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**PROCESS ORIENTED VALUE JUDGMENTS OF
ACTOR GROUPS IN MASS HOUSING:
THE CASE OF ERYAMAN FOURTH STAGE, ANKARA**

165530

A THESIS SUBMITTED TO THE DEPARTMENT OF
INTERIOR ARCHITECTURE AND ENVIRONMENTAL DESIGN
AND THE INSTITUTE OF FINE ARTS
OF BILKENT UNIVERSITY
IN PARTIAL FULFILLMENT OF THE REQUIREMENTS
FOR THE DEGREE OF DOCTOR OF PHILOSOPHY IN
ART, DESIGN, AND ARCHITECTURE

By

Can Altay

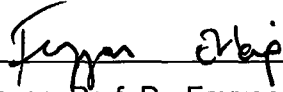
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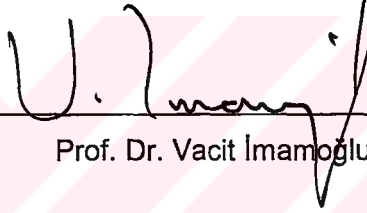
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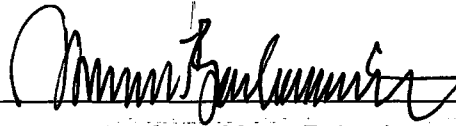
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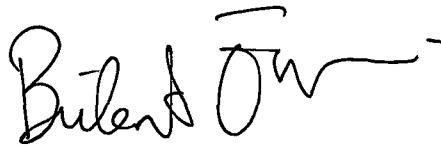
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ABSTRACT

PROCESS ORIENTED VALUE JUDGMENTS OF ACTOR GROUPS IN MASS HOUSING: THE CASE OF ERYAMAN FOURTH STAGE, ANKARA

Can Altay

Ph.D. In Art, Design, and Architecture

Supervisor: Prof. Dr. Mustafa Pultar

September, 2004

This study is an attempt to develop an understanding of the mass housing process, through establishing a wider perspective to acknowledge the contributions of various groups. The theoretical structure of the study is composed of understanding the life-cycle of building, and the appropriation of the social constructionist paradigm; as well as establishing value judgments as the tools of analysis. "Actor groups", refer to the various social and professional groups who act within the process, whose values are formative of mass housing. Value judgments are proposed as the assertion and expression of values. Mass housing in Turkey, and the role of Housing Development Administration (HDA) is noted, followed by explaining the case of Eryaman as a demonstrational project by HDA. The fourth stage of Eryaman is focused on as it includes wider variety of actor groups with distinct roles. An exploratory part, an inquiry into the value judgments of executive policy makers, has been conducted. This is followed by a survey study where representatives of various actor groups are exposed to the derived value judgments. The results present situations that provide knowledge on various conflicts and values of groups. Conceptual contributions as well as insights on the case are provided, as schemes of process oriented value judgments, classified according to a hierarchical structure are proposed. The second conceptual contribution is the introduction of six conceptualizations for further studies of values in the building context, which are consensus, opposition, inter-group valuations, fields of authority, notions related to conjuncture, and internal polarizations within groups.

Keywords: Life-cycle of Building, Social Construction of Housing, Value Studies, Value Judgments, Actor Groups, Housing Studies, Mass Housing, Eryaman, Consensus, Conflict, Fields of Authority.

ÖZET

TOPLU KONUTTA KATILIMCI GRUPLARIN SÜRECE YÖNELİK DEĞER YARGILARI: ERYAMAN DÖRDÜNCÜ ETAP ÖRNEĞİ, ANKARA

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Eylül 2004

Bu çalışma, toplu konut sürecini anlamaya yönelik, çeşitli grupların katkılarını tanıyacak geniş bir perspektif oluşturma çabası içermektedir. Çalışmanın kuramsal çerçevesi, "yapının yaşam döngüsü" ve "sosyal yapısalcı" yaklaşımın yanısıra değer yargılarını temel analiz alanı olarak oturtmuştur. Sürece katılımında bulunan ve süreci şekillendiren sosyal ve mesleki gruplar "aktör gruplar" olarak adlandırılmış ve bu grupların sürece ve birbirlerine dair görüşlerine odaklanılmıştır. Değer yargıları, değerlerin ifade ve teyit ediliş biçimleri olarak önerilmiştir. Çalışma, Türkiye'de toplu konut alanı ve Toplu Konut İdaresi'nin (TOKİ) rolünü vurgulayarak, TOKİ'nin gerçekleştirdiği örnek konut projelerinden Eryaman'ın tanıtımıyla devam etmektedir. Katılımcı grupların çeşitliliği ve belirginliği dolayısıyla Eryaman 4. Etap örneği üzerinde durulmuştur. Keşifçi bir yaklaşımla kurgulanan ön çalışma yetkili idarecilerin değer yargılarına yönelmiştir. Takip eden anket çalışmasında farklı grup temsilcilerine ön çalışmanın bulguları doğrultusunda değer yargıları üzerinde görüşleri sorulmuştur. Çalışmanın sonuçları, grupların sürece dair değer ve karşılıklı ihtilaflar üzerinde bilgiler sunmaktadır. Eryaman örneğinin yanısıra, çalışmanın kuramsal katkıları da vurgulanmıştır. Sürece yönelik değer yargıları üzerinde geliştirilen isimlendirme ve hiyerarşik sınıflandırma ile sonuçlar üzerinden önerilen altı kavramlaştırma tezin katkıları olarak önerilmektedir. Çalışmanın ve bulguların üzerinden geliştirilen ve ileriki çalışmalarda yol gösterici olduğuna inanılan bu altı gözlem: fikir birliği, karşıtlıklar, gruplar-arası değerlendirmeler, otorite alanları, konjonktüre dayalı durumlar, ve grup içi kutuplaşmalar olarak sıralanmıştır.

Anahtar Sözcükler: Yapının Yaşam Döngüsü, Konutta Sosyal Yapısalcı Yaklaşım, Değer Çalışmaları, Değer Yargıları, Aktör Gruplar, Konut Çalışmaları, Toplu Konut, Eryaman, Fikir Birliği, Karşıtlıklar, Otorite Alanları.

ACKNOWLEDGEMENTS

I would like to thank my supervisor Prof. Dr. Mustafa Pultar, for his endless support and guidance. His genuine supervision and patience enabled me to finalize the work. It has been a great pleasure and honor to work with him, and this thesis would not be possible without him.

I owe special thanks to Prof. Dr. Vacit İmamođlu and Assoc. Prof. Dr. Feyzan Erkip, for their valuable contributions throughout the process. Their views constitute a respectable input to the thesis. I would also like to thank Assoc. Prof. Dr. Tahire Erman and Prof. Dr. Murat Balamir for their interest and definitive contribution to the final version of the thesis.

I would like to thank Assoc. Prof. Dr. Murat Güvenç especially, for sharing his experience and his interest, and his support in introducing me to the Correspondence Analysis method, which made the thesis shift gear and opened up wider possibilities for interpreting the results.

I need to address my deepest gratitude to all the respondents who have spared their valuable time and opening their views to contribute to the research. Particular mention should go to Yıldız Tokman, to Ziya Tanalı for his generosity in valuable discussions that exceed this project, to Ayhan Razgat for his hospitality and fruitful conversations, to Hamza Kahraman in Eryaman, and to Pervin Bilgen in HDA for helping at the initial phase of my inquiry. Extra special thanks will go to Yalçın Demirtaş at HDA for his friendship and unlimited support to the thesis, as well his valuable contacts that made the case study possible.

To Erdem Başer for introducing my numerically illiterate mind to the basics of statistics. Big thank you to my irreplaceable friends, Ümit Alacalı for endless hours of help and company, Egemen Özkan for being there in times of need, Ođuzhan Genç for constantly reminding the must to finish what one starts, to Mehmet Çopur for long distance laughter and reality checks, to Emek Ataman for SPSS and what not, to Engin Öncüođlu for his care and direct support to the process, to Umut Barutçu and all friends who have contributed one way or another. To Orcan Yiđit and Özge Baran for giving the final boost to find the strength to finish the work.

To Malmö and all involved. Charles Esche, the Swedish Institute and the consul Annika Svahnström, to Lesley and Karlotta for being a family, and to Hyunjin Kim.

Thank you Ariane Müller for invaluable company and endless hours of discussions on and off the topic, in locations all around the globe.

Finally to the Family. Bülent Altay for sharing over 30 years of experience as a building professional and his support in all means, Serpil Altay for constant stimuli, provoking and reinforcements, Yunus and Burçak for long distance attention, and particularly Deniz Altay for her full-time support and for being there from start to finish.

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1. INTRODUCTION

Mass housing, like any building process, involves a variety of social groups, who are engaged in, and who contribute to its formation. It is particular for the urban context, as it has been developed as a solution to the essential need of housing, for growing urban populations, to house the masses. This thesis is an attempt to develop an understanding of the building process and that of mass housing, through establishing a wider perspective, acknowledging the contributions of various groups, various groups who are informed by a general conjuncture as well as their formations as individuals or within social groups, such as professions.

Acknowledging the existence of a wider social frame where building and mass housing is shaped by contributions and interactions of a variety of groups, with their own views and beliefs on the process, is the essential aim, as well as the structure of the study.

The basis of this study lied in an interest to construct a theoretical framework for a value-based study of building. Pultar's study on the conceptual basis of building ethics has been a starting point, and the initial research question of the study was on how to approach the problem of value judgments in the building context, and mass housing in particular.

The theoretical structure of the study is composed of two approaches that support and serve each other in establishing an understanding of the building process.

These two main approaches are gathered from knowledge and methods developed in a variety of social scientific fields, and appropriated into the study of mass housing. These two bodies of knowledge refer, first to understanding the life-cycle of building, and the appropriation of the social constructionist paradigm into research on built environment; and secondly, to situating values, value judgments, and value systems in a key position in this aspect, forming the backbone of the thesis study, establishing value judgments particularly as the tools of analysis.

The life cycle of building is an approach that constitutes building as an ongoing process of a cyclic nature, composed of a set of phases where building gets to become, with the sequential contributions of various social groups who contribute to the process. These groups have a particular role in the life cycle, and unavoidably establish relations with other groups. Be it a simple transfer of knowledge, or a more intertwined position, each group involved interacts with other groups and holds certain views, notions, and beliefs concerning building. The life-cycle view is supported by the social constructionist paradigm, to give emphasis to these various groups, and on their interaction with the process just as between themselves. An approach rooted in the social studies of science and technology, the social constructionist view on technological processes is put forward as tools in understanding how building, and mass housing operate. The social construction of technology and related approaches such as the actor-network theory are presented and explained, stressing the emphasis they give to varying social groups involved in the process, the values they hold and their interactions in terms of conflict, consensus, coalition, and power relations.

The notions of values, value judgments, and value systems are described, informed by scholarly work in various fields including social psychology, sociology, ethnography, literature, environmental ethics, and technology studies. Values are stressed in Chapter 3, regarding their importance in the way they affect the acts and approaches of various actor groups involved in the process. Values are proposed as mental constructs, which refer to conceptions on how things ought to be (Goldthwait). Furthermore they are viewed as constructs, which are not only individually shaped, but also, and very much so, defined socially. Value judgments are proposed as the ultimate and only assertion of values. It is only through value judgments, that values get to be defined, formulated, and circulated in the form of verbal expressions. Social structures such as professional groups, and disciplinary formations such as education, and discourses, which encompass claims and expressions by authorities and those that dissemination organs such as publications include, as well as in-group discussions, are influential and formative of values and value judgments (Kaplan). Social mechanisms are very much at work in the formation of values. Value systems, are defined as collections of value judgments by an individual or a group that define their position and views concerning any phenomena (Pultar).

Social, temporal, and conjuncture-related nature of values is an important input in understanding how various groups value the process, and in establishing the study on value judgments of actor groups involved. The second section of Chapter 3 focuses on these notions, defining social values, as values at the level of social groups; and situating them as bi-products of particular conjunctures, acknowledging the role of time, of temporal change. Values are not strict constructs that stay the same once adhered to. They are rather fluid, affected by various changes, yet they are not at all incomprehensible. On the contrary, the social and temporal

differentiations help the researcher in investigations on values, in terms of various references, that enable comparisons. The final section of Chapter 3 locates the building context and mass housing in relation to this theoretical foundation. Ethical considerations, ethics and their intimate connection to values are noted, stating how a study on values in the building context is directly also a question on ethics. Professional ethics, and particular studies on actor groups involved in the housing process are reviewed.

Chapter 4 starts by briefly contextualizing housing, urbanization, and the introduction of mass housing in Turkey. The institutionalization and the state's role in mass housing by the formation of "Housing Development Administration" (henceforth referred to as HDA) is explained. The HDA is particular in maintaining the credit and loan systems as well as constructing mass housing projects, with the aim of providing "examples", for the sector, on how mass housing ought to be done. The Eryaman Mass Housing District in Ankara, one of the major demonstrational projects by HDA, is focused on, looking at the various stages constructed in consecutive time periods. The structures of each stage, the formation, and the actor groups involved in each stage are briefly mentioned. The most appropriate case, for the attempts this thesis study is set to make, is the 4th Stage. The 4th stage includes clearly distinct positions of those groups stated to partake in the process according to the life-cycle model. It is the only stage with a wide group of architectural commissions, and a stage where the "design" phase is distinct.

This explanation in the context of mass housing in Turkey, and validity of the selected case is discussed, to follow up with the proposal on how the study is to be accomplished. A two-part study is proposed in the final part of the fourth chapter, as an analysis that builds itself gradually on the data obtained. An exploratory first part,

with an open inquiry into the value judgments of executive policy makers, followed by a survey study where representatives of a variety of actor groups are exposed to and asked to respond on the derived value judgments.

The aim of the thesis study is to constitute a body of knowledge, that relates not only to the 4th stage of Eryaman case as such, but also reveals how groups operate, how they relate to the mass housing process and to other groups, by an investigation on their value judgments. There exists a general aim of working for a wider scope theory that would locate the mass housing, or building process within a larger frame in accordance with the social, political, economic operations, rather than isolating it as an act that can happen by itself. Knowledge on each actor group involved in the housing process, is thus of value, for it will demonstrate the position of the group in relation to the housing process, and to the other actor groups involved, as well as the wider conjuncture, the conditions, and the situations that contextualize the process as such.

The first part of the study is established through interviews involving open-ended questions held with the highest executives in HDA who were involved in the conception, the structure, and the implementation of the 4th stage in Eryaman. This initial part is given a particular importance in the formation of the whole study. The possibly hypothetical presuppositions of a researcher to form a survey, is replaced by the concrete outcome derived from these interviews. The interview texts and researcher notes are examined to point to value judgments expressed by the executives. From this analysis certain process oriented values and value classes are derived, forming the scheme of values, judgments, and descriptors on the mass housing process, referred to by the executive policy makers.

Chapter 5 is devoted to this initial part of the study, first explaining the situation, and the subject group as executive policy makers, followed by remarks on the methods, both explaining the interviews and the qualitative analysis applied. The latter part of the chapter focuses on the findings of the interview study.

The second part of the study on the 4th stage of Eryaman, builds upon the findings of the exploration. The schemes and classifications provided as a result of the exploration part are re-evaluated to construct a body of value judgments that will set the basis of inquiry in this second part. The construction of the survey, its implementation, the sample characteristics, as well as the results and outcomes of the survey are discussed in Chapter 6.

The analyses provided in Chapter 6 focus on the results, value by value according to the schemes provided in Chapter 5. Each value judgment is reviewed in the analysis section, according to the consensus, conflict, or variations in valuations of the subjects, representing the actor groups involved in the process. These analyses provide an analysis on the derived judgments from the first part, testing their recognition on other actor groups, as well as providing insights on the relations between actor groups, and their value judgments concerning the mass housing process.

Chapter 7 provides a re-evaluation of the results, for the sake of stating implications of the study, for fields involved in the study of housing and the built environment as well as the policy-making bodies. Remarks related to the further studies on the subjects are also pointed out in this chapter. Six main conceptualizations from the study are stated in this conclusive chapter as: consensus, opposition, inter-group

valuations, fields of authority, notions related to conjuncture, and internal polarizations within groups.

The first three of the conceptualizations build on the analyses and the outcomes of the study, compiling them to present the possible implication of the study by stating the issues of consensus among actor groups, evident and significant oppositions among various groups involved, and the way these opposing groups tend to value one another. These are believed to be putting together a body of knowledge relative in understanding the mass housing process through an example in the Turkish context, and are proposed to possibly have implications in the scientific fields devoted to social studies of built environment, as well as professional or governmental managerial sectors, in understanding the dynamics between groups in the mass housing process.

The latter three, on the other hand, build more on speculative remarks on the results and observations throughout the study. These are stressed to be of importance in establishing a further theoretical basis on the distinction of social or professional groups; and furthering the knowledge on the formative aspects of conjuncture on value judgments. The last part focuses more on issues such as value differentiations within groups, which were not the intended content of the study. Compiling the observations from survey results, this section proposes the study of further variables as a valuable field of study. The whole chapter has a conclusive quality in that it wraps up and re-evaluates the study for implications of results as well as providing grounds for further study in every section.

2. UNDERSTANDING THE BUILDING / MASS HOUSING PROCESS

2.1 Understanding the Life-Cycle of Building, and Situating Particularities for Housing

Buildings are made up of natural or human-produced physical ingredients, be it soil, water, air, or timber, metal, glass, plastics, but also by human knowledge, skills, culture, social norms, resources, labor. In designing and constructing also passed into the building are the genotypes, inherited knowledge, patterns of space and behavior (Teymur, 57).

The life cycle of building (in the formalized-professional sense) generally consists of four stages, as planning and programming, design, construction, and use. There exist a number of initiatives in the planning and programming stage, according to the situation, which may include the users of building, occupants, etc. The main idea is to maintain certain goals for the problem, a fit to the misfit. The product of design reflects the designer's interpretation of the problem, as well as his or her own convictions about the desirable conditions (Pultar, 155). When we take the life of a building, architects or designers are just one of the participants in the whole process (Teymur, 58). The construction stage involves a major transformation of materials, energy, finance, and labor into the building product. "What are now considered to be good and desirable are likely to be quite different to those of both the owner and

designer, use is that stage of the building life cycle, where the building's impact extends not only to the users but also to the social and built environment at large, and for long periods of time" (Pultar, 158). "The lives of buildings thus continue after they are assumed to be finished" (Teymur, 58).

These titles can be re-appropriated according to this study's concern, context, and objectives; however the stages named by Pultar reveals information about what takes place in each stage. What, or who are the actors involved in building and the housing process in particular then? In the context of mass housing, that is the concern of this study, we can name the "actors" or agents in relation to the four stages as follows:

1. Policy makers, or programmers: This group, - according to the type and qualities of the housing project - may involve the state, local governments, entrepreneurs, housing cooperatives, and other institutional or private enterprise.
2. Designers: This group of actors includes those who decide on the physical and related aspects of the project, such as urban planners, architects, designers, landscape designers, various engineers and such other professionals.
3. Producers: The physical construction stage involves those as contractors, builders, constructors, and managers.
4. Users: as the name implies, end users, occupants, the community, individuals.

Of course this main classification into four stages or four actor groups, does not mean that each is homogeneous in itself. Overall value systems may and actually do vary within each group. However, each actor group's distinction comes from the value systems in general and how the value systems of each group differ from and at times conflict with one another. It must also be noted that the fourth "users" group

contains more variety and different qualities within it, when compared to the other three titles. But as this framework is set to contexts, and approached not only in general, “users” also have tangible qualities to be observed.

2.2 Social Constructionist Perspectives in Understanding the Building / Housing Process

An approach that has originated in the history of technology and sociology of scientific knowledge studies (a general area referred to as science, technology and society studies) can be helpful in understanding how the building process comes to be constituted by a number of varying actor groups, and how an analysis of this constitution can be established. This approach, named the social-construction of technology, has been written on and applied in many fields, primarily on technologies and technological artifacts. Argued along three main approaches, being the systems approach, actor-network approach, and the social constructivist approach, it was set to locate how technologies did not have a life of their own, or develop autonomously but were related to the varying actors or social groups involved in the process (Bijker, 117 and Lambright, 47). Technology was seen as constructed by various social groups whose values it comes to embody (Pinch and Bijker).

What these approaches attempt in general is the acknowledgement of the social construction through varying actors or social groups. The key concepts of “relevant social groups” and “interpretative flexibility” were introduced by Bijker, as units of analysis, for “the need to analyze technical change as a social process” (117). The relevant social groups, which are basically the people involved in the process of

production and use of an artifact (in technological terms) in one way or another, were used as the starting point of description, thus making possible to demonstrate “the interpretative flexibility”. “Demonstrating the interpretative flexibility of an artifact amounts to showing that one seemingly unambiguous ‘thing’ is better understood as several different artifacts” (Bijker, 118). This is to say that each group involved in the process has a particular conception of the process and the “thing”, the result, building, or mass housing in our case, both as the process of building and as the artifact building. Each of these different artifacts (varying conceptions) can be traced, Bijker claims, through identification of the meanings (and thus values) attributed by the relevant social groups. Against technical determinism where technical analysis is claimed to be autonomous and driven by purely internal dynamics, “interpretative flexibility” becomes the justification for the existence of social studies of technology (Bijker). Relevant social groups form the starting point of the “social construction of technology” model, as Bijker explains:

“Artifacts are, so to speak, described through the eyes of the members of the relevant social groups. The interactions within and among relevant social groups constitute the different artifacts, some of which may be hidden in the same “thing”. In that case, the interpretative flexibility of that “thing” is revealed by tracing the meanings attributed to it by the various relevant social groups.” (119)

In a descriptive model such as Bijker proposes, it is not possible for an artifact to “suddenly leap into existence” as a result of a momentary act of invention, by an heroic inventor; rather, it takes place in a gradual construction among the social interactions of relevant social groups.

Following the “interpretative flexibility” emphasis in social construction of technology studies has led to “controversies” claiming that differences among relevant social

groups in terms of the meanings given, often give rise to conflicts about the desired direction of technical change; and to “closure mechanisms” arguing that the resolution of these conflicts lead to the concentration of technical work on a single artifact or system, and thus elimination of alternatives (Pinch and Bijker, 27; Hard, 414). Pinch and Bijker claim that technological closure is established “when the relevant social groups see the problem as being solved”, this they call “stabilization” (Pinch and Bijker, 27). How can this stabilization take place? Is it ever possible for such single alternative to result in a consensus of all social groups –or actor groups– in the building context? Hard criticizes this “closure mechanism” resolution of Pinch and Bijker as “dropping their conflict perspective” and questions the conclusions they derive in terms of disappearance of conflict, emergence of the solution and leaving everybody “happy and content”, and the scheme as lacking a discussion of power, stratification and hierarchy (415). He continues:

“...considering that social groups being affected by and involved in the development of technological artifacts and systems are, usually both large in number and quite dissimilar, it does not seem likely that technological closure should always be of the consensus kind.” (415)

Misa also stresses this ambiguous character of “closure” in order to include a “power relations” perspective into social constructivism. He stresses how closure may involve “the creating or restructuring of power relationships”, claiming how hard it is to simultaneously talk about power relations and consensus. This approach to conflict opens a further visage for studies in building; questions of how and what power relations exist in terms of professions’ or other social formations’ come to mind. These issues will be investigated later in this thesis. “If closure is the outcome of one group imposing its solution in the face of others”, as Misa and Hard both stress, “it cannot be identical with consensus” (Hard, 416). Another point related to

conflict that Hard puts forward is how groups act partly as purposeful agents when they are in conflict, when they interact, and at the same time how these conflicts and interactions form the acts of the very groups and people in conflict and interaction (416).

Following these issues Hard goes on to establish an understanding of technologies through the analysis of conflicts. "Technology is formed by social groups in conflict and technological change is never a socially neutral process" he writes, and sees technology as a tool for establishing and influencing social relations.

Although Hard does not explicitly claim his work's relation to values, except a few notifications, the levels his argument rests on, what he refers to as interests, ideas, and conflict are value-based and value related concepts and issues. He claims that the "interests and ideas" of an agent "do not emerge in a social vacuum but are formed in opposition to, or in accordance with those of other agents", as well as it can be derived from the group's social position (a profession or a class), but does not suggest that such a correspondence approach is generally applicable (417). The existence of conflict implies, for Hard, "first, that there is some degree of cooperation and understanding within each group and, second, that conflicting groups share values, norms, and presuppositions" (417).

The definition of conflict, that Hard borrows from Weber, is as follows: "A social relationship will be referred to as 'conflict' insofar as action within it is oriented intentionally to carrying out the actor's own will against the other party, or parties" (418).

However not all would agree in considering conflict as a motive to understand formations of technologies. Lambright is in search of coalitions and consensus in order to achieve success in large scale projects, meanwhile stressing the roles of politicians, and agency managers, as those who are to maintain consensus.

“In a perfect world technical process would be governed by consensus, the heart of which would be the advocacy coalition of agency managers, scientists, and engineers performing research, and elected leaders...the record of failure in large-scale technology programs suggest that such consensus is rare.” (Lambright, 50)

Lambright believes that management is the locus where successes for technologies are established. He claims this to be possible not only by “building an external coalition but also by maintaining a common direction among the disparate units working inside” (51). The values held by all actor groups, if we may say so, should refer to a common good, which is the success of the project, according to Lambright. A coalition is needed, not only within the boundaries of the system and actors but also to outer environment. However still, Lambright keeps the position of referring to technologies and systems not as relatively stable systems of actors interacting among one another, but subject to sudden changes related to one certain actor’s manipulation, or other interactions. Law and Callon’s “actor-network theory” becomes at stake here. Although it seems suitable neither for Lambright’s coalition of actor groups approach, nor the more value related position this study is set to take, in the way it includes inanimate objects into consideration as well as actors, the theory presents powerful insights and possibilities in understanding issues and conducting research.

Actor-Network theory, through a collective look at the works of Callon, Latour, and Law, is concerned with rendering visible the existence of relationships among

people, places, ideas, and things that have long been thought of as distinct and separate (Callon, Latour, Law, Frickel). Networks describe simultaneously the strong and fragile relationships among people, things, and places involved in production or creation of technologies (Latour, 1987). "Networks are constructed by actors engaging in various strategies that they hope will strengthen the object of their interest –be it a scientific fact or an engineering project- in the eyes of others" (Frickel, 30). The actor-network approach is more of an "all-or-nothing" endeavor; one either accepts "the analytical and political implications of the 'politics of explanation' or not" (Latour, 1989).

How technology is constructed cannot be reduced to a social, technical, or scientific construction singularly. It is an irreducible configuration of different "bits and pieces" of all three (Frickel, 34-35). Actor network theory begins with a focus on associations among elements and asks whether or not they exist. What Frickel puts forward is the need to pay more attention to the political character of these associations among actors (48).

Importantly for conducting studies, Bijker stresses the position of the analyst, comparing it to that of the actors: As it is now impossible to make distinctions between the technical, the social, and the scientific, and rather whatever can be seen are made by the actors or by the analyst, in it the analyst should study the distinctions actors make and hold, rather than assuming their own a priori distinctions (121-133). This is to say that what the analyst should do is to focus and conduct analysis on what the actors' distinctions, priorities, interests; and values in general, are.

Values play a crucial role in the conceptions or the interpretations that members of relevant social groups have or make, the meanings they attribute to the certain artifact, and more importantly during their involvement in the process of production of it (not only physically coming to being, but also obtaining varying meanings). Values are also a key issue in establishing ethical studies of such constructions.

It is possible to argue for political and ethical positions with respect to technological choices, and in the context of building these positions are interwoven to the technical or political or the related concerns of relevant social groups (or actor groups as they will be named). "Values, in this view of technology-society-ethics, are not pre-given as universal ethical laws but socially constructed together with technology" (Bijker, 130).

What the social construction approach is set to do in general is, to establish an understanding of how technologies are socially constructed, in terms of the interrelations of varying social groups (actor groups) who take place in a process, regarding their value based decisions, distinctions, presuppositions, and activities. The positions these actor groups take in accordance with the process, the product, and the other actor groups involved are what constitute the process, the social construction of a technology. Values are a prevalent and predominant issue, even if authors of the field explicitly claim and notify their role (as in Pinch and Bijker; Bijker), or propose value related concepts without mentioning values (as in Lambricht; Frickel). It must be noted here that such an approach never neglects or rejects any physical 'coming to being', i.e. the ontological aspects of the subject issue; buildings are physically built, mass housing projects are planned, built, and lived in; they are existing physically. But the way in which they come to being is

directly related to, and, is an outcome of the social groups, and their conceptions, interests, decisions, the meanings they give, to sum up the values they hold.

In varying examples certain groups and their values can have more effect on the process of interest, where conflict between actor groups is the dominant trait.

Although quite rare, harmonious examples (where "closure" tends to happen) can also be found. These examples are all again related to conflicts, contradictions in value systems, power relations among actor groups, and to political and ethical dimensions.

Further research on the social constructionist paradigm revealed that relative and relevant studies were also carried out in the context of the built environment, some of which acknowledged an affiliation with the social construction of technology approach (quite recent studies such as Jacobs and Manzi, 2000 on housing), and some were more involved in similar topics, studying with different terminologies or contexts (such as Ellis and Cuff, 1989; Larson, 1993; and Knox, 1987 who work more on architects, architectural literature and discourse, and the role of professions).

Jacobs and Manzi claim that for most of the academics involved in housing research, the task is that of "discovering objective facts, presenting them in a descriptive format in the expectation that policy makers will take notice and act accordingly", meanwhile neglecting how issues come to be constituted in a broader sense, and lacking theoretical concerns, which results in research that is "methodologically conservative"; which makes it "difficult to pursue new lines of investigation, or, for that matter, to develop different conceptualizations of the policy process" (Jacobs and Manzi, 35). Recognizing these problems, as Jacobs and

Manzi claim, more contributions have begun to use the “methodological insights” of the social construction approach as an attempt to “broaden the scope of housing studies” (36). It has been noticed that from the late nineties on studies that relate to the social constructionist approach are beginning to be seen in the field of housing research (Hastings; Sahlin; Allen; Clapham; Clapham and Franklin; Gurney; Haworth and Manzi; Jacobs; and Jacobs and Manzi). More recent studies by academics such as Marston, have also attempted to introduce critical discourse analysis into policy oriented housing research.

“A major claim advanced by those adopting a social constructionist epistemology is that actors do not merely provide descriptions of events, but are themselves constitutive of wider policy discourses and conflicts” (Jacobs and Manzi, 36). However, it is striking how current studies that adopt social construction into housing do not use terminology related to values, when their claims mostly revolve around the conception of values as will be presented in this study. The application of social constructionist epistemology as Jacobs and Manzi put forward, “offers [a] ... different conception of reality... as well as a basis from which to understand the contexts and processes of housing” (36). As they reveal what they mean by this “different conception of reality” it is what Bijker calls meanings and values attributed by relevant social groups; or values as constructs, as will be explained in this study. Another important point is that housing studies concerns so far are around policy making and management; where studies fall short in noticing the life-cycle of building, and all possible actor groups, whose value systems are constitutive in the process.

Social constructionist approach evaluates situations more in the realm of language, and discourse. This is pretty much related to more philosophical underpinnings of

the approach, for example the work of Foucault. "Foucault's interest in language is important primarily for its focus on social relations, identity, and acquisition of knowledge" where discourses and rhetoric become effective tools of power relations (Jacobs and Manzi, 36). "Discourse and language are therefore centrally important in understanding how we perceive and make sense of the social world" (Jacobs and Manzi, 37). Since "whatever does exist we can only know by way of our constituting through discourse" (Grint, 8). That is claimed to be the main reason why scholars involved in social constructionist methods of research are involved in discursive analysis. What this thesis study is attempting to do is developing a methodology, which is set to establish an accurate analysis of value judgments of actor groups on the process of mass housing. In fact what the social constructionist attempts are set to do is, improve understanding of the "complexities of policy as informed by empirical research", never undermining positivist research methods, "which have proved invaluable to practitioners and policy makers" in the housing context (Jacobs and Manzi, 40).

With the attempt to identify and acknowledge the varying actors in a process and how their relations, interactions, co-operations, or conflicts shape this process and its product, we tend to move toward more value related issues, in terms of the values that varying actor groups hold and express. So far terms such as values, value judgments, value systems, have been mentioned, yet unless these are clearly defined all that has been said will remain in ambiguity. It is important to establish a conception of values, in order to be able to define and examine the scopes of the study that will follow in the coming chapters. The following chapter is an attempt to establish an appropriate identification and clarification of value related concepts, acknowledging their crucial role in political and ethical considerations.

3. VALUES, VALUE JUDGMENTS, AND VALUE SYSTEMS AS TOOLS OF ANALYSIS

3.1 Values, Value Judgments, and Value Systems

During the explanation of the particular conception of building process, through “life-cycle” and “social construction of technology” approaches, the key element which distinguishes various actor groups was revealed to be the values held by these groups: their value systems. Value systems thus form (and, in return, are formed by) the conflicts, the consensus, and all varying approaches and thoughts regarding the building process. To establish an understanding on value systems, the essential element is the value judgments, as the field where values are defined and expressed. One may quickly notice and argue the role of professions, when almost all actor groups are composed of particular professional groups. Professions, disciplines, and such formations, by their nature constitute particular discourses regarding their acts, their members, their identity, and thus through discourse constitute particular value systems, in order to maintain, supplement, and reinforce their existence as such professions.

To understand the building process as constituted by various social groups, and reveal the various dynamics in this constitution, values held by these groups, and

value judgments that express them should be considered as the field of inquiry and the tools of analysis as well. To initiate such a search in obtaining such knowledge about the building process, values need to be thoroughly examined, understood in the light of previous theories, and a methodology is needed. To develop such a study, what is understood by “values”, and through which theoretical frameworks “value systems” are approached need to be clearly stated and put forward.

3.1.1 Values: Brief Description

A value is basically a conception of how something ought to be (Goldthwait, 42).

Kluckhohn defines value as “a conception, explicit or implicit, distinctive of an individual or characteristic of a group, of the desirable which influences the selection from available modes, means, or ends of action”(395). To quote Rokeach’s often cited definition; “a value is an enduring belief that a specific mode of conduct or end state is personally or socially preferable relative to an opposite or converse mode of conduct or end state”(Rokeach, 1973: 5).

The term “value” is being and has been used in all social sciences, “with different but not unrelated meanings”(Hofstede, 20). There is certain consensus in what the term refers to, but no two definitions are exactly the same, variations and inconsistencies exist, still the term has an interdisciplinary existence, understanding it needs references from a variety of fields and disciplines.

Many authors working in varying fields encompassing psychology, social psychology, sociology, ethnography, literature, environmental ethics, technology studies, and the like, who deal with values and strive to establish ways of understanding and analyzing values, agree upon the notion of taking values as

“constructs”, as “mental structures”, which are not only individually but more often socially defined (Smith, B; Smith, M; Epstein; Staub; Hofstede; Wojciszke; O’Brien and Guerrier; Levitin; Levine and Moreland).

Levitin defines a construct as “not directly accessible to observation but inferable from verbal statements and other behaviors and useful in predicting still other observable and measurable verbal and non-verbal behavior”(1973:492). Thus, as Hofstede stresses constructs “do not exist in an absolute sense: we define them into existence”(1998:17). These aspects, of constructs, and moreover values as constructs; being inferable more than observable, and defined through verbal statements, will be utilized further in understanding and analyzing values.

Hofstede, inspired by Kluckhohn (1951:395) and Rokeach (1972:159) defines a value as “a broad tendency to prefer certain states of affairs over others”(1998:17).

“Whatever is of significance to an individual, will be valued by the individual, either positively or negatively.” (Epstein, 15).

As O’Brien and Guerrier propose, “all individual and collective action is informed by values” be it by more individually based personal values each actor holds, or by socially responsive values which are “embedded in a social context (family, community, school, work, etc)” which need not be in accord with personal values but come to constrain or enable individual action. Meanwhile “all such values are practically and concretely realized in social action and organization” (xiii).

Values have strong influence on everyday practices as well as more formal and professional practices. In fact values that people hold in a broad sense are what generates and constitutes these practices. As Fekete puts forward “value

orientations and value relations saturate our experiences and life practices from the smallest established micro structures of feeling, thought, and behavior to the largest established macrostructures of organizations and institutions”(1988:x).

O'Brien and Guerrier stress that when more than one way of acting in and on the world is possible, which is the general condition of living, a choice is to be made; a choice on what ought be, which makes the effects of values become tangible, interpretable, or contestable.

“[The] problematic relation between action and values persists in the complex intersection of motives, constraints, contexts, and choices that underpins both the ordinary conduct of everyday life and the systems of production, organization, and control that sustain wider societies”(O'Brien and Guerrier, xiii). The argument in this statement is two-folds, the statement firstly draws our attention to the relation between values and action, which has been an important issue in value studies, an issue too important to be undermined, and an issue, which ought be taken into consideration through the establishment of any study on value. For a study on values is bound to face the values-actions duality, it should be acknowledged, not neglected. If we return to the second point of the above statement by O'Brien and Guerrier, we see that values do not exist by themselves or could ever come to be initiated solely by themselves; “values do not arise in a vacuum” (O'Brien, 167) they are dependent of certain aspects of a basically social life, certain aspects which come to constitute the values that individuals or groups hold. Moreover, the affects of values are not only visible in the more individual or small social group realms of everyday life, but also are significant in systems that sustain wider societies.

Carlton also claims that social life is underpinned by value assumptions, which are often explicit and intelligible as in the forms of beliefs, ideologies, and moralities, but are also possibly implicit and left unrecognized “even though they interiorise the everyday world in unperceived ways”(1995:135).

“Values are learned responses to the environment in which people grow up... Apart from individual personality and life experiences, factors like education, occupation, gender, and age will also affect values” (Hofstede, 20)

“Values circulate and mutate, are fore grounded and back grounded, adopted or excluded on the basis of a very wide range of social, cultural, economic, and political priorities and commitments” (O’Brien and Guerrier, xiii).

Values according to B. Smith, are inter-subjective human creations, and are subject to changing human needs. He continues his approach on values proposing that social relations have a crucial role in the production of values, beliefs, behavior, and all lived experience. Not only does the social and natural world have by themselves values given to them, different histories, traditions, and social practices, power relations affect the conceptual models we produce and utilize.

“...[T]he values apparently held by any individual are themselves unstable and shifting rather than fixed and reliable: they embody contradictions, inconsistencies, and wide variations in different circumstances.” (O’Brien, 167).

Staub’s study on values is one of the studies, which prefer to put “value” beside another degree of value (that is in the definition his study proposes) such as goals, motives, etc. Staub’s study differentiates values and goals, as values being “desired outcomes that relate to welfare of human beings” thus being always moral or morally relevant, always having “dear moral implications”, whereas goals being desired outcomes that do not necessarily refer to a moral “goodness” (46). This

differentiation, as the author acknowledges, is established in order to create differences among values, goals, and to take “other conceptual frameworks” motives in general. This differentiation is disabled as in the conception proposed with this study, when values refer to preferences for desired outcomes, and what ought be for particular subjects, groups, and in particular situations. Staub continues his differentiation claiming that certain values may conflict with certain goals that actors hold. This very claim reflects that the differentiation between values and goals is established not to claim that values held by an individual or group may conflict, and thus presupposes that a totally homogeneous “moral good” can and does exist for all, and values held can not be conflicting among themselves. However this undermines the dynamics of value systems which will be explained below, and neglects the fact that values held by certain subjects (be them an individual or a social group), may and often do conflict among themselves. Actually, Staub’s work, although initiating such a differentiation, tends to treat values and goals together as the total of “desired outcomes” definition goes, when establishing the notions of how values are formed by and tend to form in return, certain aspects of human life, and their relation with the “assumed self” that works for both individuals and social groups.

“Specific values and goals may be regarded as independent, relatively separate components of a person’s personality. In contrast they may arise from the self concept and world views that individuals or groups hold, which together comprise much of a person’s assumptive world” (Staub, 48).

Wojciszke also deals with this notion of self-assumption. His work is established on the trajectory of individual personal values, and it’s relations with the “ideal self”.

“A personal value is defined here as a cognitive representation of a subjectively desired feature or state of the subject’s own self...[such values are] personally

desired by a subject, and they refer to the person of their beholder (himself, herself)...personal values defined in such a manner are closely related to another psychological concept of long tradition – the ideal self” (Wojciszke, 229).

Wojciszke’s notion of personal values “serves as a very general guide for behavior” although he stresses the specific actions may sometimes be “hard to predict based on the values just because of their abstract nature”(230). This again refers to the problem of values and action, which will be addressed below.

3.1.2 Value Judgments: How are Values Defined and Expressed

"A value judgment is an expression used to assert a value" (Goldthwait, 30). Thus it is the value judgment about the value, that we can recognize and identify, but not the value itself. As Goldthwait stresses, "value judgments are what guide us and tell us what to do" (53). B. Smith claims that "value judgments appear to be among the fundamental forms of social communication" and also among benefits of social interactions (4).

According to Goldthwait, value judgments are embedded in value-claiming propositions, which express how states of affairs ought to be. Value-claiming propositions are direct outcomes of values people hold, and are what guides them. Goldthwait creates a binary opposition where fact-claiming propositions, which express states of affairs or events, how things are or how things happen, constitute the opposite end (23-32). There also exists opposite views which propose value judgments being possibly evident in any proposition; B. Smith stresses that such dualisms have obscured “the crucially relevant continuities between evaluative and other types of discourse, and most significantly, the social dynamics through which all utterances, evaluative and otherwise, acquire value”(4). What B. Smith intends to

establish is the idea that since all values are formed through social mechanisms - which in the verbal and literary milieu related to certain social groups include discourses-, also reciprocally come to form the very social mechanisms themselves. This reciprocal fashion is seen evident in the findings from the 1990-1993 World Values Survey where these findings concerning value and belief systems "...are not [just] mere consequences of economic or social changes, but shape socio-economic conditions as well as being shaped by them, in reciprocal fashion" (Inglehart, Basanez, and Moreno, 23).

A discourse, which may be defined as "a kind of system, shared by a socially constituted group of speakers, or as referring to a particular social practice" (Kaplan, 347) includes the whole body of knowledge, propositions, values, and ideas related to that group or social practice. A discourse by its nature includes or is constituted by sets of propositions, be them value claiming or fact claiming, and these sets of propositions affect the values held by individuals and groups involved in that "social practice" who also happen to be the "socially constituted group of speakers" who share and produce this system, which includes all sorts of propositions. Thus when the "social dynamics through which all utterances acquire value" are mentioned, what is stressed is that all propositions produced within those social dynamics face the possibility of being influenced by sets and systems of values embedded. Thus a hard cut separation between fact-claiming and value-claiming propositions are problematic. It must be noted here that having no distinction, and difference between any proposition, is also quite problematic and does not lead to any further clues in our search for understanding how values are formed, shaped and how they operate. However, it would be an easy, dismissive and misjudging way to approach ideas and exercises which are also established for the quest of understanding values, to take them at face value, for example to consider B. Smith's claim as an

“everything is everything” approach, which dismisses the possibility of studying or separating values from anything, thus demolishing the significance and instrumentality of values people hold. On the contrary, her study (as well as others’) in establishing an understanding of value, may lead to possibilities of further investigation on the ways in which values come to be formed, constituted in a social milieu, how they reciprocally shape the social milieu they come to be formed within, and how changes in values among social groups vary through social, contextual, and temporal dimensions.

B. Smith further notifies her intentions on the impossibility of both value-ridden propositions and value judgments that come to being, solely by themselves. She writes “...no judgment, ...is totally unaffected by the particular social, institutional and other conditions of its production and totally immune to – or we could say, because it cuts both ways and that is the point, altogether unresponsive to – the assumed interests and desires of its assumed audience” (B. Smith, 9). In fact, while claiming that there exists two main types of propositions, Goldwaith also reminds and warns the reader that there are propositions which seem to be fact claiming but happen to be claiming certain values or value affected propositions. However he does not relate this to the idea that every possible judgment being affected by and affects in return the particular conditions that surround this judgment, or the proposition put forward.

An important point that M. Smith utilizes is the consideration of not only the medium but the mediation of values, meaning that values need to be expressed, and the concern should be not only on where the values are initiated but also how, and to whom these values are mediated.

There is another important issue concerning values and value judgments, that is the value – action problem which needs to be addressed, and investigated further at this point of the study. Although there exists a variety of attitudes towards this problem, the consensus is that values and action, more correctly value judgments (which are the claimed, expressed forms of values held) and behavioral outcomes, do not always overlap (Epstein, Hofstede, Tatum, Wojciszke).

Tatum stresses that values are embedded in action. A separation of values and action is empty by definition, he claims, “insofar as values are expressed and even defined through actions” (72). However this happens not to be the generally encountered case, as data obtained in studies of values especially in the field of social psychology show (Epstein, Hofstede, Wojciszke).

Wojciszke defines personal values and ideal self as “specific instances of mental representations” and thus approaches to the problem of the relation between value and behavior “as a specific case of the relation between a cognitive structure and behavior implied by the structure” (231). Hofstede believes that there needs to be an important distinction between values as “the desired” and values as “the desirable”; that is a distinction between what people actually desire against what they think ought to be desired (21). These in Hofstede are not possibly independent, however should not be equated as well. Hofstede relates to with what Levitin named the “positivistic fallacy” in which “reality” is confused with “social desirability” (497). Unfortunately this distinction is hardly clear, where what “reality” refers to be very much related to what one makes believe, as in the case of values. Hofstede brings forward the attention needed to be paid that in a study concerning values of different natures are encountered, and both should be studied, in order to be able relate values to behavior (Hofstede, 21). The scholar or researcher involved in the study of

values should therefore always bear in mind that verbal expressions of values are not necessarily identical, and usually are not, and according to Hofstede refer to two different sets of values as “the desired” and as “the desirable”.

An exact match of values and action, in the level of personal values and ideal self, hardly exists. As Wojciszke proposes, “personal values constituting the ideal self are able to regulate behavior only for persons who have developed the ideal self or personal value system as a distinct and internally organized structure” (232). Which seems as an ultimate situation when empirical, statistical studies on values such as the World Values Survey reveal that values happen to be shifting and ever-changing dynamic conceptual systems, rather than being rigid, stable, and well organized (Inglehart, Basanez, Moreno; and O’Brien and Guerrier). And through the results of Wojciszke’s study it is seen that “differentiated value preferences resulted in corresponding behavior only for persons whose personal value systems were well established and associated with the person’s self structures” (248).

Epstein criticizes the general attitude towards this problem concerning the relation of value judgments and behavioral outcomes as, “when verbal reports and behavioral inferences diverge, social psychologists are prone to assume that the two indexes depart from a single true value because of error of measurement, rather than considering the possibility that different conceptual systems exist at different levels, each with its own values”(5). How then can this problem be overcome? Epstein points that this problem can be resolved by rendering values so that they exist only within the verbal system. However he adds, “the problem with such a solution, although theoretically defensible, is that the usefulness of values for predicting behavior would be limited” (5). Epstein also stresses that values one holds are located within certain conceptual systems; what he proposes is a two level

conceptual system, which is proposed to obtain the conflicts and inconsistencies between verbal judgments and behavioral outputs. As he claims; “values can exist at different levels of awareness and can conflict with each other, not only within the same conceptual system but across different conceptual systems within the same individual” (Epstein, 6). Where his work proposes an “experiential conceptual system” and separates values as existing at two levels; one being a conscious, verbal level, and the other a preconscious, experiential level:

“The values at the two levels can differ in content and degree, as they are embedded within different conceptual systems that not only differ in content but operate by different rules. This does not mean that the two systems never correspond; they often do, but it is important to note that they need not correspond, and when they do not, self-reported values are often poor predictors of emotions and behavior” (Epstein, 13).

But through Epstein’s theory, it must be noted that it does not mean that the second system he proposes, the experiential conceptual system always provides a better basis of prediction than the first system, the rational conceptual system. Importance is labeled to both. “Their degree of importance can be expected to vary according to the behavior that is predicted and the personalities of the people for whom the predictions are made” (Epstein, 14). The context of valuation, thus, is what matters. When concerning professional and discipline based issues, the rational conceptual system of the verbal realm, tends to be prevailing and more suitable for examination. We once more return to the notion of how values and moreover value systems come to be constructed by and for certain social groups and individuals who happen to be members of the particular social practice. It should be noted here that value systems are not always and not necessarily defined in the dualistic way that Epstein proposes, in fact value systems should be approached as a level in which values are held together.

Epstein stresses, "all individuals implicitly value: a) maximizing pleasure and minimizing pain, b) assimilating the data of reality which requires maintaining the stability and coherence of their implicit conceptual systems; c) belonging or relatedness; and d) positive self-evaluation" (16). Following with the remark, behavior can be viewed as a compromise among these four values. A compromise, as "a settlement of differences by mutual concessions"; as, "an agreement reached by adjustment of conflicting or opposing claims, principles, etc., by reciprocal modification of demands" (Webster's, 303). This adjustment, reached by a "reciprocal modification of demands" that results in behavior, takes place in the level of value systems.

3.1.3 Value Systems

"Values are important...not because some value or other in itself can or should be described as 'right' or 'wrong', but because value systems refer to underlying principles about the 'proper conduct' of life in general and about ways of interpreting specific events in terms of more extensive commitments to particular social arrangements and political orders"(O'Brien and Guerrier,1995:xiv).

Pultar defines a value system as "an abstract collection of value judgments held by a person or group regarding the various values involved in a phenomenon". Furthermore value judgments within a value system are always related to each other through interactions and conflicts (166). Through these definitions Pultar states how the value judgments within value systems cannot exist independently, just as varying value systems within a larger network or system of actor groups (each with their own sets of value systems) can not; and they are bound to interact, and conflict in various ways.

Returning to Wojciszke's notions of personal values and the "ideal self", which is defined as "a mental structure representing an idealized conception of the subject as person", the personal value system refers to "the most abstract layer of the ideal-self structure" which contains an organized set of personal values, in which the values are organized hierarchically according to their desirability to the individual (Wojciszke, 229 and Rokeach).

Value systems are how values operate. As value judgments are the expression that enables one to be aware of values even oneself holds, value systems, involving all these judgments with their interactions and conflicts, are what constitutes the ethical dictates of certain groups, and are what express what ought to be done, concerning a particular phenomenon, to the particular social group (Pultar). Hofstede claims that, "different values form value systems or hierarchies" and stresses that "these systems need not be in harmony"(20). As value systems express oughtness for a particular group, concerning particular phenomena, it is bound to differ according to varying groups, but also within the same group, in relation with all external social factors that constitute the value systems as well as the temporal dimension, that value systems vary and differ through time.

After explaining the differentiations value systems face in time and according to social contexts, and how values tend to operate in such social contexts and temporal dimensions, the ethical importance of value systems will be addressed, in relation to the building context. Since value systems belong more to an ethical milieu, in the way they constitute the ethical dictates of certain groups, and in the way they express what ought to be done, to a particular actor group, concerning a particular phenomenon, the study of value judgments that would form the value

systems of varying groups, in terms of their conflicts and interactions is essentially a problem related to ethical considerations (Pultar, 166).

3.2 How Do Values Operate?: Social and Temporal Differentiations

3.2.1 Social Values: Values at the Level of Social Groups

Social values, by definition refer to interpersonal situations in which participants can influence both their own and one another's outcomes (McClintock and Keil).

McClintock and Keil define social values as "consistent preferences for distributions of outcomes to self and other that may serve a motivational or a strategic purpose" (124). Levine and Moreland, reflecting Rokeach's distinction between end states of existence and modes of conducts, state that McClintock and Keil's definition of social values suggests "that an actor may prefer specific levels of self/other outcomes either because these outcomes satisfy a goal that the actor wishes to achieve (motivational purpose) or because they are instrumental to the future attainment of that goal (strategic purpose)" (195-196).

Levine and Moreland, in their analysis of social values, upgrade the commonly used process of outcome comparison. They build upon the notion of social values developed by McClintock and Keil, which include "preferred relationships between two or more outcomes, either of one person or those of two persons" (196).

However they upgrade this approach since it neglects "the group context in which comparison occurs"; and "the occurrence of multiple comparisons" (196). And develop their method upon basically three types of comparison as, self/self, self/other, group/group. Regarding the interests of this study in the building/housing

context, their attempt in establishing a study of value at the group/group level is of particular significance. The group/group comparisons are most likely when “group membership is salient because of group competition, group dissimilarity, or status differentials between groups” (Levine and Moreland, 200; Brewer); when “group members seek to enhance their social identity through inter-group comparisons” (Levine and Moreland, 200; Tajfel); or when “group members seek to demonstrate their group’s inferior outcomes in order to produce social change” (Austin; Patchen; cited in Levine and Moreland, 200).

Such comparisons are likely in accordance with the individual's relation and identification with the group, “strong identification with the group” according to Levine and Moreland may be an outcome of “long membership or high status in the group” or situations such as when one is identified with a “minority group”.

Just as it is in individuals, social groups “do not view their construction of reality as a construction, but as reality itself” (Epstein, 18).

