found that the investigated foreign samples had developed a holistic approach in order to solve the social, economic and space problems in urban areas. The transformation project followed in these samples is seen to be a bunch of policies that formed in a system going down from an international scale to local scale. This thesis study presents suggestions for every level in order to overcome the problem areas in the conceptual approach.

6.2. Suggestions

Transformation of any area only in physical means does not define the process of transformation. Beyond this, transformation should be depicted as an activity where all interest groups participate, the process is planned and not only top-to-down, but also down-to-top steps are organized and where these are all supported by upper-level state policies. For these reason, transformation processes shall definitely be defined in parallel to policies of the central government and national policies. Unless these policies are fostered, it is not possible for planning activity and the central and local governments that adopt an incremental approach to bring any radical solution to the very comprehensive range of problems such as transformation of housing areas. In Urban transformation processes, within the range of works from stakeholders analysis to designation of vision, from analysis of existing circumstances to that of problems and targets, from determination of sectoral strategies to development of action plans, coordination-monitoring-evaluation and management processes, a holistic approach is must. These projects should:

1. Include studies of transformation management, change in circumstances from crisis to gains, and target-based project planning.
2. Aim at promoting local development, initiatives of the local government, economic development model and the competitive power; initiate metropolitan development and reflect the scope of the targets in this respect.
3. Target at enabling the local community come to an agreement concerning the future of the area-therefore their own future-, and with an intention as such, its scope shall involve the ways of convincing and encouraging the local community.
4. Ensure and sustain public and private sector co-operation.
5. Envisage improvement of the circumstances for national and international co-operation and investments.
6. Be open to new searches and frameworks with the adoption of a competitive, but also realistic manners and identity.

Taking the departure point from the fact that urbanization and provision of housing have been left to its own dynamics since the 1950s in Turkey, and considering that is no longer possible for the very same dynamics to take hold of future attempts, every action targeted at overcoming the challenges points to the significance of developing an effective "urban policy", which focuses on the identified partnerships, empowerment of and direct engagement with the local community, the roles and responsibilities of the public sector in the process. It is only under these circumstances that a process of transformation can be at issue. On the other hand, it remains to be a narrow undertaking where urban transformation is depicted and identified as some "amnesty". Bearing in mind the specific circumstances of the country, the policies and processes pursued so far and sensitivity of the public opinion, the main point to be made here corresponds to the necessity of acting carefully in order to prevent the adopted approach of the process from turning out to become a tool in gaining unjust rent.

For all these reasons, it remains worth underlining once again the need for setting up the transformation process within the framework of a sound urban policy and planning. In order to approach urban transformation from a integrated perspective, the inter-related approaches and action plans should be prepared in complementary scales, like the national, urban and the neihgbourhood. From the private sector viewpoint, the appealing aspects of urban transformation projects are their commercial dimension. Those projects which have a market dimension and encounter the expectations of the

project stakeholders are to be successful. The private sector may contribute to urban transformation projects in terms of concept development and project planning, financement and delivery and management projects. In this sense, for the delivery of urban transformation projects;

- Legislative framework should be constituted.
- The economic circumstances should be available.
- Bureaucratic procedures should not be excessive.
- Planning and project designing studies should be held.
- Public support for urban infrastructure should be provided.
- Co-operation between parties should be promoted.
- There sholud be work held for sociological adjustment.
- A symbol transformation project should be accomplished.

In addition, there is need for; fromation of those circumstances that will attract foreign funds for finance of projects.

New agenda and processes imply a series of innovative action. The first and perhaps the most important one of these will be share of created value instead of the right for land development. The second one, on the other hand, pertains to the approach of man-based project development rather than based on real estate. The third is the tendency where it will be the project-led institutional investments, rathet than individual investments on specific plots within a build-sell, sell-build framework, that is to be favoured the most. The fourth tendency will involve focusing on a project-led multi-agency partnership and cooperation structure, instead of public or private sector-based project development that accounts to single-agency structure. As for the last action, it involves elaborate consideration of the social and economic development of the sites surrounding the project area instead of focusing merely on the lands within the project area boundries upon which the investment is to be made. Urban transformation implementations, the below issues appear to be significant:

- Ensuring formation and encouragement of partnerships and with an aim as such, there may also be tax incitements and specific means to encourage project partners.
- A flexible and participatory planning understanding where project partners as well as the affected groups are to be involved.
- The share to be distributed over the project value.

- Urban transformation fund and the ways of its use.
- A relative legislative base provided in order to ensure assembly and transfer of land development rights.

In urban transformation, the primary method for implementation necessitates fundamental steps of the work programme to be taken by the municipality at issue taking active part in formation of a relevant project in the given context, the low income residents to be moved to housing estates constructed by those firms/investors which have developed their projects through competitive bidding, and the vacated areas to then be utilized for new projects. The already vacant lands and those lands which are owned particularly by the local government are of crucial potential here. Two method can be launched at this point: Revenue Share Method and the Flat for Land Method. It is possible to regard plots as the resources of finance in order to carry on the construction works for superstructures as well as infrastructure of the building lots in an urban transformation project. At this point, the remarks of ex-users or ex-residents of the vacated properties shall not be directed to the public body for probable resistances to be avoided. In the line with the plan that will be approved, the Municipality is to make a short list of the private and expert developer companies, which will also be acknowledged by academicians, planners, banks and then the contract is to be finally signed with the developer. In the contract, the developer should give commitment in terms of the life of project, the minimum amount of selling price, from which the share of land is to be given to the municipality. The bank, which is to provide for the letter of guarantee and give house-buyers appropriate credits, shall also be involved in this commitment.

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