Epstein examines the values at the level of the social group, in the context of nations, and he claims, it is assumed that social groups, and nations for the particularity of Epstein's study, very much like individuals, “have theories of reality, explicit and implicit belief systems, basic values, and that they adapt to [their] reality through assimilation and accommodation” (18). Epstein defines the basic values of nations in two main levels as being firstly on the economic level, and claims that “nations strive to maximize economic gain and minimize economic loss” and that “Marx believed that this was the one major value that moves social events” (18). Secondly he proposes the dimensions that “cognitive experiential self theory” supports, such as “to enhance national pride; to enhance group belongingness; and

to maintain the nation's implicit belief system for organizing the data of reality and directing behavior" (Epstein, 18). This second level of basic values is evident in most social groups; the professions and/or disciplines that are involved in the building process (namely the actor groups) are no exception. Professions and/or disciplines tend to establish, distribute and spread these (their) basic values through discourse, as explained earlier in this study. Discursive formations are such establishments that serve these basic values. "Adjustment in nations, no less than in individuals, requires a continuous interaction between experience and conceptualization. Through assimilation and accommodation, the belief system of a nation becomes increasingly differentiated and integrated" (Epstein, 20). Thus for a particular social group which is as structured as a "profession" or "discipline", it becomes important to maintain certain sets of value systems within themselves in order to enhance status, and maintain identification of members, even if it leads to devaluation of certain other social groups, as in the cases of "us-them differentiations" and "scapegoating", which are all ethical questions.

"Differences in belief systems [and value systems] are perhaps the most common sources of conflict among social groups" (Epstein, 19). These belief systems, or value systems in general, which are established by social groups in every scale, and in various forms, including standards, codes, laws, or more unwritten (in the sense of rules to be obeyed) but much spoken (or written in more speculative manners); contain the possibility of misunderstanding, and misuse by the social groups and may lead to (or already by themselves support) devaluation, differentiation, and conflict between various social groups.

As Staub notifies in the context of moral principles:

“Presumably the moral principles and rules derive from a valuing of human welfare, and their purpose is to maintain human welfare. However as this concern is turned into rules and principles, the focus on human welfare can lose its directness, and depending on the way it is shaped by individuals and groups that transmit them, they can become remote from their original purpose” (49)

Staub sees the “Us-them differentiation” as a central source of devaluation. He continues that cultures of social groups tend to evolve conceptions of other groups; “stereotypes that are frequently devaluative in nature, they embody negative images of the other group”(53). Stressing that these stereotypes or negative images of other groups are generally communicated, thus taught and distributed through varied communicative acts within that culture, or of that particular social group (which happen to be embodied within “discourse” in our conception and presentation) and that such a devaluation of a specific group “pre-selects this group for mistreatment” in later instances (Staub, 53).

The function of “us-them” differentiation for a social group is basically the defense of “self” concept, values, and ways of life. This function of defending a particular value system and devaluating another is also evident in “scapegoating”. Scapegoating separates the “out-group” from the “in-group” and increases feelings of similarity and belongingness among the “in-group” (Epstein, Staub). “Unity and feelings of community can be enhanced by turning against an out-group” (Staub, 54). Scapegoating establishes this through diminishing the feeling of one’s own responsibility or blame for any occurrence of problems (Staub). Grosz goes further to claim that communities that make language, culture, and any other aspect their modes of expression, come into being “through the remainders they cast out, the

figures they reject, the terms they consider unassimilable”, and those that they attempt to expel (152). “The other” and “the scapegoat” happen to be two of the common names of the expelled that a particular community builds itself upon (Grosz). The structure of the scapegoat as Girard suggests “provides a means by which social collectives retain their cohesion during times of crisis” (Girard; Grosz, 200).

Of course the existence of all these methods of unifying the value system within particular social group, does not mean that all groups are composed of such a homogenized group of members. In groups themselves, as in individuals; values, value judgments, and value systems can be in conflict, and can be bound for changes and differences (Epstein, Staub, Levine and Moreland, O'Brien and Guerrier, Hofstede).

“As a group progresses along a continuum...not only individual members change, but also group values, group norms, and institutions”. “Lasting changes may result in, group values” in the way they are expressed through, and in “how institutions function or what new institutions are created” (Staub, 58).

3.2.2 Temporal and Conjunctural Differentiations

Values change, and they do so in a progressive manner. This “progressive nature of value changes” Staub proposes, “and how action that are shaped by values in turn shape values, is evident in many realms”. However, “[t]he progression is so intertwined and cyclical that it is difficult to pinpoint direct causal relations” (Staub, 58). Value change relates to, and occurs within the realms of time and social conditions that take place at particular instances. The term conjuncture refers to “a combination of circumstances of affairs; a particular state of affairs” (Webster's,

310). Thus the term conjuncture is preferred to label those certain situations that hold the possibility of changing, or rather causing shifts and differentiations in values. Conjuncture as named here, or social conditions differ at given moments in time, thus temporal changes in values are due as results of changes in conjuncture. The “combinations of circumstances of affairs” that surround an individual or a social group, are the total of events and proceedings of events in what can be referred basically as the social milieu, the world one lives in, and thus as previously proposed what constitutes values. This is where the unstable and shifting nature of value lies. As the conjuncture tends to differ or shift so do the values in accordance. Or as O’Brien puts it;

“The problems stem from the intersection of economic, political, psychological, social, and cultural processes in the creation and maintenance of those values. ... Values are developed, adhered to, rejected, dismissed, and reformulated for particular reasons, under particular circumstances and at particular times” (167).

The dynamic nature of values, and thus the differentiations in relation to values and value systems need to be addressed and acknowledged. However one point should be stated clearly that although values tend to be “unstable and shifting” this does not lead to the conclusion that value systems, as sets of value judgments that an individual or a group holds can or do change totally, in fact, “[t]he adoption of one set of value criteria over another implies a much wider reorientation in people’s lives: in their patterns of work and leisure, production and consumption, public and private behaviors and in political commitments and opportunities.” (O’Brien, 167). Thus what we refer to as differentiations in time and conjuncture relates more to the shifts and differentiations in values and value judgments that constitute value systems as a whole, which of course effect and cause changes in the value system they

constitute, but most often not as the adoption or the appropriation of a totally new and different value system.

Another dimension of differentiation in values is revealed through Caplow's principle of singularity. Caplow who has conducted a study on values and shared trends in six North Atlantic nations, with "far more shared than unshared trends" states that these shared trends do not necessarily lead to outcomes that are shared (4-7). Thus proposes the principle of singularity in shared trends, claiming that these trends do not lead to identical outcomes: "The social and cultural variations that give each of these national societies its distinctive character assure that each of them will react in its own fashion to any shared trend, so that while some cross-national differences are erased in the process, others are accentuated" (Caplow, 13).

What Caplow's study puts forward is again related to the conjuncture in the broad sense, this time temporal difference do not exist, however the national differences, or locational differences and thus differences in the "economic, political, psychological, social, and cultural processes" which constitute the current conjuncture for that particular moment and location, exist.

When studying values held by certain subjects, as Levine and Moreland put forward, it is easier to compare certain values or sets of values, that relate to an event or situation which takes place at the same point time, in relation to the confidence that the subjects have for their information (which is underlying the comparison). When it comes to situations that inter-temporal comparisons need to be established, comparisons between present and past are more likely and more reliable, as confidence is lowest for the information relating to future situations (Levine and Moreland).

3.3 The Role of Values in the Building Process and in Mass Housing

Values held by actors who define the process play an essential role in building. Value judgments define the ways in which building gets to be constituted. "Value judgments in buildings are formed mainly through the accretion of successful professional examples and the practice of criticism" (Pultar, 165). These are transferred throughout the professions through education, professional guidance and control, and through society by enculturation. "Parallel to cultural phenomena, value judgments vary through time and in space." Value judgments related to technical values have a tendency to remain fairly constant; others change more often and are variable from group to group – society to society (Pultar, 165).

Some value judgments are explicitly stated as in the cases of professional standards, building codes, and other codes of practice. These become judgments that ought to be appropriated in one's activities so that the members of the profession regard some values as basics. These cases, once stated as such, are not interpreted as value judgments generally and mostly concern technical issues. "Attention must also be drawn to the fact that many values in building, in addition to not having clearly defined descriptors, have value judgments associated with them implicitly" (Pultar, 165).

When mentioning the optimum positions there exists a tendency to regard the actors or parties having at least technical values at a consensus.

3.3.1 Values and Ethics of Building

Ethics can be basically defined as rules of conduct. For Hegel, the role of ethics is to be considered in the organization of societal relations. Ethics is separated from morality, which defines individual objectives of behavior. Ethical objectives play a role in family, economic, and political life, according to Hegel (cited in Bell). Bell claims that ethics considers “the manifold consequences of the realization of our thoughts in the world” (23).

Ethics deal with means, ends, and their relationships (Bell, 25). An approach different from traditional discussions in philosophy and social sciences is the one put forward by Bahm, who views ethics as science of oughtness. Bahm claims that “the most basic problem facing ethics as a pure science is understanding the nature of oughtness (25). He proposes, “as essential to ethics, some principles for choosing will seem self-evident. All of them can be tested by rigorous examination. All of them presuppose that persons have values, and that at least some of these values can be known and considered in making right and wrong choices” (27-28).

How can ethical considerations in the building process be examined, in terms of value-based contentions of actor groups, so that we can understand, classify, or clarify the parameters that shape the formation of the building process?

Understanding the ethical considerations (or principles) will lead to understanding what priorities certain parties take, on their involvement to process of the building including its use.

As Pultar states, the study of values in building needs an alternate conception of value. Building is connected with a multiple number of phenomena, such as

economic, engineering, and artistic ones. Thus different parties are involved in the life-cycle of a building, and these different parties do not see the question of value in the same manner. Among the actor groups involved in the building process, there appears to be a constant conflict in valuation and conceptions, as in the cases of professionals versus users, “the attitudes of architects versus engineers, in the interests of contractors versus clients” as Pultar exemplifies (167). He proposes a value related analysis of these to be instrumental in understanding the conflicts.

Values that actor groups hold are not solely related to the object, or the activity of building. Each also has conceptions, beliefs, and presuppositions about the other groups involved in the same process. These may be profession wise (like architects’ conception of engineers’ or vice versa), as well as more political or politics related (public’s conception of politicians-policy makers-landowners-etc. and vice versa; politicians seeing residents as potential votes, and so on). Thus, not only is the object or the activity of building is subject to valuation of varying actor-groups, but also these very actor groups are subjects of valuation among themselves.

Kultgen’s insights to professional ethics can also be established as guidelines in understanding how relations among and within professions take place, how they are constituted by value based issues and power relations. Kultgen, in approaching professions, and professional ethics, mentions the existence of dimensions that represent the “ideal-typical” profession. These are qualities that occupations do not possess equally, and sometimes not even a number of them. It again comes back to the ethical considerations and values people hold, which disable such “ideal-typical” conditions to exist (Kultgen, 60).

Kultgen identifies two opposing views of the role that professions take on the functioning of society, being the functionalist model and the conflict model. The functionalist model sees profession as a positive influence in social development, thus claims that the goal of professions is service to humanity, rather than profit. Ethical codes of professional associations present their goals as service to society, for the whole human welfare, or the public at large (74).

On the other hand, the conflict model sees professions as a negative influence with unequal access to, and control of resources. Viewed from the conflict perspective, "professions are seen instead to be interest groups seeking scarce social goods such as wealth, prestige, power, and autonomy ... Professionalism reinforces the social system whatever it may be. If it is hierarchical, the professions let the exploitation of the lower strata, providing only minimal service to replenish their ranks and quiet social unrest. The main service is to the upper strata, to help them achieve their aims, whatever the cost" (Kultgen, 99). Hard treats professions similarly, in explaining the effects of conflict between actor groups. He stresses that technological change is driven by professional "status groups" fighting for influence and control (422).

The definitions of professions involved in the building process and their professionalization are shaped by various factors which are dependent on the values held, and the social practices situated in context. These are not independent but interdependent factors. If we are to take architecture as one of the professions involved in the building process, questions related to architectural profession may be raised as the domain of knowledge, and the profit versus service orientation of architecture and architects.

Since we take parties involved in the building process not only as professions or people involved but all groups, it is important to establish a system investigating what motivates all parties involved to act in certain manners. Another very important factor to be investigated is the approaches of the parties to one another, such as people disregarding the existence of professions, and professionals not acting on a consensus of what common good may be for the people and their own professions, or professions not respecting one another, as well as the people.

3.3.2 Value Systems of Groups Involved in Building/Housing Process

Another group of research, which does not explicitly claim an affiliation with the social constructionist paradigm and/or value studies, has also been encountered. Whereas the previously mentioned body of work was named housing studies, and regarded solely the actor group of policy makers, and sometimes users, the studies mentioned below deal with the designers group, and architects, architecture as profession, and architectural discourse in particular.

Knox criticizes the body of research and written texts on the built environment and architecture, pointing to what has been overlooked as follows:

“The relationship of both the built environment and people’s behavior to the broader context of economic and social organization and, in particular, to the imperatives of the property capital. By focusing on individual behavior, and taking built environment as a product of ‘design’, many studies have under-rated the broader context of social and economic forces (as modulated and amplified by institutions) and overplayed the roles of architects” (355).

The general tendency of architectural discourse to neglect the role of other actor groups, and how architecture legitimizes such an existence by mediation of certain values is revealed in Porphyrios' statement:

"Architecture as a discursive practice owes its coherency and respectability to a system of social mythification. In other words, a given architectural discourse is but a form of representation that naturalizes certain meanings and eternalizes the present state of the world in the interests of a hegemonical power" (16).

Knox's work also introduces knowledge and criticism on the architectural profession and the way it works, its relations with and conceptions of other actor groups, as well as their values related to the building process and their position in it. Regarding the formation of the value systems of architects, professional training and practice, as well as the discourse are important (Erman, Altay and Altay). Architectural discourse, as Larson puts it, is developed by the elites who are entitled "to make and continue making authoritative contributions" (6). Also the discourse of architecture acts in similar ways with any professional discourse in being "not open to everyone but based on social appropriation and a principle of exclusion.

Laypersons are not entitled to participate in the production of the profession as a discipline" (Larson, 5). Parallels to these statements are easily drawn with explanations on values at the level of social groups put forward in this thesis study.

Through these studies, although sometimes left understated, the importance of the role values play, and in particular the value systems of actor groups, in the building process, and on the ways in which mass housing projects are constituted, and constructed in the broader sense, became evident. Thus the need to study and point to the importance of this issue in the way built environment is built, and experienced, becomes the founding motive of the thesis study.

Therefore it is of great importance, for the structure of the study, that once the network of operations and the life-cycle of building are proposed, the contributing actor groups involved in the building and housing processes should be stated and their basic contributions and relations to the process as well as interactions among each other, need be located, through their value systems, which are “the collection of value judgments” they hold on basically any issue of concern.



4. THE STUDY ON AN EXAMPLE OF MASS HOUSING IN TURKEY

From the 1950s onward, Turkey has been facing a rapid urbanization. Urban population has seen an enormous growth in the last decades, from 18.4% population living in urban areas in 1950, to 25.9% in 1960, and to 50.9% in 1985 (Keleş, 140). Ever since, the state has paid particular attention to housing needs. Article 57 of the 1982 constitution reads:

“The state shall undertake measures to meet the housing needs within the context of a planned approach taking into consideration the characteristics of cities and environmental conditions. It shall also support the mass housing enterprises” (cited in Keleş, 143).

This interest from the state was formative in housing studies, or rather studies focusing on housing problems in the field of academic and scientific production. However, with every changing period, the housing problem was redefined, new housing discourses established (Tekeli, 11). Housing research was defined through these formations of decisions that determined the policy agenda, and the program. Respectively, what every era developed as the ways of supply and as solution to the housing problem determined the objective and subjective foundation of the housing problem of the period(s) to follow (Tekeli).

In 1965-1980, first attempts in mass housing took place in Turkey, which was institutionalized after 1980 (Tekeli, 12). 1980 saw military power taking over the government, to remain in power for three years after an era of political instability (Keleş, 151). Institutionalization of mass housing started in 1981, marking the first mass housing law (Keleş, 151). The update and second housing law passed in 1984, which was also what gave way to the formation of the HDA. First aimed to support mass housing via credits and loans to co-operatives and private builders, HDA, as a governmental body, started executing mass housing projects in 1987 (Alpan, 112). The projects taken on by the HDA were mostly demonstrational works of mass housing, to show how housing ought to be, in the sense of planned environments, provided to those unable to purchase their own under available circumstances. And as a reply to the urban growth, it not only as supplied to the demands, but also attempted to control rapid urbanization, and dealt with it via mass housing (TOKI). The concern of this study is to establish the value judgments of actor groups in mass housing, by looking at a particular example, in one such demonstrational project developed and built by HDA, namely the Eryaman Fourth Stage Mass Housing Project.

4.1 The Eryaman Mass Housing

The Eryaman mass housing district, one of the major projects of HDA, has been developed in accordance with the growth plan of Ankara, towards the "western corridor" as envisaged by Master Planning Office of Ankara City in accordance with "the form of development for Ankara City 1990" (Berksan). 18 kilometers from the center of the capital, the 953.5 hectares of land provided by the state treasury, on which the project was planned, is located between Susuz industrial areas, Atatürk

Orman Çiftliği, and Batıkent to the east; Eryaman village and Etimesgut to the south; Susuz lake to the north; and Güzelkent and Devlet mahallesi to the west.

The Eryaman Housing Project has been researched by previous academic work (Alpan; Duyar; Gültekin). This literature provided information on the project, how each stage has been initiated in terms of decision-making, design, and construction phases, and who was involved. Each of the five stages built by far has been established in different organizational decisions, thus the process differed in each and every stage. This experimental nature of the project, its role as a trial of organizational and decisional attitudes, was a demonstration and an experiment on another particular approach to the mass housing process. The policy makers of Eryaman focused in general on providing shelter in certain standards, providing it as fast and as cheap as possible. There have been several attempts to insert further values in certain stages such as the third and the fourth where policy makers were observed to have further agenda, in experimenting and demonstrating how mass housing physically and spatially ought to be.

The Eryaman Housing Project was centrally organized, and HDA was in the position of making all the decisions, as to how each stage would be established, and thus the differences among each stage was also a result of HDA policies. Initially planned as a settlement consisting of 10 stages with around 4000 housing units for each stage, the changes that took place in each of the 5 stages so far accomplished were reported to be related to the experience of previous stages (such as physical problems, maintenance, and complaints from occupants); experiments for new methods; concerns related to time, budget, or spatial quality; the conditions of the period in which the application of the stage takes place; as well as the values held and thus the decisions made by the particular chairperson and the executive team of

HDA at that particular period. These were reflections of the HDA staff, approached informally as a preliminary inquiry. Since not too many written sources were available on these aspects of the project, such preliminary inside view was essential to start up. One of the informal interviewees also claimed that the political government and its policies played an important role in all activities, since the HDA had been under the supervision of the Prime Ministry of the Turkish Republic. Thus, the policies of HDA tended to change with the socio-political agenda of each government. However still, especially in the 5 stages of the Eryaman Project, no drastic change in the agenda of providing shelter as fast and as cheap as possible has been seen, except for the experiments done in terms of architectural design in the third and fourth stages.

It is relevant to give brief information on how each stage differed in Eryaman, before explaining the reason why one particular stage was focused on.

FIRST STAGE OF THE ERYAMAN HOUSING PROJECT

In all stages of the Eryaman Housing Project, programming and planning, in terms of the required housing schemes, number, density of housing units, cost estimates of construction, site characteristics; management and technical specifications were provided by the HDA themselves. In the first stage Tuna-Üçer Müşavirlik was commissioned as consultants, through invitation to bid by HDA. The preliminary design schemes of housing blocks and site plans were prepared by consultants and no other architectural firms were commissioned. Each contractor for the construction phase had to prepare the application and detail projects of the design phase by themselves with reference to the preliminary designs provided. These projects included architectural application drawings as well as infrastructure and engineering projects. The contractor firms were MESA, SUTЕК, AGE, KUTLUTAŞ, AKTÜRК,

and BETONTAŞ. All contractors used tunnel formwork due to economic and time related interests except Aktürk, who used post and lintel system with pre-cast facing panels (Alpan).

SECOND STAGE OF THE ERYAMAN HOUSING PROJECT

Emlak Konut, started as the consultant in this stage, after an initiation period without consultancy. HDA preferred to develop the architectural designs in-house, by its own employees. This conceptual project was developed at 1/100 and 1/200 scales again to be developed by contractors. The main focus was that it would be affordable for a middle-lower income group, and enable construction in a short period of time. ESTON, İÇTAŞ, İNTES, DEMİRER, SOYAK were the commissioned contractors, and GÜNARDA was involved with the project management of the second stage. HDA recommended all contractors to use tunnel formwork again, where one contractor used post and lintel and another used prefabricated construction units for low rise housing units.

THIRD STAGE OF THE ERYAMAN HOUSING PROJECT

The third stage differs from the previous two, as architectural practices were commissioned for the design phase, in search of a variety in design. Alpan states that this variation was due to the demand of buyers in the first stage. Tunnel formwork method, which was stressed by HDA in previous stages, did not leave room for variations in design, thus HDA turned to traditional structural methods for this stage. Through a limited competition (which was more of an invitation as the informal interviews reveal) to Gülgönen, Çavdar, and Bektaş, and projects by two were approved. HDA provided flexibility for this stage, but still in the boundaries of the main objectives of cheap and rapid but qualified construction. As in most stages the houses were sold through the information of preliminary design projects (which

had caused certain problems in most stages as told in the informal interviews). SU-YAPI was the consultant, where all design projects were provided by, and controlled under the supervision of selected architectural offices, and the contractors were TEKSER, ESTON, TEPE, YARDIMCI, SUTTEK, and ALARKO. Alarko were responsible for the experimental area designed by Çavdar, which made up a small portion of this stage.

FOURTH STAGE OF THE ERYAMAN HOUSING PROJECT

HDA commissioned architectural offices for the design phase for this stage as well. This time they preferred to invite five well-known architects to design various groups of housing blocks. The program, which was defined in terms of quantitative constraints such as total amount and maximum area of housing units, boundaries, sizes, and content, were given by HDA. Commissioned architects were responsible for the whole design stage, and supervised architectural, structural, mechanical, landscape, and infrastructure projects. Tunnel formwork was again recommended by HDA in this stage. HES was the consultant firm, and ÖZTAŞ, SOYA, STFA-ALFA, YARDIMCI, YÜKSEL, HAZİNADAROĞLU, and VİNSAN were the contractors. This recommendation was approved by all but one architectural office. HDA wanted rapid execution as usual. In an interview in Alpan's thesis, a city planner working for HDA reports that the preparation of projects and execution went almost simultaneously, and the construction went on while the projects were still being prepared (Alpan).

FIFTH STAGE OF THE ERYAMAN HOUSING PROJECT

With the fifth stage, in accordance with the economic conditions in Turkey and the aim of HDA to finish work as quick as possible, architectural firms were again out of the picture. The programming stage considered the previous sale rates of housing

types, and minimizing the costs of production. HDA prepared the architectural projects in-house, as preliminary design schemes, and once more left the preparation of working drawings and application projects to the contractors. Rather than providing an agenda, in-house architects were asked to gather plan schemes from previous projects by HDA such as earlier stages of Eryaman or the Halkalı Housing Project, to form the architectural designs for the fifth stage (reported by the responsible in-house architect, in our informal interview). Consultant was TEMPO, and contractors were KUR, SARIGÜL, ILGAZLAR, AGE, AKTÜRK, ÖZAR, and SUTEK. This time all contractors used tunnel formwork, requested by HDA after the building and maintenance costs at the third stage, and the related complaints by occupants. The in-house architects were again dissatisfied with the way the projects were rushed into conclusion, leaving no room to think on projects, and the simultaneity of project preparation and construction.

When we look at these five stages, the central position of HDA is evident, making HDA an actor group which always plays a role in the policy making, planning-programming phase of the housing process. As explained above, HDA acts even further in some stages, getting engaged in the design phase and controlling as well. However there also exist very significant differences amongst the five stages. Despite the similarities at first sight, it must be noted that several governments took place throughout the period when these five stages were accomplished, each with their own agenda, approach, and structure. For a study on values held and expressed by various actor groups involved in a mass housing project, following the life-cycle model, the main aim is to develop an understanding also through comparative study of contributing groups. The study of the total of stages thus becomes intangible, as the all actor groups are varying in each stage, not one stays the same, except HDA and HDA changes its agenda with government changes,

which also brings with it an instable character. So, rather than trying to grasp the whole five stages with no grounds of comparison, or too many grounds of comparison between all involved, to focus on one particular stage within the five was decided to be a study of value. The differing structures of these stages, despite their proximity, established these as particular housing districts. Ideologically as well, if we take on the view of these projects as products by the state, and thus as governmental bi-products, there were significant differences between stages. Also organizationally, each stage was conceived individually, designed and constructed by different parties, and in the use phase, had their own management structure.

The most fruitful example for the study of values held and expressed by various actor groups, was observed to be the fourth stage. This was basically because of the inclusion of five architectural offices to get commissioned for the design phase. This meant the inclusion of various actor groups as structured in the life-cycle model, as well as distinct actor groups involved in distinct acts within the process. Furthermore, the selection was not only due to the inclusion of five commissioned architects, but also due to the various aspects mentioned in the preliminary inquiries, such as the particular attitude of executive policy makers in the conception and construction of this stage. There had also been a tension observed in the remarks during the informal inquiry concerning the commissions, submission deadlines, and technological preferences, as well as the general structure of the way the fourth stage had been established. These were of course only insights, observed through an unstructured preliminary inquiry, nevertheless, as the decision to focus on one particular stage had been made, the fourth stage was observed to be possibly the richest, as far as actor groups and value judgments go.

Another important point in studying various actor groups is that scholarly research in fields and disciplines related to built environment generally tends to focus on certain portions of the process, especially when one looks at the production of theses and dissertations from varying universities and fields. From geological requirements, to techniques and technologies of building, from the role of architects, design principles, to more psychological analysis, and to research on how occupants perceive their surrounding, a body of research is established. Most of them hardly refer to any broader context, and few refer to the roles of varying actor groups other than those investigated. Research made on scholarly work such as Master's and PhD theses which were completed in Turkey reveal that most studies on housing and mass housing focused on the physical-constructional aspects, mainly on physical conditions, materials, the construction phase; and the users' conditions and appreciation of physical environment, focusing more on the use phase of the process; and few studies especially theses in the field of architecture have examined the positions of architects in correspondence to users or other actor groups in the process. Most of these studies leave the broader picture of the whole process vague, and with very few exceptions tend to neglect to see the interrelations among actor groups as essential aspects of the process.

As will be explained below, a gradually developing analysis will be established for the case of the Eryaman mass housing fourth stage, focusing first on policy makers, executive decision makers who have shaped the planning and programming ideals of this stage, secondly looking at various actor groups through a survey study constructed with the derived value judgments from the focus on policy makers.

4.2 Methodology on Values that Shape the Process

In this work, a particular analysis composed of two main parts, which build on top of each other gradually, is adopted. The reason is the need to go at first deep into values held in the initiation of such a large scale project as Eryaman, and secondly to be able to test these ideas, values on actor groups, and also to look at how various groups throughout the process evaluate these. A gradual analysis is thus proposed, employing both qualitative and quantitative research methods. In the first part, qualitative methods are employed to induce and develop an explanation on the values that lie behind the policy making of such a mass housing project. Krathwohl draws the scheme of qualitative and quantitative methods as complementary and as a continuum (27). Placing qualitative methods as inductive inquiries to develop explanations on issues, to come up with hypotheses, followed by quantitative, deductive tests to validate what has been induced through the primary inquiries, on this continuum (25-27).

Similarly in the two stages of this study, the initial qualitative inquiry into the values held and expressed by the executives from the "Policy Makers" group, is leading to structuring lists and schemes of value judgments that will be extensively explained below. These lists and schemes construct a framework that formulates and structures values expressed by the particular policy makers, the decision makers from HDA.

The concern of the thesis is thus also an inquiry into the methodological nature of such a study on values in the mass housing context, and ethics of building.

Therefore the initiation of the study on a case study takes place with an open-ended inquiry. To find out, basically, what the respondents believe ought to take place in

such a process, in-depth interviews in this stage provide the grounds on which the researcher can develop ideas and knowledge, thus come to certain conclusions regarding the values held and expressed. As will be explained below, a second part, which gradually builds upon these findings, is introduced, following the transfer of what is obtained, into a structured body of categorized value judgments, to develop further tests and inquiries with varying actor groups partaking in such a process.

This second part employs more structural methods of building a survey and conducting it on further respondents who are representative of various other groups involved in the formation of mass housing. This gradual methodology is introduced and applied, not only to come to certain findings on a certain context, but much more importantly, to propose and try to promote such combinations of in-depth methods embedded with more structured social scientific methods. Especially in the field of values and process oriented approaches, and in the contexts of building and housing where such aspects are essential, it is important to be able to assess people's views and beliefs in length.

Considering the "continuum of research" proposed by Krathwohl, such a move in the methodology is inevitable when one seeks knowledge on values, and the possible ways to produce such knowledge. It is inevitable to go through all along the "continuum" from qualitative, exploratory methods, which establish themselves to first understand and describe a body of knowledge which is to be induced from certain studies, to quantitative validation methods, to test the significance of the derived hypotheses on wider populations, for possible generalizations, employing more mathematical tools compared to the verbal evaluations of qualitative methodologies.

5. EXPLORATION ON VALUE JUDGMENTS

5.1 The Initial Study Group: Policy Makers

During the course of the thesis study, the building process in general has been defined as consisting of four major stages. The housing process, as a consequence has also been evaluated through the distinction of these four stages and therefore four major actor groups, who act in relation to their particular stages of correspondence. The homogeneity of each group has been questioned, but nevertheless the distinction in the way they act, and the values they are believed (or speculated) to hold have been acknowledged. An actor group such as the “constructors” holds strong affiliation with a particular profession. Whereas the “users” group may consist of individuals from any and every profession, social group, or any other position that may shape their value systems. This makes it seemingly much more intangible in terms of tracing and obtaining some general idea on the values they hold –but then again, as one works through particular cases, the “users” group in any particular mass housing project would constitute a coherent group for research. The study of values, perhaps is hard to get hold of, to begin with, as it must be noted that any case related to the building process, will unavoidably hold different sets of values, according to the various groups involved (and how the individuals within those groups position themselves), and according to a general

conjunction, or a zeitgeist, that strongly shape the value systems. However still, this should never mean that the studies of values are in vain. On the contrary, the study of value systems of actor groups involved in any case of building, or housing process, would start to constitute a body of knowledge, that relate not only to the particular building process as such, but would reveal how certain groups do operate, how their motives can be traced, how the ideas, beliefs, and attitudes of individuals are embedded in social groups, constructed ideologies, and the ways of the world in a broader and temporal sense. This would not only provide a tool for understanding the building process as such, but also develop a possible historiography, and also a wider perspective, which would locate the building process within the larger frame and in accordance with the social, political, economic operations, rather than isolating it as an act that can happen by itself. Therefore knowledge on each and any possible actor group involved in the housing process is valuable, for it will demonstrate the position of any group in relation to the housing process, and other actor groups involved, as well as the wider conjuncture, the conditions, and the situations that contextualize the process as such.

This study has been set to construct the relevant theoretical basis and develop an understanding of the housing process, through the acknowledgement of a social construction. Furthermore, it tries to illustrate possible methodologies, through the examination of a particular case, and initiate this gradual examination with a particular actor group, namely the "policy makers". Policy makers refer to a group that would formulate the problem, provide a solution, make decisions, organize, and initiate the project of question. This chapter in the study attempts to illustrate, or rather reflect on the values held and mediated by this particular group, through interviews with individuals from the "policy makers" actor group, and provide an analysis on their value judgments.

As explained in the section regarding the Eryaman Housing Project, a centralized position of HDA is evident in all the five stages that have been built. HDA in the Eryaman Housing Project is an actor group, which is always prominent in the policy making, and planning-programming phase of the housing process. As explained above, HDA acts as an important agent, getting engaged in the design phase and controlling as well. The subjects of the first part of the study on values in the context of Eryaman are individuals who had a significant role in the HDA during the conception, initiation, and construction of the 4th Stage of Eryaman Housing Project, that is, the “policy makers”. The problem setting, planning, and organizing stages that the policy makers are involved with are crucial for the shape any project is going to take. Thus the values held by policy makers define how housing ought to be. Policy makers as an actor group can inform the researcher on both the initial ideas and those that were aimed and achieved through the process. Especially in the case of Eryaman, the position HDA representatives had placed themselves, as not only initiators, but also organizers and controllers even in the “use” phase, such information (of course in relation to the viewpoint of policy makers) is existent, the policy makers have been in close contact with all actor groups; as the interviews reveal, and data on their values regarding the process as well as other actor groups involved can be gathered.

The people involved in the policy making stage of the Eryaman Housing Project, were traced through previous literature, as well as personal conducts through the HDA. The list of subjects included individuals who held high positions such as president, vice-president, and director of projects department. An issue that needs to be stated that all subjects covered as policy makers in the Eryaman housing project, have all been educated as architects and planners. It is believed and

revealed through the interviews that such disciplinary formation is influential in the values and thus decisions in the project. These discussions on the respondents, and the interviews that were conducted, take place in the coming section, after the interviews as a method is explained below.

5.2 The Interviews

As this research is set to establish an understanding of the building process, through the value systems of varying actor groups involved in the process, and again set to develop or initiate a certain methodology in the study of values, it is believed that in this stage of such a study (which certainly would need further modifications in the future) interviews need to be conducted. Interviews provide the researcher more in-depth knowledge on how values of subjects operate, how they can be traced and defined through the analysis of propositions. It has been previously noted that values are embedded in propositions, and value judgments manifest themselves in (be it explicit or implicit) value-claiming propositions. It is through interviews that sets of propositions by a particular subject are derived, and become available for an analysis of value judgments, which will lead to an understanding of the values held by the subject regarding a particular phenomenon, and possibly give clues of a value system of an individual, or a group, that the individual holds a certain degree of belonging.

5.2.1 Open-Ended Questions for the Initial Study

The preference of interviews as a method for this initial part of the study on Eryaman and its reasons has been explained above. The intentions in conducting the

interview is to obtain a certain text, which includes varying propositions by the subject on the process and other actor groups involved. As the audio recordings of the interview are deciphered, such a text open for analysis is obtained. It is important to note a general tone, what is being said by the subject, as well as maintaining analysis on anecdotes, or particular propositions, in order to trace value judgments of the subject. As will be explained below, the interview in general, and each particular question is a result of certain intentions as to the data aimed to be achieved.

The interview questions were constructed taking certain objectives into consideration. These objectives, which are linked to the aims and intentions of what is tried to be achieved through this study, together with the pre-obtained knowledge on the context of the Eryaman Housing project, determined the sequence and the content of the questions. Below is a brief description as to what these main objectives were, and explanation on how they were to be investigated.

The general objectives of the interview are:

1. To explore and find out about the values held and expressed by actor groups in the housing process.
2. To explore and find out about the values held and expressed by policy makers involved in the Eryaman Housing Project.

That is;

- To find out how the interviewee believes housing ought to be;
- To investigate the interviewee's opinions on various actor groups in the building process [with regard to his/her own position];

- To learn, about the ways in which the interviewee acted in a previous housing project, and how he/she would evaluate this position, and series of acts;
- To find out what the interviewee believes to be what affects the housing process more;
- To obtain knowledge on the value judgments of the interviewee, about housing process and the various actor groups involved in it.
- And finally to come up with information regarding the values held by the particular interviewee on housing in general, as well as the interviewee's valuations on a particular housing project she/he has taken part of.

5.2.2 List of Questions and Intentions

Below are the questions that the interview contains. Each question is accompanied by the intention that lies behind asking that particular question. Intentions explain possible varieties of answers, or on what basis the replies of the interviewee will contribute to the aims of the study. Intentions are not expectations, as expectations might increase bias, intentions are tried to be left open-ended. Sub-questions that some of the questions in the interview have, are proposed to be asked on occasions that further explanation, and exemplification is needed by the interviewee.

Question.1: "You have been on duty at HDA for a period. What do you think should be the major aims and goals of a mass housing project?"

Intention: directly asking how the interviewee believes housing ought to be; the interviewee's values on mass housing.

Sub-Question. 1.a: "Can you tell what needs to be done, the methods or practices to achieve such goals?"

Intention: to find out the interviewee's beliefs and values regarding the operation of a mass housing project.

Sub-Question. 1.b: "What factors play important roles for a sound and reliable process?"

Sub-Question. 1.c: "Similarly, what can be the factors that would effect the process negatively?"

Intention: to make the interviewee give his/her opinions as to what kinds of issues effect the housing process. Expectancy is for the interviewee to notify various parts of a project, and mention certain groups and relations, interactions.

Question. 2: "Every mass housing project brings together a wide range of social groups such as decision makers, designers, constructors, and users. As a decision maker, how do you think the relations with various groups take place during the process?"

Intention: to position the interviewee amongst the network of relations, which constitute the housing process. And directly ask about the interviewee's relations to his/her own and other groups involved in the process.

Sub-Question. 2.a: "And how do you think this network of relations affect the project? Do you see or recall any positive or negative aspects?"

Sub-Question. 2.b: "Could conflicts emerge?"

Sub-Question. 2.c: "How could such conflicts be resolved?"

Sub-Question. 2.d: "How do you believe the relations between groups ought to be?"

Intention: to clarify or widen the interviewee's opinions (valuations) as to what degree, or how the relations between various actor groups would effect the process. To find out values of the interviewee as to what he/she believes would be the solutions for possible conflicts.

Question. 3: "What else can be influential in the formation of a mass housing project?"

Intention: To divert the interviewee's focus from directly involved groups to seek other possible factors, or social groups that may have influence on the process. To see how the interviewee values these other factors, and to see which ones the interviewee gives priority to.

Question. 4: "Can you tell a bit about your position in the 4th stage of Eryaman mass housing? What were the goals? How has the project been handled?"

Intention: To lead the interviewee to a valuation of one's own involvement. To gather information about the project, as well as how the interviewee perceives the particular project.

Sub-Question. 4.a: "What can you say about the relations with and between groups involved in planning, construction, and use?"

Note: It would be appropriate to first observe, which groups, issues, and relations the interviewee gives priority to. Following with either asking the interviewee to broaden these issues, or ask about those groups that were left unmentioned. To obtain knowledge on how the interviewee would believe to be the various interrelations that take place, the various groups can be

stressed during the interview. Previous studies on the Eryaman Housing Project and the role of architects (Alpan) provide us with some feedback as to how the architects involved approached the process. Previously conducted informal contacts have provided clues that the HDA had considered certain responds from residents of former stages in the Eryaman housing project.

Intention: To obtain knowledge on the interviewee's evaluation on his/her own contribution, and of other groups involved in the process the interviewee was involved.

Sub-Question. 4.b: "A dominant issue is always the conditions of the country.

As a formative factor, how do you think the economic conditions, political governments, etc. shape the housing process?"

Intention: To trigger the interviewee's opinions on the conjuncture, and its effects on the process, as well as more specific issues such as the government in charge –which would relate to the conjuncture.

Question. 5: "Could you evaluate the operations and the outcomes of the 4th stage in Eryaman?"

Intention: To find out about the interviewee's opinions on an accomplished housing project he/she was involved in. Through examples seeking possible points which would reveal the interviewee's values on the process.

Question.6: "Do you see a difference between what you believe ought to be done, and what was achieved in the Eryaman 4th stage housing project?"

Intention: Explaining and broadening the topic and the question, to have comparison with the value judgments about housing in general and his/her involvement in a project.

Question.7: "Considering the time that passed, do you notice any difference in the way you think about mass housing, following your experiences?"

Question. 8: "According to you, today, what would be the best, or the most correct way to conceive and build mass housing?"

Sub-Question. 8.a: "How do you think this could be achieved, keeping in mind the various social groups involved?"

Intention: To finalize the session by returning to the initial question, let the interviewee re-state his/her values, in relation to experience, and the issues discussed regarding the particular housing project.

5.2.3 Remarks on the Conduct of Interviews

The meetings with the four respondents introduced in section 5.1.1 took place in the Spring of 2003. Each meeting lasted at least 1,5 to 2 hours, and was conducted at the private offices of each respondent (except for R3 who had been retired and did not continue at a particular institute or firm other than part-time teaching and other organizational works). Except for R1 who refused to talk on record, all the interviews were audio-recorded, for transcription and analysis. Besides recording and the transcripts, intensive note taking took place during all meetings. The respondents were particularly open in speaking on what they believed to have achieved as well as what they believed could have been further established, and certain shortcomings of the process as they had experienced it. As a possibility that the

open-ended format provides, each meeting was an exploration in terms of observing and denoting not only individual values but also how the process was shaped as a particular example in mass housing.

5.3 Extracting Values And Value Judgments

After the research in understanding the structure of this particular housing process, and pointing to the various actor groups involved, a particular stage in this multi-staged housing project was decided to be focused on. This was followed by in-depth interviews with representatives of the policy-makers group involved in this particular project. To pinpoint the value judgments and the values held by the respondents of these interviews, the basis of building values, in the structure proposed by Pultar has been appropriated. The results and the derivations of values related to mass-housing were then used in the construction of a questionnaire to be conducted with other actor groups involved in the design and construction phases. This is established to have a basis of comparison between these varying groups. To position these groups in relation to each other, and how they approach and contribute to the social construction of mass housing, through their beliefs and values on the process. In this section the findings of the analysis and their organization to develop charts and checklists for values that have been derived through the answers of respondents, as supplementary or complementary structures to the basis provided in Pultar's study are proposed, together with explanations and examples of how they were communicated in the responses (See Appendix.5 for Pultar's schemes).

The values have been derived through textual analysis of the interviews, from the transcribed audio recordings and personal notes. The method involved extracting “descriptors” from value-claiming propositions, and categorizing in relation to the values they refer to. Pultar’s study has been taken as an initial source for categorization, which has later been developed into a new scheme for the purposes of the study.

The findings then, were categorized by using the existing lists of “Technical, Socio-Cultural, and Percepto-Cognitive Values” proposed by Pultar, with a particular interest in an attempt to differentiate particular value judgments that would refer to the Mass Housing Process, and the actor groups that contribute to this process (see Appendix 5). These would contribute to the existing lists by Pultar, widen them or provide alternatives for Mass Housing as a particular mode of building. What this study comes up with, as another scheme of values related to the mass housing process, and in particular the social – relational aspects of it, is explained below.

As the initial interviews were made only with respondents representing the “Policy-Makers” group, the findings would work two-fold. The findings would work first to position and explain how judgments of a particular actor group can be examined, explained, and classified, followed by the creation of value charts, and lists of values and relevant descriptors; secondly, to provide a basis of comparison with representatives of varying actor groups, to construct a checklist, and a survey to be applied to further respondents. This survey would be applied to individuals representing various actor groups who were involved in the same process, namely the Eryaman Mass Housing Project.

Upon re-evaluating the results of the interviews with the representatives of the Policy Makers actor group in the Eryaman Housing Project, several sets of values and value judgments have been distinguished due to the stress given to certain issues by the respondents.

Pultar's basis of various building values and classifications have been taken as a basis in the attempt to clarify "relevant building descriptors of values", and "the building values" these refer to, as well as the "Generic Classes of Values" they belong to.

"Relevant Building Descriptors" refer to those aspects, features, or situations that belong to the building process; this would be the element where one can observe or measure the values attributed. "Descriptors related to values in the engineering or economic aspects of building are defined explicitly" (Pultar, 161). Such aspects have come to be measurable due to a particular cognitive process, after a certain "cultural aggregation" which have come to cultivate this knowledge. It is also much more calculable, when compared to social aspects. For example, if the relevant building descriptor for "Strength" is "ultimate load", engineers or building professionals have the tools to measure this, and see how it fits to a goodness gradation, it points not only to the desired but also to the required strength of the building. The social and operational values in the building process work otherwise; it transcends the measurable as such, as it now refers to the individual's valuation of whether such technical requirements that would at extremes cost occupants' lives is worthy of notice or not. "Descriptors" then, lose their "measurement" character in the technical sense, but start acting as indicators, pointing to where, when, or how we can observe certain values operate, and the situations when and where we can observe social and relational values at work. The descriptors proposed below for values thus

have this quality of being “nodes for observation” within the mass housing process, from which the researcher can trace the value judgments and values at stake for particular individuals or groups concerning the building, or the mass housing process.

“Building Values” as labeled by Pultar, re-labeled only as “values” in this study, refer to the particular values observed via certain descriptors, and which point to the valuation of a particular aspect within the process, whereas “value class” refers to a wider category that brings together related values and forms a notion of goodness, a general value for the mass housing process. These distinctions will grow clearer as all derived from the initial study is explained below.

Upon in-depth interviews with policy-makers of higher executive ranks in mass housing, several points that need attention, that are related more to mass housing projects of such scale and organization have been noticed. These value descriptors, and values have been differentiated and classified, keeping more in line with Pultar’s lists. Certain descriptors, and values derived from them requested certain broadenings, or re-classifications within the lists mentioned. These were appropriated accordingly and Pultar’s lists were utilized as a free source, building upon it, but not staying within the distinctions and categorizations it proposes.

Throughout the interviews, it has been observed that importance was given to another set of values that referred to the operational and relational phenomena that influence the process. Two major sets of derived values were constructed, one being a set of values regarding more the social relations in the mass housing process, whereas the other set is more built as an upgrade of the existing lists of Pultar. However this binary distinction was not kept in the further ends of this study,

but rather the value classes derived and proposed are offered as a total set that would offer a structure for the value judgments proposed with the further survey study.

5.3.1 Operational and Relational Values

A significant outcome of the pilot interviews was the existence of relational values that refer to the operation/organization of a mass housing process. These are mostly social values (Levine and Moreland) that give insights of valuations amongst varying actor groups that contribute to the process, and of values that refer to the way a housing project ought to operate in terms of organization. Pultar's technical values chart includes the descriptor "Management Organization" about the managerial building value under the generic class of values "operational" under "efficiency" (163). The findings of the interviews lead to the need of either broadening this line, or moreover, to develop a new category that would contain other social and relational values. This needs not be a separated list from categorizations of technical socio-cultural, percepto-cognitional values Pultar proposes, but it could as well be developed in relation to all three categories.

The Operational and Relational values refer to values extracted from, the value judgments of the respondents, which are about the process and the actor groups involved in mass housing. These are values that the respondents from the 'Policy Makers-Programmers' actor group, have stated ought to be, in Mass Housing, considering the Life Cycle of building.

Table 5.1. Operational and Relational Values

VALUE CLASS	VALUE	DESCRIPTOR
1. PROPRIETY	1.1 JUSTNESS (JUST TREATMENT OF PARTIES)	1.1.1. Bidding Procedure
	1.2. CONGRUITY (CONFORMITY TO DEEDS)	1.2.1. Contract Procedure
		1.2.2. Money Flow
	1.3. AUTONOMY	1.3.1. External Pressures
1.3.2. Governmental Relations		
1.3.3 Central Organization		
1.4 CORRUPTION	1.4.1. Bribery, Nepotism, Cronyism	
2. COMPETENCY	2.1 CROSS-DISCIPLINARY CONSONANCE	2.1.1 Communication
		2.1.2 Operational Harmony
	2.2 COMPETITIVENESS	2.2.1 Professional Groups Involved
		2.3 CONTROL
	2.3 CONTROL	2.3.1 Nature of Consultancy
		2.3.2 Standards
3. ACCESSIBILITY FOR USERS	3.1 FINANCIAL AVAILABILITY	3.1.1 Purchase Conditions
		3.2.1 Selection / Distribution of Housing Units
	3.2 EGALITARIANISM	3.2.2 Election of Housing Management
		3.3 PARTICIPATION
	3.3.2 Ownership and Use Rights	

As can be seen from Table 5.1, the values were derived from judgments about the process, and the role the policy-makers hold about organizing various actor groups in the planning, design, and construction phases, and also about maintaining social influence in the use phase about the conduct and controlling of the mass housing process. And in this set of value claiming propositions, the relevant descriptors tend to refer more to social relations and professional operations, rather than being exclusive to building. This was one of the main reasons of proposing a different category in explaining these values, as they are social values and are relational in

nature. This means that they are about interactions between or amongst actor groups, and the views on how these interactions ought to be.

The three main value classes that the operational and relational values have been traced down to are labeled as: “propriety”, “competency”, and “accessibility for users”. These, and the values related to mass housing process that fall under them, are explained and exemplified through propositions of the respondents in the following sections.

5.3.1.1 Propriety

Propriety refers to the values that are related to the proper conduct of operations during the process in relation to the organization and relations of various professional groups that contribute to or intervene in the process. The respondents, who have been active members and executives of the policy-makers actor group in the Eryaman Mass Housing Project, referred to various examples from the process they were involved in, and also went for comparisons with other examples of mass housing in Turkey. By doing so, they made claims as to what they believed to be right and wrong in terms of organization, operation, and relations in the proper conduct of a mass housing project.

The generic value class of “Propriety” has been composed of the values related to the mass housing process, namely: “Justness (Just Treatment of Parties)”; “Congruity (Conformity to Deeds)”; “Autonomy”; and “Corruption”. These were values strongly referred to by the respondents during the interviews.

“Justness” holds several meanings; it is related to “righteousness” holding moral connotations, but also to “having a basis in fact or reason” (Merriam-Webster). With the additional explanation “just treatment of parties”, the value refers to a notion of “justice” as well. It has been derived from the statements concerning the treatment of various professional groups. It refers to the oughtness to provide equal rights to professional groups in competition for participation in the process, as well as to treating various contractors equally during the construction phase. The main descriptor to which the value was observed to be related was “bidding procedures”, as the respondents were paying particular attention to the equal treatments of bidders during the tender phase of the process.

“Congruity” is a process related value, which has been addressed by the respondents in varying ways. The value has been derived from being congruous, that is, “conforming to the circumstances or requirements of a situation” (Merriam-Webster). This concept is further referred to as “conformity to deeds” to stress the value of “act[ing] in accordance with some specified standard or authority” (Merriam-Webster) (the specified standards being the deeds, the agreements with various groups involved). All four respondents stressed an oughtness, in the “reliability of the policy-makers”, about the relations of the organizing body with various contractors and professional groups, and during the phases that these relations embody. For the proper conduct, and to keep the pace of construction, the respondents claimed they were (and that they had to be) consistent in their professional relations.

“Contract Procedure” was a referred descriptor. Clear and efficiently structured contracts, were favored by all respondents. They were proposing internationally approved rules, regulations, and conventions for tender procedure and contracts.

“Money flow” was another common descriptor that was referred to. “Keeping up with contracts”, “providing payments on promised dates”, have been stressed by all respondents, sometimes more than once, throughout an interview. These statements were where the value of congruity (conformity to deeds) was observed in the responses of the policy-makers group, regarding the propriety of the mass housing process. “Reliability” and “clarity in conduct” were also phrases appropriated by the respondents in their value judgments, regarding propriety.

The policy makers also put forward consistency, or conformity to deeds by the other groups, in their judgments. They mentioned this as a value not only on their behalf but also of the varying actor groups. They stated, “All groups should be consistent in the way they act under different circumstances... But they don’t”. This was more derived from the negative value attached to these propositions. Two respondents (R1 and R2) complained about the inconsistency of actors involved in the process. One respondent (R4) explicitly stated that all actor groups should maintain what they believed as right, and act accordingly throughout the process. The example he has given was about expectations of interest (or profit) by various internal and external groups, such as local governments.

Maintaining authoritativeness, especially against outer interventions was another value strongly stressed by all respondents. “Autonomy” was derived from such propositions referring to the ability, or the power to “stand against interventions, and recommendations” from state organs and related super-structures. As large-scale constructions, like the Eryaman Mass Housing Project, involve a great amount of capital, work field, and housing supply, power relations were always at stake. The respondents recalled attempts by state-related people, to “introduce” certain professional groups, or user groups to the process, stressing how policy-makers

ought to hold themselves as autonomous and maintain power to stand against such attempts.

“External Pressure” was a descriptor referred to explain situations where figures outside HDA had seen themselves in the position to interfere in the process. “A minister was proposing and stressing that a job be given to a construction firm which was in our shortlist. Our director did not take such attempts into consideration” R4 recalled, when defining the factors that can affect the process. He continued: “Later, in the period after our duty, certain dubious tenders were at stake during the 5th stage, which brought a crisis to HDA.”

Similarly, R3 claimed that the director “had authority, he held the initiative, and had the power to resist coercion”. She was also referring to the political background of her director (who is R1), and his close bond with one party in the coalition government of the period. However, R3 was careful in reminding that the team work in the “policy making” did not have such particular political affiliations. There had been a profession based, a disciplinary consensus in policy-making, according to R3, as all who were involved had architecture and urban planning as their backgrounds.

A central organization structure has also been observed to be a reference in “maintaining a certain autonomy”. The existence of a director in charge and a consistent policy making team who were experienced in the field, was the way it was put. Also in terms of taking the initiative and being in charge was claimed to be not only held by, but also to be given to all involved in policy making (R3).

This notion of autonomy is closely bonded with the negative value of “corruption”. The negative value of corruption would include allowing such interventions, but furthermore enabling “bribery” to take place. The only “negative value” as such, that is not referring to a goodness or an oughtness but the opposite, corruption refers to a state, lacking integrity, and open to or involving bribery, an inducement to wrong by improper or unlawful means such as bribery (Merriam-Webster). Bribe is “money or favor given or promised in order to influence the judgment or conduct of a person in charge, or in a position of trust” (Merriam-Webster). “Nepotism” refers to a favoritism based on kinship, whereas “cronyism” refers to appointment or favor to friends and acquaintances regardless of qualities (Merriam-Webster). All three are common observed situations related to corruption.

“Any situation where you don’t pay according to your deeds, is subject to bribery” R1 said, linking the situation also to the value of congruity, and matching up with the descriptors of contract procedures and money flow.

“We were approached by several figures of power for payments to construction firms but we always paid according to deeds, did not allow bribery of any sort take place” (R1).

“Any point where an unclarity exists gives room for corruption” R4 stressed, continuing “Bribery is not only monetary, it can also be on the basis of any misconduct due to power relations”, and that the HDA paid close attention to not leaving any room for such events to take place.

The propositions and the examples provided by the respondents also distinguished these values as “social values” in the sense that McClintock and Keil, and Levine and Moreland propose. Referring to lack of authority against interventions, and bribery, one respondent compared with previous stages of Eryaman, and another

compared with the later stage of Eryaman. All four gave the example of a similar size mass housing construction simultaneously taking place in İstanbul, and how the “unfair and unclear bidding procedures” resulted in a particular firm getting the job. These propositions involved “group to group comparisons” according to Levine and Moreland’s scheme of social values, taking place as intragroup-intertemporal, or intergroup-intratemporal comparisons. It should also be noted that the respondents mostly matched what ought be done to what had been done.

5.3.1.2 Competency

The generic class of competency, as proposed here, refers to the professional values stated for a mass housing of this scale. These are *Operational / Relational* values that refer to modes of bringing together professionals and groups from various fields and disciplines to contribute to the housing process. The main values related to the mass housing process filed under professional competency are “cross-disciplinary consonance”, “competitiveness”, and “control”.

“Cross-Disciplinary consonance” refers to a harmony or agreement among the various actor groups, various building professions and professionals involved in the process. Judgments such as: “maintaining dialogue amongst actor groups” (R2) and providing possibilities for various professional groups “to work in harmony” (R3) were expressing such a notion of consonance between various disciplines and contributors. Hence, the main descriptors were proposed as “Communication” and “Operational Harmony”.

As R2 recalled:

"We have gathered representatives from varying disciplines, architects and engineers who would work for the project, and developed brain-storming sessions on 'what to do?' Every discipline proposed their own notions of how it could be more economic, how it could take shorter durations, and their ideas on which technologies to adopt... This I believe was a valuable process, both in starting the communication, and in having a variety of solutions available."

R3 stressed the harmony between groups as essential, and claimed that "the process had been generally harmonious". She was for the idea of a central body to maintain such operational harmony. R4 also believed the HDA should hold the position, and did act "as a central actor in organizing and operating the network of relations". But he was at the same time challenging the idea by adding that they had faced problems in the implementation phase of this, and that it wasn't all smoothly operating. This was linking to the notion of central organization mentioned under propriety, however was referring explicitly to a central position maintaining the communication and work flow in this network of relations.

Competitiveness was seen as "good" for a mass housing process. "Competition among multiple professional groups would foster production" (R1 and R2). And as claimed by one respondent (R1), "due to competitive atmosphere contractor firms competed with each other in the submission dates of buildings, also in the quality of construction". When competitiveness was of question, "professional groups involved" were always the point of expression of this value.

Control, is the third value derived and proposed as related to the value class of professional competency. All respondents stressed the need to, and the value of independent control mechanisms, that would monitor both project and construction phases according to international standards and building regulations.

Consultancy firms had been approved by all respondents to be an independent organ that consults and controls the entire process. R2 claimed:

“The introduction of consultancy was almost the first ever example, and many offices started to operate after our installment of this actor to the process. The ‘after the earthquake’ building consultants is almost a by-product of our achievements in managing to add this to the common groups involved in building.”

This was in all responses followed by the notion of “standards”, and how the HDA was stressing international standards, rules and regulations in the building process to be applied, in the conduct and control of the process. All four respondents affirmed such “control” to be of great value.

5.3.1.3 Accessibility for Users

This class has been derived from the value claiming propositions of the respondents about the use phase, how the users should own their houses, how they should take place in the life-cycle of mass housing, and what rights they ought to have.

“Accessibility for Users” is proposed in a wider sense, for the users actor group, as about the values related to the various conditions that the users group is involved in, from purchase to management to participation. The values proposed under Accessibility are: “Financial Availability”, “Egalitarianism”, and “Participation”.

The relevant descriptor for financial availability was “purchase conditions”. All respondents (three of them more than once) have mentioned economic accessibility and providing ownership as a basic value for mass housing, in such claims as:

“Mass Housing should enable those in need or with low income to own their own houses” (R4). [and] “Providing the chance to purchase to those, who under general circumstances could not should be the basic and unchanging goal of mass housing” (R1).

Another goal mentioned was that users should own their houses, by paying as low as a monthly rent. This was R1 who claimed that such conditions he was planning to develop, to further the financial availability, if he was to stay in the position of directing the HDA.

The value labeled as “egalitarianism” is derived from descriptors such as “democratic elections of housing management” and “just distribution / selection of housing units”. Egalitarianism is actually pointing to an ideology in a broader sense, as “(a) belief in human equality especially with respect to social, political, and economic rights and privileges” (Merriam-Webster). The respondents made claims such as “the users’ right to manage the use phase”, and thus proposed “elections for management”. “Democracy” was a word frequently used by the respondents. However, due to varying connotations a concept such as “democracy” holds, it is not proposed as a value for this list.

Methods of distributing the housing units were explained in detail by R1, R2, and R3, telling how they believed ought to be the way in which such distribution should take place without injustice, and without letting any possibility of corrupt methods such as bribery take place.

The notion of democracy was again on stage, in the talks on egalitarianism, another situation where this value was on stage had been the elections of the housing managements. It is according to the law that the dwellers elect one occupant in an apartment block, to deal with management. R4 recalled, that, “in a project of such a scale as Eryaman, a management plan had been developed with experts of the field.” This management plan had a certain hierarchy amongst managers of blocks,

from blocks to lots and a general management of the housing estate (of each stage as they were labeled). According to R3:

“It differed from the ‘condominium act’ but we forced it to be legalized, as this was in favor of such a scale. There had been problems as well, but we partook in the initiation of this management by inserting professionals into first management of the housing.”

All respondents stressed such an election system and a structured management as valuable.

“Participation” refers to the involvement and engagement of users within the mass housing. As proposed in the value judgments of the policy makers, it does not refer to the notion of “participatory design”, a term coined to include users into the design phase. But it refers to an engagement, a notion of taking action, a sense of community, for the life within the mass housing.

An aspect stressed by the respondents was the value in “getting users engaged as active citizens”. “Passivity” of the user was seen as a negative attitude for occupants, as one respondent (R1) stressed how the process ought to “engage the users, and provide modes of active citizenship”. Abstract in nature, this proposition was again referring to aspects of use phase, such as election of managements.

“Active citizenship” was the descriptor of getting all occupants engaged in and concerned with the problems and the life of the housing. Such participation was an expectation valued in the conception of the project as well (according to R1). A project that would enable occupants to become “active” in this sense was the goal proposed by the respondents.

One other respondent (R3), on the other hand, stressed more the rights, which ought not to be given to occupants. The differentiation of “ownership rights” from “use rights” was her argument, in order to maintain the physicality, and the percepto-cognitive values related to architecture and urban design, the environment. R1 and R2 were also for this differentiation for the sake of keeping the environment as designed. R1 was linking this to “the third generation of human rights, which include ‘the right for a peaceful, well maintained, and preserved environment’”. R2 was also stressing this differentiation:

“The ownership should not necessarily coincide with the rights to physically manipulate the environment. You give all the effort to create particular environmental qualities, and you cannot allow this to be intervened afterwards”.

5.3.2 Values Related to Socio-Cultural and Technical Aspects in Mass-Housing

As it would be expected, there also have been many propositions that referred to values already existing in the lists proposed by Pultar. These were carefully noted, and the most mentioned ones were also charted. Several outcomes of these, besides affirming the lists, are important to mention. First, there are sets of building values that have been referred to by the respondents, which needed their own space and classifications in the lists. So, certain value classes and values are introduced with the results of these interviews. Similarly, various descriptors, that are used to describe values that have their place in the list, are introduced. The introduction of such descriptors and values would widen the scope of such a list in providing the basis of value studies in the building process. Moreover it would specify certain values to the process of Mass Housing, and also provide the basis of the next part of this study: the survey. It should be noted here that this study does not provide an extension to Pultar’s list per se. It works as a supplement too, but

more so it is structured as a scheme on its own to provide the grounds on which the survey study is built. Table 5. 2 show the list of value classes, values, and descriptors observed accordingly. Each will again be explained below, and will be transferred into the survey study in the following chapter.

Table 5. 2. Value Classes, Values and Descriptors

VALUE CLASS	VALUE	DESCRIPTOR
4. CONTINUITY*	4.1 EPITOMICALITY	4.1.1 EXEMPLARY IMPACT
	4.2 SEMINALITY	4.2.1 CHANGE FACTOR
	4.3 FUTURE PROMISE*	4.3.1 RECOGNITION
		4.3.2 ACKNOWLEDGEMENT
5. CONTEXTUALITY*	5.1 COMMUNALITY*	5.1.1 SOCIAL FACILITIES (COMMON, HEALTHCARE, EDUCATION, COMMERCE)
6. PROFESSIONALISM	6.1 PROGRESSIVE CONDUCT OF PRACTICE	6.1.1 "INNOVATIVITY"
		6.1.2 EXPERIMENTALITY
	6.2 DESIGNERS' QUALITY	6.2.1 FAME
		6.2.2 PREVIOUS EXPERIENCE
7. DISHABITUALITY	7.1 NOVELTY*	7.1.1 DESIGNED ELEMENTS, SPACES
	7.2 CREATIVITY*	7.2.1 DESIGNED ELEMENTS, SPACES
8. EFFICIENCY / ECONOMIC	8.3 SELF-SUFFICIENCY	8.1.3 FUNDING AND INCOME FLOW
9. COMPATIBILITY	9.1 BUILDABILITY	9.1.1 TECHNOLOGY

* Value Classes and Values as proposed in Pultar (155-169).

As an additional note, a particular observation needs to be put forward. There exist certain nouns that individuals employ to refer to varying values. “Innovativity” was such a case throughout the interviews. So careful analysis on values should always pay attention to the content and the context in which certain values are expressed, and how they are expressed. Thus it always requests a verbal content analysis, as it is never that easy to attribute certain nouns or words as directly and solely pointing a single value.

5.3.2.1 Continuity

Two significant building values related to the “Socio-Cultural” value of “continuity”, have been encountered during the interviews. These were “epitomicity” and “seminality”, related to the generic class of “social compatibility” which belonged to the list of socio-cultural values according to Pultar’s work.

Epitomicity, which means setting an ideal example, was a value respondents were keen on. One respondent (R4) claimed that their aim has been “to set an example, of how housing ought to be”. Another phrase he frequently used was “a model of [and for] mass housing”. His stress in this also conjuncturally related to the position of HDA, as a state-related organ, which was developed to control and organize mass housing in Turkey. The Eryaman Mass Housing Project was an example that the HDA had set forth to show “the ideal way of building mass housing” to those who wanted to build mass housing in Turkey (HDA was also a credit / loan organizer and provider, not only a builder). Another respondent, R1 stated: “Whether if this ideal example would be appreciated later or never, it should be done”. Claims like these that stressed the “exemplary impact” placed “epitomicity” as a building value related to the class of “continuity”.

A building value that also strongly related to continuity is “seminality”. Seminality is introduced due to the value-claiming propositions about seeing a particular mass housing project as an initiator or a change factor in the way mass housing projects are conceived and implemented. Seminality comes from being seminal: containing or contributing to the seeds of later development (Merriam-Webster).

R2 stressed the oughtness to be “a change factor in the sector”. He claimed the importance of being “an agency of change in building technologies, in design, in the decision process, even in the way local governments deal with mass housing areas”. His examples and descriptors were from varying aspects and attributes of a mass housing project. Among these examples, he referred to the position of Eryaman in the introduction of “control” (see operational / relational values). Seminality was achieved through project management, project control, and construction control in Eryaman. The introduction of consultancy actors, as independent controllers, in international standards was an example of seminality achieved, as R2 proposed, also pointing to the appropriation of such methods in future projects.

Referring most to “future promise” as a value within the class “continuity”, two main relevant descriptors were traced as “recognition” and “acknowledgement”. No matter how similar these two may seem on surface, “recognition” is about to be given notice, to be admitted as of a particular status, whereas “acknowledgement”, works as a declaration, and an affirmation (as good or right), giving validity, and disclosing knowledge thereof. These were stressed through complaints about lack of criticism from the architectural media (R2), and the lack of research on, and education about contemporary housing practices in Turkey (R1).

“Knowledge doesn’t circulate. Even if it does, nobody knows about it. There should be research units on housing within universities, not only producing the knowledge, but also disseminating it... We have tried our best in funding research on housing and published these works, but then again it comes to the issue of funding this and the state pulled back the funds. And the publication series ended there as a one-off attempt” (R1).

R4 also mentioned the research grants and commissions as a valuable attempt, which had been finished due to lack of funding.

R2 accused educators and architectural press to be “only looking at the West for examples”. And followed:

“Education groups should lead students to see live examples. These projects exist a few kilometers away from universities, and yet not a single architecture school group comes to see it.”

5.3.2.2 Contextuality

Another set of descriptors on debate was social facilities additional to the dwelling units in a mass housing project. Related to the value “communality” under the value class of “contextuality”, such social and communal aspects were expressed as sought, for a mass housing project. Some respondents saw the inclusion of common spaces, healthcare, education, and commerce in programming as valuable in itself, whereas one respondent (R3) was critical about having these only in the program was not of value alone, but that they also had to operate efficiently and also in conformance with existing structures.

“Even though they existed in planning, enough focus was not given to instrumentalizing these common spaces / activities... Schools and Health Centers cannot coordinate with the general system... Not enough attention was given to commerce. The modes and needs of commercial spaces of today were not taken into consideration... A lot of money was spent but it does not function: The situation doesn’t allow supermarkets to build their own buildings –which is how they

operate... Small shops and kiosks took place by their own and spread around the housing site, due to need; and they function, but they are not what we planned and designed.”

This is also an example of various aspects of values and how they are attributed to, in value judgments. It is a further clue to the need of attention to be given while constructing the sample propositions for the survey, as will be explained in the next chapter.

R2 was also referring to social facilities from a different end. Besides valuing the inclusion of such spaces in the program, he was particularly critical of the local government’s approach in relation to such “services”:

“What is available is a government of town scale, they are not urban, the only action they took was the placement of kiosks and watermelon vendors, as locations of commerce and basic needs.”

5.3.2.3 Professionalism

“Progressive Conduct of Practice” was a value defining term, coined after the propositions of the respondents that expressed particular value in the way things are done in the conception and practices of mass housing projects. Conduct refers to the act, manner, or process of carrying on (Merriam-Webster). There were various value claiming propositions during the interviews, which were referring to a progressive manner in the conduct of practices: Not relating directly to a particular stage, this was conception of how projects could be further developed.

“Innovativity” in many contexts, and “experimentality” was the descriptors where this value was observed to be expressed. It was innovativity per se, which was valued

by the respondents, in the context of how a mass housing project should be conceived and structured.

“Experimentality” was another descriptor observed in propositions by R1, referring to trying out ways of approaching to the problem, to develop a different method to be appropriated by future projects. Several claims had been made about the experimental nature of Eryaman, about decisions about its size, housing units, architectural decisions, but more importantly about the way it has been conceived and conducted, which the former aspects were an outcome of.

Quality of design, to be more precise the designer, had been expressed as a value in relation to professionalism. Famous architects, also referred to as “signature architects” (R3) and architects who were known to hold certain experience, and the introduction of these people to the mass housing process has been valued by the respondents. Such architectural claims were made initially at the third stage, with two architects, and in our example the 4th stage of Eryaman, this shifted into five well-known architects who were invited to design portions of the project.

Furthermore they were held responsible for the whole design phase and was in charge of all engineering projects, which did not happen in any other stage in the Eryaman area.

“[Our] formations, as the administrators [the policy makers] who were architects and planners had been influential in this decision... We had concerns about the quality of the environments, about the architecture. Frankly, it should have been under the consultations of consultancy firms, but we wanted to take part in the design phase, on the basis of selections at least... We invited well-known architects, whom we thought had good projects and valid experience in developing this new housing project.”

R3 recalled, adding at a later moment in the interview as

“...then there was also the ideal of living in ‘signature houses’ spaces designed by ‘signature architects’... [W]e never had the chance to live in a house designed by Erkut Şahinbaş, but I do not know how, to what degree, or *if* this is appreciated by the users” (emphasis added).

This quote of course is a proposition involving various valuations also on the actor group of users. The introduction of famous architects was seen as the right thing to do, no matter what the occupants might think. Another concern R3 had expressed was to provide “the living standards of higher income people, provided to lower-middle class”; the exact example she gave was Mesa Koru Sitesi; a suburban settlement composed of high-rise units, row-housing, and semi-detached villas for upper-middle income groups, in the western corridor of Ankara.

Other respondents such as R1 and R2 approached the situation, valuing the selected architects as “experienced figures in the field”. Further related to the value of “competitiveness” discussed under the class of professional competency, R2 claimed the inclusion of such architects would “foster competition also for younger architects...and place design for housing projects as ‘desired’ by other architects too.”

5.3.2.4 Dishabituality

Very closely linked to the issues discussed in the previous section, “novelty” and “creativity” particularly concerning the architecture, had been valued by the respondents (1, 2, and 3). Expressed through views on the “designed spaces and elements” the respondents stressed “creative solutions to the building program”(R1), as well as “novel examples of architecture (R2).

Expressions such as “good architecture” (related to the descriptors of “signature architect”, “creative solutions”, “novelty”, etc.); and as “controlled environment” (preservation of design ideas); and as “secure, healthy, beautiful, environment” were also observed.

5.3.2.5 Economic Efficiency

A building value specific to mass housing was observed during the pilot discussions with representatives of policy-makers actor group. Placed somewhere under the generic class “economic” under the value of “efficiency” in Pultar’s lists, “Self-sufficiency” refers to the capability (and the ought) of a mass housing project to operate without the need of outer funding (this was a remark by R4, who stated that Eryaman fell short in maintaining this). Rephrased as “Economic Efficiency” for the studies on mass housing, this value class would include related building values such as feasibility and profitability that have also been mentioned via descriptors such as various costs; useability of space; and widening this descriptor by introducing “quantity” relating to housing units and project size.

“Self Sufficiency” was seen as “lacking in the formation of Eryaman, as well as the HDA” by R4, who was in charge of credits and loans. “Less attention should have been paid to these demo projects [such as Eryaman] and more focus should have been given to the funding and loan structures for housing”. He claimed it as a criticism to the HDA itself, but when talking about Eryaman, he also stressed the structure needed to arrange the “funding and the income flow, so that it subsidizes the building to a higher degree, without needing much from the governments.”

5.3.2.6 Compatibility

“Compatibility” as a value class, and the value of “buildability” was observed in particular propositions related to building technologies. Referring to techniques and technics appropriated such as “tunnel formwork” as positive aspects (also related to other technical values) of the projects, whereas one respondent (R4) valued these aspects as “limitations”, cross-linking to the values about architecture such as creative solutions (under dishabituality). “The rigidity technological dependency brought, did not allow creation of varying solutions and flexibility” R4 claimed, valuing selection of a particular construction technique, and the related technics involved, as “limiting” the design decisions for architects, and designers.

As noted previously and as can be observed in this section, value claiming propositions reveal also complex structures of values. As has been put forward in this section, besides the distinctions within the schemes proposed, value judgements are at times inclined to refer to more than one value at a time. Or rather, it is possible to say that the analysis of value judgments always reveals sets of values that the individual holds, and the relations between values within those sets.

This chapter was an attempt to analyze the value judgments of policy makers in a particular mass housing project, to classify and come up with certain lists and schemes concerning the values by this group of individuals, who had been the initiators and policy makers of a mass housing project of such scale. The following chapter will construct further sample sentences derived from the results of this analysis, to examine the reactions on these value judgments by representatives of varying actor groups involved in the process.

6. STUDY ON VALUE JUDGMENTS OF ACTOR GROUPS

6.1 Transferring the Value Schemes into Value Judgments and Hypotheses

As the meetings and the in-depth interviews with the executives from the HDA, who were responsible in the conception, and organization of the Eryaman Mass Housing project, were conducted, sets of value judgments were distinguished from these scripts. These value judgments were at first distinguished by the priority and the stress given to them by the respondents, and later developed and categorized into more comprehensible and structured schemes of value judgments that would take reference from particular descriptors, and would address certain notions of oughtness. The referred descriptors would mostly be a certain element of the building process, or an aspect that refers to a particular moment where relations between actor groups took place. The value judgments sought out from the interviews were categorized so that a hierarchical order of value class, value, descriptor, and value judgments would take place. This hierarchical order is derived in a reverse order, so that the analyzed claims, the statements of the respondents are first pointed as value claiming; secondly looked at what sorts of descriptors within the building process they refer to; thirdly proposing a value category that every particular statement is related to, and is expressing; and fourthly putting these

findings under a wider value-class which would bring together various statements according to the general area / aspect of mass housing they refer to.

This method has been applied to all responses that resulted in the first stage of in-depth conversations with executives, to create a certain scheme of values and value judgments that were given priority by the respondents. These results were later cultivated into clear value claiming propositions about the mass housing process, and provided the basis of the survey study that followed. This set of value judgments were no longer the exact quotations from the in-depth conversations, but structured and combined sentences, which would clarify the varying statements of the respondents, and also combine and link similar propositions that refer to same ideas of ought, under single structured propositions.

The previous chapter presented the value class-value-relative descriptor charts (see Tables 5.1 and 5.2). Appendix 6.1 presents the list of value-claiming propositions that have been mentioned above, as the structured hypotheses.

6.2 Preparing The Survey on Social and Operational Value Judgments

These results and the schemes derived from them were then applied on a structured survey, to test the valuation of these varying value judgments on representatives of actor groups involved in this particular mass housing project. To do this, the above - mentioned list of value judgments were utilized. These value-claiming propositions are put forward as hypotheses of the particular survey. The coherency and the content of these 46 propositions were paid much attention, as they were now the basis of all sample sentences to be applied in the survey.

The survey consists of a basic questionnaire to test the values derived from the interviews. The format of the values survey on mass housing is simple structure that includes sample statements, value-claiming propositions about the mass housing process, and the actor groups involved, which are to be valuated by further respondents. The sample sentences are constructed through the value charts, and the lists of relevant descriptors, the 46 hypotheses so to say, often referring back to the value claiming propositions of the respondents of the initial interviews. The sample sentences basically consist of propositions that clearly state rights, wrongs, and beliefs on how mass housing ought to be, not only as the end-product but as the process, including the relational / operational aspects and social values amongst actor groups.

A gradation scale of four plus one is proposed for categorizing and testing the results. The scales are respectively: "I Strongly Agree", "I Agree", "I Disagree", "I Strongly Disagree", and "No Opinion". This basic classification has been adopted from the "World Values Survey", an organization devoted to the study of values, composed of social scientists conducting periodical surveys internationally and developing results on cross-cultural values (World Values Survey). Such a method in the survey enables the results to be classified, categorized, and evaluated efficiently and clearly.

Another issue that was paid attention to was the structure of the survey, and its possible flow during conduct. Rather than maintaining the sequence from lists of value judgments referring to various values, the process model was appropriated. Such a sequence is both obtained from and referring back to the conception of a life cycle of building previously addressed as one of the main elements of the study.

Also to keep the focus of the respondents within a logical sequence that follows the building process, the sample sentences were organized according to the moment and the stage of mass housing they refer to, despite the various values they express. Each sample sentence, and each value judgment / hypothesis that would be in question was categorized so that after finishing the conduct of the survey the results can be re-organized and evaluated (see Appendix 6.2).

Also related to the structure and flow of the survey, the variety of ideas and beliefs exemplified with the sample sentences were important. Several value judgments were presented to the subjects in the negative form of what ought to be, and several value claiming propositions were blurred both not to assert any bias or unseen force, and to test the variety of responses. Crosschecks and repeating statements were also implemented to test the validity of responses for possible cases where observation during the conduct may not be sufficient.

Before heading on to the final survey with representatives of the Eryaman 4th Stage Mass Housing Project, three pilot studies with several professionals were conducted. The first pilot study was conducted with one city planner working in the field and a municipality official with a background in city planning. This first draft included 100 sample sentences. The results and the responses showed that there were several items that were simultaneously referring to values that may conflict. These were clarified and separated into different questions afterwards. Points of pause, misunderstood sentences, and moments of confusion were also noted down to clarify the survey. The second pilot study consisted of 111 sample sentences and was applied to one experienced architect, and a civil engineer working in the contracting business. Further faults and errors were noticed, and also taken into notice was now the flow of this long survey, and how it could have been enhanced in

terms of experience of the respondent. Besides these issues one particular sample sentence was found vague and redundant, but was still kept for the next pilot trial. The third and last pilot study was conducted with two experienced architects each running their own offices and had worked in commissioned projects of various sizes. Again containing 111 sample sentences, this third pilot enabled further enhancement of the survey content, certain re-placement of sentences, and the exclusion of two sample sentences from the set. The final survey was now to be applied with respondents from the specific case, and contained 109 sample sentences, value-claiming propositions that were generated from the 46 hypotheses proposed, following the obtained results of the in-depth study previously held with executives of HDA.

Appendices 6.3 and 6.4 show the original survey in Turkish and its translation into English respectively. A basic demographical inquiry was placed in the beginning asking only age, sex, profession, company or institution affiliated with, and educational background. A notice, claiming that all subjects will be kept anonymous, and guaranteeing that no personal information would be given without the agreement of the subject, was placed at the first page before the sample sentences were presented.

An additional survey was prepared by limiting the existing sample sentences within the 109 sentences survey. This was developed for a particular section of the sample subjects, namely those who represent the users group. Rather than random selections from the occupants of the Eryaman mass housing, a particular group of people were taken as sample, due to their particular position as the management of the whole housing area. These individuals were also occupants of the mass housing, who had been elected at the polls made in the housing estate. Voted by

the majority of occupants, the management is periodically elected to manage the mass housing as well as to communicate with institutions and governments for the needs of the mass housing and its occupants. A shorter survey was prepared for the subjects from this group, as they were not particularly involved in various stages such as bidding procedures, contracts, etc. As seen in Appendices 6.5 and 6.6, this additional survey included exact sample sentences, only omitting certain phases in the process, were applied to the representatives of the users group.

6.3 Conducting the Survey

This section looks at the implementation of the survey study with various subjects who represent actor groups involved in the 4th stage of Eryaman mass housing. Concerns and limitations in the sample selection, and the differentiation between, face – to – face surveys and distance surveys are explained, before heading towards the results and outcomes of the survey study.

6.3.1 Sample Selection

The sample for the study was by definition a limited sample. The concern was to place the inquiry towards various actor groups involved in the process, and representatives of those groups. Subjects were than selected through contacts with these actor groups. The population of concern was limited in a way, however, it was not a census survey in the sense that it would encompass a whole population, and it was not a random sampling process either. With the presupposition that the Eryaman project is a sample mass housing project, the groups were already representing various individuals and groups involved in mass housing process in general. “Purposive sampling” was again utilized, this time in a larger and more

inclusive sample size, of subjects from all groups, in that the subjects were believed to be informative for the study (Krathwohl).

For the sample group, the actor groups involved in the process have all been contacted for the field study as: HDA employees representing policy makers; the design group which consisted of the commissioned architectural offices, and the engineering offices they have contracted; the consultancy firm; the construction companies which operated as the contractors in building the 4th stage; and finally the occupants who have been elected to management by the residents of 4th stage. These contacts occurred most efficiently with all groups except the construction firms. The construction companies were rather large establishments with not so easy access to the responsible individuals. Nevertheless, a considerable number of subjects in executive positions were reached, and most of them agreed to contribute to the survey. Still, for all actor groups, the survey had been conducted with the highest number of individuals who claimed to be available and who agreed to contribute to the study. Each individual contacted, has been informed that this was study on mass housing and their views on how mass housing process ought to be handled was going to be asked through commenting on a series of sample sentences. Some potential subjects had declined to contribute, due to their schedules, or after seeing the survey text. The rest who agreed to contribute has composed the sample group, composed of 42 individuals as it will be analyzed in the coming sections. Further information on each subject's age, sex, professional background, and their position in the actor group of concern will be available in Section 6.4 as well as Appendix 6.7.

There has been an additional group within the sample, which was composed of individuals mostly in the position of employees or younger associates in the

architecture group, and as project managers in the consultancy firm, who have not actively partaken in the project, but who are now affiliated with the group of mention. Their inclusion was not restricted, regarding the general nature of value judgments in the survey, which need not require any specific knowledge of the particular project. Moreover they were approached as a younger sample who are now actively engaged in the offices of mention, and their inclusion could bring a wider perspective or clues for other dimensions in the study of value judgments.

6.3.2 Face-to-Face and Distance Surveys

The diverse group of professionals that the sample was composed of included individuals from different locations and different occupations. The advantage of a structured survey as proposed in this study was that it enabled the researcher to conduct a portion of the survey as distance surveys. Distance surveys were not particularly favored due to the direct and insightful potentials of face-to-face surveys. However still, it was also not undermined, as it was not possible to get face-to-face with the mentioned portion of the sample. This was partly because of the location problem, that some of the individuals did not reside in Ankara, but also because of the fact that some respondents explicitly preferred distance surveying, due to their "time schedules, and work programs". The lengthy and in-depth character of the structured survey was particularly efficient in coping with data obtained from a distance. Distant surveys did not provide the more qualitative, verbal reflections on the responses. Nevertheless, they compose an important portion in evaluations of the data obtained, such as frequencies and percentages, as well as statistical analyses. 20 of the 42 surveys were distance surveys, whereas 22 were face-to-face.

6.3.3 Processing the Data

As mentioned above, the survey study consisted of two different modes of gathering data via the same questionnaire. All subjects responded to the same set of 109 sample sentences, valuating these by stating their degree of agreement, by selecting one of the five alternatives that were proposed in the gradation scale, from total agreement to complete disagreement. An option of not commenting, or a response of disinterest in the topic raised by any particular proposition was provided as well. The distance surveys provided a plain set of responses, which were relatively easier to process, whereas the face-to-face surveys came up with complicated responses, at times not even clearly stating a selection from the range. This section explains briefly, the process of transferring the responses gathered via the survey, as computable and as analyzable data.

6.3.3.1 Transferring Raw Data

The raw data has been transferred to the computer medium by going through all surveys on paper either marked by the subject (in distance) or by the researcher (face-to-face). The face-to-face response sheets also included the researchers notes, as well as quotations carefully noted down during the interface with the subjects. All data were recorded with the help of computer software (Ms Excel) into sheets that were structured to hold all subjects together, classify their valuations, and also have room to type the observations, remarks, and quotations.

6.3.3.2 Classification of Responses

During the transfer of raw data to the computer medium, all data were recorded according to a classification system. Not paying attention to the numerical values, certain numbers were attributed to each response, for classification. This common classification system does not refer to the numbers given, but what matters is the count of the number of times each number (and thus the response it refers to) takes place throughout each survey (Gayle).

Each response was given a number as follows:

Totally Agree 1

Agree 2

Disagree 3

Completely Disagree 4

Don't Know 0

Several responses, as noted above, tended to go beyond this gradation scale.

Some subjects valued certain propositions as “between agree and disagree” or “it’s possible”. These particular responses were not too common and did not follow a pattern when all responses by all subjects were analyzed. Only one sample sentence was responded to as such by three different subjects, and two sentences were responded to as such by two different subjects. Overall, 21 sample sentences were valued as either “between agree and disagree” or “it’s possible”. This at times was possibly due to unclarity in certain sentences, whereas other times it showed certain undecisiveness in taking a position for or against the value-claiming proposition in question. All such responses have been taken note of, during the

classification and transfer of responses. However still, a separate classification for such valuation have not been proposed as there were no observed pattern strong enough to claim such room during the analysis. Nevertheless, this data was kept for interpretations and to refer to as cases particular to certain values. As will be explained below, such indeterminate responses were not taken into account during the statistical tests, but taken in more qualitative manners to raise further questions for research.

The case of “negative propositions” which were designed within the survey to present opposing views, and to certain degree cross-check certain responses, have been traversed in their numerical classification so that they fit the statistical concerns. “Completely Disagree” thus became to be labeled as (1) presupposing that complete disagreement with a value judgment should be considered as total agreement with its opposite. So the gradation scale was traversed, keeping (0) as the seemingly neutral valuation of “Don’t Know”. Another case was the missing values; the sample sentences that were not responded to, left empty in distance surveys, and refused or passed over during the face-to-face surveys. The number 99 was attributed as the missing value. The section below explains how the data was further conditioned to be available to statistical analysis.

6.3.3.3 Conditioning the Data for Statistical Tests

Despite the fact that the sample subjects are registered as actors who partake in a particular process, namely the Eryaman Mass Housing Project, it is still believed to represent a wider population for generalizations. Thus, the data obtained had been made available for statistical tests that lead to such generalizations. Keeping within the line of a combined methodology, the survey was designed to obtain data that

could have an exploratory nature to certain degree but also to give way to more computational ways in which the results could be talked in terms of validations (or testing of explanations) (Krathwohl, 32-33).

Two main conditions were applied to the data so that it would be solid, and tangible for statistical testing. The main obstacle in this was the issue of responses that were not referring to the gradation scale of valuations, such as “between agree and disagree” so to say. Not to manipulate the gathered data by any means, these 25 total responses were classified as “missing (99)” for statistical tests. These 25 responses were not observed to follow any particular pattern as explained above, and it would not be appropriate to place them into any classification. There have been 11 subjects out of the 22 face-to-face surveys, responding as such to 21 questions out of 109, composing all together 25 valuations from a sum of more than 4000 valuations. Nevertheless they were kept for the further analyses, as any response should be given value to, in order to further understand and deepen one’s insights on the situation.

The data computed from the survey was then re-organized, clustered, counted, and compartmentalized according to the tests and analyses that were seen as relevant to come to particular judgments on the data, and develop further discussions and possibilities of further research.

6.4 Results and Analyses

6.4.1 Sample Characteristics and Categorization

The subjects selected for the survey study has been categorized according to a variety of characteristics these individuals embodied. Besides the demographic categorizations of age and gender, a disciplinary background was inquired in the “profession” slot, this reflected on their educational background and their formalized profession. This was different than “actor group” category, as the actor groups had no specific disciplinary boundaries, in the sense that an architect or a planner was easily involved in the policy making process, just as a civil engineer could be involved in the design or construction phases within the whole process. Such distinctions between the categories attributed to sample subjects, and what were the related characteristics are explained below.

6.4.1.1 Age

Age groups of subjects have been categorized into three main categories framing certain ranges of age of subjects of the survey study. These are as “Below 35”, “Between 35 – 50”, and “Above 50”.

The main distinction in this categorization is the issues of experience, roles taken in the process, and position. There have been 8 respondents among the 42 subjects who were below 35. “Below 35” category is particularly distinct as all subjects within this age group have not worked in the particular process concerning Eryaman, however they are currently working with the institutional and / or professional bodies

of concern. Representative of a group that is less experienced, all under 35 are employees, or officers of lower ranks who had worked with the older individuals that have responded to our survey.

There are 16 respondents between 35 and 50, and the "Above 50" range includes 18 individuals who have responded. These numbers have no deliberate assignment, they rather draw an illustration on the building professionals and on their affiliations and positions. A clearer scheme of all surveyed subjects, showing their age, as well as further categorizations can be viewed at Appendix 6.7.

The oldest individual in the "above 50" group is 71 years old, a mechanical engineer, responsible in the design phase, working in coordinance with one of the five architects comissioned for the project. So the third category includes a range of 21 years. The smaller group of "below 35" composing 19 percent of the sample group mostly consists on professionals in their early thirties, two of the eight subjects in this group are 26 which makes them the youngest subjects of the study.

6.4.1.2 Sex

Among the 42 individuals who have responded to the survey, only 10 were women, 6 of whom were involved in the "policy makers" group, being employees in the HDA. The other 3 women partaking in the survey were employees in the architectural design offices, and there were no female respondents from the rest of the "designers" group, that is, the architects themselves, and the various engineers that have worked with them. The "constructors" groups also did not have any female representatives who have taken part in the process. The uneven sample sizes of gender within the sample group has not been intervned to, as the subjects have

been approached and derived due to a particular project, and as it also reflects the situation in the building sector, and the positions given to / taken by the different sexes, and the occupational distribution in gender. The users group representatives, who were the elected housing management, included one woman member amongst them.

6.4.1.3 Profession

The “profession” category, as briefly touched in the introduction to this section, is related to the educational background of the respondents. It is an important issue in identity formation, and self and group related values that have been discussed in the preceding chapters, how all respondents (be it in face – to – face or distance surveys) have responded to the “profession” question in the survey. All respondents have responded stating their educational background / disciplinary formation, rather than their current occupation which may not necessarily reflect their disciplinary formation. This tells about the power of such formations in identifying oneself, and thus formation of one’s values. What is meant here is that despite the fact that an individual works as contractor or in a construction firm, his/her identification as an architect prevails in the way the judgments are made, or the way one expresses the values held by himself / herself. It is thus evident that such disciplinary formations are hardly ever abandoned, and this data should be looked after when heading towards comparisons or distinctions between the various actor groups who contribute to the process. The only group where this was not taken into account was the user-managers group, due to the diverse professional backgrounds, and due to the fact that none of the respondents in this group (except one), were building professionals. Appendix 6.7 shows details on each subject who responded to the survey.

It is therefore that a categorization of profession is introduced besides that of the “actor group” explained below. Besides these two distinctions, notions of “occupation” and “position” are also introduced for further qualitative analyses. These latter two are not proposed to be used in quantitative analyses as this would further complicate and variate the sample group. However, these have been nonetheless taken notice of, for more qualitative explanations, in case it would be valuable for the study to look at.

6.4.1.4 Actor Group

The notion of actor groups play a crucial role, as it is one of the basic tools for explaining the building process and the life-cycle of building, and mass housing in particular for this thesis work. As mentioned above and earlier in the theoretical section, actor groups are not necessarily composed of homogeneous disciplines or individuals of one particular profession. Also for this particular case, we see architects as particularly active in the policy makers group as well as designers group, and the consultancy stage. This creates the above frequencies in profession based categorization of the sample group.

As again mentioned before, actor groups, be them of more homogeneous or heterogeneous nature, also hold sub-categories within them. Such is the case of the “designers” group. This group includes architects, as well as those who give the various engineering services. Considering the historical and disciplinary distinctions between architects and engineer who work collaboratively in the design phase, and also considering the number of responses obtained with this study, the designers group as seen above has been divided into two main groups. Besides the

quantitative tests, for the more qualitative analysis that may further generate questions and hypothesis for future studies, sub-groups are also presented within the body of text. Below are the basic sub-categories of the “designers” actor group, as it involves distinct groups such as architects and engineers, and as employees and master architects, which is believed to hold potential differences in values concerning the process.

In the sample of 19 designers;

Architectural offices make up 11 of the responses. Here, 7 respondents are architects, either the head, a partner, or an associate in an office commissioned to design the mass housing project. Whereas 4 individuals partake as employees who have experience in the office (2 architects, 1 city planner, and 1 interior architect).

Engineers compose of 8 subjects; who consist of 3 structural engineers, 2 electrical engineers, and 3 mechanical engineers who have contributed to the design phase with the architectural offices.

Occupational and / or positional differences are also kept for qualitative analyses, in case they would be required. The policy makers surveyed are composed of 4 architects, 1 architect / city planner, 2 city and regional planner, and one civil engineer. Positionally looking, two of them work in strategic development, while 6 are project coordinators. Here we see that an actor group such as policy makers may and do include experts from various building disciplines that also have representatives in other contributing groups.

Appendix 6.7 further shows each subject within the sample group, in clusters formed according to actor groups, but notifying their age, sex, profession, occupation, and position individually.

6.4.2 Statistical Tests and Discussions

Two main statistical tests have been applied to the data gathered through the survey study. Both of these tests can be classified as “inference for count data” (Moore and McCabe). In addition to these, and inclusive of one of the tests, a statistical method was adopted, namely the correspondence analysis. As the study contains categorical variables in the shape of value judgments (the sample propositions in the survey), the data consists of counts, and percents obtained from counts (Moore and McCabe, 575). The counts obtained are the number of times and the types of responses –valuations– given by each subject to our list of sample value claiming propositions. There exist a variety of tests such as “confidence intervals” and “significance tests” for such count data (Moore and McCabe, 575-635). Considering the concerns of this study, it is found valuable to develop the tests in applications; that look at the degrees of agreement on value judgments in the survey, from all subjects (that is, looking at the sample as a whole population of mass housing related people, and look at how they value the judgments derived from the interviews with policy makers); secondly looking if there exists any statistically significant relation between the independent variable “Actor Group” which is proposed as a distinction among the subjects, and the dependent variable of “valuations” that is, the responses, the degree of agreement from the subjects.

Correspondence analysis, as will be explained below, is particularly an efficient tool in visualizing cross-tabulated data, utilizing chi-square calculations, in a more

exploratory manner. Correspondence analysis is a statistical method that calculates cross-tabulated data of two variables, to draw maps that show the correlations between these variables. Correspondence analysis provides valuable graphical outcomes that clearly illustrate relations, via calculating the chi-square, also testing the statistical significance of the depicted correlations.

6.4.2.1 Chi-Square Tests

When looking at categorical data, “a statistical methodology to separate ‘structured’ or ‘systematic’ features in the data from ‘random’ features” is needed and required (Gayle, 386-388). Chi-Square tests can test hypotheses about “whether one variable is related to another” (Kratwohl, 488). For the sake of seeing the relation between the various actor groups the subjects belong to, and the valuations they have given on the survey, a cross-tab that shows actor groups and the frequencies of their valuations in terms of degrees of agreement is prepared. The results of a chi-square test show whether there exists a structured or systematic relation between variables, and if such correlation is statistically significant.

6.4.2.2 Correspondence Analysis

Correspondence analysis is a multi-variate method appropriated more and more in the social sciences in recent decades. This method is used to convert cross-tabular data into graphical displays that are named as ‘maps’, and provides related numerical statistics (Greenacre; Blasius). It is primarily efficient in revealing features of the data, rather than testing assumptions (Greenacre; Blasius). It has been explained above that the chi-square statistic is computed to measure the statistical significance of the association between cross-tabulated variables. Correspondence

analysis investigates this association as well. Furthermore, this method can be “used to investigate the magnitude and the substantive nature of the association” (Blasius, ix). Correspondence analysis will depict the actor groups and the degrees of agreement as scatter points on a map, which will visualize the relationships simultaneously. Correspondence analysis enables further exploring and explaining the data, and depicting relations in certain examples, referring to the associations between actor groups and how they value the value judgments in question. The statistical significance of such associations are as well tested, but what the correspondence analysis provides is a vivid illustration of the positions of actor groups in relation to the degree of agreement they express to the value judgment in a sample sentence. This is more a descriptive method, where it provides the grounds to also ask further questions, and build up on the conducted study.

It will be seen when correspondence analysis maps are generated for value judgments, that a particularity in responses are observed, differentiations in varying actor groups, or polarized views within groups, will be interpreted in the following sections. What the analysis results in, is the representation of both the row variables and the column variables in the same geometrical plane; enabling the examination of the relationship between the row variables and column variables (Weller and Romney, 55). It should be noted that correspondence analysis also operates on chi-square calculations on the cross-tabulated data. The distances between each point, referring to a particular variable is generated via chi-squared calculations of the data (Greenacre, 11).

In the case of symmetrical maps that are utilized in this study, both the row profiles and the column profiles are projected onto a single “best-fitting plane” (Greenacre). As will be clearer with the applications, “the contribution of dimension to inertia”

refers to how “close” this fitting has happened, and relatively the reliability of the depicted point on the best-fitting plane, in the two-dimensional map that is generated.

As the correspondence analysis projects the calculations of various variables onto a single two-dimensional plane, a certain reduction is at hand. The complex calculation in correspondence is designed to match to the closest position, which is not always accurate especially in symmetrical maps, as they depict both row and column profiles, not taking one as the basis to generate the map (Greenacre; Blasius and Greenacre; Weller and Romney).

In the SPSS output provided for each analysis in the appendices, besides the cross-tabulation of results, and the chi-square calculations, “overview row points” and “overview column points” that are superimposed to generate the map, are given. The “score in dimension” for each variable is given in these tables. These “scores” are what defines the dimensions and the positions of each point, namely the coordinates. With each point having a score in each dimension, the position of the point in the two-dimensional plane is depicted. “Contribution of dimensions to points” given in the same table are “multiple correlations which reflect how well the principal components model is explaining any given point” (Garson).

There are some issues that needs to be pointed however, when reading the maps generated by correspondence analysis. The distance between a row point and column point, does not refer to a calculable distance as such. Which means “the actual distances” on the map are not to be interpreted (Greenacre, 22; Blasius, 51-52). The proximity of points indicate correlations or tendencies, however the distances between points are not to be compared via metric measurement on the

map, as stated, it is the statistical calculations that determine their coordinates on a map.

The following section goes into further detail, looking at each value class and values derived from the primary study, and that formed the survey. The responses of the subjects will be discussed value by value, reflecting on the frequencies of responses as well as providing sample remarks from the subjects.

6.4.3 Value Based Analyses of Responses

This section is devoted to a detailed analysis of the data gathered with the survey, looking at the value classes, value groups, and hypotheses constructed in the beginning of this chapter. The responses related to each value class will be examined, looking firstly at general class of value, also proposing statistical tests on the counts of valuations given by the subjects. As explained before, each value class was composed of several values, which will also be reviewed through the valuations of the subjects. The hypotheses, which are value judgments that the further sample sentences had been derived from, will also be looked at, where related. Each section devoted to each value class will also focus on particular sample sentences, if there is a particularity observed in the responses, and will also provide quotations from face-to-face surveys, to exemplify and illustrate various views of certain subjects.

6.4.3.1 Propriety

The value class of "propriety", as explained in section 6.3.1.1, is composed of the values of "justness", "congruity", "autonomy", and the negative value of corruption. A

total of 14 hypotheses have been derived, as in section 6.1, 14 value judgments so to say, to express the values that fall within the class of “propriety”. From these 14 value judgments, a total of 38 value claiming propositions, “sample sentences” were dispersed in the survey according to the structure explained in section 6.2.

The responses to this total of 38 sample sentences will be first looked at, to see the reactions and relations of the actor groups to the value class of “propriety”. From there, responses related to each value will be viewed, at times focusing on particular value judgments / hypotheses, and even closer view on single sample sentences.

Table 6.1 shows the observed counts of responses to the 38 sample sentences that compose the inquiry on “propriety”.

Table 6.1. Cross-tab Propriety

OBSERVED

Group by response	t a	a	d	c d	n o	TOTAL
Pol	152	78	39	10	4	283
Arc	176	144	38	13	14	385
Eng	122	117	48	5	2	294
Ctl	71	46	17	4	9	147
Constr	81	100	26	10	2	219
Use / Man	24	19	7	3	2	55
TOTAL	626	504	175	45	33	1383
PERCENTAGE	45.3	36.4	12.7	3.3	2.4	100.0

The observed proportion for the total population, sum of the two degrees of argument is seen as 82%, and the confidence interval for 95% is calculated as between 80% and 84%. This tells a certain degree of consensus that is observed in the responses to the value class of “Propriety”. That is to say, we are 95% confident that the conflicting values of all actor groups in terms of “propriety” is up to 20% at most.

6.4.3.1.1 Justness (Just Treatment Of Parties)

Table 6.2. Cross-Tab Justness

OBSERVED JUSTNESS						
Group by response	t a	a	d	c d	n o	TOTAL
Pol	51	16	7	2	0	76
Arc	51	39	4	4	5	103
Eng	42	28	8	1	1	80
Ctl	22	10	5	2	1	40
Constr	30	23	3	3	0	59
Use / Man	0	0	0	0	0	0
TOTAL	196	116	27	12	7	358
PERCENTAGE	54.7	32.4	7.5	3.4	2.0	100.0

The observed valuations on “justness” as seen in the Table 6.2 represent a high degree of consensus among the subjects. 54.7% “totally agree” on the value judgments, and 32.4% “agree” on them, whereas those that disagree and completely disagree compose a total of 10.9%.

For the value of Justness (just treatment of parties), the first hypothesis proposed on the preparation of tender files according to legal regulations, was responded as “totally agree” by 27 of the 37 respondents (as the user-manager group had not been asked of the bidding procedures), and as “agree” by 10 of them. Which results in a high degree of consensus on the value judgment with 73% totally agreeing and 27% agreeing (sentence 46).

For the second hypothesis, pointing to the equal and neutral treatment of participant groups to the tender, there had been four sentences in the survey (47, 50, 54, 55). Despite the five “agree” given to the sample sentence 50, and the three “agree” responses to sentence 55, which are both negative value judgments (this means

that there had been five and three subjects disagreeing to the propositions), there has been no sign of disagreement to the second hypothesis related to the just treatment of parties involved, particularly in the bidding procedures.

Sample sentence 54, which reads, "the selection of the contractor can be formed by political preferences" is also a negative value judgment. There has been no disagreement on the value judgment tested here, that is all subjects disagreed, most of them completely disagreeing to the negative sentence. However there have been few expressions in the face-to-face surveys, which revealed beliefs on how the process operates in this sense.

"But it has an effect. The acquaintances of whichever political party at power make business. Every period has different construction firms who operate as contractors to constructions. The reason for this is political affiliations or similar relations. This is not correct, and this shouldn't be any criteria..." (S4, consultant)

S11 has also reacted shortly on this phenomenon, saying: "it happens, here".

Previous connections, and relations was another aspect put forward as formative in the selection of contractors, has been placed as a negative value judgment (sentence 55). Like all value judgments that compose the inquiry on "justness" there was a consensus, however those that looked warmer to this statement had put forward that "the shape of the 'relation' should be clarified" (S10). Previous working experience was proposed as also within this definition, be it bad (S4) or well business relations (S2, S4, S17, S18, S34) the subjects thus had expressed that such experiences as formative, thus some agreed with the value, whereas some proposed these could find their place in well-formed and prepared tender systems. S10 had expressed "[i]f this would be in Germany I wouldn't hesitate, it would be on

record, all reasons whatsoever, but here, it is always dubious, who gets what for which reason is never clear, I cannot agree".

The third hypothesis was about the equal conditions and qualities the possible contractors at invited tenders should hold (sentences 48, 49, 53, 57). A strong consensus was again observed in all responses. There had been only six responses showing disagreement in a total of 137 (which is less than 5%).

The fourth hypothesis and the sample sentence 60 that was set to test it, was one of the questions that not only looked at the degree of agreement but also to the beliefs of subjects about a sample situation. "The candidate (postulant) contractors should not negotiate and settle between themselves in order to be awarded with the tender on a price higher than the value of the work" was the proposition.

Table 6.3. Frequencies Sentence 60

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	No opinion	2	4.8	5.4	5.4
	This shouldn't be done but things like this happen.	10	23.8	27.0	32.4
	This is practiced but should be prevented.	13	31.0	35.1	67.6
	This shouldn't happen and it can't be practiced.	12	28.6	32.4	100.0
	Total	37	88.1	100.0	
Missing	(Users group was not asked) 99	5	11.9		
Total		42	100.0		

35.1 % of the subjects believed such things to be taking place, and was for the prevention of it; 32.4 % completely rejected such situations, whereas 27% have proposed, "it's not correct but it happens". Some interesting remarks had been made, not on the value itself but concerning the relations among groups who fit into

the same actor groups. From the 27% portion, S1 who is one of the architects responsible for the project, stated:

“Actually it could be valid, why not? As long as the corruption and bribery mechanisms are not at play, this could be an attitude against the sanctions from the administrators to get all the services for low prices, lower than these services actually deserve. I wish this could have been managed, but as I say, there is the corrupt face of it too...”

From another point, S36, who is the vice president of a construction firm that had acted as a contractor in the project, was rejecting the situation, stating:

“Does it really happen? No, they cannot do this; it’s not possible, it doesn’t happen. I never saw contractors able to come together and co-operate for such causes.”

This was also telling about the valuations of other actor groups on the contractors, as far as a one-off remark goes. It was not significant as there had been contractor representatives who had claimed that, “this happens” but it is nevertheless an observation of intra-group valuations.

S34, an employee / associate in one of the architectural offices, completely rejecting the possibility was pointing to a different relation (not referring to the Eryaman example but to the tender system in general). The relations between co-operating actor groups on the flaws of the system:

“...During architecture biddings in general, the costs are too lowered in offers anyway. There is not a chance of increasing the costs. There are offices that bid 82% below the offer, it’s impossible, the only explanation is that they have an agreement of sorts with the contractors.”

Keeping the fourth hypothesis as a particular case also influential for further inquiries, it can be claimed that there exists an observed consensus among the actor groups in their valuations on the value judgments regarding “justness” or the

just treatment of parties in the bidding procedures. This observed agreement (the sum of the count on totally agree and agree) is 87% in justness. And we are 95% confident that between 83% and 90% of the actor groups would agree upon value judgments related to justness. This is supportive of the low degree of conflicting statements in the value class of “propriety”.

There is no observed differentiation to apply tests on the categorical distinctions between actor groups, when the consensus on value judgments is this high.

6.4.3.1.2 Congruity (Conformity To Deeds)

Table 6.4. Cross-Tab Congruity

OBSERVED CONGRUITY

Group by response	t a	a	d	c d	n o	TOTAL
Pol	38	29	16	1	3	87
Arc	44	54	15	5	1	119
Eng	31	42	14	1	0	88
Ctl	22	16	3	0	3	44
Constr	22	33	9	1	0	65
Use / Man	24	16	11	4	0	55
TOTAL	181	190	68	12	7	458
PERCENTAGE	39.5	41.5	14.8	2.6	1.5	100.0

The value judgments referring to congruity – conformity on deeds, in the contract procedures and the money flow during the operation of the process, has been valued not as agreed on, as the just treatment of parties. Here, what is observed is a higher count on “agree” responses, which differ from “totally agree” in that they refer to a conditional agreement, which is not absolute. Also observed is that “disagreeing” to the value judgments is up to 15%.

The value of congruity has been observed in relation to the descriptors of contract procedures and money flow, in mostly the construction phase of the process. Thus, this value was tested in relation to this phase in the survey. Two hypotheses were put forward in relation, and a total of 11 sample sentences were placed in the survey. Views on the clarity, comprehensiveness, and detail in contracts were what the first hypothesis had been set to check. Within this hypothesis there has been a debate on flexibility of contracts, which caused a particular variation in the responses. The notions of flexibility and open-ended ness in contracts were questioned as negative values in sentences 63 and 64, however there have been a variety of responses from all groups in these sentences. For example, a disagreement to the judgment tested is observed from the responses of the policy makers employees group. The cross tabulation of actor groups with responses for sentence 63 is as below:

Table 6.5. Cross-tab Sentence 63

		no opinion	Completely disagree	Disagree	Agree	Totally agree	Total
Group	Policy maker	1			6	1	8
	Designer - architecture			5	4	2	11
	Designer - engineers		1	2	5		8
	Consultant	1	2		1		4
	Constructor			3	3		6
Total		2	3	10	19	3	37

Note that this was a negative sentence, thus reverse the "agree" s as a sign of disagreement to the value judgment. To grasp the data efficiently "correspondence analysis" has been employed.

Row and Column Points Symmetrical Normalization

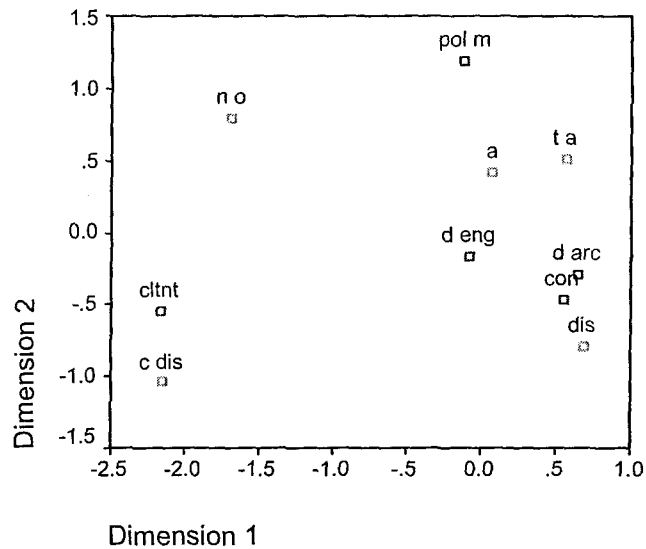


Figure 6.1. Correspondence Analysis Sentence 63

Figure 6.1 shows the map generated to see the association of actor groups with the responses. As seen in Appendix 6.8 the “contribution of dimension to inertia of point” is particularly low for “designer – engineers” actor groups, and for the respond “totally agree”, which means that the map above is not reliable on the locations of these points. The rest of the points are quite reliable in accordance. Here it is seen that consultants group is located distinctly and in relation to “completely disagree” which means they are in agreement with the value judgment stating the contracts ought not be flexible once they are signed. Policy makers – employees strikingly is located in an opposing end, disagreeing to the value judgment as has been observed from the frequencies. Architects and constructors hold a proximate position to agreeing with the value (disagreeing on the sentence) but in between still, and architects being more polarized within the subject group, as they are placed more to the middle of “disagree” and “agree” on the map. The chart titled “summary”

also show the results of the chi-square test applied on the data. The Pearson chi-square value reads 26.737, and the asymptotic significance is .044, that is, below 0.05. It is statistically significant that there is a structural or systematic difference between actor groups. This shows the distinction of policy makers in their valuations on this sample sentence as “not random”.

An issue related to the maps generated by correspondence analysis that needs to be noted is that they see all responses as separate profiles / figures. Thus when the analysis is conducted, the positive and negative halves of agreement and disagreement in the four-grade scale are not referred to (as is the case with chi-square and any similar multivariate statistical test). This is additional remark to the representational problems observed in the cases where intra-group polarizations are observed.

The map generated for sentence 64 which was again a negative sentence, which was proposing the contracts to be open-ended (thus not necessarily clear), we observe a tendency from the policy maker employees group to be closer to agreeing the sentence, whereas the consultants in total agreement that the contracts should not be unclear (however this time closer to “no opinion” as well).

Row and Column Points Symmetrical Normalization

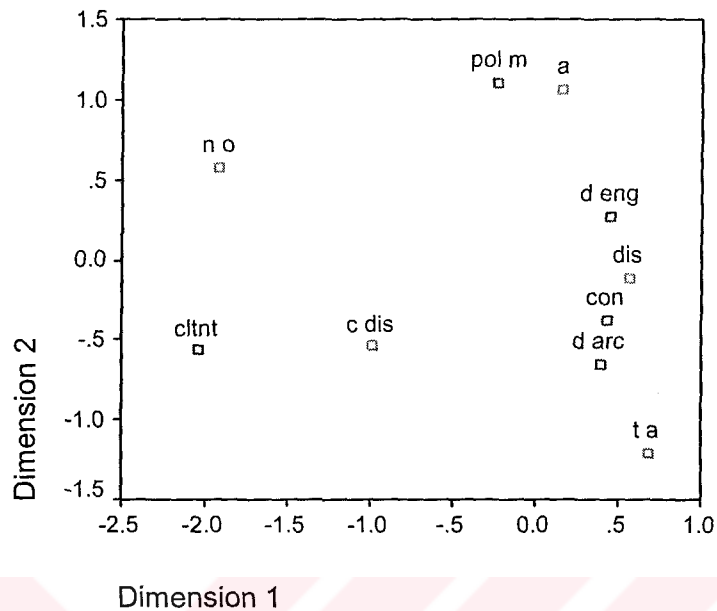


Figure 6.2 Correspondence Analysis Sentence 64

As seen from Appendix 6.9 the map generated for sentence 64 is even more reliable. Only engineers again have a low percentage in the “contribution of dimension to inertia of point”, which refers to the reliability of the map for the particular point. Other groups are well represented around 95%. The chi-square test on this data is not significant as seen on the summary chart. Nevertheless, depending on the high rates on contributions, the map can be claimed as an above the average description of the associations in the data.

Except for this debate and conflicting values among groups on the clarity of contracts, there is no observed conflict, on the value of “congruity (conformity to deeds)”.

6.4.3.1.3 Autonomy

Table 6.6. Cross-tab Autonomy

OBSERVED AUTONOMY						
group by response	t a	a	d	c d	n o	TOTAL
Pol	24	16	11	4	0	55
Arc	33	28	6	3	5	75
Eng	22	17	15	2	0	56
Ctl	9	9	4	1	4	27
constr	13	17	10	1	0	41
Use / Man	9	10	4	0	2	25
TOTAL	110	97	50	11	11	279
PERCENTAGE	39.4	34.8	17.9	3.9	3.9	100.0

Autonomy refers to the notions of being able to maintain authority against external pressures and keep autonomous to a certain degree in relation to governments. An added descriptor was a central organizational body, which was believed to provide such autonomy (see Appendix 6.2 or see hypotheses 7-10). When we look at the results, to the sum of responses to autonomy related sentences, there exists even a higher percentage of disagreement on the observed data of valuations. Total agreement is higher though, if compared to congruity. As seen on table 6.6 almost 40% of responses totally agree on the judgments, 34.8% agree, and disagreement is around 18% of the responses.

Hypothesis 7, which states that the administration should not be interfered in by external pressures in its decision taking and application processes, has been highly agreed upon. The consensus is evident among all actor groups, as only two responses disagree to the value, composing around 5% of the total of responses. S4, who was responsible as a consultant in the Eryaman 4th stage, was one of the

subjects who disagreed to the sentence. His point was on the “degree of autonomy”, agreeing with the notions of political pressure, he expressed his disagreement as:

“What you call external factors is unavoidable. You are responsible to the state treasury when you set a tender for example. Superior-control is as necessary as self-control in institutes. There will always be a superior institute you should be responsible to. But, the process should be autonomous from politicians, that’s for sure. Still, how far does ‘autonomy’ go? The state is important, it is for the people, this is separate from politicians.”

Hypothesis 8 was related to “recommendations” often mentioned in the interviews explained in chapter 7, and was stating an ought to take the competency and adequacy of the applicants as the basis of relations, rather than recommendations as such. One of the sentences set to test this hypothesis was again a “negative” one, which means stating the opposite of the judgment. Below is the cross-tab of groups against valuations on sentence 52. It is observed that there exist intra-group polarizations between agreement and disagreement in the responses of policy maker employees, engineers and constructors. Architecture group seems consistent in agreeing to the value judgment by completely disagreeing and disagreeing to the sentence.

Table 6.7. Cross-Tab Sentence 52

		no opinion	completely disagree	disagree	agree	totally agree	Total
Group	Policy maker		4		3	1	8
	Designer - architecture	2	5	3			10
	Designer - engineers		1	4	3		8
	Consultant		1	2			3
	Constructor		1	2	3		6
Total		2	12	11	9	1	35

To clarify the positions and associations of groups and valuations correspondence analysis is employed. The calculations in Appendix 6.10 show that the “contribution

of dimension to inertia of point" is above 98% for policy makers, architecture, and engineers group, which means an accurate representation on the map, constructors' representation is also acceptable above 80%, the consultants' representation on the map is not as reliable, as seen on the chart. All responses are well represented on the map.

Row and Column Points Symmetrical Normalization

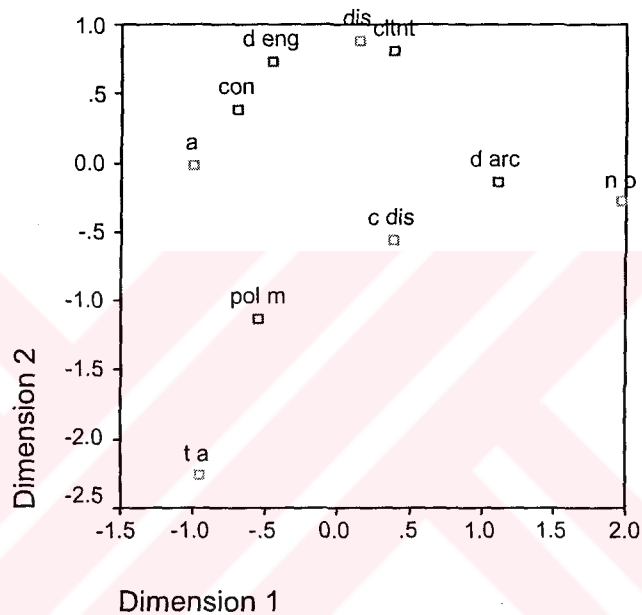


Figure 6.3. Correspondence Analysis Sentence 52

Looking at the map above it is easier to interpret the associations and the internal polarizations of groups. Architects are viewed as opposing the negative sentence, whereas constructors and engineers are located so that a polarization between agreement and disagreement is viewed, with engineers tending more towards disagreement with the sentence (thus supporting the value judgment). The chi-square values show we cannot claim a statistical significance on these associations. However, this is also due to the intra-group polarizations which the chi-square falls short in addressing, as it operates on the cross tabulated variables.

Responses to the second sentence proposed to check hypothesis 8, shows a consensus with an observed disagreement below 5% (sentence 53).

Governmental relation was another descriptor for autonomy. Hypothesis 9 expresses the ought for independency from central and local governments in power, throughout the process. A variety of sample sentences has been proposed under this hypothesis, to check the views of subjects on the value judgment / hypothesis. Sentences 7 and 8 was referring to autonomy from political decisions of governments and from changes of decisions in the central government, and keeping in line with the set objectives of the initiated housing project. Only two subjects of 42 in sentence 7, and one subject in sentence 8 disagreed. The “totally agree” percentage was 81 in sentence 7, and in sentence 8 it was 64.3%. The “agree” responses were respectively 12% and 31%. There was an evident consensus among all groups, with respect to autonomy in relations with central political governments.

The valuations on relations with local governments differed greatly. Independence from the regulations of local governments was mostly disagreed (sentence 9). As seen below in table 6.8 50% of responses disagree with the sentence. When we look at the cross-tab it is observed that most groups have internal polarizations, except the engineers who all disagree with the sentence.

Table 6.8. Frequencies Sentence 9

		Frequency	Percent	Valid Percent
Valid	no opinion	1	2.4	2.4
	totally agree	5	11.9	11.9
	agree	10	23.8	23.8
	disagree	21	50.0	50.0
	completely disagree	5	11.9	11.9
	Total	42	100.0	100.0

Table 6.9. Cross-Tab Sentence 9

		No opinion	Totally agree	AgreeDisagree	Completely disagree	Total	
group	policy maker		1	1	5	1	8
	designer - architecture		4	3	4		11
	designer - engineers				6	2	8
	consultant	1		1	1	1	4
	constructor			3	2	1	6
	User - manager			2	3		5
Total		1	5	10	21	5	42

Subjects from the engineers group, such as S10 and S11 gave examples of important regulations, and also reflected on the regional and contextual knowledge that forms these regulations, and thus disagreeing to a notion of independence from local governments, whereas S39, from the users group was pointing to a different aspect in this relation in the context of the use phase. The need for establishing ongoing relations with such institutions, throughout the life-cycle, as he claimed:

“A sense of togetherness needs to be established. The approach should favor those who reside here. There is a major lack of confidence, and the connectionless between HDA and the local government is further hindering our daily life. The local government has bad intentions –that’s the way we see it. The HDA did not hand over the park areas to us, and there had been tensions between them and the local government. Now there is the example of the mosque, the local government is building a mosque right at the entrance in an area that was set to be green. We cannot object for sure, religious values are at stake and it becomes untouchable,

but having it built in this location has further meanings. The new HDA administration gives the permits, obviously, we are not asked, where we would want a mosque.”

The correspondence analysis for sentence 9 is shown in Appendix 6.11. For this map, constructors and user-managers groups were represented with very low reliability. An observed difference was between policy makers, the architecture group, and the engineers. To focus on their associations with responses, we omitted the rest and generated a correspondence analysis map as seen in figure 6.4 This map showed 100% in terms of the contribution of dimension to the inertia of points. Chi-square did not show any significance, however a clear representation was obtained.

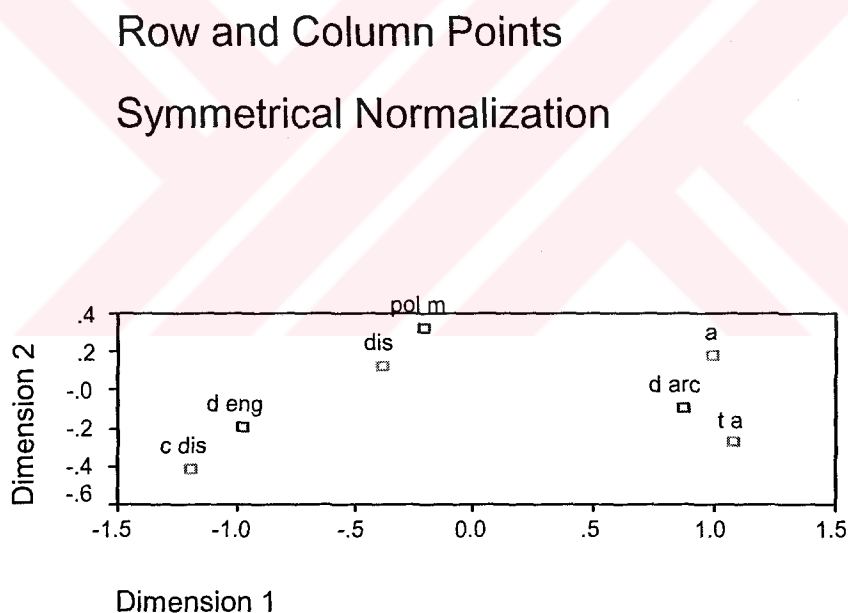


Figure 6.4. Sentence 9 Correspondence Analysis

As seen on the map, the architecture group and the engineers are located in two opposite ends. Architects are proximate to “agree” and “totally agree”, that is the belief that the process should be independent from the regulations of local

governments; whereas engineers are completely disagreeing with such a notion of independence, and seeing value in already existing regulations of local governments. Policy makers were located close to “disagree” and between the two opposing actor groups.

Sentence 11 pointing to a similar yet slightly different aspect had been valued in higher consensus, as there was only 19% rejection. This sentence was a comparison between the central government and local government, favoring the regulations. It was placed as a variation on the hypothesis sentence, not derived directly from the interviews but generated. Some commissioned architects such as S1 and S2 (who run the design offices responsible in Eryaman 4th stage) in consistence with their response reacted to the sentence as to why it does not leave the option of independence from both. Not necessarily valuing as negative in the end, this further illustrated the architects' tendency of total autonomy in related responses.

Central organization was another descriptor in maintaining certain autonomy. 55% of responses conditionally agreed, where 27.5% totally agreed, and 17.5% disagreed to the statement. Conditional agreement was rooted in mostly the character of the organization, an “if... then...” valuation was at stake (S10, S17, S22, S39). S40 from the user-managers group, while totally agreeing to the statement was stressing the need for an autonomous central organization. “The state, the governments are not reliable” she claimed, “we need an institution that stays the same, that does not get affected by political changes, and that takes the responsibility... whenever we have a problem, nobody seems to take responsibilities”.

6.4.3.1.4 Corruption

Table 6.10. Cross-Tab Corruption

OBSERVED CORRUPTION						
group by response	t a	a	d	c d	n o	TOTAL
pol	42	16	6	0	1	65
Arc	49	31	5	0	3	88
eng	28	34	7	0	1	70
Ctl	19	14	2	0	1	36
constr	19	30	1	2	2	54
Use / Man	18	11	1	0	0	30
TOTAL	175	136	22	2	8	343
PERCENTAGE	51.0	39.7	6.4	0.6	2.3	100.0

The last value in the “propriety” class has been proposed as “corruption” – a negative value. Like in most of Propriety class, it was a value highly agreed upon by all actor groups. Bribery, had been proposed as the descriptor, and relatively four hypotheses were generated.

The first sentence for the first hypothesis (hypo.11) was again one that looks at the beliefs of subjects, considering the case of bribery. Sentence 13 reads:

“Favoring one another between various groups and individuals on several occasions, are required and beneficial for the relations in the mass housing process.”

The responses were as below:

Table 6.11. Frequencies Sentence 13

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	no opinion	3	7.1	7.5	7.5
	It shouldn't be performed, but becomes needed / required	3	7.1	7.5	15.0
	It is being performed, but it is not right.	22	52.4	55.0	70.0
	Should not be performed and is needless / not required	12	28.6	30.0	100.0
	Total	40	95.2	100.0	
Missing	99	2	4.8		
Total		42	100.0		

One architect, S2, was taking notice of the notion of “favoring” in the case of selection of designers. This was not the particular intention of the sentence, however S2 was claiming if such selection was seen as favoring one another, he was for it. “In the case of design commissions, architects can and should be commissioned as responsible authors” he followed. Representatives of user-managers group were particularly explicitly expressing their opinions on what they “heard”, mostly in the form of rumors, and an unreliable knowledge as such, but it is important to note how certain groups easily blame other groups, and to what extent they relate to these other groups is an important point in values. Almost scapegoating, S39, S40, and S41 all mentioned between whom “favoring” took place. “Between the political governments and contractors” (S39 and S40) and “obviously between consultants and constructors; our buildings are falling apart” (S41 - The language is not altered to show the way the subjects had expressed their opinions) were the types of views from subjects.

The other two sentences that followed up hypothesis 11 were highly agreed upon. In the total counts of responses for the sentences 56 and 85, 62% totally agree and 32% agree was observed, disagreement was around 4%.

Hypothesis 12 and the related sentence (58) were directly valuing the inexistence of bribery. 81% totally agreed to the value, and 19% agreed, there was no observed case of disagreement on this value judgment.

Hypothesis 13 was about discrimination on the basis of monetary or relational priorities. In the responses to the four sentences around 8% disagreed to the propositions derived from this value judgment, 48% were in total agreement, and the count of "agree" s was 42.5%. There was no observed conflict or polarization in these responses.

"The contractor should not be liable from realizing specific requests that do not fall under the scope of the work regarding the contracted work" was the last hypothesis related to "corruption". The sentence in the survey was negative, stating the opposite of the judgment above (sentence 82). There was an observed agreement (relatively lower than their disagreement) to the negative sentence from the policy makers and engineers, in that it would be okay to ask for work beyond the contracted work. This was not a statistically significant correlation in terms of actor groups, but more of an inner polarization of the mentioned groups.

As visualized in the generated map below, constructors, consultants and architects fall to the right-hand side area of disagreement, architecture group particularly proximate to "completely disagree". On the other hand policy makers and engineers fall between "agree" and "disagree", closer to disagreeing with this negative

statement. The points on the map are reliable (see Appendix 6.12), but there is no statistically significant association.

Row and Column Points Symmetrical Normalization

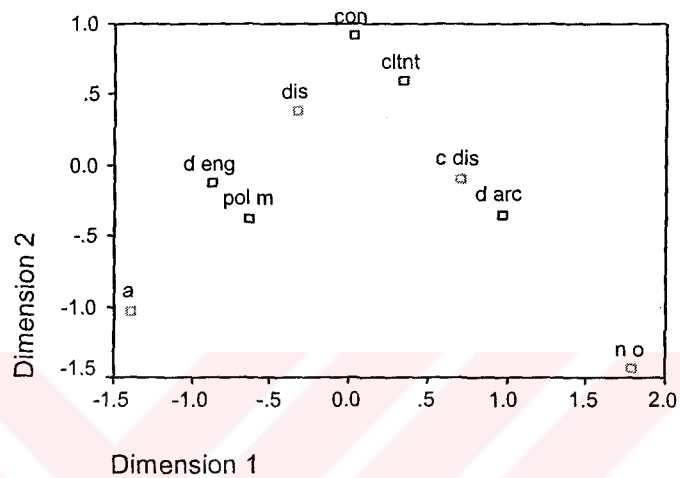


Figure 6.5. Correspondence Analysis Sentence 82

6.4.3.2 Competency

The value class of “competency”, as explained in section 5.3.1.2, is composed of the values of “cross-disciplinary consonance”, “competitiveness”, and “control”. A total of 8 hypotheses have been derived, as put in section 6.1, 8 value judgments, expressing the values that fall within the class of “competency”. A total of 22 value claiming propositions, “sample sentences” were placed in the survey according to the structure explained in section 6.2.

Table 6.12. Cross-Tab Competency

OBSERVED						
group by respond	t a	a	d	c d	n o	TOTAL
Pol	60	66	34	12	0	172
Arc	65	97	53	12	7	234
Eng	60	68	39	5	1	173
Ctl	33	39	9	4	2	87
Constr	27	66	29	8	0	130
Use / Man	15	25	6	2	1	49
TOTAL	260	361	170	43	11	845
PERCENTAGE	30.8	42.7	20.1	5.1	1.3	100.0

As seen in table 6.12, which shows the total count of responses to the 22 sentences, the degree of agreement decreases on “competency”. “Totally agree” responses were at 31% and conditional “agree” s at 42.7%, meanwhile disagreeing responses composed 20% and 5.1% completely disagreed to the value judgments under competency.

The observed “agreement” is 73.5%, which calculates the confidence interval for agreement as between 70.5% and 76.5% (95% confident). Which tells us “disagreement” on value judgments related to competency for all groups could go up to 29%. Detailed analysis below will reveal further on the data obtained.

6.4.3.2.1 Cross-Disciplinary Consonance

Cross-disciplinary consonance was a value related to maintaining a harmony and communication among actor groups who come from varying disciplines. 10 sentences had been proposed in the survey, to test the views of the sample group on cross-disciplinary consonance.

Table 6.13. Cross-Tab Cross-Disciplinary Consonance

OBSERVED CROSS-DIS						
group by response	t a	a	d	c d	n o	TOTAL
Pol	31	26	16	4	0	77
Arc	31	47	25	5	0	108
Eng	36	22	18	3	0	79
Ctl	14	18	6	1	1	40
Constr	17	26	10	6	0	59
Use / Man	15	25	6	2	1	49
TOTAL	144	164	81	21	2	412
PERCENTAGE	35.0	39.8	19.7	5.1	0.5	100.0

When the frequencies of responses are observed, it is seen that almost $\frac{1}{4}$ of responses are in disagreement with the value judgments proposed. Hypotheses 15 and 17 express the ought to maintain harmony and communication among the actor groups from varying disciplines. 67% of total responses totally agree with this judgment, and 31% agrees. This valuation is of course on ideal bases. For example; S10, who was responsible for the mechanical engineering was critical of administration, meanwhile totally agreeing to the statement in sentence 1 he claimed:

“They have all these big words on communication. But communication does not really take place that much. Projects of quality require a certain ‘environment’. Institutes need to be far more structured to create such environment and foster interaction.”

Hypothesis 16 was again on the communication as well as the information flow among actor groups, and the administration’s role in creating and maintaining communication. All three sentences here were generated as variations, not directly referring to a particular quotation from the interviews. Each of these three sentences had generated particular debates, and differentiations in valuations. They were designed as more or less provocative statements to add up a variety to the survey. Sentence 2, which preferred all groups to do their share independently, under the supervision and organization of the administration; has been opposed by mostly

policy makers. The map generated through correspondence analysis at Appendix 6.13 locates constructors and engineers in the same area around “totally agree”, users, consultants, and the architecture group are dispersed around “agree”, whereas policy maker – employees are distinctively located close to “disagree” and separate from the rest. The differentiation viewed is not statistically significant according to chi-square values.

Row and Column Points

Symmetrical Normalization

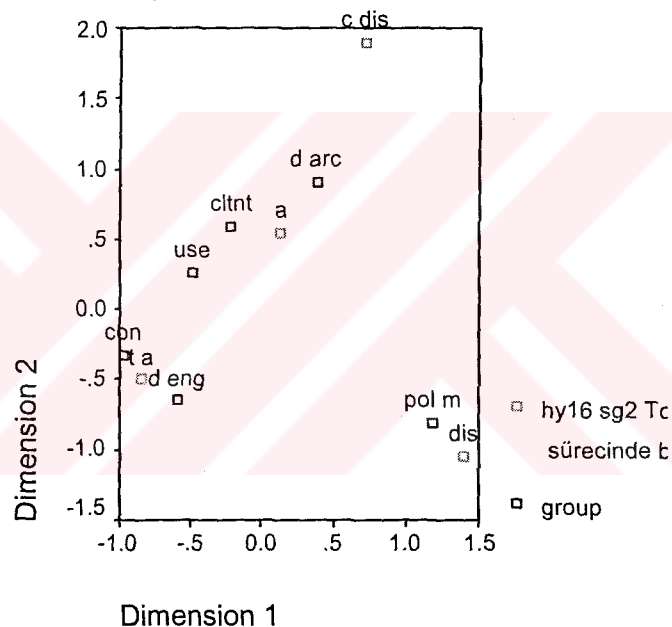


Figure 6.6. Sentence 2 Correspondence Analysis

The third sentence in the survey was claiming that all actor groups should operate under the supervision of the administration (the policy makers). The responses on this statement varied; there were some observed internal polarizations, and small variances among groups; however the correspondence analysis results did not

depict any particular association or distinction vividly, neither were the chi-square results showing any significant correlation.

The idea that some modifications and amendments could be realized without informing all groups was tested in sentence 4. There was an observed disagreement to such a statement. The common value observed was that representatives from all groups believed they ought to be informed on the process. 57.5% completely disagreed to the statement and 25% disagreed; those who believed, that they need not be informed composed only 15% of the sample. S2, contradicting to the majority of the subjects, stated that “[i]t is a practical requirement. You don’t need to inform everyone on everything in every phase.” And S16 was saying “...as long as it does not affect any other group involved, this can be handled without informing everyone. But if it is to effect other proceedings, then I would disagree.”

Harmony among groups during operations was another descriptor for the value labeled as “cross-disciplinary consonance”. Hypothesis 18 was on the value of deciding upon minimum common interests of actor groups on the projects and proceeding accordingly. Sentence 5 was claiming all involved groups including policy makers, designers, constructors, and users ought to gather and develop such minimum common interests. The valuation frequencies of all subjects was as below:

Table 6.14. Frequencies Sentence 5

		Frequency	Percent	Valid Percent
Valid	Totally agree	20	47.6	47.6
	Agree	19	45.2	45.2
	Disagree	2	4.8	4.8
	Completely disagree	1	2.4	2.4
	Total	42	100.0	100.0

There was no observed differentiation between valuations from groups. Two subjects from 42 disagreed to the judgment. S1, one of the commissioned architects to design the housing completely disagreed, stating:

“My biggest fear is to get stuck at optimum solutions, this is dangerous for architecture.”

S15 a young architect, an employee in one of the offices was cynical about the situation saying “...of course if such minimum common interests exist.”

S11 a mechanical engineer responsible for the project on the other side totally agreeing with the statement was complaining:

“...but it doesn't happen. The professionals in the design groups interact, yet it never gets to constructors and users. Furthermore, when the professional control is not given to the design groups, they become completely disconnected with the constructors.”

The possibility of changes on these pre-determined common interests was checked in sentence 6, as a follow-up. A majority of subjects was open to change (75%), and there was an observed tendency of differentiation between the user-managers group representatives and building professionals. The map generated from correspondence analysis depicts this differentiation below. As shown in Appendix 6.14 the chi-square test did not reveal any significant correlation, however, except for the policy makers group, and the “completely disagree” valuation, the map below reads as a reliable depiction. We can see how the building professionals are grouped at one side, whereas the users stand alone representing the conflict in the valuations on the value judgment. The user-managers group is depicted to believe that decided minimum common interests ought not be subject to change.

Row and Column Points

Symmetrical Normalization

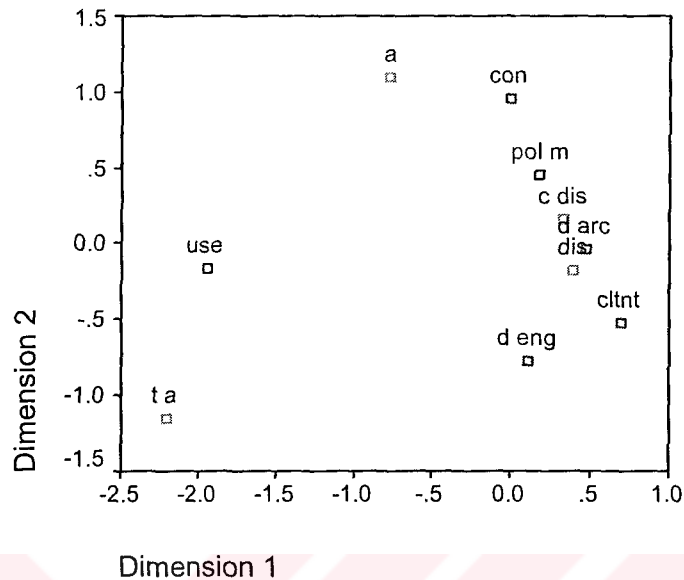


Figure 6.7. Sentence 6, Correspondence Analysis

The negative sentence 10, which places the common interest as subject to change one-way by the administration for political or economic reasons has been disagreed by an 80% of the subjects. The rest that agreed did not have a particular pattern in terms of the actor group variable. Sentence 17 from the survey that was also placed to test hypothesis 18 for cross-disciplinary consonance was pointing the ought to bring together the design group and representatives of a possible user profile. There was an agreement over 83% with 40% of this totally agreeing on the statement. The map generated via correspondence analysis did not as well show any particular polarization, neither was there any statistically significant distinction between groups. However, there is an observation on the data, which shows that commissioned architects for the project composed 4 of the 6 responses that were in disagreement (4 disagree and 2 completely disagree). Four of the five offices

commissioned and responsible for the design phase had been surveyed. This shows that except one (S2), all master architects (S1, S8, and S6 – S7 as associate architects) disagreed to interact with a possible user profile.

“Not until they are made conscious... All they want is ‘one more’ of what you provide them. We had an experience in the design for a co-operative housing, and every meeting was resulting in members wanting some more square meters of space, they didn’t care at all about anything else.”

S1 recalled. While S8 was briefly and firmly stating:

“The authority should be the architect’s.”

S2 who agreed to the interaction however, was adding more to the list of interactions as:

“Social scientists must be involved, if you added them in this interaction I would totally agree.”

What is tried to be displayed here is that despite the low frequencies of certain actors, who have the position and power, that may have values that shape the process, and this is not necessarily in accordance with the rest of those involved in the process. And for the context of this statement we see that most of the commissioned architects (not all) were not favoring whatever views possible occupants might have. This is of course not a generalization but a footnote to the roles values play and the way they differ among individuals and groups.

On the other end, S39 a representative of the users group was claiming:

“The life-style proposed to us is also interesting and nice. But still they could have asked what would be desired, to some people from similar backgrounds or income level. For example I would say the rooms should be independent from the living rooms and with doors, if they had asked me. It takes time to get used to the flats.”

However, not all subjects from user-managers were as moderate about design decisions as S39, as will be seen in the following sections.

The next hypothesis on cross-disciplinary consonance was pointing to an interaction between policy makers and designers as valuable (hypothesis 19, sentences 16, 24). Both two propositions were agreed on, by over 95% of the subjects. S2 was recalling that such an interaction took place in the case of Eryaman, but that the ideas they had proposed was demolished for the sake of fast production. In other words, S2 believed that the results of such an interaction was undermined, or the speed of production was valued over whatever values were proposed by the designers. In the meantime, S10, an engineer proposed that “designers lack the bureaucratic attitude needed in such projects”, and thus their consultancy would not be efficient in general.

6.4.3.2.2 Competitiveness

Competitiveness was another value proposed as related to professional competency. What the valuations on the judgments related to competitiveness revealed was a general intra-group polarization between those who “agree” and those who “disagree”, in almost all groups, as seen in the table below.

Table 6.15. Cross-Tab Competitiveness

OBSERVED COMPETITIVENESS						
group by response	t a	a	d	c d	n o	TOTAL
pol	5	12	9	5	0	31
arc	2	16	14	4	5	41
eng	0	16	12	1	1	30
ctl	1	9	2	2	1	15
constr	3	9	9	2	0	23
Use / Man	0	0	0	0	0	0
TOTAL	11	62	46	14	7	140
PERCENTAGE	7.9	44.3	32.9	10.0	5.0	100.0

What this value was derived from has been the statements related to the inclusion of several professional parties, and generating a competition among them to obtain better results. Hypothesis 20 and the related sentences (59, 78, 79, 80) have been set to test this notion on varying actor groups. Sentences were proposing the inclusion of professional groups that would compete with one another, which would better the end products, by providing examples from the process.

Figure 6.8 shows the map generated by the correspondence analysis on responses to sentence 59. A distance to the rest of the groups is observed in the location of engineers. Note that the locations of points “completely disagree” and “policy makers” have lower reliability (Appendix 6.15). We observe engineers tending to disagree with the distribution of work to varying contractors to create competition, whereas the architecture group, constructors, and consultants fall on the other side of the map, where the reliable points of totally agree, agree, and no opinion are located. The distinction is not statistically significant according to chi-square values.

Row and Column Points

Symmetrical Normalization

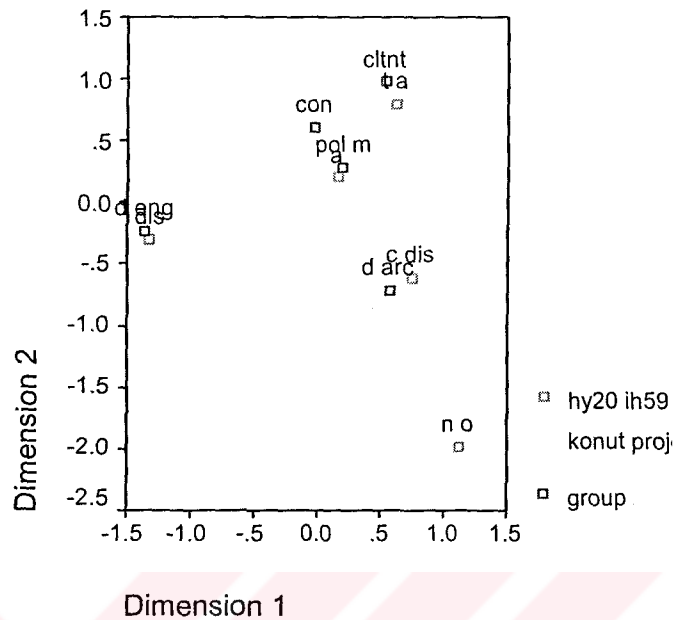


Figure 6.8. Sentence 59, Correspondence Analysis

When it comes to the inclusion of groups from the same discipline to the same phase in the process, to obtain more economical results, the engineers shift position and tend to agree with the proposition. Seemingly a rhetorical difference, from the remarks of the engineers during face-to-face surveys, we observe a conditional agreement on the judgment; engineers have stressed the need to establish an evaluative inclusion of professionals, that is to include competing professionals, only if they meet similar qualities (S10, S11, S30).

Row and Column Points

Symmetrical Normalization

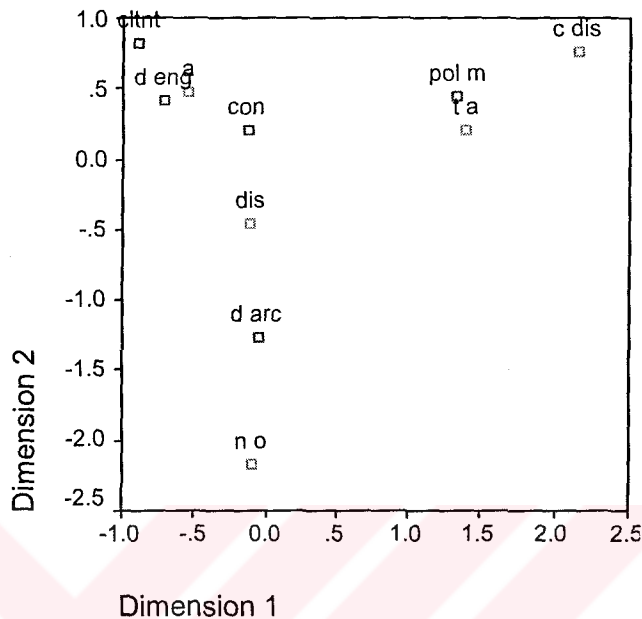


Figure 6.9. Sentence 78, Correspondence Analysis

What we observe is a difference in the association with certain valuations, which is also statistically significant at $p < 0.05$ ($p = 0.043$, see Appendix 6.16). Policy maker employees are observed tending to totally agree, whereas engineers are depicted to conditionally agree on the judgment.

The views on inclusion of varying offices were very polarized within the groups themselves. Any significant outcome, or a sensible map could not be derived from the responses. The last sentence related to competitiveness was mostly disagreed by the subjects (60% disagree, 20% completely disagree). The statement was about asking for off-contract work, by showing cases where other contractors had provided

such services. This statement received strong reactions during face-to-face surveys, particularly from those who do commissioned and contract jobs.

6.4.3.2.3 Control

Quality and standards of control has been a value highly stressed during the interviews in the first part of the study. Also with the survey we observe a tendency to value control, as an important factor in the housing process. Also in relation to the concepts of group identity and integrity discussed in sections on social values, consultants, the key figures in "control" are observed to value this part in a higher frequency of total and conditional agreement.

Table 6.16. Cross-Tab Control

OBSERVED CONTROL

group by response	t a	a	d	c d	n o	TOTAL
pol	24	28	9	3	0	64
arc	32	34	14	3	2	85
eng	24	30	9	1	0	64
ctl	18	12	1	1	0	32
constr	7	31	10	0	0	48
Use / Man	0	0	0	0	0	0
TOTAL	105	135	43	8	2	293
PERCENTAGE	35.8	46.1	14.7	2.7	0.7	100.0

The sentences related to the nature of consultancy can be grouped as follows; the independency of the organ of control (sentences 71 and 72); the need for an organ of control (70, 73, 74); and the control from designers (75). The independency of the organ of control was a highly agreed judgment. Sentence 71 had 32.4% of subjects in total agreement, and 56.8% responding as "agree". 72 was adding autonomy to the independent controller, which has been valued as totally agree by 48.6%, and agree by another 48.6%, with only one subject claiming no opinion. There had been no disagreement on this statement.

The valuations on the need for a controller was checked with negative sentences, which gave scenarios where there would be no need for organs of control. The eight subjects that agreed to the first negative sentence which claimed there would be no need for controlling if every group fitted to the minimum common interests that had been agreed upon, were from all professional groups except consultants (2 from each). This group was composing around 20% of subjects in sentence 70.

Sentence 73 claimed that with periodical meetings and constant communication, the administration could maintain control without the need for an extra group. The agreement rate to this negative statement was even higher (43%). However this was all intra-group polarization, where no significant differentiation, among the actor groups was observed. Sentence 74 was referring to the design phase, stating there would be no need for control. This was another sentence with very varied responses, again with high rates of polarizations within each group. Consultants were again the only group in both sentences who did not show that variety and was consistently for control.

The value given to additional control by the design group was highly agreed upon (91.9% agreement), noting that the only group, who did not agree that designers should control constructions, was the constructors. There was no statistical significance in this result, however considering the small sample size it is still believed to be an important observation.

Appropriating international standards for the control of the process in hypothesis 22 has been valued positive by all subjects (40.5% totally agree; 59.5% agree).

6.4.3.3 Accessibility for Users

Accessibility for users had been proposed as a value class following statements referring mostly to the use phase in the process. It is composed of three main values labeled as “financial availability”, “egalitarianism”, and “participation”, referring mostly to the values related to users, and how their relation to mass housing should be. Five hypotheses had been derived from the three values, and a total of 17 sample sentences were employed to test them in the survey.

Table 6.17 shows the observed counts from the responses to all 17 sentences. The observed proportion of agreement, the sum of two varying degrees of positive valuation is 68%. The confidence interval is calculated as between 64.5% and 71.5%, which shows a quite low consensus when compared to the previous value classes.

Table 6.17. Cross-Tab Accessibility for Users

OBSERVED						
group by response	t a	a	d	c d	n o	TOTAL
Pol	44	57	20	9	0	130
Arc	61	59	34	12	12	178
Eng	19	70	32	2	12	135
Ctl	12	26	3	10	17	68
Constr	20	51	20	8	3	102
Use / Man	30	28	14	9	4	85
TOTAL	186	291	123	50	48	698
PERCENTAGE	26.6	41.7	17.6	7.2	6.9	100.0

6.4.3.3.1 Financial Availability

The first value related to accessibility for users had been proposed as “financial availability”. Hypothesis 23 was tested by three sentences in the survey. The table below shows the total count of responses to the three sentences.

Table 6.18. Cross-Tab Financial Availability

OBSERVED FINANCIAL AVAILABILITY						
group by response	t a	a	d	c d	n o	TOTAL
Pol	11	11	2	0	0	24
Arc	17	13	1	0	2	33
Eng	7	12	3	0	1	23
Ctl	3	6	1	0	2	12
Constr	4	11	2	1	0	18
Use / Man	6	6	1	0	2	15
TOTAL	48	59	10	1	7	125
PERCENTAGE	38.4	47.2	8.0	0.8	5.6	100.0

Sentences 26 and 84 were stating that mass housing projects ought to provide housing to those who could not afford it otherwise. There was not much debate on the value, sentence 26 was totally agreed by 50%, and a 43% replied “agree”. The frequencies were even higher in sentence 84 where 47.5% replied totally agree, and the rest agreed (52.5%). Representatives of the users were recalling:

“Yes, they are standard buildings but we got to become house owners in two years, in a very economic cheap way. Back then, the only thing was to own a house. Some lacks you notice by living, but still it would have taken our 10 years or more if we were in a co-operative” (S40).

“We were so happy we jumped right to it. I moved before the construction finished, I needed dwelling. They had told us it was for ‘those who don’t have their own place’, now I look, 50% here are tenants, which means it wasn’t exactly like that. I wish it would be only to those who would live here, not an investment to rent out” (S39).

Sentence 88 was about the economic backgrounds of potential occupants / owners. Claiming previous problems ought not be of importance, which caused certain opposition. Almost 20% disagreed with the claim, based on economic concerns. Those who disagreed were seeing previous economic profile as reference, there also had been indecisive subjects on this statement, as 17% claimed “no opinion”.

S10 who stated to be “between agree and disagree” was asking, “it’s a legal situation. Turkish society is emotional, they would want to give anyway to those in need, but how could this work in serious legal regulations?” Constructors, engineers, and users were the three groups whose representatives did not respond any “totally agree” valuation. There were again inner polarizations in most groups, yet no significant correlation between groups and valuations.

6.4.3.3.2 Egalitarianism

Table 6.19. Cross-Tab Egalitarianism

OBSERVED EGALITARIANISM						
group by response	t a	a	d	c d	n o	TOTAL
pol	22	15	9	6	0	52
arc	20	20	19	6	7	72
eng	10	23	17	2	4	56
ctl	4	9	0	8	7	28
constr	8	16	13	4	1	42
Use / Man	11	7	9	7	1	35
TOTAL	75	90	67	33	20	285
PERCENTAGE	26.3	31.6	23.5	11.6	7.0	100.0

Sentences relating to egalitarianism were divided according to the two main descriptors of the value; “selection / distribution of housing units”, and “election of housing management”. Hypothesis 24 was a value judgment stating the housing units ought to be distributed in equal conditions designated mutually by administrators and occupants. Sentence 93 was directly expressing this judgment. 45% of subjects totally agreed, while those who responded to agree summed 43%. From the 9.5% (4 subjects) who disagreed, S2 stated it as “...needless. As long as the administration is sufficiently just”. S14, who was a project coordinator at HDA claimed “it is not possible to look for such mutuality in large projects”.

Sentence 91 was a generated variation, stating that the administration should distribute the housing units. 35% agreed to the statement, 24.5% totally agreed; whereas 19% was in disagreement to the statement, besides a 5.5% who completely disagreed. There was a significant distinction within these frequencies. As figure 6.10 shows, the correspondence analysis reveal particular associations and differentiations in terms of valuations. The points representing engineers, and “agree” have particularly low reliability, they are not represented efficiently.

When we look at the generated map we observe that consultants tend to be in complete disagreement to the statement at the edge of a triangular polarization between actor groups. User-managers and the architecture group locates proximate to “disagree” in the below corner, whereas policy maker employees and constructors distinctively are tending to “totally agree”. This differentiation is statistically significant, as Pearson chi-square calculation results in $\chi^2=37.8$ and $p=0.009$, which is below 0.05 (Appendix 6.17).

Row and Column Points Symmetrical Normalization

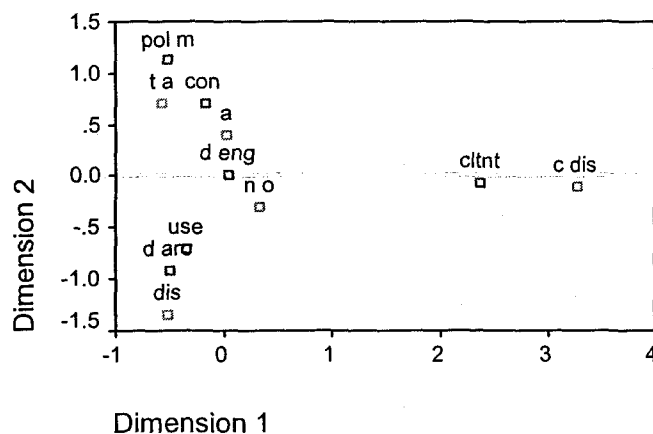


Figure 6.10. Sentence 91, Correspondence Analysis

The oughtness of the right to vote for and be elected to the management in areas of various scale in the mass housing the users reside in, was what hypothesis 25 had put forward. Sentence 94 was stating that a mass housing settlement ought to be managed by its occupants. There was a variety in the way multiple choices were presented to the subjects. They had to choose from “agree”; “agree, but depends on the situation”; “disagree”; and “not even mentionable”. This was the same gradation scale, only rephrased according to what the sentence claims, and also to add a variety in the flow of the survey.

The correlations depicted on the map below are mostly reliable, except for the points representing policy makers and “agree” where the contribution of dimension to inertia of point is low. And Pearson chi-square results show the relations not to be statistically significant. Still, when we observe the correspondence analysis, it is seen that the architecture group tends to agree with certain reserves, stating; “it depends on the situation”. The internal polarizations within the engineers and constructors groups are also visible, with constructors having a tendency more towards “disagree”. S10 an engineer responsible in the design phase was against management by users claiming:

“Management is not efficient with the emotional relations of neighborhood. It is done in amateur ways, which causes problems as money gets involved. Management should be professional, especially in housing projects of such scale.”

Row and Column Points Symmetrical Normalization

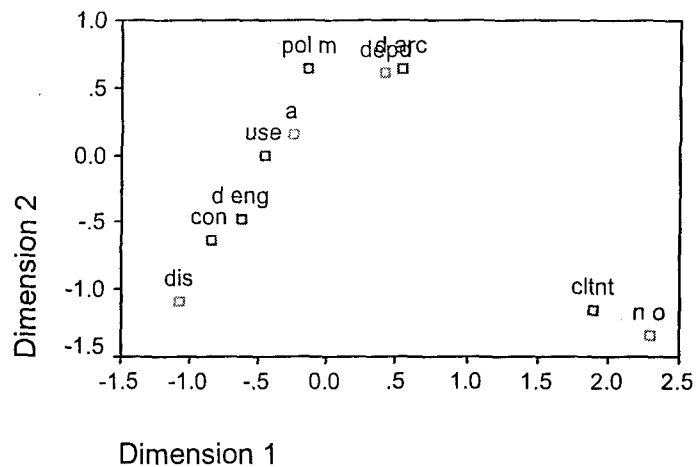


Figure 6.11. Hypothesis 25, Sentence 94, Correspondence Analysis.

“The management in mass housing ought to be elected”, was the statement in 95, where only two subjects disagreed composing below 5% of the total responses. 40.5% totally agreed and 47.5% agreed; while 3 subjects were claiming don’t know / no opinion (7%). Appointment of members by the administration, to be inserted into the elected management as necessary was the claim of sentence 96. There is a structured difference in the valuations of actor groups, which is statistically significant, according to Pearson Chi-Square at $p < 0.05$ (See Appendix 6.19 chi square=34.5 and calculated $p = 0.023$). The map generated by correspondence analysis below depicts this structured difference.

Row and Column Points Symmetrical Normalization

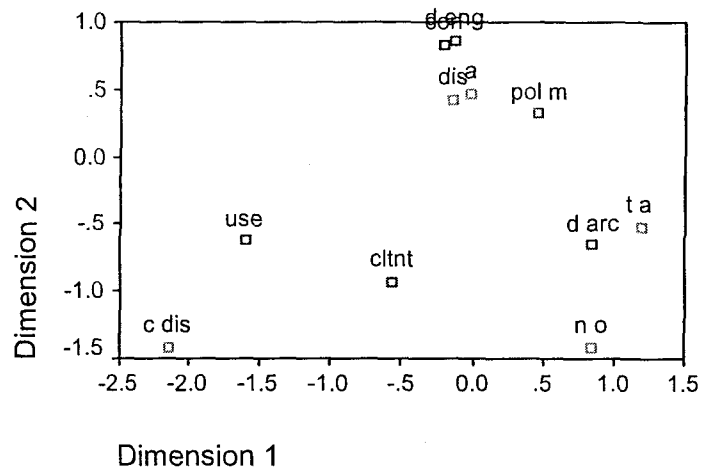


Figure 6.12 Hypothesis 25, Sentence 96, Correspondence Analysis

Note that the points representing the policy maker employees and the consultant have low reliability (around 45% contribution of dimension). So are the points depicting agree (20%) and disagree (46%), which tells us not to focus on the associations related to these points in the presented map. So, the significant differentiation observed here is strongly between users and the architecture group. Architects, most probably referring to control of designed environment tended towards totally agree, whereas the users were tending towards complete disagreement for appointed members in management of housing, claiming it as autonomy from the political agenda of governments (S39). Further observations on this opposition over the use phase will be evident in the coming sections as well. Constructors and engineers on the other hand (despite the relatively low reliability)

were located close to “disagree” and between the two opposing valuations / groups, detached from both sides.

6.4.3.3.3 Participation

Participation was the third value in this class, expressed through descriptors like “active citizenship”, and the debates over differentiation between rights of ownership and use rights.

Table 6.20. Cross-Tab Participation

OBSERVED PARTICIPATION						
group by response	t a	a	d	c d	d k	TOTAL
Pol	11	31	9	3	0	54
Arc	24	26	14	6	3	73
Eng	2	35	12	0	7	56
Ctl	5	11	2	2	8	28
Constr	8	24	5	3	2	42
Use / Man	13	15	4	2	1	35
TOTAL	63	142	46	16	21	288
PERCENTAGE	21.9	49.3	16.0	5.6	7.3	100.0

Hypothesis 26 was a judgment claiming that mass housing ought not only provide dwelling, but also further encourage the occupants to participate democratically. Sentence 99 stating this judgment was highly agreed upon (36% totally; 55% agree), and only two subjects expressed disagreement (below 5%). The value for the users to be able to get organized among themselves was expressed in sentence 98. With four subjects expressing disagreement (9.5%), this statement was totally agreed by 21.5% and agreed by 62% of the subjects. S39's reflections on the situation in Eryaman revealed that such organizing was not only favored as ideal, but also was happening in action:

“I'm really happy that we managed to get organized in that sense. I don't know what it was that enabled this, we are organized and working. We take action, to voice our

needs; even do protests if necessary. However this came back as hatred and we became target to politicians who do not get vote from here. But still, we are in contact and interact with a lot of occupants, which is not possible everywhere.”

However, when it came to the notion of whether the organized users should put their requests related to the use phase into application, the views started to vary.

Table 6.21. Cross-Tab Sentence 100

Count	Hy26 ku100					Total
	n o	t a	a	dis	c dis	
Group pol m	0	2	5	0	0	7
d arc	1	2	3	4	0	10
d eng	1	0	6	1	0	8
Citnt	2	0	2	0	0	4
Con	0	1	3	1	1	6
Use / Man	0	4	1	0	0	5
Total	4	9	20	6	1	40

As seen in cross tabulation of groups against valuations, a majority is in agreement with the statement. However, an observed disagreement that is relatively higher exists in the architecture group. 4 of the 6 subjects who have disagreed to the statement are from this group. On the other end, users are observed to totally agree the most. Four out of five subjects have expressed total agreement to this statement. Pearson chi-square values show that there exists a structured difference in valuations which is statistically significant at $p < 0.05$ ($\chi^2 = 34.15$ and $p = 0.025$, Appendix 6.20).

Row and Column Points

Symmetrical Normalization

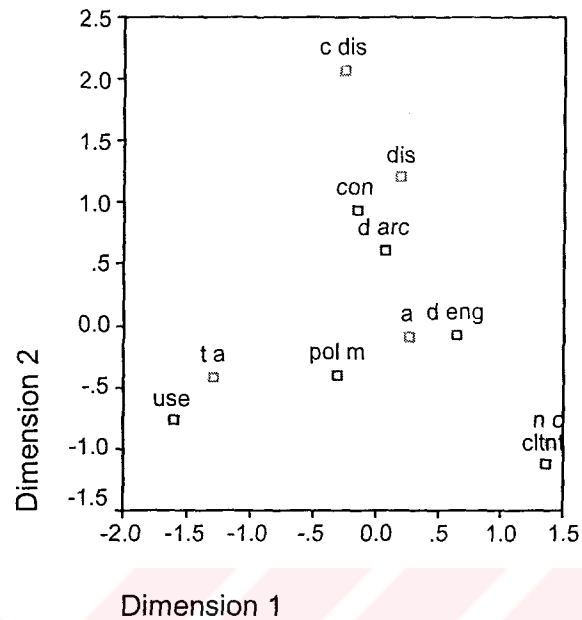


Figure 6.13. Sentence 100, Correspondence Analysis

The map generated by the correspondence analysis, as seen above, marks the association between users and total agreement to the statement. With this example, the results of the correspondence analysis fall short in vividly depicting the differentiations as the points referring to policy makers, architecture group, constructors, agree, and completely disagree have low reliability. However still, it must be noted that the map does not run counter to the observed frequencies in the cross-tabs, it nonetheless depicts certain groupings and differentiations.

The differentiation between rights of ownership and use rights had been an evident debate in the interviews (see section 6.4.1.3). Hypothesis 27, in line with the remarks of the executive policy makers, claimed that these two rights ought to be differentiated, and that the users' interventions to the physical environment ought to

be limited. A generated variation, sentence 101 was claiming the opposite; that users should have the right to intervene to the general project plan, according to their requests related to use. 41% of the subjects disagreed and 13% completely disagreed to the statement (which means to be in favor of the judgment / hypothesis). Other than these frequencies, there had been no significant association of valuations with groups, not in chi-square tests, nor in the correspondence analysis. Observed from the counts were inner polarizations between agreement and disagreement, which were not pointing out to any significance. However, an observation on varying valuations, from the face-to-face surveys needs to be noted. This observation was the varying notions of “threat” expressed by the subjects.

Subjects from the designers actor group (architecture and engineers) had doubts on the possible “requests” from users. “It depends on the request” was a common remark (such as S2, S10, S15, S17, S34) by subjects from design disciplines. “If it would cause a huge conflict with the general decisions, I cannot agree, they cannot raise an İbrahim Tatlıses sculpture for example” S2 claimed. S10 was stating that “[t]hey should have a right to intervene, but how far could this right go? The users must voice their requests, but I also know that very absurd requests are raised at times”. S34 was looking from personal experience saying:

“They shouldn’t be always rigid, these regulations. Every request is not necessarily bad, there might be flaws in the projects as well. For example we had an experience when we enlarged the balcony in our summer-house, it was a co-operative summer housing project. We had so many problems due to regulations that don’t allow change. Well, the balcony in the project was so small it was impossible to use, nobody acknowledges this side of it”.

S1, as one of the commissioned architects, had problems with the way these interventions have been done without consulting their expertise.

“It seems they needed overhead planes at the entrance of the blocks, the entrance was defined by a glass surface going from top to bottom on the façade. They came and attached a completely strange object with roof tiles and everything, for weather protection, on this surface. They should listen to what the architect has to say on such things. I would have advised them otherwise, and proposed a solution if they had consulted me.”

Similarly several subjects claimed this need to consult the designers on such requests for interventions (such as S11, S17). These judgments pointed to tendency to claim authority over the building throughout its lifespan, against “threats” to its coherency. The users, on the other hand had a different notion of “threat”; one related to interventions to the housing by other parties, not their own, they were also rightfully believing they should be consulted for such interventions. Different dynamics were at stake when S39 was claiming:

“It would have been better if we could have avoided the construction of the mosque in the park. As it’s such a delicate context, it is also very hard to react; it’s not that we are against a mosque. But they are raising it right at the entrance and where green areas should have been. This is a different sign, I wish they had consulted the management, we could have arranged some proper location inside.”

Prevention of personal interventions of occupants to change the environment was agreed by most subjects (agree 45.2%; totally agree 31%) in sentence 102. It was noticed that all subjects representing the users group were also supportive of this prevention (these subjects were users who were also the elected management of the Eryaman 4th stage mass housing). Some subjects’ projections on what would happen if such preventions were not at stake, were quite telling on inter-group valuations. “If you leave it to them, they will try to make a village out of it” S8, one of the commissioned architects claimed. An engineer, S10 repelled; “this means anarchy!”. S4, a consultant was calmer, stating; “they should not disrupt the main decisions, they should respect decisions of experts. Then you end up seeing cows

in balconies, strange paintjobs, and weird window frames". There had been no observed differentiations in the statistical tests.

Sentence 103 that followed the ought to conserve planning and design decisions were valued in high consensus. Sentences 104 and 97 were linking to the notion of "active citizenship", and this time asking for valuations on whether democratically taken decisions by the users, could alter or modify the planning decisions. In both cases, we observe a distinction between user-managers and building professionals. Although not statistically significant (Pearson chi-square results $p > 0.05$), this differentiation in the associations of groups and valuations are revealed in the correspondence analysis.

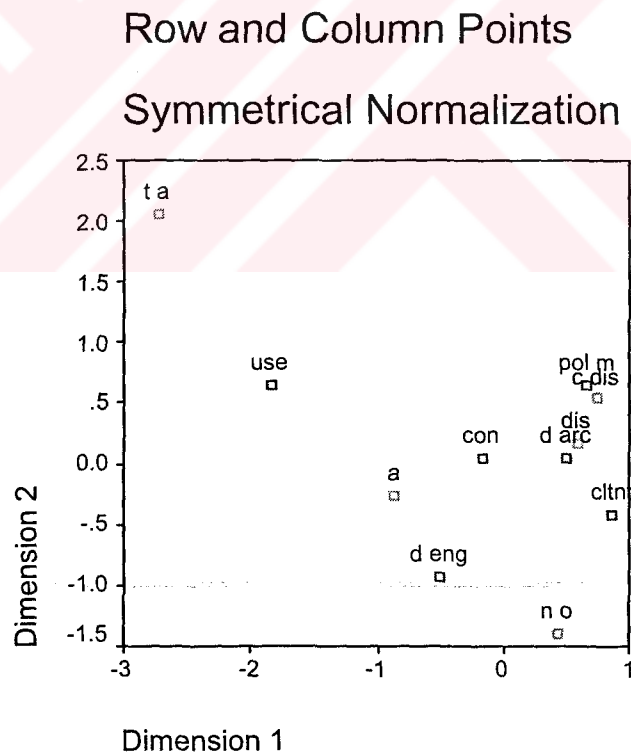


Figure 6.14. Sentence 104, Correspondence Analysis

Besides the location of the point depicting the constructors group (contribution of dimension .116), a reasonably reliable map is drawn. In this map the user-managers group is depicted with a tendency to depart from the policy makers and building professionals, towards totally agreeing (note the inner polarization observed; point between "t a" and "a"). A similar tendency is observed in the correspondence analysis on the responses to sentence 97, which claimed the general plan ought not be altered due to majority of votes from users. The map generated in the analysis is not as reliable as that above, due to very low contributions of dimension to inertia of points representing policy makers, architecture group, engineers; and the responses agree and totally agree. Yet we again observe a departure in the point depicting the users group, towards complete disagreement (not too proximate though) and away from the rest of the groups. The difference is not found statistically significant to be of a structural or systematic nature either. However still, the observed tendency is there, and it is important to note such findings.

Row and Column Points Symmetrical Normalization

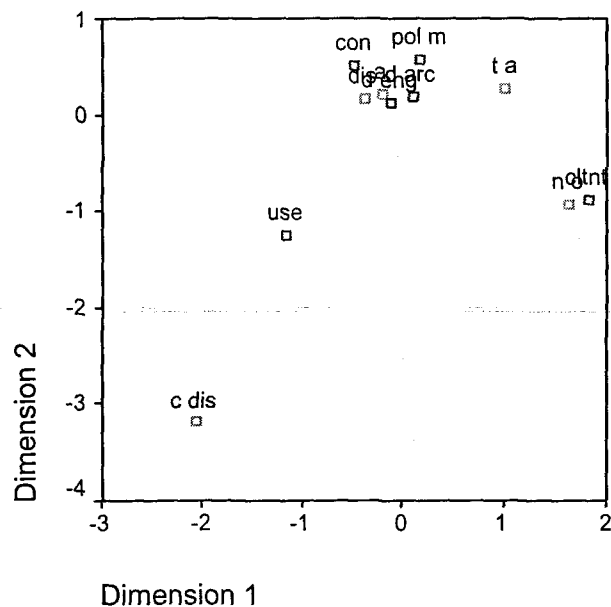


Figure 6.15. Sentence 97, Correspondence Analysis

6.4.3.4 Continuity

Continuity is a value class, which is formed by socio-cultural notions that refer to a longer time span than merely the production of a building. The impact it has on its context, or the fields and disciplines related to building are aspects of continuity.

Social and cultural significance and effect, for a longer duration, and the values that relate or refer to these are what composes continuity. During the interviews, as also explained in chapter 7, several statements that point to certain values related to continuity were observed. These values were named as epitomicality, seminality, and future promise. Seeming similar at first sight, each had distinctions in the expressions; in value judgments.

Table 6.22. Cross-Tab Continuity

OBSERVED CONTINUITY						
group by response	t a	a	d	c d	n o	TOTAL
Pol	37	34	12	1	0	84
Arc	45	56	8	5	2	116
Eng	28	43	10	1	5	87
Ctl	10	20	4	2	8	44
Constr	18	38	9	0	1	66
Use / Man	5	21	2	1	1	30
TOTAL	143	212	45	10	17	427
PERCENTAGE	33.5	49.6	10.5	2.3	4.0	100.0

As seen from the above counts, frequencies and percentages, continuity has been one of the values that revealed a certain consensus among the subjects. The observed proportion of agreement (t a + a) was 83%, the calculated confidence interval above 0.95 is calculated as between 79.5% and 86.5%.

Six hypotheses on the three values related to continuity had been derived. 11 sample sentences in the survey were placed to test these hypotheses.

6.4.3.4.1 Epitomicality

Epitomicality can be basically explained as the value given to “setting an ideal example”. Hypothesis 28 was thus claiming that a mass housing project ought to constitute an ideal example in all aspects according to the context the project had been developed. Sentence 19 was clearly stating that the mass housing project should demonstrate how urban living conditions should be. 95.2% of subjects were agreement with this statement (50% totally; 45.2% agree; 2 subjects expressed disagreement). During the face-to-face surveys, interesting remarks on this notion came from the users group. As S39 recalled:

“We didn't have such an experience, actually, as the lower income section. You need to fit into the city. It is a different life-style here, it's planned and green, and the relations and solidarity is very nice.”

S40, on the other hand, was not in comfort with the project:

“A lot of spaces are imposed on us. I cannot live that life! Still, I would settle for what they had promised. The promised facilities never came, even that life style was not accomplished.”

Sentence 18 was a generated variation, which caused some debate, and internal polarizations. The project should not try to challenge the life styles of potential occupants, was what it claimed. The chi-square test did not result in any significant correlation, nor did the correspondence analysis result in significant associations. As seen below in the cross tabulation of groups against valuations for sentence 18, most conflicting value judgments were within groups. However still, the debates during the face-to-face surveys should be of mention. Besides, it is also important to note how certain value claiming propositions, are reacted in conflicting valuations

with polarizations within almost all groupings. This is valuable information for further studies, to look at further shapers of values, besides disciplinary discourses, professional formations, and institutional positions.

Table 6.23. Sentence 18 Cross-tabs

		No opinion	Totally agree	Agree	Disagree	Completely disagree	Total
Group	Policy Maker			3	3		6
	Designer - Architecture	1	1	2	3	1	8
	Designer - Engineers		2	3	2	1	8
	Consultant	1	1	1	1		4
	Constructor		1	3	2		6
	User-Manager			2	2	1	5
	Total	2	5	14	13	3	37

On the alteration of, or challenging the life-styles of occupants, a variety of valuations have been observed. S1, one of the commissioned architects exclaimed:

“If the life isn’t going to change, why change the house you live in?”

S2 however, as another commissioned architect responded:

“I don’t believe that habitats should hold educational qualities. Dwelling should facilitate and ease life, education is a separate matter.”

S8, another commissioned architect was saying:

“You shouldn’t overdo it. It’s hard to change lives, this is acceptable to a certain degree only.”

S34 a younger subject, an employee / associate in one of the architecture offices:

“It would be fascistic to say it should change or alter. But I cannot see where to, ‘not challenging’ leads either. It is an ambiguous situation.”

Users, on the other hand were valuating the idea, in different manners among themselves as well. S39 from the management claimed:

"There should be the effort. But these things take time. We came from a rural context. We have the notion that 'the house is mine... I can do whatever I want'. Community living should be taught, but how? Still in time it evolves, these things happen slowly."

S40, from the management, was critical of the policy makers and the architects, in their decisions about the housing units:

"The studio flats, for example. These are not fit to our life. It is simply against our food culture. How many people use microwaves, I cook my food in low heat for an hour, imagine the steam in the flat. Then it doesn't work, then people start renting out their flats, some people use it for some reasons other than dwelling."

6.4.3.4.2 Seminality

The value of seminality in the context of this study refers to initiating or contributing to further development in the field of mass housing. "Being a change factor" had been a commonly mentioned descriptor which formed this value. Hypotheses 29 and 30 and the related sentences refer to various aspects of this notion. What the 29th value judgment expresses is the notion of being a "pioneer" in the sector. Close to 80% of subjects responded in agreement to the related statement (28.6% totally; 50% agree), whereas the eight subjects who claimed to disagree are dispersed equally to all groups except the users group. The remarks during the face-to-face surveys were also supportive of the value given to the notion of "pioneering". S2 was particularly claiming to be hopeless saying: "You cannot pioneer when there is nobody to follow. Everybody is acting as if all the buildings that came before had never been built. Look, there is the monumental piece by Nervi in Ankara, then look at the caricatures that are called bridges built all around..."

Sentences 20 and 23 were proposing "innovativity" in the process, as valuable and causing change in various aspects of mass housing. Technology, was at stake, in sentence 20, where 97.6% agreed that the technologies adopted should be of

innovative nature and leading in the field. Re-defining the demand process by the established projects was again found of value by a 97.6% of the subjects, that is, only one subject being in disagreement with the statements.

Sentence 22 was placing the mass housing project in the position and structure to be able to effect and alter the proceedings of local governments that the housing sites are connected to. The map of associations generated through correspondence analysis, depict a certain differentiation in the valuations of constructors; it is remote from the other groups, and associated with “disagree” (see figure 6.16; note that the depictions of points “pol m” and “c dis” are not reliable). Although not statistically significant (Appendix 6.23), this recession shows a tendency of constructors to disagree that a pioneering attitude against local governments is valuable; in the observed results.

Row and Column Points Symmetrical Normalization

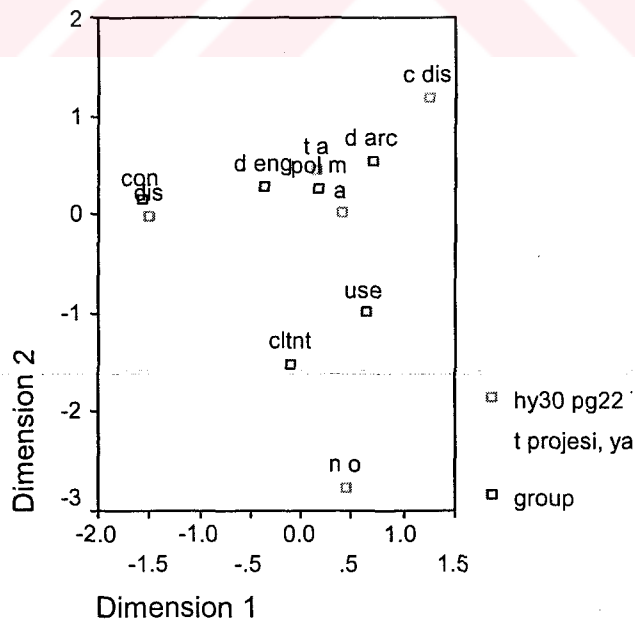


Figure 6.16. Sentence 22, Correspondence Analysis

S4, from the consultancy firm, was one of the subjects who valued such a pioneer position:

“Pioneering. I wish. The developing municipalities are subject to personal interests and gains, a vicious circle. They can just reject to so many projects so much work, by saying ‘what is this?’ There needs to be a leading attitude that will shake all municipalities.”

6.4.3.4.3 Future Promise

Future promise was a value concerned with the notions of knowledge transfer, and what role should a mass housing project take in this transfer. As seen in the frequencies and percentages on table 6.24 a majority of subjects from all groups were in agreement in judgments, described in relation to recognition and acknowledgement, as the notions a mass housing can partake in knowledge transfer for future promise.

Table 6.24. Cross-Tab Future Promise

OBSERVED FUTURE PROMISE						
group by response	t a	a	D	c d	n o	TOTAL
Pol	21	11	6	1	0	39
Arc	27	22	2	3	0	54
Eng	8	23	4	0	5	40
Ctl	4	9	0	2	5	20
Constr	6	23	0	0	1	30
Use / Man	0	0	0	0	0	0
TOTAL	66	88	12	6	11	183
PERCENTAGE	36.1	48.1	6.6	3.3	6.0	100.0

There was almost no observed disagreement in the statements derived from the value judgments / hypotheses 32 and 33 (one subject disagreeing in 108, no disagreement in 109). Hypothesis 31 about the sufficient inclusion of local examples

was composed of three sentences. Sentence 105 which stressed value in the inclusion of local examples in professional publications was highly agreed by all groups (one subject disagreed). The debate that future promise generated was the different views on the reception of western-based examples against local productions. Sentences 106 and 107 were putting forward this differentiation, where 106, a negative sentence claimed that for proper and good examples one should look at the “west”; and oppositely 107 claimed that architectural and professional media should focus on the local conditions.

Row and Column Points Symmetrical Normalization

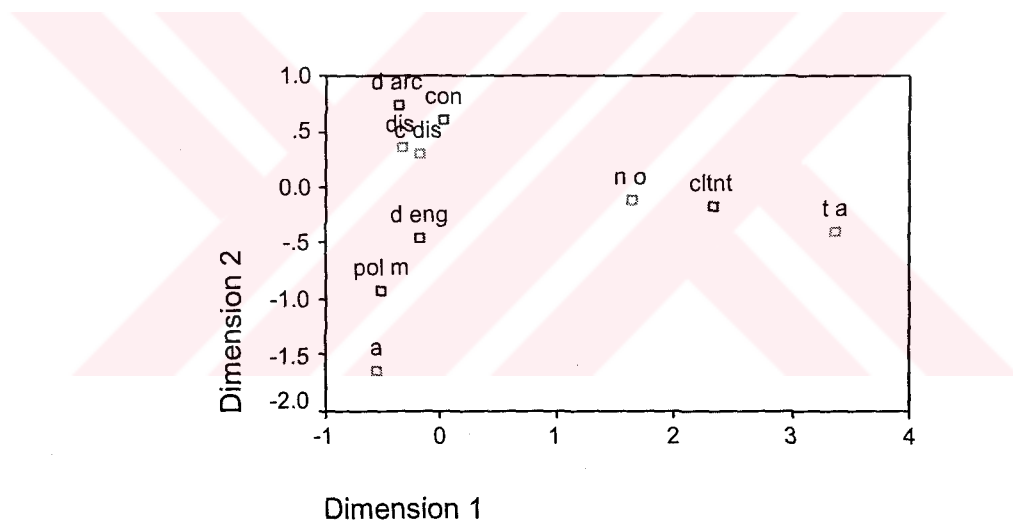


Figure 6.17 Sentence 106, Correspondence Analysis

As the above map illustrates, there is an observed differentiation in the subjects in their valuations, associated with the group they belong to. The observed differentiation is between policy maker employees, and the architecture group, in their valuation of the inclusion of western-based examples in architectural and

professional press. Where the architecture group tends to disagree with “having western countries as reference for correct and good examples”. Whereas policy maker employees tended more to agree with valuing such references good. An evaluation of this result would link it to the notions of professional authority, and the claim for recognition. Architects, rightfully, would desire their products to be on view in the dissemination system of professions, where values are also mediated. Likewise, saying the professional press should have room for local examples, and stating western works should not be the only support each other in the claim of a field of authority in the profession or discipline.

Chi-square tests show that there exists a structured or systematic association that is statistically significant in these responses to sentence 106 at $p < 0.05$ (chisquare=29.8 and $p = 0.019$, see Appendix 6.24). Note that the points representing the groups engineers, and constructors, and the valuation completely disagree have low reliability. The problem that should be noted about consultants is in fact a flaw of the survey sampling process. Two of the subjects representing the consultancy group were young project managers in their early thirties who hesitated to claim opinion in certain questions. With the low sample size, this is believed to have effect on the results on certain sentences. The representation of consultants on this map should not be taken into account, due to this flaw related to sample size and characteristics; evaluations on the point depicted for consultants would mislead the research.

Certain quotes from face-to-face surveys, besides being responses to these sentences, are linking to previous remarks, and pointing to social values, and providing insights on groups' beliefs and values about other groups. These are of course qualitative remarks that do not lead to a direct result, but open room for

further evaluations. S1 a commissioned architect, said about western examples; “[o]n the contrary, this 70 square meter flat for example, it is an impossible nonsense that comes from the west”. Likewise S10, an engineer remarked, “The kitchen and living room should not be open to each other. I have different requirements, I don't want to live like Europeans”. These remarks not only supportive of the analyzed distinction between policy makers who decide on the program and architects in their position to Western based solutions, but at the same time were falling in same line of those subjects like S40 from users group, where she had accused the designers group for taking such decisions in relation to value judgment / hypothesis 28.

The valuations on the opposite case of having the local condition as the basis of professional publications was likewise, not totally agreed. There was an obvious valuation of something between these sequential sentences from the remarks. Complete locality was dismissed in the sense of maintaining an international cultural heritage, as well as the standards (S2, S4, S10, S11, S17). The observed frequencies were almost equally distributed between agreement and disagreement in all groups except constructors. Constructors were all in agreement with having local conditions as the basis for value dissemination fields such as publications. None of these observations however, go beyond observations on frequencies, as the results did not show any significant correlation, or correspondence. This again is believed to be due to internal polarizations, and thus once again noted as observations that deserve attention.

6.4.3.5 Contextuality

Communality was a value highly expressed in the first part of the study (chapter 7). The communal spaces that a mass housing project, ought to host, have been the main descriptor on communality. Three value judgments / hypotheses were proposed following the findings of the first half. The survey included 8 sample sentences generated to test these judgments. As will be explained below, a strong agreement was observed on the judgments supporting the inclusion of such spaces, whereas variations on the valuations became evident when it came to the qualities and the characteristics that these communal spaces ought to hold.

Hypotheses 34 and 35 and the linked sentences were agreed upon by all subjects, with no disagreement observed. 57% totally agreed while 43% agreed that such communal spaces should exist within mass housing areas (hypo.34). The notion that such spaces ought to be in connection and coordination with certain superstructures (such as in education and health) was agreed by 54% while a 41.5% totally agreed, and there was no disagreement observed in the responses.

The ways in which this connection would occur, and several other variations on these common spaces had generated variances in the responses of the subjects. Connected to hypothesis 36, sentence 40 had put the value of compatibility and contemporaneity forward, and received no disagreement from the subjects. The coordination and connection of commerce, health, and educational spaces were likewise agreed upon. However four subjects had disagreed that these spaces should entirely be connected to particular superstructures. The users group representatives were upset and critical of HDA about the communal spaces in the Eryaman 4th stage housing area. S39 was saying:

“We are angry at the HDA. The social spaces were supposed to be at the use of Eryaman inhabitants. The sports facilities are not handed over to us, and used by other parties, as a result of the superstructure connection. Many of the promised

facilities are not delivered, and the previous responsible minister had acknowledged these to be our right, while the new one rejects it now. We had paid for them, and now it is said that we have not...”

There was an observed agreement that commercial spaces ought to be flexible for possible utilizations (Sentence 42). Sentence 43 was proposing that if a commercial entity wishes to build their own space within the housing area, they should be allowed to proceed their own way, and that particularly for large commercial establishment extra flexibility should be provided. As the map provided through correspondence analysis show in figure 6.18, user-managers were tending to disagree this notion, while constructors and architecture group were proximate to total agreement, and rest tended towards “agree”. Although this differentiation among groups was not found statistically significant, the points on the map were reliable depictions; the only point with a low reliability on the map was “no opinion” (Appendix 6.25).

Row and Column Points

Symmetrical Normalization

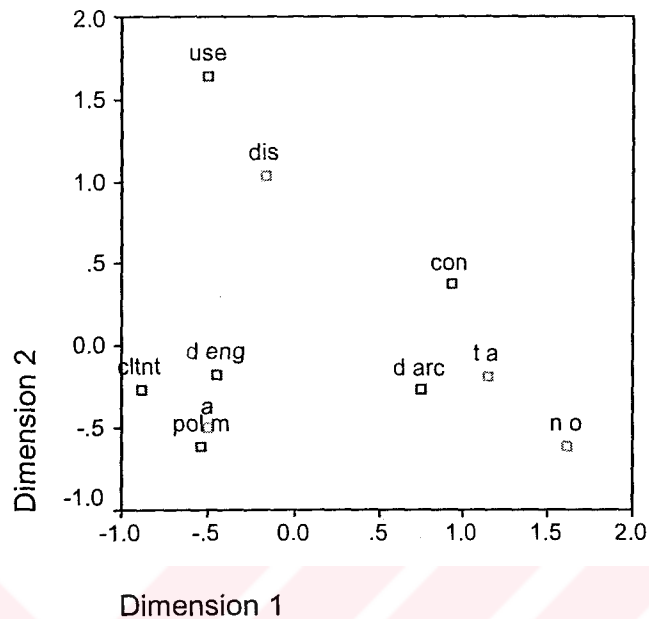


Figure 6.18 Sentence 43, Correspondence Analysis

Sentence 44 was another “negative sentence” which claimed that kiosks and self built or self initiated small commercial spots should be allowed to open wherever they see fit. 33.3% completely disagreed, and 52.4% of the subjects disagreed to this statement. However there was an observed variation in the views of the architecture group. The responses of the architecture group varied from completely disagree to totally agree, set in between conflicting valuations (see Appendix 6.26).

S2 a commissioned architect claimed:

“I believe that coincidental has great contribution to the lived environment, I am not against such self-solutions”

S8 another commissioned architect was stating:

“They bring a vitality, and sometimes if they locate properly, they work much better than spaces you have designed.”

S39 as a representative of the user-managers said:

“It’s not nice that they take over the pavement, however there are not so many places to shop for basic needs here, the kiosks serve these.”

There had been no debate on the negative sentence 45, which stated that it should be up to private entrepreneurship to establish the communal spaces, if they see the need. A common disagreement was observed, confirming the subjects’ valuation that communal spaces ought to be provided.

6.4.3.6 Professionalism

6.4.3.6.1 Progressive Conduct Of Practice

Progressive conduct of practice, referred to an attitude that is always aiming to push further in being innovative and experimental for the advancement of the ways in which projects are handled and how the mass housing process takes place.

Hypothesis 37 favored an innovative attitude in the conduct and structuring of the housing process. Responses to sentence 15 revealed a high rate of agreement on such a claim by all subjects; 46% totally agreed, and 48.5% agreed, whereas one subject had expressed to disagree. Hypothesis 38 valued experimentality in the course of finding better solutions in any phase of the process. There was an observed 20% of disagreement in the responses. Except for the observation that no consultant responded to disagree, there was no significant correlation in the conflicting valuations. These were mostly internal polarizations that tended towards agreement. Some remarks on experimentality were however, thought provoking.

S2, one of the commissioned architects claimed that he didn't believe in experimentation in the sense of "highlighting the architect". He continued, "if sociological research is involved rather than the architect's speculations, I support that experimentality, otherwise it's senseless". S11, an engineer was on the other hand claiming that, "the times of experimenting are over. It's been 15 – 20 years now, mass housing is established in Turkey, enough experimentation must have been done already." S41, as someone who ended up occupying the "experimentations" remarked: "Of course, you have to try and learn. But the roof solution is a problem now, it leaks and we will live with it forever. I wish they had considered weather conditions while designing".

6.4.3.6.2 Designers' Quality

The value labeled as "designers' quality" had been derived from remarks on the inclusion of famous and experienced architects after the first part of study. Three hypotheses, leading to five sentences were proposed related to the descriptors of experience and fame. There had been debates as well as oppositions to the notion of fame, whereas at first sight experience was observed to be more valued.

Hypothesis 39 was claiming that inclusion of famous architects would foster competition between professionals in the design field. Disagreed by a 20% of subjects (from all groups except constructors), the responses reveal no statistical significance in the correlations of groups with valuations. However when we look at the correspondence analysis map, it is possible to observe the internal polarizations; and how various groups are located in relation to valuations. The points depicted in figure 6.19 all show a high reliability (contribution of dimension to inertia of point 1.00 –see Appendix 6.27). The users, engineers, and consultants are depicted right

in between “agree” and “disagree”, showing intra-group polarizations. Whereas constructors fall close to “agree”, and architects between “agree” and “totally agree”. The subjects in the policy maker employees group have stated conflicting valuations, thus the point stands between “disagree” and “totally agree” closer to the latter.

Row and Column Points Symmetrical Normalization

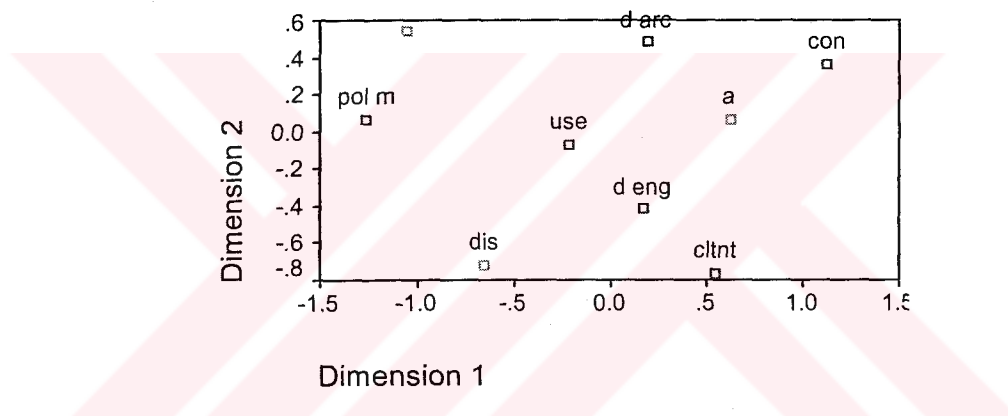


Figure 6.19. Sentence 31, Correspondence Analysis

The next value judgment was about the inclusion of famous architects, and the positive aspects such as recognition and acknowledgement their “signature” would bring, regardless of what the users might think. There were two sentences in the survey, to test this hypothesis (hypo.40). Sentence 34 was following the view that famous architects ought to be commissioned, whether the users appreciate this or not. When the total counts are observed, a conflict between those who agree (42.5%) and disagree (37.5%) is observed, while the clear statements of totally

agree and completely disagree were both composing 7.5% each. The cross-tabulation of groups against valuations show the inner polarizations as well as a tendency in users and policymaker employees to disagree with the statement. To check this, correspondence analysis is employed again (Appendix 6.28). To overcome the misreading due to “no opinion” responses, a method in correspondence analysis; to appoint certain variables as “supplementary”, is used on these responses. This method notes the “no opinion” as not to be aimed for a full reliable representation, however not omitted as well. It is employed only where necessary, not to manipulate the results, but to make certain existing distinctions more visible in the maps. Figure 6.20 shows the generated map of associations, that clearly depict the separation in the tendencies of the groups policy maker employees and users who disagree with the value expressed on the inclusion of famous architects; and the other groups who tend to be more proximate to “agree”. This differentiation however, is not a statistically significant one.

Row and Column Points

Symmetrical Normalization

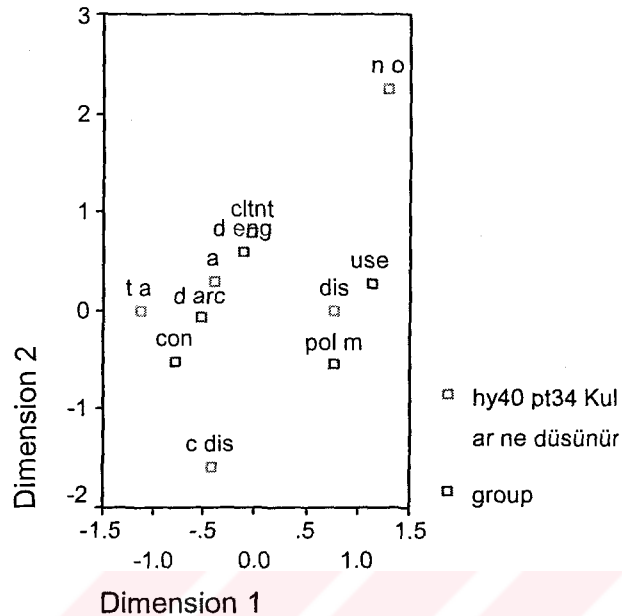


Figure 6.20. Sentence 34, Correspondence Analysis

The disagreement on the notion that the inclusion of a famous architect would facilitate the recognition, and would raise more interest on the project, was even higher in the observed results (around 46% of total subject replied disagree, and a 10% completely disagreed). In the cross tabulation a stronger tendency to disagree in the responses of engineers and user-managers is observed. Correspondence analysis results in Appendix 6.29 show these associations, and the chi-square test that does not state any significant correlation. The remarks from the face-to-face surveys, further illustrated the reasons of this disagreement, relating the view to the basic conception of mass housing projects. S2, one of the commissioned architects said:

“Utilitarianism should be of importance, mass housing is not a field of prestige seeking attitudes.”

S36, vice president in one of the construction firms, was affirmative of this view:

“This would only mean something to the upper-middle class. Function and planning is far more important. Mass housing projects are sold on the basis of prices, and size of spaces, recognition or promotion of this sort would not mean anything.”

Hypothesis 41 was proposing to commission architects with experience in the field as valuable. Stating they would enhance the end products, and provide better solutions to living spaces. Sentence 32, claimed that experienced architects would be of use in the enhancement of the end products. A good majority around 95% of the subjects agreed on this claim. The idea that experienced architects would provide better solutions however, was not responded to in such consensus (sentence 33). Again high frequency of agreement was observed, but 10% of subjects disagreed and one subject claimed to completely disagree (2.5%). There had been no observed distinction between groups in their valuations. Fields of authority, for professions and/or disciplines were at stake for those who disagreed. “Engineers, as well, should be added to the statement” S11 claimed; “it is not only the architects who do the project.” S36 was stressing; “City planners are needed, mass housing does not involve a single building. It consists of a whole area to be designed, planners are mandatory.” Whereas S34, a younger associate in one of the offices stated that, “better solutions are not necessarily provided through experience.”

6.4.3.7 Dishabituality

6.4.3.7.1 Novelty

Novelty, the value given to originality and uniqueness of a project or a building has been expressed in hypothesis 42, and sentence 29 relatively. As observed in the

correspondence analysis in Appendix 6.30, there is no evident polarization between groups, the only note could be that none of the subjects from the architecture group disagreed to the statement; and that users respectively had the highest tendency to disagree (these are only observed frequencies). The remarks of users could however help illustrate their disagreement.

"I don't object to the architecture. It's original, nice. The living room ceiling is vaulted, which was not seen in the plans they provided us. I still can't get used to it, but my daughter likes it, so different solutions can also be nice..." (S39).

"The architects produce original projects, but they don't think about people. They don't care what group of people will reside here. Especially in the third stage, they made these back streets, the profile of people who will move here is evident, I get scared, how can I walk there, who knows what would happen to me." (S40)

"For example there is the case of rugs, to shake, to wash, to hang and dry rugs. According to the planner, inside is the occupant's outside is not: one cannot shake, hang, and dry their rugs. Okay it's ugly, we also don't want this place to look like a "gecekondu", it shouldn't. But there is no solution either, the lady wants a place to dry the rug." (S41)

6.4.3.7.2 Creativity

Creativity in the design of mass housing had been one of the values derived in the first half of the study in chapter 5. Hypothesis 43, and the three related sentences set within the survey were questioning the notion of creativity and how varying groups would value it. Sentence 30 expressed that the design phase of mass housing projects, ought to prioritize creativity.

Table 6.25. Sentence 30, Frequencies

		Frequency	Percent	Valid Percent
Valid	no opinion	2	4.8	4.8
	totally agree	5	11.9	11.9
	agree	20	47.6	47.6
	disagree	14	33.3	33.3
	completely disagree	1	2.4	2.4
	Total	42	100.0	100.0

Table 6.26. Sentence 30, Cross-tabs

		no opinion	totally agree	agree	disagree	completely disagree	Total
group	policy maker		1	4	3		8
	designer - architecture		2	6	3		11
	designer - engineers		2	2	4		8
	consultant	2		1	1		4
	constructor			4	1	1	6
	User-Manager			3	2		5
Total		2	5	20	14	1	42

As seen on the above frequencies 59.5% of subjects express agreement while 35.7% disagree. The conflicting valuations on creativity are mostly intra-group rather than inter-group, and no significant correlation can be derived from the results, except for the strength of conflicting valuations within groups. Some remarks were recorded from the face-to-face surveys, although 3 out of 5 subjects from the users group had agreed with the value given to prioritizing creativity in design, these should be given as footnotes that may refer to further studies, and an observed negative valuation of other groups, in the remarks of some users. Some of the points were not made directly pointing to "creativity", but it is important to note that the reactions below and similar ones have been observed as responses to these sentences.

"Impositions, these are impositions on us. It's all wall-to-wall carpeting, but the family puts rugs still, that is what they want to step on. And they don't want to have their rugs washed, but wash it themselves. I asked once, she said this is how I relax. Washing rugs, blending wool, I wish these had proper spaces thought of and

provided. Projects are designed not considering expectations, needs, and the use.”
(S40)

Sentence 36 was proposing that in a mass housing project, what should be stressed is creative space solutions according to the program. 97.6% of all subjects were in agreement (50% totally, 47.6% agree). With such strong consensus, certain conditions for agreement or concerns were also expressed. S2, a commissioned architect, claimed: “it shouldn't be at the expense of the users. This is not a cathedral. A positive creativity aimed at benefit for the use is what I would agree with”. S41, a user, was concerned with the “program” rather than the “creativity”.

“How this program is constituted is also important. They put basket courts, but the kids play football. They cannot step on the grass it is fenced. Why couldn't they step on the grass? Why couldn't we have a tea in the shadow on the greens? The program should consider daily use.”

Sentence 25 was one in the survey that was quite argued by the subjects. Some subjects objected the ambiguous character found in this generated variation, which claimed that the projects should essentially reply standards of living, rather than being novel or creative. Subjects from various groups had claimed that these two aspects could co-exist, that a solution both creative and fitting the standards of living could be established (such as S2, S4, S10, S11, S14, S39). There exists no differentiation among groups, however internal polarizations constitute the frequencies as; 9.5% completely disagree, 31.5% disagree, 44% agree, and 12.5% totally agree. As this was proposed as a negative sentence, 56.5% of subjects is observed to disagree with the value judgment on creativity, if compared to the living standards of occupants.

6.4.3.8 Economic Efficiency / Self-Sufficiency

Hypothesis 44 was expressing that the resources and income flow should be arranged so that the project maintains the possibility to be economically self-sufficient, and thus autonomous from political changes in the government. 55% of subjects totally agreed, 43% responded to agree, and there had been no disagreement on this judgment.

6.4.3.9 Compatibility / Buildability

The hypotheses on buildability in relation to building technologies were related to the decision to use a single and standard production technology; tunnel formwork in this case. Hypothesis 45 valued such a standardized technology, in that it provides economical and durational advantages. Sentence 28, putting forward these advantages, claimed all designers and contractors involved should work with this particular technology. Hypothesis 46, and the related sentence (37) was an opposing claim, yet expressed as a concern by the respondents in the first half. The concern was such standardization in building technologies might limit variety and flexibility in design solutions. The responses to these two sentences, is worth looking together in comparison.

A high frequency of disagreement was observed in the responses to standardized technologies (50% disagree, 15% completely disagree). However the frequencies show a tendency in engineers to disagree (3 of 8 subjects disagree, which the biggest count when compared to other groups). The notion that such technologies might limit design also consisted of conflicting valuations. 52.4% expressed agreement (38.1% totally, 14.3% agree); while 35.7% expressed disagreement (33.3% disagree, 2.4% completely). Correspondence analysis on the responses on these two hypotheses show, despite their correlation is not statistically significant,

that there exists a conflict in valuations, particularly between the two design groups; namely the engineers and the architecture group.

Row and Column Points

Symmetrical Normalization

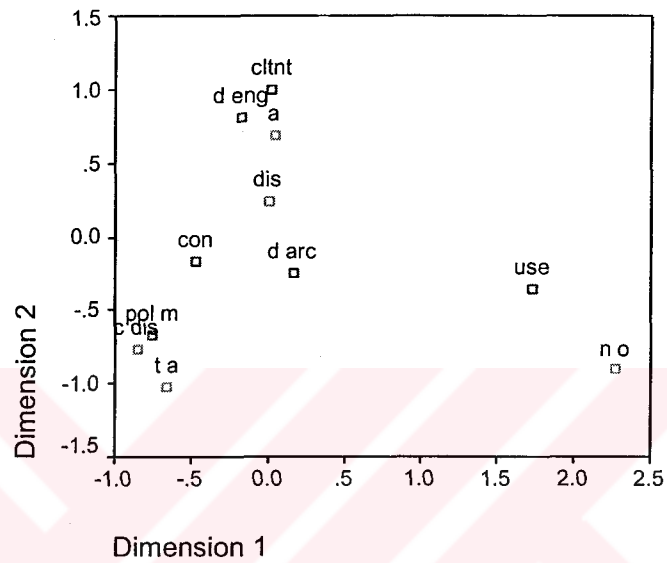


Figure 6.21. Sentence 28, Correspondence Analysis

Row and Column Points

Symmetrical Normalization

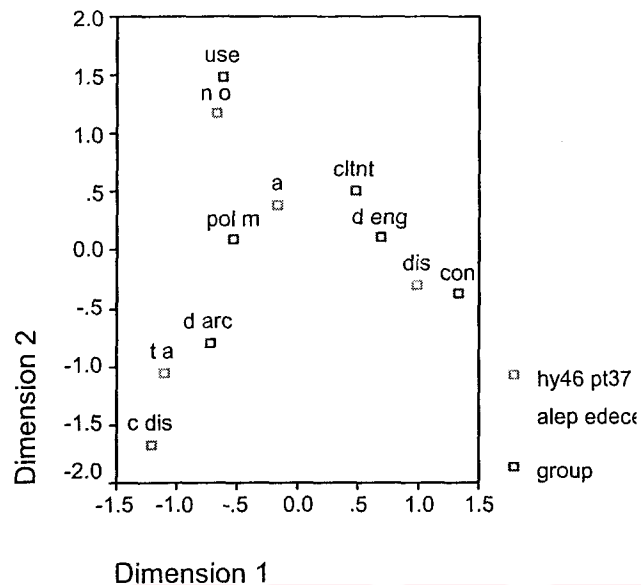


Figure 6.22. Sentence 37, Correspondence Analysis

As the figures above, and the frequencies show (see Appendix 6.31 and Appendix 6.32) for both judgments, opposing valuations have been observed between architects and engineers who compose the designers group. A standard building technology, such as tunnel formwork, for the economic and durational advantages have been observed to be favored more; and such standardization was not seen to be a limitation in design by the engineers. Whereas the architecture group was observed to be, valuating the situation contrarily. This is of course only depending on the observations from the replies to the survey and not sufficient enough for generalization. Furthermore it should be noted that looking at the frequencies, one would also observe internal oppositions within groups on this judgment.

This chapter explained how the second part of the study was established, and what the results revealed concerning the valuations of various actor groups involved in the process. Building upon the findings of the last chapter, a body of value judgments and consecutively the survey of sample sentences were composed. The survey was conducted on the subjects representative of actor groups involved in the 4th stage of Eryaman mass housing. The last part of the chapter focused on the results of the survey, analyzing the results value by value, pointing to various formations in the responses to the survey. The next chapter will re-evaluate these results to point to certain observations after the analyses, which are remarkable for both this study and possible further studies.



7. EVALUATIONS OF THE RESULTS AND DISCUSSION

The key observations on the comparative study of social and operational value judgments of actor groups in mass housing will be reviewed in this chapter.

Reflecting on the data obtained with the survey, and the series of analyses established in the previous chapter, the aim is to note down certain observations, compiling particularities observed within the study. Consequently, providing a discussion on the study of value judgments of actor groups in mass housing, and put forward grounds for further studies, further inquiry. The chapter consists of sections that are interlinked, which refer to the observations noted above. Each section refers to a particularity observed in especially the second half of the study, namely the survey, and the analyses provided on the survey study. Table 7.1 compiles these observations as short notes, links them as necessary, and places them into a chart.

	consensus	oppositions	inter-group valuations	fields of authority	notions related to conjuncture	intra-group polars
JUSTNESS	<p>hypo1 tender preparation according to legal regulations.</p> <p>hypo2 just treatment to bidders in tender.</p> <p>hypo3 equal conditions and qualities requested from bidders</p>		<p>hypo4 sent13 belief. On contractors co-actively price raising in tenders.</p>		<p>hypo4 On contractors co-actively price raising in tenders.</p>	
CONGRUITY	<p>hypo6 money flow according to contracts.</p>	<p>hypo5 sentence 63. Consultants distinct in complete disagreement to open-endedness. Constructors tend to disagree, architecture between disagree and agree. Policy makers agree. Statistically significant ($p < 0.05$).</p>				
AUTONOMY	<p>hypo7 autonomy against external pressures.</p> <p>hypo8 sentence7-8 autonomy in relations with central political governments</p>	<p>hypo9 sentences8. Architects and engineers completely opposing in terms of autonomy against local governments. Policy makers between them closer to engineers.</p>	<p>hypo9 sentences9. users versus policymakers.. Users versus local government.</p> <p>hypo10 sentence12. Users against State.</p>		<p>hypo8 sentence52 page. Consideration of recommendations.</p>	
CORRUPTION	<p>hypo11 sentence 56 -85 contractor appointment or unit distribution should not be on the basis of political or economic interests.</p> <p>hypo12 prevent bribery</p> <p>hypo13 discrimination on the basis of monetary or relational priorities.</p>				<p>hypo11 sentence13. Belief q. Favoring parties bribery</p>	

TABLE 7.1 Observations on the Results

	consensus	oppositions	Inter-group valuations	fields of authority	notions related to conjuncture	intra-group polars
CROSS-DISCIPLINARY CONSONANCE	<p>hypo15-17 sentence1. Ideality: value/action paradigm on harmony.</p> <p>consensus in operational harmony</p> <p>hypo18 sentences5 all groups designating minimum common interests (+value/action see quote S11)</p> <p>hypo19 designer administration interaction</p>	<p>hypo16 sentence2. Policy makers tend to disagree that all groups do their own share. While constructors and engineers totally agree / supportive of a clear division of labor, whereas architecture group internally polarized between agreeing and completely disagreeing.</p> <p>hypo18 sentence6. Users against any change on pre-determined minimum common interests as opposed to all actor groups.</p> <p>hypo18 sentences5+17 architects against participatory design decisions.</p>	<p>architects on users. Hypo18 sent17. Should designers and users interact for design?</p>	<p>objection to minimum common interests S1 S15 hypo18 sent5. S11 on professional control.</p> <p>architects on users. Hypo18 sent17. Should designers and users interact for design?</p>		
COMPETITIVENESS		<p>hypo20 sentence59 page127-8. For creation of a competitive atmosphere through dividing the work to different contractors, certain distinctions are observed. Engineers disagree / whereas architecture constructors and consultants fall to the other side ((agree)). [c dis + pol m not reliable]</p> <p>hypo20 sentence78 page 128-9. When economic results are addressed as outcome engineers shift position. Inclusion of groups from same discipline to same phase. Polmakers totally agree rest engineers conditionally agree rest polarized due to internal decomposition btw t.a. and agree. statistically significant distinction (p<0.05).</p>				

TABLE 7.1 Observations on the Results

	consensus	oppositions	Inter-group valuations	fields of authority	notions related to conjuncture	Intra-group polars
	<p>hypo21 sent71-72. Independence and autonomy of the organ of control.</p> <p>the role of designers in professional control. Valued as required by all groups. Only constructors as disagree.</p>			<p>consultants stressing the need of an external control organ.</p> <p>Observed in frequencies in responses to sentences referring to control.</p>		
CONTROL				<p>same concerning the control of the design phase.</p>		
	<p>international standards.</p>			<p>constructors not valuing professional control by designers.</p>		
FINANCIAL AVAILABILITY	<p>conditions availability to those who otherwise cannot purchase dwelling units.</p>					
	<p>mutually determined equal conditions in distribution of housing units. (hypo24sent93)</p>	<p>hypo24 sent91. Distribution of units by the administration. Users and architects disagree, consultants completely disagree VERSUS policy makers and constructors totally agree. The strongest opposition observed in all survey in terms of equal rights / egalitarianism. (p<0.01) highly significant.</p> <p>hypo25 sent96. Appointed members inserted within the elected management. Architects tend to totally agree. Engineers disagree. Users completely disagree. (p<0.05) significant</p> <p>control over designed environment.</p>	<p>architects mistrust in users..</p> <p>Appointed members inserted within the elected management. Architects tend to totally agree. Engineers disagree. Users completely disagree. (p<0.05) significant variation. Speculate: to maintain control over designed environment</p>	<p>hypo25 sent 94. Architects responding most with reserve, "it depends on the situation" for occupants in management. ((speculative remark))</p>		
EGALITARIANISM	<p>elected management.</p>			<p>ALSO SEE: hypo25 sent96</p>		

TABLE 7.1 Observations on the Results

	consensus	oppositions	inter-group valuations	fields of authority	notions related to conjuncture	Intra-group polars
	occupants to participate democratically (hypo 26 sent199)	hypo26 sent100. Whether the organized users should put their requests into application. Users tend to totally agree (+no disagree). Polmaker and engineers tend to agree (no disagree) Architects and constructors agree less (compared to other groups) and tend towards disagree. correlation statistically significant (p<0.05).	hypo27 sent101 the rights to intervene. Doubts on what users might "request".	threats to authority: On the rights to intervene, and consulting designers.	ideological threats perceived from the users view. The problems with political figures and local governments.	
	sent.102 prevention of individual personal interventions.. All supportive also all representing users group.		sent.102 prejudices on the users "village, etc."			
PARTICIPATION	hypo27 sent103 conservation of planning and design decisions. Consensus high.	hypo27 sent104 + sent97. Whether democratically taken decisions by users can alter plans. Evident / visible distinction btw users and all building professionals.				
EPITOMICALITY	hypo28 to show how urban living conditions ought to be.		hypo28. the counter teaching attitude from representatives of users group. Expressing a criticality as well as informing on "what they would need"	users remarks as "imposed life-styles". Hy28		hypo28sentence18. About the alteration of or challenging ways of living on the possible occupants. Intra-group polarization concerning the proposed housing and possible occupants duality.
SEMINALITY	utilization of innovative technology. Hypo30 sent120 changing the supply demand structure hypo29 sent21	hypo30 sent22. Structured to effect and alter proceedings of local governments. Constructors tended to disagree and conflict with the rest of the groups. (a smaller portion also disagreed from the engineers group - but not as consistent and distinct as constructors)				

TABLE 7.1 Observations on the Results

consensus	oppositions	inter-group valuations	fields of authority	notions related to conjuncture	intra-group polars
<p>hypo 32 and 33 acknowledgement: knowledge transfer via research and education.</p>	<p>hypo31 sent106 DISCIPLINARY DISTINCTION. Strong distinction btw policy maker employees and the architecture group in looking at the Westfor examples. Architecture's claim for authenticity VERSUS policy makers practical solution based examples where problems of mass housing is believed to be faced and solved. statistically significant (p<0.05)</p>	<p>hypo31 sent106 p150. Designer group criticizing Western based decisions derived from Western model. IMPORTANT as it links to the criticism from the users. in fact saying similar things.</p>			
<p>hypo31 sent105 inclusion of local examples in professional publications sent107 complete locality on the other hand was collectively dismissed in the terms of contemporaneity and linking to a wider cultural heritage.</p>	<p>-> constructors however, were all supportive of having local conditions as a basis of values.</p>				
<p>hypo34 + 35 social facilities common areas, their requirement and validity.</p>				"INSTABILITY" users accusing state, governments and HDA.	
<p>hypo36 sent 40, 41, 42 superstructure relations, contemporaneity, flexibility in provided spaces. all subjects against leaving social spaces to become initiated by private entrepreneurship when where entrepreneurs see fit. (sent45)</p>	<p>hypo36 sent43 Whether if a large commercial establishment would be given the right to build their own structures within the mass housing area. Three groupings, three nodes observed. Users DISAGREE, policy maker engineers consultants AGREE, constructors and architects TOTALLY AGREE.</p>	<p>hypo36 sent44 on kiosks and self built commercial spots. Majority disagree. However some architects even respond subversive to their authority field.</p>			
COMMUNITY					

TABLE 7.1 Observations on the Results

	consensus	oppositions	inter-group valuations	fields of authority	notions related to conjuncture	intra-group polars
CONDUCT	innovative attitude in conduct and structuring of the process		experimentation remarks. Users indignation against architects. Prejudices and accusations.			
DESIGNERS' QUALITY		<p>hy40 sent34. Signature architects should be included regardless of what the users might think. Users and policy maker employees disagree VERSUS all others tend to agree (the value given and not given to architects)</p> <p>hy40 sent35 reknowned arch to raise recognition disagreed by users and engineers. Further remarks from other groups.</p>	<p>< see left box entry..</p>	<p>hy41 sent33. Experience in architects bring better solution. Authority field contested by engineers, and young architects, and constructors (they supported planners' inclusion, where the other two were claiming authority)</p>		<p>HY39 sent31. Inclusion of reknowned architects to foster competition in the field. Users engineer and consultants internal polarization btw agree and disagree. Arch agree and totally agree. Constructors agree.</p>
NOVELTY		<p>Although only observed, not significant, concerning novelty: no subject from architecture disagreed, while users had respectively the highest tendency to disagree. (hy42 sn29)</p>	<p>users' indignation towards architects. Feeling subject to their desires, while "their needs" underestimated. P158 novelty.</p>			
CREATIVITY	<p>consensus as a result of rhetorical changes support the intra group remark here. Not only rhetorical though: "creative space solutions according to the program". Not creativity as such or per se, but with clarified aims and as defined: quotes supportive..</p>		<p>users' indignation prevails. both S40 and S41.</p>			<p>intra-group polarizations in judgments are observed the most. The tangibility of the concept and the way it is expressed is also believed to be important in unclear terms such as creativity.</p>

TABLE 7.1 Observations on the Results

	consensus	oppositions	inter-group valuations	fields of authority	notions related to conjunction	intra-group polars
SELF-SUFF	self-sufficiency in terms of income flow thus a liberty from governmental changes is favored by all subjects.				< see consensus	
BUILDABILITY		HY45 sent28 + hy46 sent37. ARCHITECTS against ENGINEERS. Conflicting values in the case of standardized building technologies (for economic and durational efficiency) And the limits such a selection standardization might impose on the design. (not statistically significant, and inner variations as well exist)				

TABLE 7.1 Observations on the Results

“Consensus on value judgments” reflects upon certain value judgments that have been valuated in high consensus by representatives of all actor groups. It is important to note the existence of such a consensus once more, and point to the value judgments where such consensus occurs. It is also very important to keep a critical eye, particularly on the distinction of values and actions, or whether the subjects express such reference. Both for the sake of re-examining the study at hand, and for further studies, as well as the methodological debates that this study is willing to contribute to, such a discussion is valid and important.

“Oppositions” between certain actor groups, how frequent such oppositions were observed, what were the characteristics of such oppositions, and on what grounds the groups tended to oppose, are the questions asked in the second section.

Looking at various examples from the results and analyses, whether or not actor group based conflicts occur, and their contexts are discussed. “Inter-group valuations” is another aspect that this study was set forth to investigate.

Observations on results and analyses, also referring to verbal accounts given during face-to-face surveys, are looked at in the third section. Such situations will be further discussed, compiling the moments where certain subjects representative of one group expressed notions, beliefs, and valuations on other actor groups, ranging from prejudices to accusations.

“Fields of authority”, and the claims made to defend or subvert these fields are proposed as another observed common notion throughout the study. Discussing the results and analyses on the interviews and the survey study, the notion of such authority fields – also highly related to, and shaped by discursive formations of disciplines – will be further evaluated in the light of the study on Eryaman.

Tendencies to maintain these fields, and the notion of “threats” perceived to be

coming from other actor groups will be pointed to illustrate such formations that relate to both intra-group and inter-group valuations, and the role such situations have in the process of mass housing.

Valid for any study on values, conjunctural and temporal dimensions of values have been discussed in the theoretical sections. The notions related to conjuncture expressed by the subjects in their responses to particular sample sentences, accompanied by the verbal expressions to their valuations also deserve attention. The internal polarizations, that is, the conflicting valuations of subjects from same groups, have revealed that it was not only disciplinary formations and / or professional positions to be formative in all value judgments. The last section of this chapter is set to reflect on this situation, and the notion that further variables are at work in the formation of social and operational values held and expressed by individuals, and that a "group identity" is not always in charge. The last section builds on these ideas and others throughout the chapter, and comments on possibilities of future studies.

7.1 Consensus

The notions of consensus and conflict and their formative role in a process, have been discussed in Chapters 2 and 4. Building upon the views of Misa, Hard, Pinch and Bijker, they were proposed as key aspects in social aspects of the process, such as power relations. Misa has stressed that a consensus on a single outcome by all actor groups could never be achieved, and stated what could happen as a series of give and takes in a series of relations that constitute a technology. In the case of mass housing, however, the results of the initial inquiry in chapter 7 resulted

a wide set of value judgments, which was set to be tested on representatives of various actor groups. The subjects of the survey, in responding to this wide set of value judgments that refer to the social and operational values concerning the mass housing process, had expressed consensus on particular aspects, notions, values related to the mass housing or to the building process in general. Some particular traits of consensus observed in the analyses on the survey are reviewed in this section, to compile the points where such a common attitude is expressed by all subject, to better grasp the character of consensus, and for further evaluations as well.

There exist several judgments that have been responded in consensus by the majority of subjects, in almost all values derived in the study. As seen on Table 7.1, from righteous treatment of groups involved (as in justness, congruity, corruption, financial availability, egalitarianism, participation) to independency from superior organs, pressurizing bodies, and changes in political climate (as in autonomy, corruption, control, self-sufficiency) the subjects tend to value certain judgments presented in the survey commonly. When one looks at the sources of consensus, it would not be a wild speculation to say that the highest consensus is observed in judgments related to universal values such as equal treatment, and in judgments related to the basic conduct, to common "rights" and "goods" such as keeping the process uncorrupt. But it must be noted that this is not all "stating the obvious" as the analyses reveal certain conflict even in such value judgments of commonsense origin. Another important issue is also to keep a critical eye on the results, with additional clues from research notes and records in the face-to-face surveys; to stress the previously mentioned notions of values / action paradigm, as well as the possible flaws in the study of values, in that it only operates through verbal expressions.

The possibility of verbal expressions stating the “desirable” rather than the “desired” was Hofstede’s distinction mentioned in chapter 3. The problem with Hofstede’s distinction, also following the experience of the survey, is that it leaves no possible room to develop ideas on the results obtained, as it says any expression may not be expressing the real value. This is also a fallacy, as values have been claimed as mental constructs, and like most social and behavioral field of inquiry, is to be expressed and investigated via language, that is, by verbal expressions. Bearing this in mind, the focus has been established as to be on value judgments, which refers to the expression that asserts a value (Goldwaith). As such, value judgments refer to the sets of expressed beliefs on oughtness, giving clues on values held, yet a body of inquiry on its own. What constitutes the criticality in claims of consensus is related more to the conjuncture, and a distinction between what is believed to be ideal, and what is believed to be taking place. This distinction does not have the insoluble quality of Hofstede’s distinction, and refers to a more tangible duality, which is possible to observe in verbal expressions.

By giving a few examples on the condition of “ideal situations” as opposed to what is believed to take, several responses can be re-addressed. Note that these are speculative remarks from the views expressed during the face-to-face surveys; they are given to provide grounds or pre-cautions for further studies. For sentence 7, under value judgment 9, under autonomy, S36 vice-president in a construction firm, was commenting on the ought for liberty from political decisions of governments, where he totally agreed, as:

“However, the exact opposite happens. I am replying considering ideal situations, we should focus on how it ideally should be. If we get into how it actually happens, I don’t want to remember the incidents and get upset again”.

S36 was not the only one who expressed that they were replying to how it “ideally” ought to be throughout the face-to-face surveys. As not all surveys were face-to-face, and such remarks were not included in the designed survey, this issue is only mentioned in this section. Some of the similar remarks have been quoted throughout the analysis sections, such as S10 on sentence 1 and S11 on sentence 5 in relation to cross-disciplinary consonance. Both were stating such communication and interaction hardly ever takes place, neither the structure allows nor the actor groups are willing, whereas many subjects including them were responding supportive of the value judgment.

The frequencies and high rates of consensus on the value judgments placed on the chart in Table 7.1 will not be repeated here, as all information is already given in the previous chapter. One note that should be made on the consensus is that throughout the 20 examined values, an evident explicit consensus was not observed in only three of them (competitiveness, novelty, and buildability). But this does not mean that there have been consensus in the total of each value, value judgments from each value were derived, pointing to different aspects, and further broadened with the sample sentences that took place in the survey, attributing different aspects and notions related to the value. The consensus evident on judgments that were referring to values that caused conflicting views and oppositions with other judgments referring to the same values. As the next section will show, judgments within same value classifications also give birth to oppositions. The point is that the nature of the classification of values do not provide areas that are either agreed or disagreed upon, but rather which include various valuations on goods and what ought be, referring to a particular notion that attributes an ought that would encompass these various judgments concerning a particular aspect of oughtness.

7.2 Oppositions

Throughout the analysis on the survey results, there have been opposing valuations from various groups observed. This section brings together these oppositions, first to see if there exists a pattern of oppositions between particular groups, secondly to review these oppositions and discuss in order to shed light on further inquiries. The oppositions that have been observed are placed on the chart in Table 7.1. Not all of these differentiations are found to be statistically significant, however still they are valued as observations, and those that are found to be statistically significant are highlighted on this chart. 18 distinct oppositions have been observed in the analyses; these refer to conflicts in responses to sentences pointing to certain value judgments by the subjects representative of various actor groups. Most oppositions as compiled and classified here are composed of several sample sentences from the survey, pointing / referring to a value judgment. Six of these oppositions have been found to be statistically significant. For the rest composing two thirds of the observed oppositions, we cannot make such a claim, however still, due to the limited sample size, these observations are seen worthy of mention.

Thirteen different combinations of groups conflicting in their valuations have been observed. This tells that a pattern to facilitate any generalization on certain groups to be in conflict does not exist. The combinations vary, as explained below, two groups that conflict on one value judgment might as well be in consensus against the valuation of another group in the case of another value judgment. Only two particular oppositions are observed to take place three times concerning three different value judgments. These two oppositions are the architecture group in conflict with engineers, and the users group in conflict with subjects from all other groups, the building professionals.

Valuations by architects conflicted with those of engineers concerning autonomy against local governments in sentence 9 (hypothesis 9). Subjects from the architecture group favored independency from the regulations of local governments in planning and designing the project. Engineers, on the other hand, tended to approve these regulations as required knowledge to adhere to. Policy maker employees tended to locate themselves between the two conflicting views, with a tendency closer to engineers (Appendix 6.11). Another conflict between the architecture group and engineers was rooted in the responses to building technology (hypothesis 45 – sentence 28; and hypothesis 46 – sentence 37). Engineers favored standardized building technologies for economic and durational efficiency, and did not agree that such standardization would limit variety in design. The architecture group contrarily, tended to respond against such standardization of building technologies; and despite the internal variations as well, tended to respond more in agreement with the idea that this would limit the design process (Appendices 6.31 and 6.32).

Concerning the appointment of individuals as inserted members to the elected management, the conflict between architects and engineers in their valuation prevailed (Sentence 96). Subjects representing the architecture group tended to totally agree, with the inclusion of such individuals into the management. Engineers tended to disagree with the idea. Furthermore, there were the representatives of users, who were also the elected management in the housing district, who had shown the tendency to completely disagree. The distinction for these groups has been of statistically significant nature, according to Pearson chi-square results ($p < 0.05$). To speculate on this significant result, building on the total observations on the study, the architecture group might have felt the need to maintain control over

the designed environment. Such appointed figures could easily mean a control organ to keep the authority over physical space (Appendix 6.19).

Users showed a tendency to be in opposition with the rest of the actor groups concerning several value judgments. The particularity with the users group in general, is that it is the most heterogeneous and the only non-professional group involved in the process. Furthermore users are the people who occupy the building, the only ones who have first hand experience on the product, and duration-wise the longest involved in the lifecycle. The subjects to represent users group in the Eryaman case are the elected management group. This had several basic concerns to deal with the intangibility of a wide population, in that they were already the elected representatives, who lived in the mass housing, and who were in constant contact with many dwellers, and in a managerial position, as most of the respondents from other groups. As will be reviewed here, users had conflicts and consensus with one or more actor groups concerning various value judgments. However, specifically three times they had an evident opposition with the rest of the subjects, all other groups who were involved in the planning and production phases of the process, all professional groups including the policy maker employees.

In the case of "predetermined minimum common interests" the users were the only group who valued any change as not relevant, that any alteration on these common interests ought not be of question (hypothesis 18, sentences 5 and 17). The rest of the subjects were mostly referring to a rigidity such an attitude would bring and that this would cause problems, the users on the other hand were observed to have the attitude that they are "subject to" all decisions, and if they should have a say, they supported that these common interests ought to be adhered to. These are speculative remarks on the results, which are also informed by the observations in

the face-to-face survey. A related value judgment on the decisions by users and if / how these would be appropriated into the process was of question in the second observed conflict. On hypothesis 27 (sentences 104 and 97) a visible distinction took place in the responses to whether democratically taken decisions by users can alter the planning of the mass housing project. Users who have been elected as managers by fellow users were supportive of such a power, or the right to be able to manipulate the decisions according to commonly agreed decisions or requests, whereas building professionals were not in line with giving such an authorization or competence to users (Appendices 6.21 and 6.22).

For the case of large commercial establishments to be allowed to build their own structures and buildings within the mass housing and operate accordingly, there was again an observed polarization between groups in their valuations (Sentence 43). Three groupings, composing three nodes in valuations were observed in the results of the correspondence analysis. Users tended to disagree; policy maker employees, engineers, and consultants were responding towards "agree"; and responses by the architecture group and constructors tended towards "totally agree" (Appendix 6.25). Users had reflected on the situation as they had expected communal spaces and commerce to be provided by the administration rather than opening the field for large commercial entities, in their verbal responses. The remarks of subjects from other groups were linking the notion to the contemporary requirements, and to the commercial conjuncture, in that such a request was imposed by the commercial entities today, and such clearance was the only way to bring the products to the housing area. It should be noted once more that none of the three occasions where the conflict was observed between users and the rest of the actor groups were involving a statistically significant distinction or correlation in the results, in terms of the relation between actor groups and valuations, according to chi-square test.

There has been a distinction between actor groups, concerning the clarity of contracts versus open-endedness. Consultants were distinct in their valuation against any open-ended quality in the contracts, in that they tended to completely disagree. This was a statistically significant distinction (see Appendix 6.9: Pearson chi-square; $p < 0.05$). Constructors, engineers, and the architecture group representatives were internally polarized, almost equally divided with conflicting views of agreement and disagreement. At the other end of the distinction were the responses from policy maker employees. Employees of HDA, were found to be favoring more open-ended and flexible contracts, whereas, the executive policy makers of HDA, from whom the judgments were derived had stated the opposite in the interviews.

Concerning cross-disciplinary consonance, in sentence 2 (hypothesis 16) which claimed that all groups should do their share of work independently under the coordination and supervision of the administration, there was an observed conflict also evident through correspondence analysis (Appendix 6.13). Although not statistically significant, the differentiation was in the valuations of policy maker employees who tended to disagree with this notion, while constructors and engineers were supportive of such a clear distinction of duties. The architecture group was internally polarized between agreeing and completely disagreeing.

Sentences 5 and 17 were supportive of a participatory approach in design decisions, which received a positive remark from a majority of the subjects. However, there was an observed situation in the responses and remarks to these two sentences related to the commissioned architects. Due to the sampling, this distinction could not possibly be observed in the frequencies nor could they be in the statistical tests.

Some commissioned architects were particularly cynical about participatory modes of design process. As the remarks by some also quoted in the analysis section show, there was an evident opposition from commissioned architects against the inclusion of varying views such as the views of potential users. This was explicitly related to the authority claimed by the architects, in that they did not accept any interference in their decision process. It would be highly dangerous to take this into account as a generalization, however previous studies also reveal such tendencies of architects (Erman, Altay, and Altay). However still, S2, another commissioned architect expressed the contrary as he was claiming the need for the inclusion of further bodies into the design process in mass housing, such as social scientists.

For the sake of creating a competitive atmosphere, dividing the work between different contractors was expressed as of value in sentence 59 (hypothesis 20). There was a conflict in views (although not statistically significant) between engineers who tended to disagree with the notion, and the architecture group, constructors, consultants who tended to value the sentence oppositely, in agreement (Appendix 6.15). However, when the value-claiming proposition had been altered, detailed, and expressed with the aim of economic gain, the engineers were conditionally agreeing, remarking the need for similar qualities in those who share the work. This conditional agreement was distinct from the total agreement tendency of the policy maker employees, which was also found to be statistically significant (see Appendix 6.16, Pearson chi-square; $p < 0.05$).

Concerning the distribution of housing units, there was a significant differentiation in the valuations of actor groups (hypothesis 24, sentence 91). For the proposition that stated that the housing units ought to be distributed via the decision of the administration, there was a complete disagreement expressed by the consultants,

users and architects were disagreeing to the proposition, and thus supportive of some other more egalitarian means; whereas policy maker employees and constructors tended to totally agree. The test on the correlation of groups and against valuations was highly significant (See Appendix 6.17, Pearson chi-square; $p < 0.01$).

Whether the organized users should be able to put their requests concerning the mass housing into application was what sentence 100 stated in relation to "participation" (hypothesis 26). Users tended to totally agree, and expressed no disagreement, policy maker employees and engineers tended to agree, again showing no disagreement, whereas architects and constructors tended to agree less, compared to these groups, and showed a tendency to disagree with such a right to apply requests. The correlation of groups versus valuation was again of a statistically significant nature (Appendix 6.20, Pearson chi-square; $p < 0.05$) and the expressed disagreement is assumed to be a result of the doubts on "what users might request", a matter of distrust and maintaining authority as will be further touched in the following sections.

In relation to local governments, constructors disagreed with the statement that mass housing projects ought to be structured so that they can effect and alter the proceedings of local governments. A smaller portion from engineers also expressed disagreement, whereas the rest of the groups were for, such a seminal attitude of being a change factor (hypothesis 30, sentence 22, see Appendix 6.23).

Novelty in design and planning of mass housing was valued in responses to sentence 29 (hypothesis 42). Although not significant, it was observed that the users had the highest tendency to disagree, while there have not been a single subject

from the architecture group who disagreed to the statement (Appendix 6.30). The fame of a designer, or the inclusion of renowned architects had caused oppositions in the responses from various groups. “Regardless of what the users might think”, sentence 34 stated, that the inclusion of famous architects is good for the project. Users and policy maker employees expressed disagreement as opposed to the other groups who showed a higher tendency to support the inclusion of such renowned architects (Appendix 6.28). The idea that such a famous architect would raise the recognition of the mass housing project caused a tendency to disagree in users and engineers mostly; architects on the other hand had a higher frequency of agreement (hypothesis 40, sentence 35). These remarks on both two sentences, however, rely on observations rather than statistically significant findings (Appendix 6.29).

A strong distinction between policy maker employees and the architecture group was seen concerning at looking at the West for examples. Architecture’s claim for, and value given to novelty and originality, is believed to be in contest with the policy maker employees’ looking for solution-based examples, where they probably consider problems of mass housing to be faced and solved. The distinction where architects value against examples from the West in the dissemination of values (the professional publications), and policy maker employees tend to favor such a source also appears to be statistically significant (Appendix 6.24, Pearson chi-square, $p < 0.05$).

7.3 Inter-Group Valuations

As discussed in the notion of social values proposed by Levine and Moreland, inter-group comparisons are active in the formation of social groups. Group competition, group dissimilarities, or status differentials between groups can cause such comparisons, or valuations. Inter-group comparison was seen as a means to enhance social identity (Tajfel). Staub's notion of us-them differentiation also comes handy when looking at how representatives of groups were claiming values against other groups. As will be further exemplified below, stereotypes, and prejudices were observed against certain groups in the Eryaman context. Staub's view on "pre-selecting groups for mistreatment" via previous experience or discursive formations is highly valid in especially the views expressed in face-to-face surveys. Prejudiced views of architects on users, and vice versa were both affirmed and contested through the results of the survey, particularly in personal remarks of subjects.

There have been observed one-off inter-group valuations in several responses, from various groups. But inter-group valuations were mostly evident and vivid in the remarks by users, and architects. Most of the comments and beliefs on other actor groups were observed to be on super-structure organs such as governments, on policy makers, architects, contractors, and on users. Not all valuations or remarks will be exemplified here, but distinct ones will be reviewed, as this part of the study is proposed to be grounding further research work in the field.

Subjects representing the users group were observed to have a particular attitude against the super-structures that are the central government, the local government, and the HDA. As also quoted in the previous chapter, in the analysis section, the users were critical of the HDA for not providing "what they have been promised".

They were blaming the HDA for not being a stable institute, which could act despite the changes in the political governmental climate. This however resolved only in blaming the state, as the HDA was already a governmental organ, and the policy makers responsible in the conception and implementation of Eryaman 4th stage housing district were no longer in charge. Local governments were seen as a threat in most responses of subjects from the management, who represent the users group, related to the utilization of common spaces. Disconnectedness between HDA and the municipality was further expressed in the remarks, and this was stated as "hindering the daily life of occupants".

Other groups that the users were heavily critical and accusative of were the design and construction groups. The constructors were believed to be corrupt, protected and fed by the state. This was a recurring theme during the face-to-face surveys with each subject, repeated more than once and mostly exemplifying with some flaws in the constructions, or anecdotes and rumors on the state – contractor relations. The subjects representing users group were claiming such notions against other groups most explicitly. A common tendency to think that such corrupt structure exists was evident in the responses to the sentences that were not only testing valuations but also beliefs (sentences 13, 60, 87). Whether these were known facts or just notions shaped by the beliefs on the conjuncture cannot be clarified in this study. The intention here is more to look at such valuations on the process, and show how the subjects have responded. It is not about stating that these take place, but about stating what the subjects say or believe to take place. For example, concerning the constructors, sentence 60 tested whether the subjects believed that the contractors could (or do) settle amongst themselves to co-actively raise the prices. 62.1% of the responses stated such situations to take place, but this was also contested by some remarks from constructors themselves, stating that

construction firms hardly ever interact for common causes, and that they rather compete.

Users and architects mostly expressed to not favor one another. This duality however, was observed as not built on reliable grounds, as several accusing remarks from each group were even coinciding in what they say. However still, as far as inter-group valuations go in the case study, the most evident and strong was the valuations of users and architects on one another. It is thus important to give some examples, and locate in what context the inter-group valuations took place.

The reasons or formations behind the architects / users duality in mass housing, and its actual connection to a wider system that transcends the two groups and their value systems is believed to be a valuable field that would require further studies.

The architects' attitude towards users takes a particular shape when it comes to issues of design decisions, and the inclusion of, or interference by the users. The verbal expressions from some architects reveal an undermining tone against users, which is revealed in responses to value judgments and sentences mostly related to issues of participation, and the users' rights on the design decisions; related to the values of cross-disciplinary consonance, egalitarianism, and participation (sentences 17, 27, 96, 101, 102). As also expressed and quoted in the previous chapter, the remarks from architects mostly link with the notion of "field of authority", in which the users are seen as threats to the housing plan. Claims such as "[t]hey would turn it into a village" (S8 on hypothesis27 sentence102); reveal this undermining attitude of mistrust. Similarly the doubts expressed on sentence 101 (hypothesis 27), about possible requests by the users, were all expressing this fear that the users might spoil the design work. The mistrust in users is believed to prevail when the architecture group tend to agree that appointed members be

inserted into the elected management (hypothesis 25, sentence 96; also see section 7.2). Affirming this attitude are the remarks on whether the designers and users should interact before the design phase in sentences 5 and 17 (hypothesis 18), where some commissioned architects expressed a discontent in what the requests from users might become (S1) stressing that “the authority should be the architect’s” (S8 – For exact quotes see section 6.4.3.2.1, and further discussion in section 7.2 above).

A contrary attitude from the users against architects was also observed. The users expressed a wish, that some group, representative of their income level, and social condition, to have participated in the design process. “This would have allowed certain needs or habits to be claimed” S39 stated. The users were mostly critical of certain design decisions in the terms that the decisions do not fit the lives and customs of the occupants. Open kitchens, basketball courts, and having no room for customary and habitual activities, were some of the varied aspects of discontent in design. Concerning the value of epitomicality, such discontent was expressed (hypothesis 28; see section 6.4.3.4.1). The “imposed” spaces in the words of S40, expressed a critical view on the design decisions, which was followed by a counter-teaching tone, explaining “what the users would actually need”. There have been an observed indignation in the remarks of some users during face-to-face surveys; a particular anger that was expressed to have aroused due to an unjust condition, in that they had been subjected to the wishes or conceptions of some “superior” bodies. The expression “back then, the only thing was to own a house” (S40) was stated for being subject for the sake of owning a house, but the discontents never exceeded the thankfulness of having owned a house. S40, as the subject who most explicitly expressed her indignation, also said “still it would have taken our 10 years or more if we were in a co-operative” (see 6.4.3.3.1).

The indignation of the users prevailed both in the results of and verbal remarks on “experimentality”, sentence 14 hypothesis 38 (see 6.4.3.6.1). Also concerning the quality of designers’ and novelty in design, such indignation was evident and being fed by prejudices on the designers (6.4.3.6.2 and 6.4.3.7.1). To repeat one quote by S40 will reveal what is tried to be mentioned:

“The architects produce original projects, but they don't think about people. They don't care what group of people will reside here.”

The indignation prevails in the remarks on creativity as well. The quotations from the users in the mentioned sections, and section 6.4.3.7.2 illustrate the inter-group valuations by users, about the architecture group, and the decision takers of the program for the mass housing project.

The decisions that the users tended to blame architects for have also been criticized by some of the commissioned architects and other individuals involved in the design phase. In the case of looking at Western examples, the previous section reviewed the opposition between the architects and policy maker employees. Some architects and engineers involved in the design phase were further critical of Western influenced decisions which coincided with the remarks by the users related to indignation. To repeat a few, the designers were against the notions of small studio flats, and open kitchens, which were exactly some of the examples given by users.

7.4 Fields of Authority

Highly interlinked to the previous sections on oppositions between groups in their responses to value judgments, and on inter-group valuations, authoritative claims by

particular actor groups have been observed to be made in the results of the survey. Such claims of authority are evidently rooted in professional discursive formations. The role of such profession-based formations of values, such as authority and exclusivity has been discussed in the theoretical chapters of the study. Larson was stressing any professional discourse being “not open to everyone but based on social appropriation and a principle of exclusion” (5). Such professional discourses and architectural discourse particularly in Larson’s study, were proposed to be developed by groups within the profession who were entitled to continuously claim authoritative contributions, not only creating the privileged position against other groups or individuals but within the group, amongst an hierarchical strata (6). Such privilege generated by professional discourse is based on mostly specialized knowledge or expertise, supportive of the exclusivity of the profession (Larson, 6; Erman, Altay, and Altay, 46).

Claims, and contestations over such claims, have been observed in the results and analyses of the study. This section will re-evaluate these analyses in the light of the above-mentioned issues, and present a compilation of examples where such claims and challenges to authority within the study took place. These are labeled as “fields of authority” claimed or contested by various actor groups, mostly building on professional knowledge, positions, and claiming the space of operation where no other group can or should interfere, or oppositely challenging such tendencies of exclusivity.

7.4.1 Claims for Authority

As would be presumed from the analyses section from the previous chapter, and the above sections, a tendency to claim and maintain “fields of authority”, was observed

mostly in the responses of the architecture group. Before focusing on the architecture group, subjects from another group that was observed to respond to maintain their group's field of authority will be mentioned. The consultants are a particular group, also historically in that they are a rather recent group involved in the building process. The particularity of the group in the Eryaman example is that their contribution and position in the process was claimed to be mandatory for the first time in a mass housing project (claims by R1 and R2). Rather recently the position of consultancy has gained even stronger legal status and acknowledgement particularly following the earthquake incident in 1999. But still, in the verbal remarks of subjects representing the consultants, it was viewed that their relevancy has not yet been totally accomplished, and they have stressed their position within the process as imperative. Particular complaints about the lack of structured process establishment, due to the lack of acknowledgement and importance given to consultants were also at stake. Such verbal remarks further manifested themselves in the results of the survey too. In the responses to sample sentences derived from value judgment 21, related to control, the responses from consultants were stressing the inclusion of an external control group into the process. The difference or the attention was particularly observed in sentences 70 and 74, where consensus was not as high as the other sentences in this classification. Sentence 70 was a negative sentence testing the views of actor groups on the relativity of an external control organ, if every group acted to fit the minimum common interests. The latter part of the sentence was proposed to cause a distraction on the value given to the control organ, namely the consultants. Around 20% of the subjects, and subjects in equal numbers from each group except consultants, responded there would be no need for consultancy. This is of course a speculation on the result to say it points to the consultants' claim for authority, when no subject from the group joins the rest of the subjects. Furthermore the differentiation is not statistically significant. However still,

it is believed to be pointing out to possible questions on the issue, and a clearer distinction, would there have been a larger group of subjects. Sentence 74 was claiming there would be no need for control in design phase of the process. By its nature the sentence was contesting the relevancy of authority issues such as control over designers, and designers' control. There were strong in-group polarizations in the responses, and a variety of valuations on the issue, however consultants were once more the only group who did not show such polarization within, and were consistently supportive of control, over any phase.

Claims for authority over certain fields that are composed of actions, expertise, responsibility, and the right to have control over, were evident in the responses from the architecture group, as mentioned several times throughout the analyses and discussions in the study. Several examples of such a claim were seen in the responses and remarks on value judgment 18, sentence 5, concerning whether to denote collectively the minimum common interests; and sentence 17, concerning an interaction between architects and a possible users' profile. Some of the commissioned architects were drawing the limits of possible interactions with users by remarks such as;

"My biggest fear is to get stuck at optimum solutions..." (S1).

Or,

"The authority should be the architect's." (S8).

Architects views on management were also quite distinct. Sentence 94, derived from value judgment 25 presented a gradation scale, which varied from the standard "totally agree – completely disagree" range. The agreement choices were re-labeled as "agree" (instead of totally agree) and "it depends on the situation" (instead of agree). This twist in the scale was purposively placed after observations in the pilot

studies, with the presupposition that such a variance might manifest values more vividly for this particular sentence. As a result, the architecture group had a higher tendency and a certain proximity to the “it depends” choice. Although not statistically significant, it was evident that subjects from the architecture group held reserves in directly giving authority to the users. Following this, when the statement related to inserts into the elected management group, the architecture group’s attitude gained further distinction, as they were highly supportive of the idea. Their tendency to totally agree, in the correspondence analysis was found to be statistically significant. This tendency, we believe, is an outcome of the tendency to maintain the field of authority, where the appointed members would also act as a control mechanism, over the supposedly “absurd” (S4) requests from the users as mentioned in the previous sections. Respectively, the attitude of the architecture group was affirmative of the previous responses, on the case of interventions and alterations on the plan, or design decisions. Not to be repetitive of the remarks and observations, sentences 101 and 102 were the grounds on which the group expressed a certain hesitation on the possible requests, and statements of prejudice were also observed during the face-to-face surveys.

Such cases were all examples related to the tendency of claiming and maintaining “fields of authority”, which for extreme cases leads to prejudice and accusation on other groups, or just trying to affirm one's position within the building process, and attribute an importance and a notion of expertise to it. Similarly, remarks by some engineers were trying to open up that space of authority within the process via commenting on the sentences in the survey. S11 a mechanical engineer who prepared projects in the Eryaman 4th stage, stated in response to sentence 33 on the inclusion of experienced architects, stated;

"Engineers, you should add engineers to this statement, it is not only architects who do the project."

With this remark the subject was at once claiming the field of authority as well as contesting the authority attributed to the architect within the survey. The next section compiles a set of examples where such a contestation of authority fields are observed, in terms of actor groups and their roles within the process, as well as notions of professional expertise.

7.4.2 Challenges to Professional Authority

The contestation of fields of authority has been particularly on the architectural design phase, and against the architects, by other groups, or by themselves. This is an important remark also for future studies, in that there were not only inter-group challenges, but also those that came from within the architecture group. This may be related to the nature of the profession, or its inner structures and the architectural discourse that cultivates these challenges to a certain degree to keep up with its claims on creativity, novelty, and social impact (Erman, Altay, and Altay). However still, it is also interlinked to conflicts and inter-group valuations, as the previously mentioned users – architecture duality, or relations with other actor groups.

Professional groups involved in the process did not tend to make statements that were explicitly against one another throughout the study. Besides a few conflicting valuations such as in the case of autonomy against local governments, this was not too explicit in the survey. Constructors group, deserves a particular attention amongst the actor groups, in their relation to the process, as well as the design group, and architects in particular. It must be noted for the case of this study, that

constructors were not an easily accessible group, not all construction firms approved to contribute to the study, and some of those who did, were quite reserved in their responses. Nevertheless, there was an observed conflict concerning "control". The subjects representing the constructors group were the only ones to express disagreement to sentence 75, which was proposing the professional control by the design group as ought. Keeping in mind the reserve such big construction firms had in responding to the survey, despite the fact that this is an observation perhaps too insignificant due to frequencies; it is proposed to be an observation worthy of stating, particularly for future studies that might focus on this area of large commercial construction companies, in terms of how they relate to the process, their relation to governments, their position in the building sector, and importantly their relations to architects in Turkey. The selection of the 4th stage was concerned with this inclusion of varying groups most evidently as mentioned in chapter 5, in that the other stages did not include such relations as those between renowned architects and large construction companies. Perhaps the survey fell short in grasping these relations thoroughly, but certain clues, and possibilities have surfaced for further inquiry nonetheless. How this interface takes place, and how the groups believe it should take place is an important question to further the understanding of the process and the context. Certain remarks from subjects in design group were complaints on the lack of such an interface (S2, S8, S10, S11). S36, vice-president of one of the construction firms, who was responsible for the construction of Eryaman 4th Stage as an employee during the implementation, recalled how hard it was to communicate with the architect who designed the part they were building. Although he had stated the below remarks in relation to the inclusion of renowned architects, it is illustrative of a personal encounter and perhaps one reason why the constructors might not be supportive of designers' control.

"It's all big talk. Just because they are renowned architects, you can't ask them a single question, you can't talk a single word with them. Them in their ivory towers, and you are just no one. During the construction we had some problems, we couldn't reach the architect, so I went to Istanbul, to their office, he made me wait for hours and hours at the door, not letting me in his office. I was young and I was trying to solve a problem. And when he finally did let me in, it was just humiliation. No, I am completely against renowned architects".

Of course it would be naïve to place this remark as the sole reason of being against an interface with designers. The question rather remains as one of "fields of authority" where the designers rightfully request direct implementations of their designs, and the constructors contrarily claim the authority over construction and see architects as obstacles on the way to their goals. The conflict and miscommunication is obviously but one reason in it.

Concerning the quality of designers, in the case of inclusion of experienced architects, this time the notion of experience in architecture was in contestation (sentence 33). A few subjects from varying groups contested the value of an experienced architect, where 85% was in consensus that it is valuable. One subject from constructors was stressing the need for urban planners, critical of architects to focus on buildings. A remarkable view came from a young subject from the architecture group, contesting the authority of experience in architecture, claiming that there exists no rule to guarantee better solutions in architecture coming with experience (S34). S1, one of the commissioned architects was also keeping up with this view by saying:

"Due to experience, we sometimes get stuck in conventional solutions, younger architects might bring challenging solutions; it's not always experience".

Such a view was supportive of the privilege given to creativity in architectural discourse, but contesting the authority field of oneself at the same time.

The duality between architects and users have been fairly mentioned in the preceding sections. There was one example, which is not directly related to valuations, but as a challenge of authority, not only that of the architects but also of the policy makers as programmers, through the actions of users. This example further links to the architects' own contestation of design decisions concerning self-built formations within the mass-housing area. S40 was giving the example as:

"The basketball courts for example. They are not used. Customary activities on the other hand have not been thought of. The realities of the people here were not thought of. They are telling me to play basketball, I don't even know how! Last summer they dried tarhana* in the basket courts, taking the kids out... These are things that have been done for years, and people still want to. The social group that occupy here, wants to continue these, the architecture imposes completely different things..."

*Tarhana: A traditional dried food made of curds and flour, used in making a special soup.

This example S40 gives challenges the decisions in programming and design by introducing completely different function to leisure areas defined for sport. Another self – made issue came up during the interviews also in relation to local governments. "Kiosks and watermelon vendors", R2 was recalling in discontent, as the only activity the local government was capable of. The seemingly random and unrestricted placement of such trades, were negatively valued by more than 85% of the subjects (sentence 44). However, two of the commissioned architects were among those who were not against such formations. Coincidental formations, S2 claimed, to have "great contribution to the lived environment" and that he was "not against such self-solutions". Another architect S8 was also contesting the designers' own pre-conceptions as possibly less relevant than such formations: "They bring a

vitality...if they locate properly, they work much better than the places you have designed”.

The views of architects on the situation was not only challenging their own authority field, but also challenging the way architects are viewed in general, as strict imposing agents who shape spaces according to their sets of values. This is also believed to be a thought provoking note, for further studies on how architects position themselves, and how vulnerable, or how open they are about their field of authority.

7.5 Conjunctural Notions

The role conjuncture has in the shaping of values have been stressed as well, in the third chapter. The nature and content of values and thus value judgments are highly responsive to the times, and the combinations of circumstances that would cause further notions, values, and judgments to emerge. As O'Brien stresses that the development, adherence, rejection, dismissal, and reformulation of values all take place according to “particular reasons, under particular circumstances, and at particular times” (167). The evident debate related to the times and conjuncture, both in the interviews and the survey parts of the study, have been concerned with political and governmental context in the one hand, and the economic conditions on the other. Throughout the study, remarks on these two interconnected aspects evident in late 20th century Turkey were encountered. Political instability, governmental changes and pressures, relations with local governments, as well as a particular notion of “corruption” was expressed in these encounters. Economic conditions, instability of finance, and the monetary aspects in relation to a variety of

stages were also stressed by every single subject both in their responses to the sample sentences, and through verbal expressions.

The important note would be that these aspects related to the conjuncture were in affect in all groups involved, as from executives, policy makers, to designers, consultants, constructors, and users, all groups involved in the process have stressed such notions. This was an important observation not only on the conjuncture, but also on how conjuncture has a formative role in the value judgments of actor groups.

7.6 Intra-Group Polars

As have been discussed in the analysis section of the last chapter, conflicting valuations within groups were observed in some cases. The theoretical sections have already informed that in- group variations and conflicts are bound to take place (Epstein, Staub, Levine and Moreland, O'Brien and Guerrier, Hofstede). According to Staub this is how institutions function, or what new institutions get created. The reasons or formations of these intra-group polarizations however are not clear. As one of the major concerns of the case study was to develop a comparative view on value judgments according to the actor groups involved in the housing process, further variables other than the actor group the subject was representative of, were not placed into inquiry. The results however, revealed particular situations where valuations transcended the disciplinary, professional, or position-based formations. Whether these were expected variations of values within groups that might conflict at times, or whether other variables took part is not revealed in the analysis, due to the structure and concerns of this study. The observed intra-group conflicts with the

study, evoke the question of the possibility of further variables that could be observed and tested, and would be a valid contribution to housing and building research. To locate some of the value judgments where internal polarizations within groups, for further inquiry, some examples from the analysis section are compiled, below.

Intra-group polarizations have been evident in replies to sentences related to “autonomy”, “epitomicality”, “designers’ quality”, and “creativity”. The varying views on the consideration of recommendations from a superior body is believed to be a result of the unclarity of what “recommendations” might refer to, or how far it goes (hypothesis 8, sentence52). But there is no evidence on the matter, whether the cause for the variation is as such, or not. On the alteration of, or challenging the lifestyles of possible occupants via the housing, as well, the views of subjects conflicted within groups (hypothesis 28, sentence18). Concerning the inclusion of renowned architects, and the competitive atmosphere such an inclusion would bring; intra-group polarizations were again observed. Especially subjects representing the users, engineers, and consultancy groups tended to internally polarize between “agree” and “disagree” when they valued the statement. The valuations from the architecture group and constructors were more consistent in relation to such an inclusion of renowned architects (hypothesis 39, sentence31).

Creativity as such, has been the value where intra-group polarizations in judgments were observed the most. Here, the tangibility of the concept, and the way it is expressed is also believed to be of importance. Concepts such as creativity might refer to various aspects or notions and thus valued differently by various individuals, such detailed inquiry into the conception of the value was not of concern in this

study, but is believed to be a valid aspect for epistemological studies of building, or mass housing.

The above-mentioned examples were the most evident intra-group polarizations observed in the analysis of results. Further inquiry on such internal polarizations would be valid in understanding further aspects effective in shaping valuations other than disciplinary or professional discursive or occupation based formations.

This chapter was an attempt to review the results and analysis of particularly the survey part of the study, in order to compile certain tendencies, review them, and provide possible grounds for further studies on values, value judgments, and value systems of actor groups constitutive in the process and life-cycle of mass housing. The structure of the study, and what was set to achieve with this study, and the methodologies applied, did not involve going deeper into some of the aspects mentioned in this chapter. Nevertheless these observations are believed to be valid for further research on building process and mass housing studies.

8. CONCLUSION

This thesis has attempted to establish a study that would acknowledge the wider social frame within which building activities, and especially mass housing take place. The stress given to varying social groups that contribute to the process relate to the fact that such formations are never constituted in their physical sense solely, nor are they unique creations by some inventor, who creates an end-product by oneself. They are rather social constructions, and they have a life of their own that goes on after the act of building is over. Studies on architecture and building sciences have the general tendency to neglect this wider picture for the sake of focusing on particular aspects of interest. Not that, such studies are stated to be of no value; in fact they are very valuable questions in themselves. However, acknowledging the wider social constitution as well is believed to be an important input to the related fields in questioning certain pre-suppositions and neglects. What this study has attempted to accomplish would also compose a body of knowledge valuable for scholarly research fields as well as policy-making actors, and furthermore to any actor group in re-evaluating their positions, and pre-suppositions regarding the process as well as their values regarding various other actor groups involved.

The basic conceptual contributions of the study developed in two lines. First contribution is in relation to the primary concerns of developing an inquiry on value judgments to construct a conceptual framework for the study of values in building.

This study proposes and develops certain schemes of process oriented value judgments, classifies them according to an hierarchical structure, and further works on them to see the reactions of various actor groups on the topics and values. The second contribution is the introduction of the final conceptualizations for the studies of values in the building context. Derived from both in-depth and survey studies these observations point to areas of inquiry and important considerations on value studies in building and mass housing, and the various actor groups involved in the process.

The research question has been on the mass housing process, and how it is socially constituted, and the roles and interactions of various actor groups involved. This has been established through an inquiry on the value judgments held and expressed by groups that have partaken in the process. A particular case, namely the 4th stage of Eryaman mass housing, in Ankara, has been set as the ground of the above mentioned inquiry. The inquiry has been designed to be of both exploratory and comparative nature. The first part of the study was completely of exploratory nature, asking the policy-makers who had conceived and implemented the 4th Stage, about how they believed housing ought to be, their intentions and problems on the process, both in general and referring to the mentioned case. Open-ended interviews were conducted to find out the value judgments behind the conception and policy making of the case. The concern of this first part was to find out and construct a body of knowledge on values and value judgments, and consecutively to be able to establish a wider survey study, constructed from these findings that would be tested comparatively on the actor groups involved in the process. The study also focused on the ideas, beliefs, and attitudes of actor groups, concerning the process and the other groups involved, questioning whether these values are rooted in social

groups, constructed ideologies, and the ways of the world in a broader and temporal sense.

These intentions of the case study, and the way it has been conducted is highly informed by the theoretical foundations of the study. Two main fields of scholarly inquiry, which are interrelated, have been inspirational in establishing the study as such. Understanding the life-cycle of building as an ongoing process contributed by a variety of social groups, and stressing the various roles of such groups in relation to the social constructionist paradigm has been initiative in acknowledging the various actor groups and proposing a structure for the process. An even wider field, which can be named as "Value Studies", has provided the foundation of the inquiry in terms of what would be the basis of research. Value judgments, as the definition and expression of values, have been appropriated as the basic tool of analysis for the study.

The initial part of the study was set to gather these value judgments, in the form of expressed beliefs on what is good, and notions of oughtness concerning the process. A scheme that provided a classification of the findings has been proposed as the result of the first part of the study. The classification included the 9 value classes of propriety, competency, accessibility for users, continuity, contextuality, professionalism, dishabituality, economic efficiency, and compatibility. Each class was composed of one or more values and the various descriptors by which the respondents were observed to be referring to the values. These value schemes have been put forward, and the related remarks by respondents that have formed the schemes have been examined with the first part of the study on the case of Eryaman 4th Stage.

The results of the survey that followed showed that a considerable portion of the value judgments expressed are valid for all actor groups involved in the process. A certain expected consensus in terms of expressed value judgments is revealed. However, there are certain findings that point to conflicts and other related issues throughout the analyses of the survey results.

Following the analysis of the results value by value according to the schemes proposed after the first part, an additional discussion on the results and analyses has been provided. The final chapter in the thesis re-evaluated and compiled the results according to observations that are believed to be valid for implications of the study, as well as further research studies on the matter. The six conceptualizations that sum up the results of the study, for implications to academic fields and the housing sector, as well as further studies are labeled as: consensus, opposition, inter-group valuations, fields of authority, notions related to conjuncture, and internal polarizations within groups. These six final conceptualizations have been proposed to be the second major conceptual contribution of the study, as well as providing insight on actor groups involved in the case at hand.

Concerning the case study, direct implications can be derived from the issues discussed with the conceptualizations of “oppositions”, “inter-group values”, and “fields of authority”. Throughout the study several oppositions and conflicts have been observed. The most crucial of these are probably those that relate to users, as user-managers have expressed certain indignation in that they had been subjected to desires or wishes or ideals of others. For any mass housing project that would house the masses such an opposition should be avoided. The results, analyses, as well as verbal remarks from the respondents can be utilized in further understanding this subject position users are addressed to, or themselves feel subjected to. What

this thesis can provide is the explanation of the case and issues of concern, due to its nature and its conceptual concerns it *cannot provide direct solutions* as such. However still, the discussions this study provides depict situations where further readings can be derivative for further solutions.

Another important issue is the notion of fields of authority, and how these fields are claimed, maintained, and contested. It is particularly valid for studies on building professions and ethics of building. The study presented a series of examples from the case on fields of authority, both in terms of claims and challenges. Professional authorities, how they get to be constituted, what and how these maybe challenged are particularly important issues in the social studies of buildings and mass housing in particular. From the Eryaman case, examples particularly from the architectural field, the notion of consultancy in Turkey, and again vivid challenges from the use phase have been presented in this study.

To conclude not only with the case, it should be once more noted that the intention of establishing mass housing within a larger frame in accord with the social, political, and economic dimensions had prevailed throughout the study, also focusing and trying to establish a study on the problem of value judgments in building. This has been attempted by obtaining knowledge on various groups in terms of their values on the process and other groups, to demonstrate how they position themselves within the social frame of the mass housing process, as well as the wider conjuncture, the conditions that contextualize the project within a particular time and location.

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APPENDICES

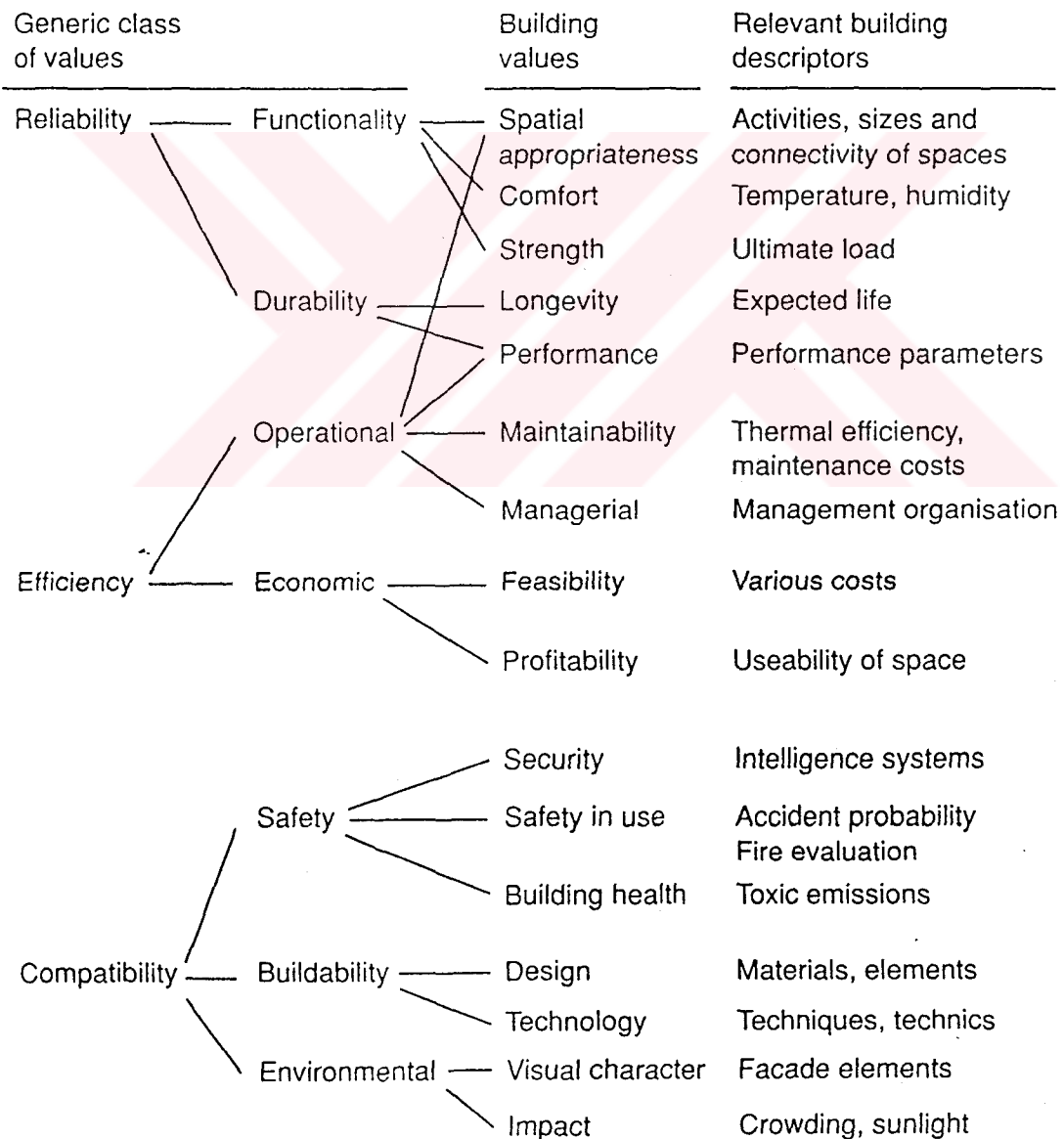


Appendix 5.

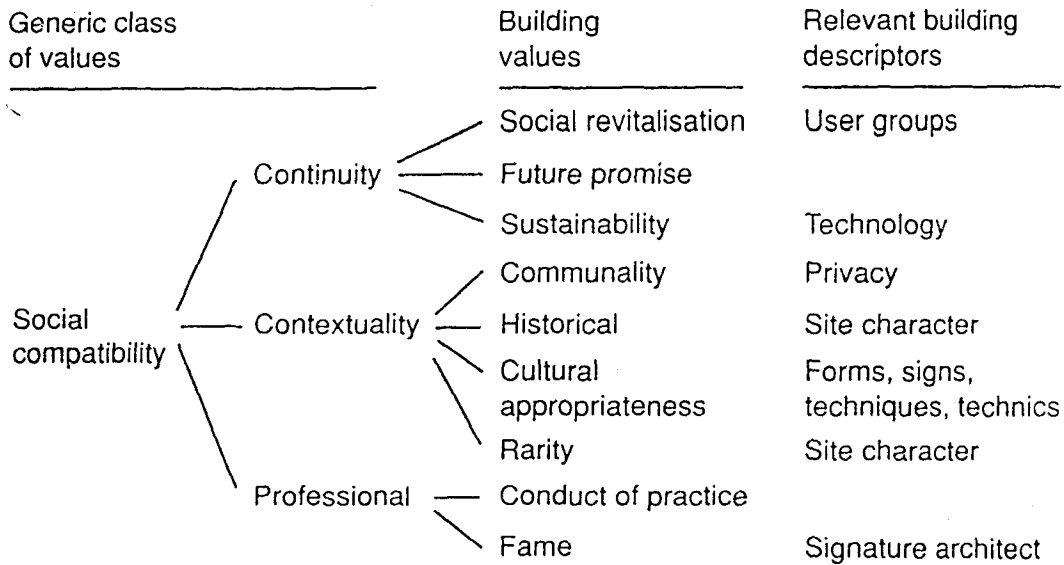
The Value Charts

(as Proposed in Pultar, M. "The Conceptual Basis of Building Ethics". Ethics and the Built Environment. Ed. W. Fox. London: Routledge, 2000. 155-169.)

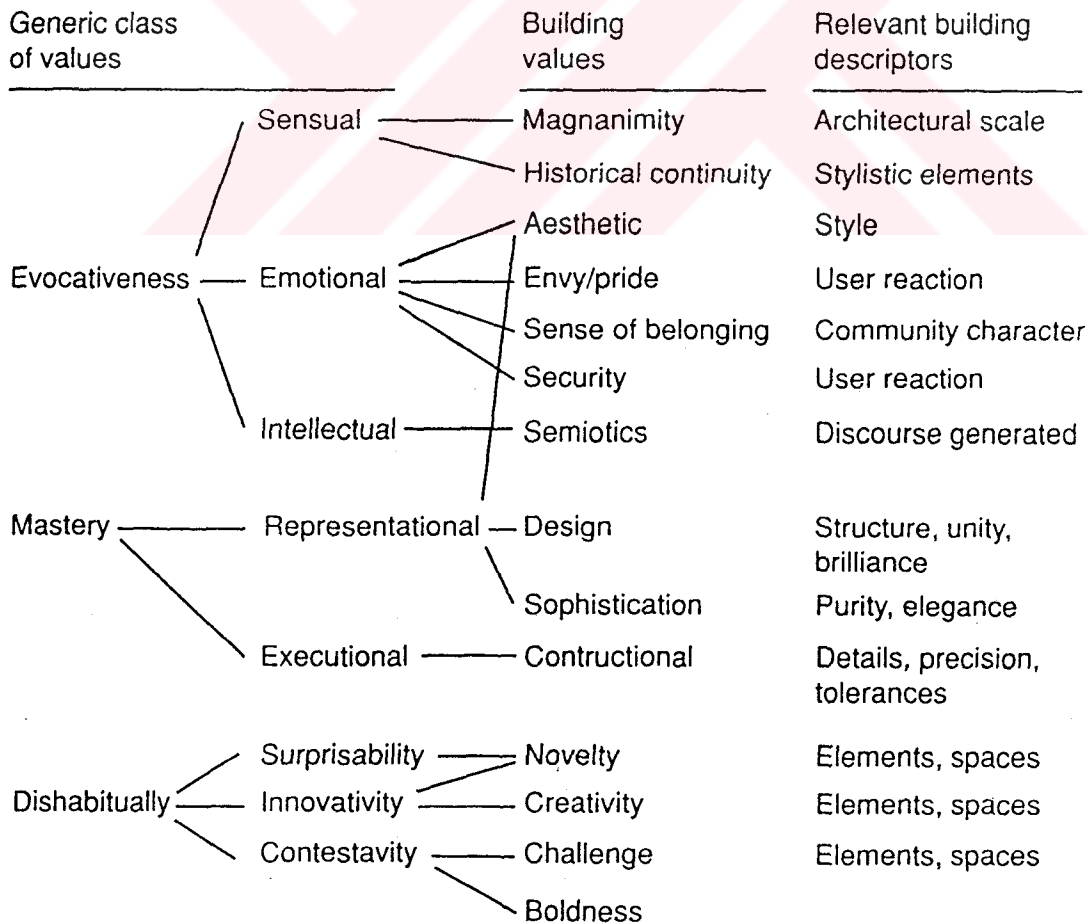
Technical Values



Socio-cultural Values



Percepto-cognitive Values



Appendix 6.1.

The List of Value Judgments / Hypotheses

1	The tenders should be constituted in compliance with the relevant laws and legislation during the process of forming, announcement, adjudication and awarding of the tender files.
2	The participant groups to the tender should be treated on the basis of equity and neutrality.
3	For the tenders upon invitations; the contracting firms should have equal levels of experience and capacities and the competency and adequacy of the firm participating to the tender should be designated accurately.
4	The candidate (postulant) contractors should not negotiate and settle between themselves in order to be awarded with the tender on a price higher than the value of the work.
5	The contracts acted between the administration and the groups participating to the planning and application processes should be comprehensive, detailed and clearly defined.
6	The payments stipulated for the contractor realizing their contractual commitments according to the contract and schedule, should be made in time by the administration.
7	The administration should not be subject to interference from external factors during constitution and evaluation of tenders, commitment and application and later at the utilization stages.
8	The basis to be taken into consideration should be the competency and adequacy of the participants instead of the recommendations and proposals submitted by the government institutions and relevant individuals during the above – mentioned process.
9	The mass housing process should be executed and realized independent from the decisions of political content decisions by the governments in action and relevant local authorities.
10	The mass housing projects should be oriented, governed and controlled by a central unit.
11	The selection of the contractor and the distribution of the users should not be performed according to the political and economical interests.
12	The selection of the contractor should be realized in a manner to avoid bribery and similar other corruptive offers.
13	No discrimination on the basis of monetary actions or relationship should be applied to any prospective user during the designation of the users and distribution of the mass housing.

14	The contractor should not be liable from realizing specific requests that do not fall under the scope of the work regarding the contracted work.
15	All participant groups in the mass housing process should work in harmony, maintain communication, and should be recognized by each other.
16	The administration should provide the communication, information flow and coordination between the design and contracting groups in order to ensure the providing of works without any delays.
17	All participant groups within the mass housing process should work in harmony, maintain communication, and should be recognized by each other.
18	During the mass housing process, the administrative, design, construction and user groups should gather together and designate the minimum common interest.
19	Prior to the commencement of the work, the administrators and groups such as architects, engineers and similar other groups included in the design process should decide collectively on the issues regarding the steps for execution to be applied during the planning and application phases for the mass housing.
20	The competitive environment to be created by inclusion of more than one professional group (design and application groups) to a single phase during the realization of the work should be effective on the term and quality of the delivered work.
21	The production at the design and application stages should be evaluated and supervised by an independent and neutral group besides the administration.
22	The supervision and audit of the design and application stages should be realized in accordance with international standards and criteria.
23	A mass housing project should provide the chance of acquisition of housing for the persons that have not the opportunity to acquire housing under general conditions.
24	The distribution and sharing of the housing units should be performed under the scope of the equity conditions to be designated mutually by the administration and users.
25	Each user, within the mass housing settlement area he / she resides in, should be entitled with the right to become a candidate for the administration of the settlement areas of various scales and designation of the administration by voting.
26	Apart from providing a settlement area, any mass housing project should incite and promote the users within to participate democratically.
27	The right for property and use rights should be separated from each other and the intervention of the users to the environment should be limited.
28	The mass housing projects should be aimed to constitute an ideal example for each aspect under the scope of terms and conditions realized.
29	The mass housing project should have a pioneer approach that should modify the planning and construction types and procedures for mass housing approach.

30	The mass housing project should cause an alternation within society and the housing sector towards the positive, regarding both the construction technologies and design and decision making, the status of the municipalities and the demand to housing.
31	There are no sufficient examples submitted and introduced in Turkey within the architectural criticism and sectoral publications, especially regarding the issue of mass housing.
32	Works thoroughly mentioning practical applications of mass housing within Turkey should be realized and the information flow within society and the specific sector should be provided for further projects.
33	Lecturers should incite and promote students in relevant educational branches to examine exemplars existing and available in their environ.
34	Appropriate fields including common functions such as health care, education, commerce, compliant with the user profiles should be developed within the mass housing projects.
35	The above mentioned common areas proposed should be designed in compliance with existing systems and operational styles and in a manner appropriate to connect to the general system.
36	The connection of each of the above – mentioned common requirements to their comprising systems should be anticipated from both structural environment and operational style and each of such requirements should be developed in compliance with such comprising system.
37	An innovative approach should be demonstrated during the mass housing process both from the structure of operation and execution of the works.
38	The mass housing process should have an experimental structure to assure the most innovative and accurate realization in every field of the mass housing.
39	Utilization of recognized and renowned architects during the design phase of the mass housing process should enhance the end-products by constituting a general competitive environment during the mass housing design process.
40	Regardless to the users' perception, the inclusion of recognized signatures to the design process would improve the recognition and acceptance of mass housing projects.
41	Mass housing projects to be designed by experienced architects would provide better solutions for the living conditions and environment.
42	The planning and architectural design within a mass housing project should be authentic and original.
43	It should be important to provide creative design solutions compliant with the program within the mass housing project.
44	The resource requirements and revenue flow should be adjusted and arranged in a manner not to be effected by the political conjuncture and provide self – sufficiency in accordance with the investment and work program.
45	A particular and standard construction technology should be designated by the administration and its application by all of the application groups for the mass housing projects should be stressed.
46	The limitations that can be encountered as a consequence of a particular technology to be designated by the administration would not allow diversity and flexibility in the works of the design and application groups.

Appendix 6.2.

Sample Sentences Applied to the Values – Value Judgments Chart



Appendix 6.3.
The Survey: Turkish Original



BİLKENT ÜNİVERSİTESİ GÜZEL SANATLAR ENSTİTÜSÜ

TOPLU KONUT SÜRECİNDE KATILIMCI GRUPLAR VE SÜRECİN İŞLEYİŞİ ANKET ÇALIŞMASI

KİŞİSEL ve MESLEKİ BİLGİLERİNİZ

Önemli Not: Aşağıdaki bölümde yer alan mesleki bilgiler ve kurumsal bağlarınız ile ilgili sorular, anketin değerlendirme sürecinde çeşitli referanslarda bulunmak üzere sorulmaktadır. Anketimizi yanıtlayan tüm katılımcılar ANONİM olarak tutulacaktır. Hiçbir koşulda kendilerinden onay alınmadan İSİMLERİ YAYINLANMAYACAKTIR.

Mesleğiniz:

Bağlı Olduğunuz Kurum / Çalıştığınız Firma:

Yaşınız:

Cinsiyetiniz:

Eğitim Durumunuz:

TOPLU KONUT SÜRECİNDE KATILIMCI GRUPLAR VE İŞİN YÜRÜTÜLMESİ

Önemli Not: Anketimiz, Toplu Konut sürecine dair yorumlar içeren cümlelerden oluşmaktadır. Lütfen kendi görüşünüzü her cümlenin altında yer alan seçeneklerden birini işaretleyerek belirtiniz.

SÜREÇ GENEL

1. Toplu konut sürecinde bütün katılımcı gruplar uyum içinde ve birbirlerinden haberdar olarak çalışmaktadırlar.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

2. Toplu konut sürecinde bütün katılımcı gruplar en etkili biçimde paylarına düşen işi bağımsız olarak yürütmeli ve bu gruplar yönetim tarafından organize edilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

3. Toplu konut sürecinde yönetim bütün katılımcı gruplara kendi bilgisi dahilinde ne yapacaklarını ve nasıl yapacaklarını bildirmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

4. Bu süreç sırasında bazı değişiklikler idare ve yüklenici tarafın karşılıklı anlaşması ile tüm katılımcı grupların haberi olmadan da yapılabilir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

5. Toplu konut sürecinde, idare, tasarım, uygulama ve kullanıcı grupları bir araya gelerek asgari müşterekleri belirlemelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

6. Önceden saptanan bu asgari müşterekler hiçbir şart altında değiştirilmemelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

7. Toplu konut süreci, yönetimdeki hükümetlerin ve bağlı olunan yerel yönetimlerin siyasi içerikli kararlarından bağımsız olarak yürütülmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

8. Temel kararları alınıp başlatılmış olan bir toplu konut süreci siyasal hükümetlerdeki karar ve konum değişiklikleri ne olursa olsun, başlangıçta hedeflendiği şekilde yürütülmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

9. Bir toplu konut projesi, yerel yönetimlerin yönetmelik koşulları ve bunlardan doğabilecek kısıtlamalardan bağımsız hareket edebilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

10. Toplu konut projesinin gerçekleşme süresi boyunca katılımcı gruplar tarafından saptanmış asgari müşterekler siyasi ve ekonomik nedenlerden dolayı gerekirse yönetim tarafından tek taraflı değiştirilebilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

11. Bir toplu konut projesinin ilkeleri siyasi hükümet tarafından belirlenmiş olsa bile, oluşum süreci bağlı olduğu yerel yönetim kriterleri kapsamında gerçekleşmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

12. Toplu konut projeleri merkezi bir birim tarafından yönlendirilmeli, yönetilmeli ve kontrol edilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

13. Toplu konut projelerinde çeşitli grup ve kişiler arası ilişkilerde zaman zaman karşılıklı kayırmalar gerekli ve faydalıdır.

- Gereklidir ve Yapılmaktadır
 Yapılmamalıdır ama Gerek Duyulmaktadır
 Yapılmaktadır ama Doğru Değildir
 Yapılmamalıdır ve Gereksizdir
 Fikrim Yok

14. Toplu Konut süreci, toplu konutun her alanında yeni ve en doğru olanı bulmak için deneysel bir yapıya sahip olmalıdır.

- Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

PLANLAMA GENEL

15. Toplu konut sürecinde, işlerin yürütülmesi ve yapılanma açısından yenilikçi bir tavır sergilenmelidir.

- Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

16. İşin başlangıcından önce idareciler ve tasarım sürecine dahil olan, mimar, mühendis ve bunun gibi gruplar toplu konutun planlama ve uygulamasında izlenecek yollara beraber karar vermelidir.

- Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

17. İşin başlangıcından önce idareciler, tasarımcılar ve olası kullanıcı temsilcileri ile yerel temsilciler, toplu konutun planlama ve uygulamasında izlenecek yollara beraber karar vermelidir.

- Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

18. Toplu konut projelerinde olası kullanıcıların yaşam biçimleri fazla değiştirilmeye çalışılmamalıdır.

- Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

19. Bir Toplu konut projesi, kentsel yaşam koşullarının nasıl olması gerektiğini göstermelidir.

- Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

20. Bir Toplu konut projesi kullandığı teknolojiler itibariyle yenilikçi ve öncü olmalıdır.

- Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

21. İnşa edilen toplu konut projesi, tüm toplu konut sektörünü etkileyecek ve şekillendirecek nitelikte olmalıdır.

- Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

22. Toplu konut projesi, yapılanışı ve uygulamalarıyla bağlı olduğu yerel belediyelerin prosedürleri ve işleyişini etkileyebilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

23. Yapılacak projeler, ve kullanıcılara sunulmuş biçimleri toplu konuta talep sürecini baştan tanımlayabilecek özellikler sunmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

24. İşin başlangıcından önce idareciler, toplu konutun planlama ve uygulamasında izlenecek yollar için tasarımcılara danışarak hareket etmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

25. Toplu konut projelerinde esas olan projenin yeni veya yaratıcı değil, yaşanabilir standartlarda olmasıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

PLANLAMA EKONOMİ

26. Toplu konut projesi, genel koşullar altında ev sahibi olamayacak insanlara konut edinme şansı tanımalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

27. Kaynak ihtiyacı ve gelir akışı, yatırım ve iş programına bağlı olarak kendi içinde yeterlilik sağlayacak ve siyasi konjonktürden etkilenmeyecek biçimde ayarlanmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

28. Toplu konut projelerinde idare, ekonomi ve zaman koşullarını düşünerek tek bir yapı teknolojisi belirlemeli, bütün tasarım ve uygulama grupları bu teknolojiyle çalışmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

PLANLAMA TASARIM

29. Bir toplu konut projesinde planlama ve mimari tasarım özgün olmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

30. Toplu konut projelerinin tasarım aşamalarında yaratıcılık ön planda tutulmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

31. Tasarım aşamasında tanınmış mimarlardan yararlanılarak, toplu konut tasarım sürecinde genel bir rekabet ortamı oluşturulmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

32. Toplu konut projelerinde deneyim sahibi mimarlar, sonuç ürünlerin iyileştirilmesine olanak tanır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

33. Toplu konut projeleri, yaşam çevresi açısından daha iyi çözümler getirmeleri için deneyim sahibi mimarlar tarafından tasarlanmalıdırlar.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

34. Kullanıcılar ne düşünürse düşünsün, toplu konut sürecine tanınmış tasarımcıların dahil olması toplu konutun faydasıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

35. Tanınmış imzaların binaları her zaman daha kolay kabul görür, daha çok ilgi toplar, böylece tasarlayacakları toplu konutlar daha çok tanınan projeler olurlar.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

36. Bir toplu konut projesinde, programa uygun yaratıcı mekansal çözümlere önem verilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

37. İdarenin talep edeceği, örneğin tünel kalıp gibi sabit bir teknoloji, getireceği sınırlamalar yüzünden tasarım ve uygulama gruplarının çalışmalarında çeşitliliğe ve esnekliğe olanak tanımamaktadır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

PLANLAMA SOSYAL MEKANLAR

38. Toplu konut projesinde, sağlık, eğitim ve ticaret gibi ortak işlevleri içeren ve kullanıcı profiline uygun alanlar geliştirilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

39. Bu öngörülen ortak alanlar, mevcut sistem ve işleyiş biçimlerine uyumlu ve idari olarak genel sisteme bağlanabilecek bir şekilde düşünülmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

40. Yukarıda bahsi geçen ortak ihtiyaçların herbiri gerek yapısal çevre, gerek işleyiş biçimi açısından zamanın koşullarına uyumlu bir şekilde geliştirilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

41. Ticari kurumlar ile Eğitim ve Sağlık kurumları kendi üst birimlerine bağlanabilecek şekilde tasarlanmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

42. Ticari kurumlara ortak mekanlar tasarlanırken, bu mekanları hangi firmanın kullanacağı değil, çeşitli koşullarda nasıl kullanılacağına önem verilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

43. Bir ticari kurum kendi binasını yapabilmeyi talep ediyorsa, buna planlamada böyle yer verilmeli, özellikle büyük ticaret mekanlarında esnek davranılmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

44. Büfe, bakkal gibi küçük esnafın açmak istediği ticari mekanlar, serbestçe toplu konut içerisinde istenilen yerde açılabilir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

45. Toplu Konut projelerine eğitim sağlık ve ticari kurumların dahil edilmesine gerek olmamalıdır. Yetkili üst sistemler veya yatırımcılar uygun görürse zaten bu mekanlar inşa edilecektir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

İHALELER VE İŞİN VERİLMESİ

46. İhale dosyalarının oluşturulmasında, duyurulmasında ve karara bağlanma sürecinde ihaleler hukuki süreçlere uygun oluşturulmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

47. İhaleye katılan gruplara eşit ve tarafsız muamele edilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

48. Çağrılı ihalelerde; taahhüt veren firmalar eşit düzeyde tecrübede ve kapasitede olmalıdırlar.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

49. İhaleye girecek firmaların yeterliliği saptanırken büyük özen gösterilmeli, belli kriterlere göre hareket edilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

50. Yüklenici seçiminde yönetici kadro, eşit değerlerde olmayan adayları yarıştırmak daha ekonomik sonuçlara ulaşmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

51. İdare, ihale açılması, değerlendirme, taahhüt ve uygulama, ve daha sonra da kullanım aşamalarında dış etkenlere tabi olmamalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

52. Yukarıda bahsi geçen süreç zarfında hükümet veya ilişkili kurum ve bireylerden gelecek tavsiye ve öneriler gözönüne alınmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

53. İhale açılması, değerlendirme, taahhüt ve uygulama sürecinde her zaman katılımcıların yeterliliği esas alınmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

54. Yüklenici seçimi, siyasal tercihlere göre şekillenebilir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

55. Yüklenici seçimi geçmiş bağlar ve ilişkiler çerçevesinde yapılmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

56. Yüklenicilere iş verilirken, ve kullanıcıların konut dağılımında yetki sahibi kişilerin bireysel çıkarları zaman zaman önem kazanabilir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

57. Yüklenicinin siyasal tercihleri, yüklenici yeterli olduğu sürece seçilmesini engellememelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

58. Yüklenici seçiminde rüşvet veya iş ilişkileri vaadeden öneriler geri çevirilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

59. Bir toplu konut projesinin parçaları farklı yüklenicilere verilerek rekabet ortamı yaratılmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

60. Aday yükleniciler kendi aralarında anlaşarak yönetimden işin hakettiği bedelden daha yüksek değerlerde işi alabilmelidirler.

- Yapılmaktadır ve Yapılmalıdır.
 Yapılmamalıdır ama Böyle Şeyler Olmaktadır.
 Yapılmaktadır ama Engellenmelidir.
 Yapılmamalıdır ve Yapılamaz.
 Fikrim Yok.

SÖZLEŞME

61. İdarenin planlama ve uygulama süreçlerine katılan gruplarla yaptığı sözleşmeler kapsamlı, ayrıntılı ve açıkça tanımlanmış olmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

62. İdarenin planlama ve uygulama süreçlerine katılan farklı gruplarla yaptığı sözleşmeler, bu grupların birbirlerini etkileme sürelerini de göz önüne almalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

63. İdare, sözleşmelerinde duruma göre esneyebilecek koşullar oluşturmamalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

64. İdare, sözleşmelerinde açık uçlu ve değişime açık olmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

ÖDEME / PARA AKIŞI

65. Yüklenicilere yapılması gereken ödemeler zamanında ve eksiksiz yapılmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

66. Sadece kontrat koşullarını yerine getiren yüklenicilere sözleşme doğrultusunda ödeme yapılmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

67. İdare, işin yapılışı ve zamanlaması ne durumda olursa olsun vaadettiği ödemelerini aksatmamalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

68. Sözleşme şartlarına uyarak uygulamalarını yürüten yükleniciler, idare tarafından ödeme yapılamasa bile taahhütlerini yerine getirmelidirler.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

69. Uygulama süreci boyunca sözleşme şartlarını yerine getirmeyen yüklenicilere, işin sonunda değerlendirilmek üzere, idare tarafından taahhüt edilen ödemeleri yapılmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

KONTROL

70. Bütün katılımcı grupların ortaklaşa saptadıkları asgari müştereklere göre işin yürütülmesi durumunda ayrıca bağımsız bir değerlendirme ve denetleme grubu gerekli değildir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

71. Tasarlama ve uygulama aşamalarında üretim, idareden bağımsız ve tarafsız bir grup tarafından değerlendirilmeli ve denetlenmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

72. İdareci ve uygulayıcılardan bağımsız bir grup tarafından yapılacak denetlemeler tarafsız, ve yaptırımlardan etkilenmeden gerçekleşmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

73. Yönetim, toplu konut süreci boyunca düzenli bilgilendirme ve periyodik toplantılarla her katılımcı grubu kontrol ederek, ayrıca bir gruba ihtiyaç duymadan gerekli denetimi sağlayabilir.

Tamamen Katılıyorum.

Düzgün ve Sağlıklı Yürütülebilirse Katılıyorum.

İyi Olurdu ama Yapılamaz.

Bu Şekilde Denetim Sağlanamaz.

Fikrim Yok.

74. Tasarım aşamasında, idareden bağımsız ve tarafsız bir grubun değerlendirmesi ve denetlemesi gerekli değildir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

75. Uygulama aşamasında üretim, idareden bağımsız ve tarafsız bir grup tarafından değerlendirilmesinin yanısıra tasarım grubu tarafından da denetlenmelidir. 2.3.1.1.F

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

76. Tasarım ve uygulama aşamalarının denetimlerinde ülke koşullarının gerekleri göz önünde bulundurulmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

77. Tasarım ve uygulama aşamalarının denetimi uluslararası standartlar ve değerler gözetilerek gerçekleştirilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

UYGULAMA

78. İdare, işin yapımında aynı aşamaya aynı meslek grubundan birden fazla yüklenici dahil ederek yaratılacak yarışma ortamını ekonomik olarak projenin avantajına kullanmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

79. Projenin birden fazla mimari ofise dağıtılması, hem proje kalitesini arttıracak, hem de hazırlama süresini azaltacaktır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

80. Uygulama beklentilerinden fazlasını verecek bir yüklenici firma olduğu takdirde, diğer yüklenicilerin de bu sözleşme dışı işleri yapmaları beklenilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

81. Yüklenici, üstlendiği işten kendisine verilmiş olan proje, program ve bütçe çerçevesinde sorumludur.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

82. Yüklenici, üstlendiği iş dolayısıyla iş kapsamında gözükmeyen bazı özel istekleri yerine getirmekle sorumlu olmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

83. Yapılacak işin uygulama şartları yüklenicinin imkanlarına göre, işin bitirilebilmesi için esnetilebilir, ve bazı aksamalar anlayışla karşılanmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

KULLANIM

84. Gelir düzeyi dolayısıyla alım gücü olmayan birey ve ailelere konut edinme şansı tanımak için toplu konut projeleri yapılmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

85. Siyasal görüş ve bağlantılar toplu konut projesinin kullanıcı dağılımında rol oynamamalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

86. Kullanıcı adaylarının üst düzey bağlantıları aracılığıyla konut tercih ve mülkiyetinde öncelik talep etmeleri engellenmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

87. Kullanıcı adaylarının yönetici kadroya yakınlıkları konut sahibi olma şanslarını arttırabilirdir.

- Arttırabilir, Arttırmaktadır.
 Arttırmaktadır, ama bu Yanlıştır.
 Hayır, Arttıramaz, Oluyorsa bile Engellenmelidir.
 Böyle Birşey Yoktur Olamaz.
 Fikrim Yok.

88. Kullanıcı adaylarının geçmiş ekonomik problemleri konut sahibi olmalarında önem taşımamalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

89. Kullanıcıların belirlenmesi ve konut dağıtımında, kullanıcı adaylarına sıra ve seçim hakkı için para karşılığı öncelik verilmesi engellenmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

90. Kullanıcıların benzeri öncelikler için herhangi bir bağlantı aracılığıyla başvurmaları engellenmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

91. Konut dağılımı, idare tarafından yapılmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

92. Aynı siyasal görüşe sahip kullanıcıların aynı komşuluk biriminde olmalarına dikkat edilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

93. Konut birimlerinin dağıtımı ve paylaşımı, idare ve kullanıcılar tarafından ortaklaşa saptanan eşitlikçi koşullar doğrultusunda yapılmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

94. Toplu Konut alanları kullanıcılar tarafından yönetilmelidir.

- Katılıyorum.
 Katılıyorum ama Duruma Göre Değişir.
 Katılmıyorum.
 Söz Konusu Bile Olamaz.
 Fikrim Yok.

95. Toplu Konut alanlarında yöneticiler seçimle belirlenmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

96. Toplu Konut alanı yönetici grubu içinde, genel düzenin korunması açısından, üst idarelerce tayin edilmiş üyeler de bulunmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

97. Genel Yönetim Planı kullanıcıların oylarına göre değiştirilememelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

98. Toplu konut alanında kullanıcılar kendi aralarında örgütlenebilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

99. Bir toplu konut projesi, yaşam alanı sağlamanın yanı sıra kullanıcıları demokratik katılımı bulmaya teşvik etmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

100. Örgütlenen kullanıcılar kullanım taleplerini uygulamaya sokabilmelidirler.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

101. Kullanıcılar kullanım talepleri doğrultusunda genel proje planına müdahale hakkına sahip olmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

102. Toplu konut alanlarında mülk hakkına sahip kullanıcıların yaşam alanlarına ve çevreye kişisel kararları doğrultusunda müdahale etmelerine izin verilmemelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

103. Yaşam alanları ve konut çevresinin kullanım koşulları, yönetim ve tasarım grupları tarafından belirlendiği şekilde korunmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

104. Toplu konut kullanıcıları kendi aralarında aldıkları demokratik kararlarla ortak kullanım mekanlarını ve çevre düzenini değiştirebilmelidirler.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

TANINMA / KABUL GÖRME

105. Sektörel yayınlarda, özellikle toplu konut alanında Türkiye'den örneklere yer verilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

106. Mimarlık eleştirisi doğru ve iyi örnekler için çoğunlukla Batı Ülkelerini referans göstermelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

107. Mimari ve sektörel yayınlarda ülke koşulları esas alınmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

108. Üniversitelerde Toplu Konut Araştırmaları yapacak birimler kurulmalı, bu bilgiler topluma ve sektöre aktarılmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

109. Eğitimciler, mimarlık ve inşaat örnekleri için yakın çevrelerindeki yapılara inceleme gezileri düzenlemelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

Appendix 6.4.

The Survey: Sample Sentences in English

PROCESS, GENERAL

1. All participant groups within the mass housing process should work and engage coherently and should be informed of each other.
2. All participant groups within the mass housing process should independently execute the works of their responsibility in the most effective manner and such groups should be organized by the administration.
3. During the mass housing process, all participant groups should operate under the supervision of the administration.
4. During the above-mentioned process, some modifications and amendments could be realized without informing the entire participant groups, upon mutual agreement of the administration and the contractor.
5. During the mass housing process, the administrative, design, application and user groups should gather and develop minimum common interests.
6. Such pre-determined minimum common interests should not be modified or amended under any circumstance or condition.
7. The mass housing process should be executed and realized independent from the political decisions of the central governments and relevant local authorities.
8. Any mass housing process initiated should be executed in accordance with the initial objective apart from the decisive and status amendments and alterations of the political government.
9. Any mass housing project should be capable of acting independently from the conditions and provisions of the regulations of the local administrations and any limitations that could arise from such provisions and conditions.
10. The minimum common interest determined by the contributing groups during the realization period of the mass housing project should be capable of being amended and altered unilaterally by the administration if required as a consequence of political and economical justifications.

11. Even if the principles of a mass housing project is designated by the political government in force, the formation process should be realized under the scope of the criteria of the relevant local government.
12. The mass housing projects should be oriented, governed and controlled by a central unit.
13. Favoring one another between various groups and individuals on several occasions, are required and beneficial for the relations in the mass housing process.
 - Required and Performed
 - Should not be performed but Required
 - Performed but Not Suitable
 - Should not be performed and not Required
 - No Comment
14. The mass housing process should be of experimental nature to provide the most innovative and accurate aspect in every field of the mass housing.

PLANNING, GENERAL

15. An innovative approach should be demonstrated during the mass housing process both from the execution of the works and structural aspects.
16. Prior to the commencement of the work, the administrators and groups such as architects, engineers and similar other groups included in the design process should decide collectively on the issues regarding the courses for execution to be engaged during the planning and application phases for the mass housing.
17. Prior to the commencement of the work, the administrators, designers and prospective user representatives and local representatives should decide collectively on the issues regarding the courses for execution to be engaged during the planning and application phases for the mass housing
18. The project should not try to challenge the life styles of potential occupants.
19. The mass housing project should demonstrate how urban living conditions should be.
20. The mass housing project should be innovative and pioneer in the utilized technologies.

21. The mass housing project to be constructed should have the characteristic features to effect and shape entire mass housing sector.
22. The mass housing project should be in the position and structure to be able to effect and alter the proceedings of local governments that the housing sites are connected to.
23. The projects to be realized should submit features that are able to redefine the demand process for the mass housing sector.
24. Prior to the commencement of the work, the administrators should act upon consulting to the designers for the methods to be applied and followed during the planning and application of the mass housing.
25. The mass housing projects should essentially reply standards of living, rather than being novel or creative.

PLANNING, ECONOMY

26. The mass housing project should provide the chance of acquisition of housing to those who could not afford it otherwise.
27. The resource requirements and revenue flow should be adjusted and arranged in a manner not to be effected from the political conjuncture and provide self – sufficiency in accordance with the investment and work program.
28. A single construction technology should be designated with regard to the administrative, economical and timely completion aspects for the mass housing projects and entire design and application groups should work with respect to this technology.

PLANNING, DESIGN

29. Planning and architectural design aspects should be novel and original in mass housing.
30. Creativity should have the highest priority during the design phase of the mass housing projects.
31. The inclusion of recognized and reputable architects during the design phase of the mass housing process should be utilized to constitute a general competition environment during the mass housing design process.
32. Experienced architects would be of use in the enhancement of the end products.

33. The mass housing projects should be designed by experienced architects to provide better solutions in the living environment.
34. Whether the users appreciate or not, the inclusion renowned architects would be beneficial for the mass housing.
35. The buildings of renowned architects would increase recognition and gather more interest, thus housing designed by well-known architects are known more.
36. It should be important to provide creative space solutions according to the program within the mass housing project.
37. The standardization in building technologies such as tunnel formwork, might limit variety and flexibility in design solutions.

PLANNING, SOCIAL AREAS

38. Appropriate spaces for common functions such as health care, education and commerce; compliant with the user profile should be developed within the mass housing projects.
39. The above – mentioned common areas anticipated to exist should be considered in compliance with the existing system and operational styles and in a manner available for connection to their superstructure.
40. The connection of each of the above – mentioned common spaces to their upper systems should be anticipated from both built environment and operational style and each of such requirements should be developed in accordance with contemporary requirements.
41. The commercial institutions and the Educational and Health Care institutions should be designed in a manner to be connected to their senior units.
42. During the design phase of the common areas for the commercial institutions, the flexibility for various conditions and circumstances should be of importance, rather than the question of which firm would use such areas.
43. In case a commercial entity wishes to build their own space within the housing area, they should be allowed to proceed their own way, and particularly for large commercial establishment extra flexibility should be provided.
44. The commercial areas reserved for small–scale retail such as buffets and grocers should be available for construction to any desired location freely within the mass housing.

45. The inclusion of education, health care and commercial institutions to the mass housing projects should not be required. In case competent senior systems or investors find appropriate, such areas and institutions would be constructed anyway.

TENDERS AND AWARDING OF THE WORK

46. The tenders should be constituted in compliance with the relevant laws and legislation during the process of forming, announcement, adjudication and awarding of the tender files.
47. The participant groups to the tender should be treated on the basis of equity and neutrality.
48. For the tenders with invitations; the contracting firms should have equal levels of experience and capacities and the competency and adequacy of the firm participating to the tender should be designated accurately.
49. Required attention should be paid while designating the competency and adequacy of the firms to participate to the tender and attention should be paid to specific criteria.
50. The administrative staff should have candidates in dissimilar levels competing, and acquire more economic outcomes during the selection of the contractors.
51. The administration should not be subject to external factors during opening and evaluation of the tenders, commitment and application and latter at the utilization stages.
52. The basis to be taken into consideration should not be the recommendations and proposals submitted by the government and relevant institutions during the above – mentioned process
53. The competency and adequacy of the participants should be taken as the basis during opening and evaluation of the tenders, commitment and application and latter at the utilization stages.
54. The selection of the contractor should be formed according to the political preferences.
55. The selection of the contractor should be performed under the scope of previous connections and relations.
56. The personal interests of the individuals having capacities and powers during assignment of work to the contractors and during the distribution of the housings to the users should occasionally become important.

57. The political preferences of the contractor should not hinder selection as a contractor provided that the contractor is competent and adequate.
58. The bribe proposals and proposals promising business relations should be refused during the selection of the contractors.
59. The parts of a mass housing project should be assigned to various contractors in order to create a competitive environment.
60. The candidate (postulant) contractors should negotiate and settle between themselves in order to be awarded with the tender on a price higher than the value of the work.
- Is Performed and should be performed.
- Should not be performed but such things happen.
- Is performed but should be prevented.
- Should not be performed and must not be performed.
- No comment.

CONTRACT

61. The contracts acted between the administration and the groups participating to the planning and application processes should be comprehensive, circumstantial and clearly defined.
62. The contracts acted between the administration and the groups participating to the planning and application processes should consider the periods of mutual interaction and effect between such groups.
63. The administration should constitute flexible terms and conditions within the contracts according to the arising circumstances.
64. The contracts acted by the administration should be available for open-ended modifications.

PAYMENT / CASH FLOW

65. The payments stipulated for the contractor should be performed in a timely manner without any deficiencies by the administration.
66. The payments should be made only the contractors realizing their contractual commitments according to the contract.

67. The administration should not hinder the promised payments under any circumstances regarding the execution of the work and timing.
68. The contractors realizing their contractual commitments according to the contract should continue to realize their commitments although the administration fails to perform payments.
69. The contractors failed to realize their commitments according to the contract during the application term should receive payments committed by the administration in a manner to be evaluated at the end of the work.

CONTROL

70. In case the work is realized and executed according to the minimum common interest determined collectively by all groups, a discrete independent evaluation and control group would not be required.
71. The production at the design and application stages should be evaluated and supervised by an independent and neutral group besides the administration.
72. The control to be performed by a group independent of the administrators and practices should be neutral, and should not be under effect from impositions.
73. The administration could control each participant group by regular informative and periodical meetings during the mass housing process and should provide control without requiring an additional group.
 - I totally agree.
 - I agree if executed in an appropriate and healthy manner.
 - Should be fine but not possible to realize.
 - No audit could provided by such means.
 - No comment.

74. The evaluation and control of a neutral group independent from the administration would not be required during the design phase.
75. Apart from evaluation by a neutral group independent from the administration during the application phase, the production should be controlled by the design group.
76. Only the requirements and condition of the country should be of prior concern during the control of the design and application stages.

77. The audit of the design and application stages should be realized with respect to the international standards and values.

APPLICATION

78. The administration should include more than one contractor from the same professional group to the same stage of the work and create a competitive environment in order to be used to the advantage of the project from the economical aspect.

79. Distribution of the project to more than one architectural office would not only increase the quality of the project, but also decrease the duration of preparation.

80. In case of awarding the contract to a contractor firm capable of providing more than application expectations, other contractors are anticipated to perform such non-contractual works.

81. The contractor should be liable from the committed work under the scope of the project, program and budget submitted.

82. The contractor should be liable from realizing some specific requests that do not fall under the scope of the work regarding the contracted work.

83. The terms and conditions for application regarding the work should be flexible according to the available means of the contractor for the purpose of completion of the work and some stall conditions should be tolerated.

USE

84. The mass housing projects should be performed in order to provide chance of acquisition of housing for the individuals and families not having the capacity of procurement as a result of the revenue levels.

85. Political opinions and connections should not play a part in the distribution of the mass housing project to the users.

86. The claim of priority by the prospective users via the high level of connections regarding the preference of housing and proprietorship should be prevented.

87. The proximity of the prospective users to the administrative staff should increase their chance of acquiring housing.

- Could Increase, Increases.
- Increases, but such application is incorrect.
- No, should not increase; If exist, should be prevented.
- There is not such thing, and should not occur.
- No comment.

88. The previous economical problems of the prospective users should not play an important role in acquisition of the mass housing.

89. Granting of priority against money to the prospective candidates during designation of the users and distribution of the housing units for the purpose of right of order and right of election should be prevented.

90. The application of the users via any contacts and connections for similar priorities should be prevented.

91. The distribution of the housing should be performed by the administration.

92. The placement of the users having same political opinions within the same neighboring units should be taken into consideration.

93. The distribution and sharing of the housing units should be performed under the scope of the equity conditions to be designated mutually by the administration and users.

94. The mass housing areas should be governed by the users.

- I agree .
- I agree but depends on situation.
- I don't agree.
- Should not be a question.
- No comment.

95. The administrators within the mass housing areas should be designated by election.

96. The administrator groups of the mass housing areas should include members to be appointed by the senior administrations from the aspect of preservation of the general order regime.

97. The General Management Plan should not be modified and amended upon the votes of the users.
98. The users within the mass housing areas should be able to organize among themselves.
99. Apart from providing a settlement area, any mass housing project should incite and promote the users within to make democratic participation.
100. The organized users should be able to place their utilization requests into application process.
101. The users should be entitled to intervention to the general project plan in the direction of their utilization requests.
102. The users having the right of property within the mass housing areas should not be permitted to intervene to the inhabitant areas and environment according to their personal decisions.
103. The inhabitation areas and the terms of use for the surrounding areas of the housing should be maintained as designated by the administration and design groups.
104. The users of the mass housings should be capable of modifying and altering the common utilization areas and environmental landscaping upon democratic decisions taken among themselves.

RECOGNITION / ACCEPTANCE

105. Examples from Turkey should be available within sectoral publications, especially in the field of mass housing.
106. Architectural criticism should focus on the Western examples as accurate and good references.
107. The conditions of the country should be taken as the basis for architectural and professional publications.
108. Departments to perform Mass Housing Research should be established within universities and such information should be transferred to the society and sector.
109. The educators should organize and hold research travels to the buildings in the vicinity for architectural and construction exemplars.

Appendix 6.5.

The Survey Conducted on Users Group: Sample Sentences in English

PROCESS, GENERAL

1. All participant groups within the mass housing process should work and engage coherently and should be informed of each other.
2. All participant groups within the mass housing process should independently execute the works of their responsibility in the most effective manner and such groups should be organized by the administration.
3. During the mass housing process, all participant groups should operate under the supervision of the administration.
4. During the above-mentioned process, some modifications and amendments could be realized without informing the entire participant groups, upon mutual agreement of the administration and the contractor.
5. During the mass housing process, the administrative, design, application and user groups should gather and develop minimum common interests.
6. Such pre-determined minimum common interests should not be modified or amended under any circumstance or condition.
7. The mass housing process should be executed and realized independent from the political decisions of the central governments and relevant local authorities.
8. Any mass housing process initiated should be executed in accordance with the initial objective apart from the decisive and status amendments and alterations of the political government.
9. Any mass housing project should be capable of acting independently from the conditions and provisions of the regulations of the local administrations and any limitations that could arise from such provisions and conditions.
10. The minimum common interest determined by the contributing groups during the realization period of the mass housing project should be capable of being amended and altered unilaterally by the administration if required as a consequence of political and economical justifications.

11. Even if the principles of a mass housing project is designated by the political government in force, the formation process should be realized under the scope of the criteria of the relevant local government.
12. The mass housing projects should be oriented, governed and controlled by a central unit.
13. Favoring one another between various groups and individuals on several occasions, are required and beneficial for the relations in the mass housing process.

- Required and Performed
- Should not be performed but Required
- Performed but Not Suitable
- Should not be performed and not Required
- No Comment

14. The mass housing process should be of experimental nature to provide the most innovative and accurate aspect in every field of the mass housing.

PLANNING, GENERAL

15. An innovative approach should be demonstrated during the mass housing process both from the execution of the works and structural aspects.
16. Prior to the commencement of the work, the administrators and groups such as architects, engineers and similar other groups included in the design process should decide collectively on the issues regarding the courses for execution to be engaged during the planning and application phases for the mass housing.
17. Prior to the commencement of the work, the administrators, designers and prospective user representatives and local representatives should decide collectively on the issues regarding the courses for execution to be engaged during the planning and application phases for the mass housing
18. The project should not try to challenge the life styles of potential occupants.
19. The mass housing project should demonstrate how urban living conditions should be.
20. The mass housing project should be innovative and pioneer in the utilized technologies.

21. The mass housing project to be constructed should have the characteristic features to effect and shape entire mass housing sector.
22. The mass housing project should be in the position and structure to be able to effect and alter the proceedings of local governments that the housing sites are connected to.
23. The projects to be realized should submit features that are able to redefine the demand process for the mass housing sector.
24. Prior to the commencement of the work, the administrators should act upon consulting to the designers for the methods to be applied and followed during the planning and application of the mass housing.
25. The mass housing projects should essentially reply standards of living, rather than being novel or creative.

PLANNING, ECONOMY

26. The mass housing project should provide the chance of acquisition of housing to those who could not afford it otherwise.
27. The resource requirements and revenue flow should be adjusted and arranged in a manner not to be effected from the political conjuncture and provide self – sufficiency in accordance with the investment and work program.
28. A single construction technology should be designated with regard to the administrative, economical and timely completion aspects for the mass housing projects and entire design and application groups should work with respect to this technology.

PLANNING, DESIGN

29. Planning and architectural design aspects should be novel and original in mass housing.
30. Creativity should have the highest priority during the design phase of the mass housing projects.
31. The inclusion of recognized and reputable architects during the design phase of the mass housing process should be utilized to constitute a general competition environment during the mass housing design process.
32. Experienced architects would be of use in the enhancement of the end products.

33. The mass housing projects should be designed by experienced architects to provide better solutions in the living environment.
34. Whether the users appreciate or not, the inclusion renowned architects would be beneficial for the mass housing.
35. The buildings of renowned architects would increase recognition and gather more interest, thus housing designed by well-known architects are known more.
36. It should be important to provide creative space solutions according to the program within the mass housing project.
37. The standardization in building technologies such as tunnel formwork, might limit variety and flexibility in design solutions.

PLANNING, SOCIAL AREAS

38. Appropriate spaces for common functions such as health care, education and commerce; compliant with the user profile should be developed within the mass housing projects.
39. The above – mentioned common areas anticipated to exist should be considered in compliance with the existing system and operational styles and in a manner available for connection to their superstructure.
40. The connection of each of the above – mentioned common spaces to their upper systems should be anticipated from both built environment and operational style and each of such requirements should be developed in accordance with contemporary requirements.
41. The commercial institutions and the Educational and Health Care institutions should be designed in a manner to be connected to their senior units.
42. During the design phase of the common areas for the commercial institutions, the flexibility for various conditions and circumstances should be of importance, rather than the question of which firm would use such areas.
43. In case a commercial entity wishes to build their own space within the housing area, they should be allowed to proceed their own way, and particularly for large commercial establishment extra flexibility should be provided.
44. The commercial areas reserved for small–scale retail such as buffets and grocers should be available for construction to any desired location freely within the mass housing.

45. The inclusion of education, health care and commercial institutions to the mass housing projects should not be required. In case competent senior systems or investors find appropriate, such areas and institutions would be constructed anyway.

USE

46. The mass housing projects should be performed in order to provide chance of acquisition of housing for the individuals and families not having the capacity of procurement as a result of the revenue levels.

47. Political opinions and connections should not play a part in the distribution of the mass housing project to the users.

48. The claim of priority by the prospective users via the high level of connections regarding the preference of housing and proprietorship should be prevented.

49. The proximity of the prospective users to the administrative staff should increase their chance of acquiring housing.

- Could Increase, Increases.
- Increases, but such application is incorrect.
- No, should not increase; If exist, should be prevented.
- There is not such thing, and should not occur.
- No comment.

50. The previous economical problems of the prospective users should not play an important role in acquisition of the mass housing.

51. Granting of priority against money to the prospective candidates during designation of the users and distribution of the housing units for the purpose of right of order and right of election should be prevented.

52. The application of the users via any contacts and connections for similar priorities should be prevented.

53. The distribution of the housing should be performed by the administration.

54. The placement of the users having same political opinions within the same neighboring units should be taken into consideration.

55. The distribution and sharing of the housing units should be performed under the scope of the equity conditions to be designated mutually by the administration and users.

56. The mass housing areas should be governed by the users.

- I agree .
- I agree but depends on situation.
- I don't agree.
- Should not be a question.
- No comment.

57. The administrators within the mass housing areas should be designated by election.

58. The administrator groups of the mass housing areas should include members to be appointed by the senior administrations from the aspect of preservation of the *general order regime*.

59. The General Management Plan should not be modified and amended upon the votes of the users.

60. The users within the mass housing areas should be able to organize among themselves.

61. Apart from providing a settlement area, any mass housing project should incite and promote the users within to make democratic participation.

62. The organized users should be able to place their utilization requests into application process.

63. The users should be entitled to intervention to the general project plan in the direction of their utilization requests.

64. The users having the right of property within the mass housing areas should not be permitted to intervene to the inhabitant areas and environment according to their personal decisions.

65. The inhabitation areas and the terms of use for the surrounding areas of the housing should be maintained as designated by the administration and design groups.

66. The users of the mass housings should be capable of modifying and altering the common utilization areas and environmental landscaping upon democratic decisions taken among themselves.

Appendix 6.6.

The Survey Conducted on Users Group: Turkish Original



BİLKENT ÜNİVERSİTESİ
GÜZEL SANATLAR ENSTİTÜSÜ

TOPLU KONUT SÜRECİNDE KATILIMCI GRUPLAR VE SÜRECİN İŞLEYİŞİ
KULLANICILAR İÇİN ANKET ÇALIŞMASI

KİŞİSEL ve MESLEKİ BİLGİLERİNİZ

Önemli Not: Aşağıdaki bölümde yer alan mesleki bilgiler ve kurumsal bağlarınız ile ilgili sorular, anketin değerlendirme sürecinde çeşitli referanslarda bulunmak üzere sorulmaktadır. Anketimizi yanıtlayan tüm katılımcılar ANONİM olarak tutulacaktır. Hiçbir koşulda kendilerinden onay alınmadan İSİMLERİ YAYINLANMAYACAKTIR.

Mesleğiniz:

Bağlı Olduğunuz Kurum / Çalıştığınız Firma:

Yaşınız:

Cinsiyetiniz:

Eğitim Durumunuz:

TOPLU KONUT SÜRECİNDE KATILIMCI GRUPLAR VE İŞİN YÜRÜTÜLMESİ

Önemli Not: Anketimiz, Toplu Konut sürecine dair yorumlar içeren cümlelerden oluşmaktadır. Lütfen kendi görüşünüzü her cümlenin altında yer alan seçeneklerden birini işaretleyerek belirtiniz.

SÜREÇ GENEL

1. Toplu konut sürecinde bütün katılımcı gruplar uyum içinde ve birbirlerinden haberdar olarak çalışmalıdırlar.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

2. Toplu konut sürecinde bütün katılımcı gruplar en etkili biçimde paylarına düşen işi bağımsız olarak yürütmeli ve bu gruplar yönetim tarafından organize edilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

3. Toplu konut sürecinde yönetim bütün katılımcı gruplara kendi bilgisi dahilinde ne yapacaklarını ve nasıl yapacaklarını bildirmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

4. Bu süreç sırasında bazı değişiklikler idare ve yüklenici tarafın karşılıklı anlaşması ile tüm katılımcı grupların haberi olmadan da yapılabilir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

5. Toplu konut sürecinde, idare, tasarım, uygulama ve kullanıcı grupları bir araya gelerek asgari müşterekleri belirlemelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

6. Önceden saptanan bu asgari müşterekler hiçbir şart altında değiştirilmemelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

7. Toplu konut süreci, yönetimdeki hükümetlerin ve bağlı olunan yerel yönetimlerin siyasi içerikli kararlarından bağımsız olarak yürütülmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

8. Temel kararları alınıp başlatılmış olan bir toplu konut süreci siyasal hükümetlerdeki karar ve konum değişiklikleri ne olursa olsun, başlangıçta hedeflendiği şekilde yürütülmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

9. Bir toplu konut projesi, yerel yönetimlerin yönetmelik koşulları ve bunlardan doğabilecek kısıtlamalardan bağımsız hareket edebilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

10. Toplu konut projesinin gerçekleşme süresi boyunca katılımcı gruplar tarafından saptanmış asgari müşterekler siyasi ve ekonomik nedenlerden dolayı gerekirse yönetim tarafından tek taraflı değiştirilebilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

11. Bir toplu konut projesinin ilkeleri siyasi hükümet tarafından belirlenmiş olsa bile, oluşum süreci bağlı olduğu yerel yönetim kriterleri kapsamında gerçekleşmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

12. Toplu konut projeleri merkezi bir birim tarafından yönlendirilmeli, yönetilmeli ve kontrol edilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

13. Toplu konut projelerinde çeşitli grup ve kişiler arası ilişkilerde zaman zaman karşılıklı kayırmalar gerekli ve faydalıdır.

- Gereklidir ve Yapılmaktadır
 Yapılmamalıdır ama Gerek Duyulmaktadır
 Yapılmaktadır ama Doğru Değildir
 Yapılmamalıdır ve Gereksizdir
 Fikrim Yok

14. Toplu Konut süreci, toplu konutun her alanında yeni ve en doğru olanı bulmak için deneysel bir yapıya sahip olmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

PLANLAMA GENEL

15. Toplu konut sürecinde, işlerin yürütülmesi ve yapılanma açısından yenilikçi bir tavır sergilenmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

16. İşin başlangıcından önce idareciler ve tasarım sürecine dahil olan, mimar, mühendis ve bunun gibi gruplar toplu konutun planlama ve uygulamasında izlenecek yollara beraber karar vermelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

17. İşin başlangıcından önce idareciler, tasarımcılar ve olası kullanıcı temsilcileri ile yerel temsilciler, toplu konutun planlama ve uygulamasında izlenecek yollara beraber karar vermelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

18. Toplu konut projelerinde olası kullanıcıların yaşam biçimleri fazla değiştirilmeye çalışılmamalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

19. Bir Toplu konut projesi, kentsel yaşam koşullarının nasıl olması gerektiğini göstermelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

20. Bir Toplu konut projesi kullandığı teknolojiler itibariyle yenilikçi ve öncü olmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

21. İnşa edilen toplu konut projesi, tüm toplu konut sektörünü etkileyecek ve şekillendirecek nitelikte olmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

22. Toplu konut projesi, yapılanışı ve uygulamalarıyla bağlı olduğu yerel belediyelerin prosedürleri ve işleyişini etkileyebilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

23. Yapılacak projeler, ve kullanıcılara sunulmuş biçimleri toplu konuta talep sürecini baştan tanımlayabilecek özellikler sunmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

24. İşin başlangıcından önce idareciler, toplu konutun planlama ve uygulamasında izlenecek yollar için tasarımcılara danışarak hareket etmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

25. Toplu konut projelerinde esas olan projenin yeni veya yaratıcı değil, yaşanabilir standartlarda olmasıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

PLANLAMA EKONOMİ

26. Toplu konut projesi, genel koşullar altında ev sahibi olamayacak insanlara konut edinme şansı tanımalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

27. Kaynak ihtiyacı ve gelir akışı, yatırım ve iş programına bağlı olarak kendi içinde yeterlilik sağlayacak ve siyasi konjonktürden etkilenmeyecek biçimde ayarlanmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

28. Toplu konut projelerinde idare, ekonomi ve zaman koşullarını düşünerek tek bir yapı teknolojisini belirlemeli, bütün tasarım ve uygulama grupları bu teknolojiyle çalışmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

PLANLAMA TASARIM

29. Bir toplu konut projesinde planlama ve mimari tasarım özgün olmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

30. Toplu konut projelerinin tasarım aşamalarında yaratıcılık ön planda tutulmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

31. Tasarım aşamasında tanınmış mimarlardan yararlanılarak, toplu konut tasarım sürecinde genel bir rekabet ortamı oluşturulmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

32. Toplu konut projelerinde deneyim sahibi mimarlar, sonuç ürünlerin iyileştirilmesine olanak tanır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

33. Toplu konut projeleri, yaşam çevresi açısından daha iyi çözümler getirmeleri için deneyim sahibi mimarlar tarafından tasarlanmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

34. Kullanıcıların görüşleri ne olursa olsun, toplu konut sürecine tanınmış tasarımcıların dahil olması toplu konutun faydasıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

35. Tanınmış imzaların binaları her zaman daha kolay kabul görür, daha çok ilgi toplar, böylece tasarlayacakları toplu konutlar daha çok tanınan projeler olurlar.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

36. Bir toplu konut projesinde, programa uygun yaratıcı mekansal çözümlere önem verilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

37. İdarenin talep edeceği, örneğin tünel kalıp gibi sabit bir teknoloji, getireceği sınırlamalar yüzünden tasarım ve uygulama gruplarının çalışmalarında çeşitliliğe ve esnekliğe olanak tanımamaktadır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

PLANLAMA SOSYAL MEKANLAR

38. Toplu konut projesinde, sağlık, eğitim ve ticaret gibi ortak işlevleri içeren ve kullanıcı profiline uygun alanlar geliştirilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

39. Bu öngörülen ortak alanlar, mevcut sistem ve işleyiş biçimlerine uyumlu ve idari olarak genel sisteme bağlanabilecek bir şekilde düşünülmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

40. Yukarıda bahsi geçen ortak ihtiyaçların herbiri gerek yapısal çevre, gerek işleyiş biçimi açısından zamanın koşullarına uyumlu bir şekilde geliştirilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

41. Ticari kurumlar ile Eğitim ve Sağlık kurumları kendi üst birimlerine bağlanabilecek şekilde tasarlanmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

42. Ticari kurumlara ortak mekanlar tasarlanırken, bu mekanları hangi firmanın kullanacağı değil, çeşitli koşullarda nasıl kullanılacağına önem verilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

43. Bir ticari kurum kendi binasını yapabilmeyi talep ediyorsa, buna planlamada böyle yer verilmeli, özellikle büyük ticaret mekanlarında esnek davranılmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

44. Büfe, bakkal gibi küçük esnafın açmak istediği ticari mekanlar, serbestçe toplu konut içerisinde istenilen yerde açılabilir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

45. Toplu Konut projelerine eğitim sağlık ve ticari kurumların dahil edilmesine gerek olmamalıdır. Yetkili üst sistemler veya yatırımcılar uygun görürse zaten bu mekanlar inşa edilecektir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

KULLANIM (BU BÖLÜMDE LÜTFEN GÖRÜŞLERİNİZİ DE NOT EDİNİZ)

46. Gelir düzeyi dolayısıyla alım gücü olmayan birey ve ailelere konut edinme şansı tanımak için toplu konut projeleri yapılmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

47. Siyasal görüş ve bağlantılar toplu konut projesinin kullanıcı dağılımında rol oynamamalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

48. Kullanıcı adaylarının üst düzey bağlantıları aracılığıyla konut tercih ve mülkiyetinde öncelik talep etmeleri engellenmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

49. Kullanıcı adaylarının yönetici kadroya yakınlıkları konut sahibi olma şanslarını arttırabilir.

Arttırabilir, Arttırmaktadır. Arttırmaktadır, ama bu Yanlıştır.

Hayır, Arttıramaz, Oluyorsa bile Engellenmelidir.

Böyle Birşey Yoktur Olamaz. Fikrim Yok.

50. Kullanıcı adaylarının geçmiş ekonomik problemleri konut sahibi olmalarında önem taşımamalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

51. Kullanıcıların belirlenmesi ve konut dağıtımında, kullanıcı adaylarına sıra ve seçim hakkı için para karşılığı öncelik verilmesi engellenmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

52. Kullanıcıların benzeri öncelikler için herhangi bir bağlantı aracılığıyla başvuruları engellenmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

53. Konut dağılımı, idare tarafından yapılmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

54. Aynı siyasal görüşe sahip kullanıcıların aynı komşuluk biriminde olmalarına dikkat edilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

55. Konut birimlerinin dağıtımı ve paylaşımı, idare ve kullanıcılar tarafından ortaklaşa saptanan eşitlikçi koşullar doğrultusunda yapılmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

56. Toplu Konut alanları kullanıcılar tarafından yönetilmelidir.

- Katılıyorum.
- Katılıyorum ama Duruma Göre Değişir.
- Katılmıyorum.
- Söz Konusu Bile Olamaz.
- Fikrim Yok.

57. Toplu Konut alanlarında yöneticiler seçimle belirlenmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

58. Toplu Konut alanı yönetici grubu içinde, genel düzenin korunması açısından, üst idarelerce tayin edilmiş üyeler de bulunmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

59. Genel Yönetim Planı kullanıcıların oylarına göre değiştirilememelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

60. Toplu konut alanında kullanıcılar kendi aralarında örgütlenebilmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

61. Bir toplu konut projesi, yaşam alanı sağlamanın yanı sıra kullanıcıları demokratik katılımında bulunmaya teşvik etmelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

62. Örgütlenen kullanıcılar kullanım taleplerini uygulamaya sokabilmelidirler.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

63. Kullanıcılar kullanım talepleri doğrultusunda genel proje planına müdahale hakkına sahip olmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

64. Toplu konut alanlarında mülk hakkına sahip kullanıcıların yaşam alanlarına ve çevreye kişisel kararları doğrultusunda müdahale etmelerine izin verilmemelidir.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

65. Yaşam alanları ve konut çevresinin kullanım koşulları, yönetim ve tasarım grupları tarafından belirlendiği şekilde korunmalıdır.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

66. Toplu konut kullanıcıları kendi aralarında aldıkları demokratik kararlarla ortak kullanım mekanlarını ve çevre düzenini değiştirebilmelidirler.

Tamamen Katılıyorum Katılıyorum Katılmıyorum Hiç Katılmıyorum Fikrim Yok

Appendix 6.7.

Sample Characteristics

Subject No.	Method	Age	Sex	Profession	Group	Occupation	Position
Subject 1	Face To Face	64	M	Architect	Designers - Architecture	Architectural Office	Head
Subject 2	Face To Face	58	M	Architect	Designers - Architecture	Architectural Office	Head
Subject 3	Distant	48	M	Civil Engineer	Constructors	Contractor	C.E.O.
Subject 4	Face To Face	51	M	Architect	Consultant	Consultancy Firm	Project Manager
Subject 5	Distant	41	M	Architect	Consultant	Consultancy Firm	Project Manager
Subject 6	Distant	47	M	Architect	Designers - Architecture	Architectural Office	Head
Subject 7	Distant	64	M	Architect	Designers - Architecture	Architectural Office	Head
Subject 8	Face To Face	63	M	Architect	Designers - Architecture	Architectural Office	Head
Subject 9	Distant	68	M	Civil Engineer	Constructors	Contractor	Manager
Subject 10	Face To Face	44	M	Mechanical Engineer	Designers - Engineers	Sub-Arch: Mechanical	Head
Subject 11	Face To Face	53	M	Mechanical Engineer	Designers - Engineers	Sub-Arch: Mechanical	Head
Subject 12	Face To Face	40	F	Architect	Policy Makers	HDA	Strategic Development
Subject 13	Face To Face	36	M	City Planner	Policy Makers	HDA	Strategic Development
Subject 14	Face To Face	47	F	Architect	Policy Makers	HDA	Project Coordinator
Subject 15	Face To Face	59	F	Architect / Planner	Policy Makers	HDA	Strategic Development
Subject 16	Face To Face	28	F	City Planner	Designers - Architecture	Architectural Office	Employee
Subject 17	Face To Face	53	M	Architect	Designers - Architecture	Architectural Office	Associate
Subject 18	Face To Face	56	M	Architect	Designers - Architecture	Architectural Office	Associate
Subject 19	Face To Face	26	M	City Planner	Policy Makers	HDA	Officer
Subject 20	Distant	31	F	Architect	Designers - Architecture	Architectural Office	Employee
Subject 21	Distant	71	M	Electrical Engineer	Designers - Engineers	Sub-Arch: Electrical	Head

Subject No.	Method	Age	Sex	Profession	Group	Occupation	Position
Subject 22	Face To Face	29	F	Architect	Designers - Architecture	Architectural Office	Employee
Subject 23	Distant	52	M	Electrical Engineer	Designers - Engineers	Sub-Arch: Electrical	Head
Subject 24	Distant	49	M	Mechanical Engineer	Designers - Engineers	Sub-Arch: Mechanical	Manager
Subject 25	Distant	30	M	Architect	Consultant	Consultancy Firm	Project Management Employee
Subject 26	Distant	30	M	Architect	Consultant	Consultancy Firm	Project Management Employee
Subject 27	Distant	44	F	Civil Engineer	Policy Makers	Hda	Project Coordinator
Subject 28	Distant	39	F	Architect	Policy Makers	Hda	Project Coordinator
Subject 29	Distant	50	F	Architect	Policy Makers	Hda	Project Coordinator
Subject 30	Face To Face	39	M	Civil Engineer	Designers - Engineers	Sub-Arch: Structural	Associate
Subject 31	Distant	30	M	Civil Engineer	Constructors	Contractor	Employee
Subject 32	Distant	37	M	Electrical Engineer	Constructors	Contractor	Manager
Subject 33	Distant	58	M	Housing Management (Retired Mechanical Engineer)	Users	Housing Management	President
Subject 34	Face To Face	32	M	Interior Architect	Designers - Architecture	Architectural Office	Employee / Associate
Subject 35	Distant	42	M	Civil Engineer	Designers - Engineers	Sub-Arch: Structural	Associate
Subject 36	Face To Face	36	M	Civil Engineer	Constructors	Contractor	Vice President
Subject 37	Face To Face	54	M	Entrepreneur	Constructors	Contractor	General Manager
Subject 38	Distant	46	M	Architect / Civil Engineer	Designers - Engineers	Sub-Arch: Structural	Manager
Subject 39	Face To Face	57	M	Housing Management (Retired Teacher)	Users	Housing Management	President
Subject 40	Face To Face	50	F	Housing Management (Economist)	Users	Housing Management	Member
Subject 41	Face To Face	52	M	Housing Management (Retired Teacher)	Users	Housing Management	Member
Subject 42	Distant	45	M	Housing Management (Civil Servant)	Users	Housing Management	Member

Appendix 6.8.

Sentence 63

The administration should constitute flexible terms and conditions within the contracts according to the arising circumstances.

Credit

CORRESPONDENCE
Version 1.0
by
Data Theory Scaling System Group (DTSS)
Faculty of Social and Behavioral Sciences
Leiden University, The Netherlands

Correspondence Table

group	hy5 sz63 Idare, sözleşmelerinde duruma göre esneyebilecek kosullar olusturmalidir.					
	n o	c dis	dis	a	t a	Active Margin
pol m	1	0	0	6	1	8
d arc	0	0	5	4	2	11
d eng	0	1	2	5	0	8
clntn	1	2	0	1	0	4
con	0	0	3	3	0	6
Active Margin	2	3	10	19	3	37

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation 2
1	.683	.467			.646	.646	.134	.121
2	.401	.161			.223	.869	.092	
3	.285	.081			.112	.981		
4	.116	.014			.019	1.000		
Total		.723	26.737	.044 ^a	1.000	1.000		

a. 16 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		
					1	2	1	2	Total
pol m	.216	-.132	1.185	.125	.006	.756	.021	.976	.997
d arc	.297	.642	-.288	.128	.179	.061	.655	.077	.733
d eng	.216	-.082	-.168	.040	.002	.015	.025	.062	.086
clnt	.108	-2.164	-.544	.363	.741	.080	.952	.035	.988
con	.162	.551	-.465	.067	.072	.087	.504	.211	.715
Active Total	1.000			.723	1.000	1.000			

a. Symmetrical normalization

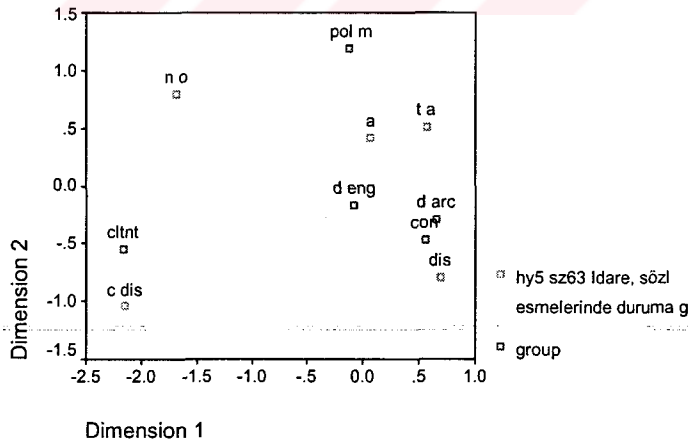
Overview Column Points

hy5 sz63 Idare, sözleşmelerinde duru göre esneyebilecek kosullar olusturmalidi	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		
					1	2	1	2	Total
n o	.054	-1.680	.798	.133	.223	.086	.782	.103	.885
c dis	.081	-2.151	-1.044	.294	.549	.220	.872	.121	.993
dis	.270	.688	-.790	.157	.187	.420	.556	.431	.987
a	.514	.066	.417	.056	.003	.222	.027	.634	.661
t a	.081	.562	.506	.082	.037	.052	.214	.102	.316
Active Total	1.000			.723	1.000	1.000			

a. Symmetrical normalization

Row and Column Points

Symmetrical Normalization



Appendix 6.9.

Sentence 64

The contracts acted by the administration should be available for open-ended modifications.

Correspondence Table

group	hy5 sz64 Idare, sözleşmelerinde açık uçlu ve degisime açık olmalıdır.						Active Margin
	n o	c dis	dis	a	t a		
pol m	1	1	2	4	0	8	
d arc	0	2	5	1	2	10	
d eng	0	1	5	2	0	8	
clnt	1	3	0	0	0	4	
con	0	1	3	1	1	6	
Active Margin	2	8	15	8	3	36	

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation
1	.596	.356			.579	.579	.116	-.130
2	.462	.213			.347	.926	.137	
3	.212	.045			.074	1.000		
4	.007	.000			.000	1.000		
Total		.614	22.100	.140 ^a	1.000	1.000		

a. 16 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
pol m	.222	-.240	1.100	.139	.021	.582	.055	.891	.946
d arc	.278	.394	-.650	.085	.072	.254	.304	.640	.944
d eng	.222	.448	.275	.064	.075	.036	.414	.121	.535
clnt	.111	-2.046	-.568	.295	.780	.078	.939	.056	.995
con	.167	.429	-.371	.031	.052	.050	.600	.346	.945
Active Total	1.000			.614	1.000	1.000			

a. Symmetrical normalization

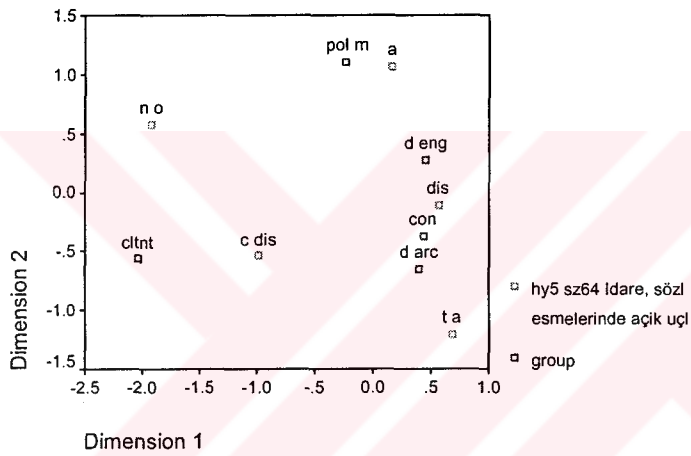
Overview Column Points

hy5 sz64 Idare, sözlesmelerinde açık uçlu ve değişime açık olmalıdır.	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
n o	.056	-1.917	.576	.132	.342	.040	.922	.064	.987
c dis	.222	-.988	-.541	.161	.363	.141	.802	.187	.989
dis	.417	.561	-.114	.092	.220	.012	.854	.027	.881
a	.222	.159	1.063	.124	.009	.544	.027	.939	.966
t a	.083	.681	-1.207	.106	.065	.263	.218	.531	.749
Active Total	1.000			.614	1.000	1.000			

a. Symmetrical normalization

Row and Column Points

Symmetrical Normalization



Appendix 6.10.

Sentence 52

The basis to be taken into consideration should not be the recommendations and proposals submitted by the government and relevant institutions during the above – mentioned process.

Correspondence Table

group	hy8 ih52 Yukarida bahsi geçen süreç zarfında hükümet veya ilişkili kurum ve bireylerden gelecek tavsiye ve öneriler gözönüne alınmalıdır.					
	n o	c dis	dis	a	t a	Active Margin
pol m	0	4	0	3	1	8
d arc	2	5	3	0	0	10
d eng	0	1	4	3	0	8
clnt	0	1	2	0	0	3
con	0	1	2	3	0	6
Active Margin	2	12	11	9	1	35

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation 2
1	.564	.318			.518	.518	.081	-.036
2	.501	.251			.408	.927	.105	
3	.209	.044			.071	.998		
4	.039	.002			.002	1.000		
Total		.614	21.497	.160 ^a	1.000	1.000		

a. 16 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		
					1	2	1	2	Total
pol m	.229	-.544	-1.135	.188	.120	.588	.203	.784	.987
d arc	.286	1.108	-.142	.204	.622	.012	.969	.014	.983
d eng	.229	-.463	.726	.089	.087	.241	.312	.680	.992
clnt	.086	.388	.800	.063	.023	.110	.115	.435	.550
con	.171	-.699	.382	.070	.148	.050	.677	.180	.857
Active Total	1.000			.614	1.000	1.000			

a. Symmetrical normalization

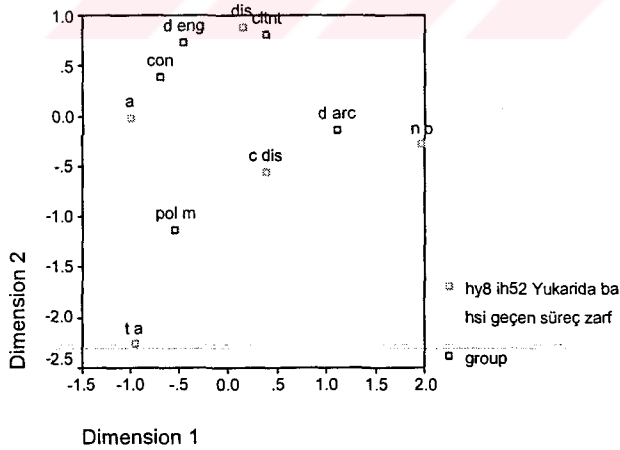
Overview Column Points

hy8 ih52 Yukarida bahsi geçen süreç zarfında hükümet ve ilişkili kurum ve kuruluşlar arasındaki ilişkiler	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		
					1	2	1	2	Total
n o	.057	1.964	-.284	.143	.391	.009	.871	.016	.887
c dis	.343	.383	-.556	.084	.089	.212	.337	.631	.968
dis	.314	.137	.879	.131	.010	.485	.025	.927	.953
a	.257	-1.008	-.018	.160	.463	.000	.924	.000	.924
t a	.029	-.964	-2.267	.096	.047	.293	.155	.762	.918
Active Total	1.000			.614	1.000	1.000			

a. Symmetrical normalization

Row and Column Points

Symmetrical Normalization



Appendix 6.11.

Sentence 9

Any mass housing project should be capable of acting independently from the conditions and provisions of the regulations of the local administrations and any limitations that could arise from such provisions and conditions.

Correspondence Table

group	hy9 sg9 Bir toplu konut projesi, yerel yönetimlerin yönetmelik kosullari ve bunlardan dogabilecek kisitlamalardan bagimsiz hareket edebilmelidir.					
	n o	t a	a	dis	c dis	Active Margin
pol m	0	1	1	5	1	8
d arc	0	4	3	4	0	11
d eng	0	0	0	6	2	8
clnt	1	0	1	1	1	4
con	0	0	3	2	1	6
use	0	0	2	3	0	5
Active Margin	1	5	10	21	5	42

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation 2
1	.564	.318			.464	.464	.113	.549
2	.467	.218			.318	.782	.124	
3	.355	.126			.183	.966		
4	.153	.023			.034	1.000		
Total		.685	28.782	.092 ^a	1.000	1.000		

a. 20 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		
					1	2	1	2	Total
pol m	.190	-.096	.399	.021	.003	.065	.048	.681	.728
d arc	.262	-.944	-.556	.180	.414	.173	.731	.210	.941
d eng	.190	.462	.998	.124	.072	.406	.186	.715	.901
clnt	.095	1.725	-1.305	.242	.503	.348	.662	.314	.975
con	.143	.161	-.094	.072	.007	.003	.029	.008	.037
use	.119	-.083	.145	.047	.001	.005	.010	.025	.035
Active Total	1.000			.685	1.000	1.000			

a. Symmetrical normalization

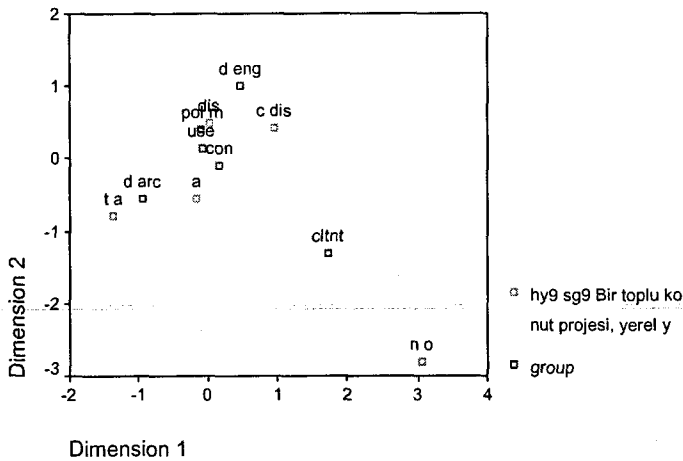
Overview Column Points

hy9 sg9 Bir toplu konut projesi, yerel yönetimler yönetmelik koşulları ve bunlardan doğabilecek kısıtlamalarla besim	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		
					1	2	1	2	Total
n o	.024	3.059	-2.795	.226	.395	.398	.556	.384	.940
t a	.119	-1.373	-.781	.197	.398	.156	.643	.172	.816
a	.238	-.157	-.549	.111	.010	.154	.030	.302	.331
dis	.500	.027	.479	.062	.001	.246	.003	.869	.872
c dis	.119	.963	.426	.089	.196	.046	.697	.113	.810
Active Total	1.000			.685	1.000	1.000			

a. Symmetrical normalization

Row and Column Points

Symmetrical Normalization



Correspondence

Correspondence Table

group	hy9 sg9 Bir toplu konut projesi, yerel yönetimlerin yönetmelik kosullari ve bunlardan dogabilecek kisitlamalardan bagimsiz hareket edebilmelidir.					
	n o	t a	a	dis	c dis	Active Margin
pol m	0	1	1	5	1	8
d arc	0	4	3	4	0	11
d eng	0	0	0	6	2	8
Active Margin	0	5	4	15	3	27

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation
1	.603	.363			.994	.994	.113	.374
2	.047	.002			.006	1.000	.193	
Total		.365	9.864	.275 ^a	1.000	1.000		

a. 8 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		
					1	2	1	2	Total
pol m	.296	-.218	.328	.010	.023	.680	.850	.150	1.000
d arc	.407	.868	-.098	.185	.509	.084	.999	.001	1.000
d eng	.296	-.975	-.193	.170	.468	.236	.997	.003	1.000
Active Total	1.000			.365	1.000	1.000			

a. Symmetrical normalization

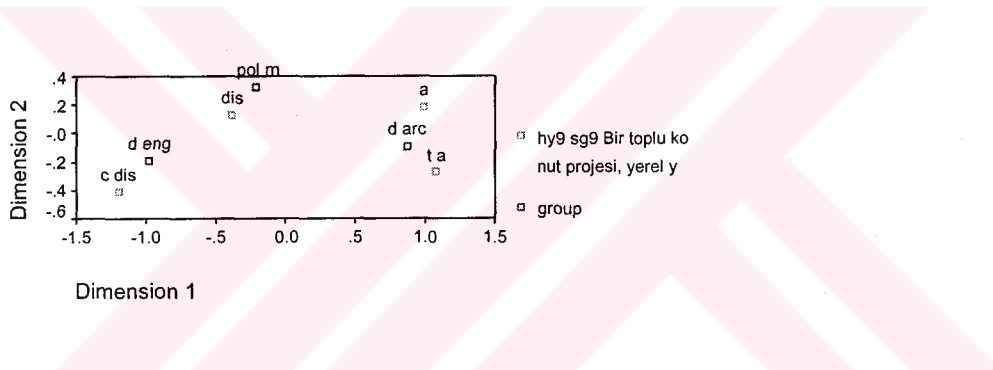
Overview Column Points

hy9 sg9 Bir toplu konut projesi, yerel yönetimle yönetmelik koşulları ve bunlardan doğabilecek yükümlülükler hakkında	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		
					1	2	1	2	Total
n o	.000								
t a	.185	1.080	-.274	.131	.358	.298	.995	.005	1.000
a	.148	.990	.181	.088	.241	.103	.997	.003	1.000
dis	.556	-.384	.126	.050	.136	.190	.992	.008	1.000
c dis	.111	-1.199	-.415	.097	.265	.409	.991	.009	1.000
Active Total	1.000			.365	1.000	1.000			

a. Symmetrical normalization

Row and Column Points

Symmetrical Normalization



Appendix 6.12.

Sentence 82

The contractor should be liable from realizing some specific requests that do not fall under the scope of the work regarding the contracted work.

Correspondence Table

group	hy14 uy82 Yüklenci, üstlendiği iş dolayısıyla iş kapsamında gözükmeyen bazı özel istekleri yerine getirmekle sorumlu olmalıdır.					
	n o	c dis	dis	a	t a	Active Margin
pol m	0	2	4	2	0	8
d arc	1	7	3	0	0	11
d eng	0	1	5	2	0	8
clnt	0	2	2	0	0	4
con	0	2	4	0	0	6
Active Margin	1	14	18	4	0	37

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation 2
1	.539	.291			.815	.815	.108	.231
2	.243	.059			.166	.981	.096	
3	.082	.007			.019	1.000		
Total		.357	13.196	.658 ^a	1.000	1.000		

a. 16 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
pol m	.216	-.633	-.371	.056	.161	.122	.840	.130	.970
d arc	.297	.961	-.350	.157	.509	.150	.942	.056	.998
d eng	.216	-.874	-.130	.091	.306	.015	.975	.010	.985
clnt	.108	.341	.592	.019	.023	.156	.359	.489	.849
con	.162	.020	.914	.034	.000	.557	.001	.981	.982
Active Total	1.000			.357	1.000	1.000			

a. Symmetrical normalization

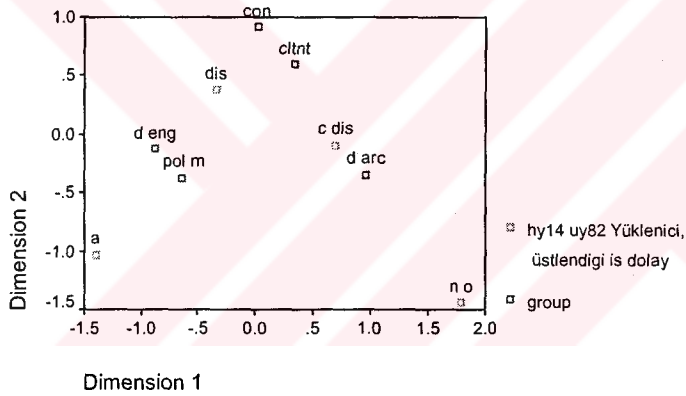
Overview Column Points

hy14 uy82 Yüklencisi, üstlendiği is dolayisi kapsamında gözükme bazı özel istekleri yer almasıyla oluşur.	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		of Dimension to Inertia of Point		
					1	2	1	2	Total
n o	.027	1.783	-1.439	.064	.159	.230	.725	.213	.938
c dis	.378	.704	-.091	.103	.347	.013	.976	.007	.983
dis	.486	-.336	.379	.047	.102	.287	.623	.359	.982
a	.108	-1.398	-1.028	.142	.392	.470	.803	.196	.999
t a	.000	.	.	.	.	.	.	.	.
Active Total	1.000			.357	1.000	1.000			

a-Symmetrical normalization

Row and Column Points

Symmetrical Normalization



Appendix 6.13.

Sentence 2

All participant groups within the mass housing process should independently execute the works of their responsibility in the most effective manner and such groups should be organized by the administration.

Correspondence Table

group	hy16 sg2 Toplu konut sürecinde bütün katılımcı gruplar en etkili biçimde paylarına düşen işi bağımsız olarak yürütmeli ve bu gruplar yönetim tarafından organize edilmelidir.					
	n o	t a	a	dis	c dis	Active Margin
pol m	0	1	3	4	0	8
d arc	0	1	8	1	1	11
d eng	0	5	2	1	0	8
clnt	0	1	3	0	0	4
con	0	4	2	0	0	6
use	0	2	3	0	0	5
Active Margin	0	14	21	6	1	42

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation
1	.541	.293			.539	.539	.129	.274
2	.474	.225			.414	.953	.130	
3	.160	.026			.047	1.000		
Total		.543	22.822	.298 ^a	1.000	1.000		

a. 20 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
pol m	.190	1.189	-.808	.205	.497	.262	.710	.287	.997
d arc	.262	.390	.900	.128	.074	.447	.169	.788	.957
d eng	.190	-.596	-.650	.077	.125	.170	.473	.494	.967
clnt	.095	-.210	.595	.030	.008	.071	.077	.537	.614
con	.143	-.964	-.323	.079	.245	.031	.906	.089	.995
use	.119	-.482	.265	.024	.051	.018	.628	.166	.794
Active Total	1.000			.543	1.000	1.000			

a. Symmetrical normalization

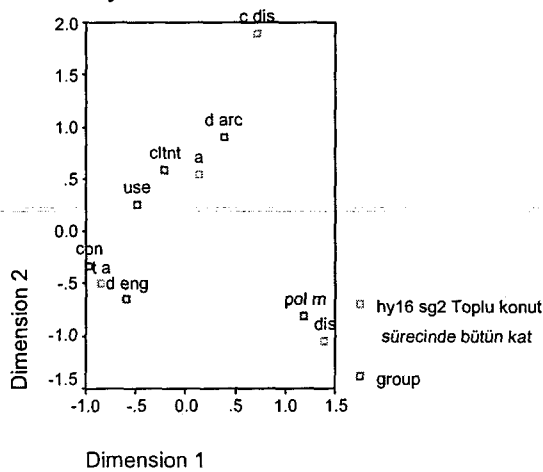
Overview Column Points

hy16 sg2 Toplu konut sürecinde bütün kat gruplar en etkili boyutlarına düşen işbirimsiz olarak	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
n o	.000	.	.	.	.	.	.	.	.
t a	.333	-.849	-.501	.171	.443	.176	.761	.232	.993
a	.500	.131	.543	.079	.016	.311	.059	.885	.944
dis	.143	1.401	-1.049	.226	.518	.331	.670	.329	.999
c dis	.024	.720	1.898	.067	.023	.181	.100	.606	.706
Active Total	1.000			.543	1.000	1.000			

a. Symmetrical normalization

Row and Column Points

Symmetrical Normalization



Appendix 6.14.

Sentence 6

Such pre-determined minimum common interests should not be modified or amended under any circumstance or condition.

Correspondence Table

group	hy18 sg6 Önceden saptanan bu asgari müsterekler hiçbir sart altında degistirilmemelidir.					
	n o	t a	a	dis	c dis	Active Margin
pol m	0	0	2	6	0	8
d arc	0	0	1	8	1	10
d eng	0	1	0	6	1	8
clnt	0	0	0	4	0	4
con	0	0	2	3	1	6
use	0	2	2	1	0	5
Active Margin	0	3	7	28	3	41

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation 2
1	.571	.327			.670	.670	.158	-.268
2	.322	.104			.212	.882	.114	
3	.240	.057			.118	1.000		
Total		.488	19.996	.458 ^a	1.000	1.000		

a. 20 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		
					1	2	1	2	Total
pol m	.195	.180	.460	.037	.011	.128	.097	.359	.456
d arc	.244	.474	-.029	.032	.096	.001	.970	.002	.972
d eng	.195	.106	-.775	.049	.004	.364	.025	.772	.797
clnt	.098	.688	-.522	.045	.081	.083	.582	.189	.771
con	.146	-.007	.954	.058	.000	.414	.000	.739	.739
use	.122	-1.946	-.165	.266	.809	.010	.992	.004	.996
Active Total	1.000			.488	1.000	1.000			

a. Symmetrical normalization

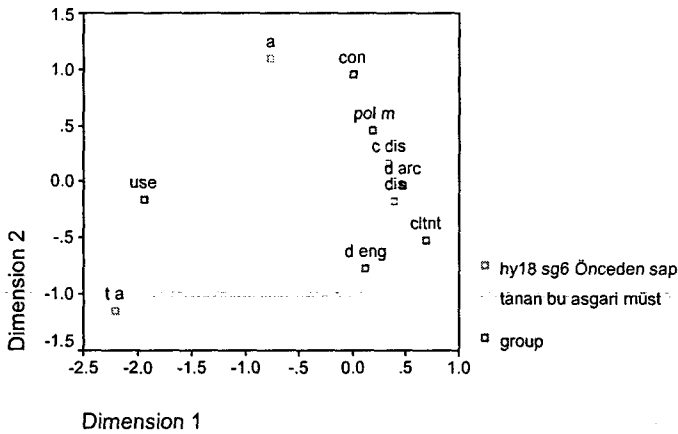
Overview Column Points

hy18 sg6 Önceden saptanan bu asgari müsterekler hiçbir şart altında dağıtılmamalıdır	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		
					1	2	1	2	Total
n o	.000								
t a	.073	-2.209	-1.145	.235	.625	.298	.868	.131	.999
a	.171	-.768	1.096	.125	.176	.637	.463	.530	.993
dis	.683	.393	-.168	.071	.185	.060	.853	.088	.941
c dis	.073	.334	.155	.057	.014	.005	.081	.010	.091
Active Total	1.000			.488	1.000	1.000			

a. Symmetrical normalization

Row and Column Points

Symmetrical Normalization



Appendix 6.15.

Sentence 59

The parts of a mass housing project should be assigned to various contractors in order to create a competitive environment.

Correspondence Table

group	hy20 ih59 Bir toplu konut projesinin parçaları farklı yüklenicilere verilerek rekabet ortamı yaratılmalıdır.					
	n o	t a	a	dis	c dis	Active Margin
pol m	0	1	4	1	1	7
d arc	2	1	6	1	1	11
d eng	0	0	3	4	0	7
clnt	0	1	3	0	0	4
con	0	1	4	1	0	6
Active Margin	2	4	20	7	2	35

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation
1	.508	.259			.597	.597	.148	.149
2	.361	.130			.301	.898	.121	
3	.210	.044			.102	1.000		
4	.010	.000			.000	1.000		
Total		.433	15.158	.513 ^a	1.000	1.000		

a. 16 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		
					1	2	1	2	Total
pol m	.200	.181	.282	.042	.013	.044	.080	.137	.217
d arc	.314	.572	-.718	.112	.203	.448	.466	.520	.986
d eng	.200	-1.355	-.234	.191	.722	.030	.978	.021	.999
clnt	.114	.527	.978	.061	.062	.302	.265	.650	.915
con	.171	-.032	.607	.027	.000	.175	.003	.834	.837
Active Total	1.000			.433	1.000	1.000			

a. Symmetrical normalization

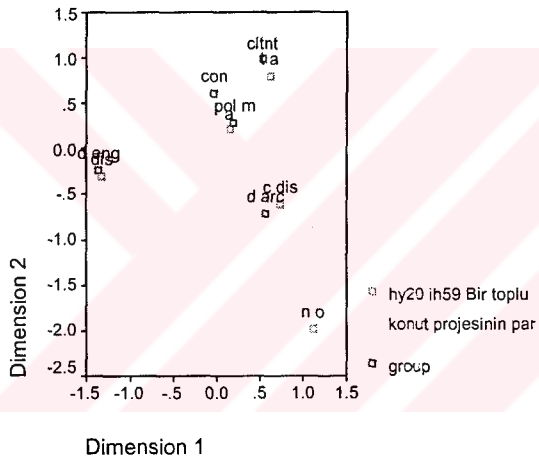
Overview Column Points

hy20 ih59 Bir toplu konut projesinin parçaları farklı yüklenicilere verilerek rekabet ortamı oluşturulmuştur.	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		
					1	2	1	2	Total
n o	.057	1.126	-1.987	.125	.142	.625	.295	.654	.949
t a	.114	.614	.796	.048	.085	.200	.453	.541	.994
a	.571	.152	.205	.017	.026	.067	.406	.524	.930
dis	.200	-1.320	-.302	.184	.685	.050	.964	.036	1.000
c dis	.057	.741	-.603	.060	.062	.058	.267	.126	.393
Active Total	1.000			.433	1.000	1.000			

a. Symmetrical normalization

Row and Column Points

Symmetrical Normalization



Appendix 6.16.

Sentence 78

The administration should include more than one contractor from the same professional group to the same stage of the work and create a competitive environment in order to be used to the advantage of the project from the economical aspect.

Correspondence Table

group	hy20 uy78 Idare, isin yapiminda ayni asamaya ayni meslek grubundan birden fazla yüklenici dahil ederek yaratilacak yarisma ortamini ekonomik olarak projenin avantajina kullanmalidir.					
	n o	t a	a	dis	c dis	Active Margin
pol m	0	4	2	1	1	8
d arc	3	1	2	3	0	9
d eng	0	0	6	2	0	8
clnt	0	0	4	0	0	4
con	0	1	3	2	0	6
Active Margin	3	6	17	8	1	35

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation 2
1	.614	.377			.490	.490	.134	.137
2	.586	.343			.447	.937	.121	
3	.214	.046			.059	.996		
4	.054	.003			.004	1.000		
Total		.768	26.887	.043 ^a	1.000	1.000		

a. 16 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		
					1	2	1	2	Total
pol m	.229	1.326	.449	.275	.655	.079	.898	.098	.996
d arc	.257	-.061	-1.272	.246	.002	.711	.002	.992	.994
d eng	.229	-.715	.418	.099	.190	.068	.726	.238	.964
clnt	.114	-.892	.814	.121	.148	.129	.462	.367	.828
con	.171	-.129	.210	.028	.005	.013	.063	.158	.221
Active Total	1.000			.768	1.000	1.000			

a. Symmetrical normalization

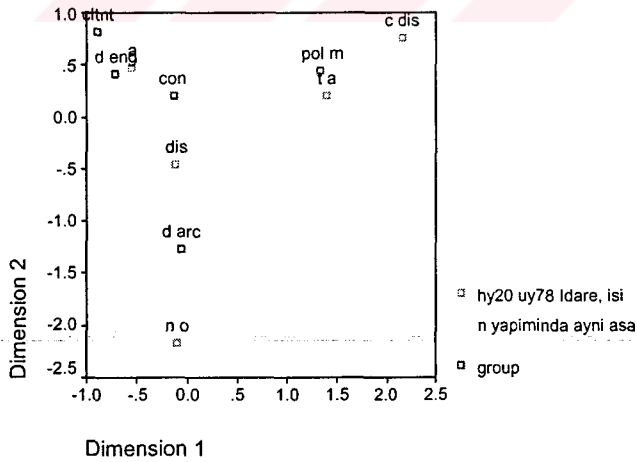
Overview Column Points

hy20 uy78 Idare, isin yapiminda ayni asamay ayni meslek grubundar birden fazla yüklenici d	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		
					1	2	1	2	Total
n o	.086	-.100	-2.173	.248	.001	.691	.002	.957	.959
t a	.171	1.389	.208	.208	.539	.013	.975	.021	.996
a	.486	-.548	.477	.158	.237	.189	.566	.409	.975
dis	.229	-.111	-.451	.058	.005	.079	.030	.470	.500
c dis	.029	2.161	.766	.096	.217	.029	.849	.102	.951
Active Total	1.000			.768	1.000	1.000			

a. Symmetrical normalization

Row and Column Points

Symmetrical Normalization



Appendix 6.17.

Sentence 91

The distribution of the housing should be performed by the administration.

Correspondence Table

group	hy24 ku91 Konut dagilimi, idare tarafından yapilmalidir.						Active Margin
	n o	t a	a	dis	c dis		
pol m	0	4	2	0	0	6	
d arc	1	2	1	4	0	8	
d eng	2	0	5	1	0	8	
cltnt	1	0	1	0	2	4	
con	1	2	3	0	0	6	
use	1	1	1	2	0	5	
Active Margin	6	9	13	7	2	37	

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation
1	.726	.527			.514	.514	.132	.046
2	.535	.286			.279	.794	.118	
3	.456	.208			.203	.997		
4	.054	.003			.003	1.000		
Total		1.024	37.897	.009 ^a	1.000	1.000		

a. 20 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension			Inertia	Contribution				
		1	2			Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		
						1	2	1	2	Total
pol m	.162	-519	1.124	.185	.060	.383	.171	.591	.761	
d arc	.216	-493	-.910	.156	.072	.335	.245	.616	.861	
d eng	.216	.042	.005	.125	.001	.000	.002	.000	.002	
cltnt	.108	2.372	-.060	.453	.838	.001	.975	.000	.976	
con	.162	-.174	.714	.055	.007	.155	.065	.803	.868	
use	.135	-.346	-.710	.050	.022	.127	.234	.727	.961	
Active Total	1.000			1.024	1.000	1.000				

a. Symmetrical normalization

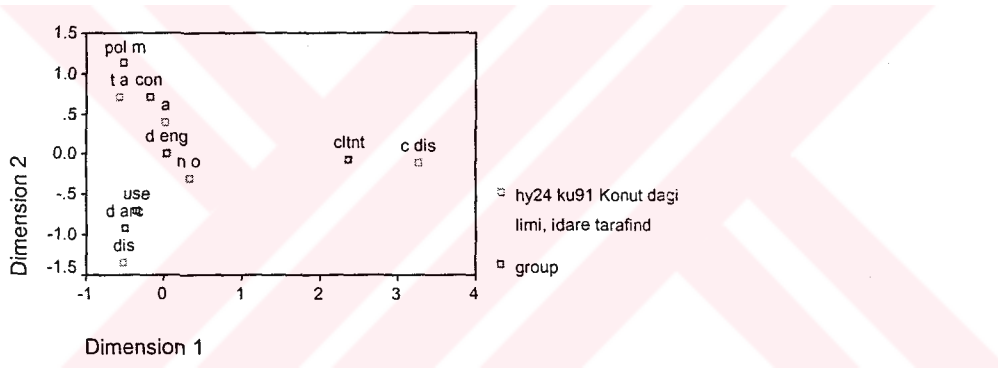
Overview Column Points

hy24 ku91 Konut dagilimi, idare tarafından yapılmadı	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		
					1	2	1	2	Total
n o	.162	.332	-.298	.045	.025	.027	.289	.172	.461
t a	.243	-.575	.705	.205	.111	.226	.285	.315	.600
a	.351	.020	.393	.100	.000	.102	.001	.291	.292
dis	.189	-.515	-1.350	.229	.069	.644	.160	.806	.966
c dis	.054	3.268	-.112	.446	.795	.001	.940	.001	.940
Active Total	1.000			1.024	1.000	1.000			

a. Symmetrical normalization

Row and Column Points

Symmetrical Normalization



Appendix 6.18.

Sentence 94

The mass housing areas should be governed by the users.

Correspondence Table

group	hy25 ku94 Toplu Konut alanlari kullanicilar tarafından yönetilmelidir.						Active Margin
	n o	a	depd	dis	impos	Active Margin	
pol m	0	6	2	0	0	8	
d arc	1	4	6	0	0	11	
d eng	0	3	2	3	0	8	
clnt	2	1	1	0	0	4	
con	0	4	0	2	0	6	
use	0	3	1	1	0	5	
Active Margin	3	21	12	6	0	42	

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation
1	.628	.394			.606	.606	.115	.726
2	.414	.172			.264	.870	.142	
3	.291	.085			.130	1.000		
Total		.651	27.336	.126 ^a	1.000	1.000		

a. 20 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		
					1	2	1	2	Total
pol m	.190	-.146	.643	.065	.006	.190	.039	.498	.537
d arc	.262	.546	.645	.110	.124	.263	.444	.409	.854
d eng	.190	-.631	-.475	.092	.121	.104	.516	.193	.709
clnt	.095	1.896	-1.154	.271	.545	.306	.794	.194	.988
con	.143	-.848	-.630	.095	.164	.137	.677	.246	.924
use	.119	-.459	-.009	.017	.040	.000	.943	.000	.943
Active Total	1.000			.651	1.000	1.000			

a. Symmetrical normalization

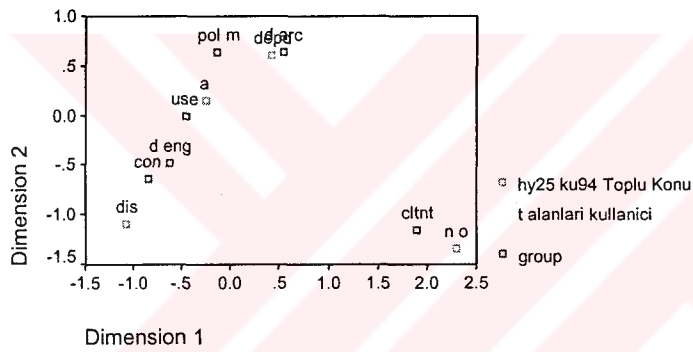
Overview Column Poifits

hy25 ku94 Toplu Konu alanlari kullanicilar tarafından yönetilmelid	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
n o	.071	2.303	-1.337	.292	.603	.308	.814	.181	.995
a	.500	-.262	.151	.062	.055	.027	.349	.076	.425
depd	.286	.419	.612	.108	.080	.259	.293	.412	.704
dis	.143	-1.074	-1.084	.189	.262	.405	.547	.368	.915
impos	.000								
Active Total	1.000			.651	1.000	1.000			

a. Symmetrical normalization

Row and Column Points

Symmetrical Normalization



Appendix 6.19.

Sentence 96

The administrator groups of the mass housing areas should include members to be appointed by the senior administrations from the aspect of preservation of the general order regime.

Correspondence Table

group	hy25 ku96 Toplu Konut alanı yönetici grubu içinde, genel düzenin korunması açısından, üst idarelerce tayin edilmiş üyeler de bulunmalıdır.					
	n o	t a	a	dis	c dis	Active Margin
pol m	0	2	2	3	0	7
d arc	3	3	1	4	0	11
d eng	0	0	4	4	0	8
clnt	1	0	2	0	1	4
con	0	0	1	5	0	6
use	0	0	0	3	2	5
Active Margin	4	5	10	19	3	41

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation
1	.588	.345			.410	.410	.105	.389
2	.512	.262			.311	.721	.096	
3	.421	.177			.211	.932		
4	.239	.057			.068	1.000		
Total		.841	34.497	.023 ^a	1.000	1.000		

a. 20 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
pol m	.171	.464	.317	.068	.063	.034	.316	.128	.444
d arc	.268	.854	-.657	.186	.333	.226	.620	.319	.939
d eng	.195	-.138	.863	.110	.006	.284	.020	.674	.694
clnt	.098	-.566	-.933	.148	.053	.166	.124	.293	.417
con	.146	-.209	.829	.090	.011	.197	.042	.574	.616
use	.122	-1.604	-.627	.239	.534	.094	.770	.102	.872
Active Total	1.000			.841	1.000	1.000			

a. Symmetrical normalization

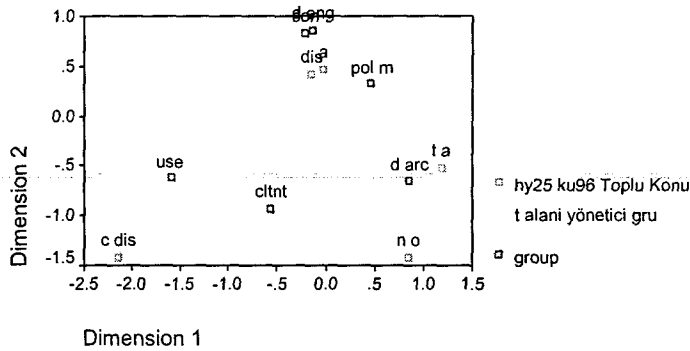
Overview Column Points

hy25 ku96 Toplu Konu alanı yönetici grubu içinde, genel düzenin korunması açısından, U idarelerce teviz edilmiş	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
n o	.098	.849	-1.419	.169	.120	.384	.244	.593	.837
t a	.122	1.188	-.523	.156	.293	.065	.648	.109	.758
a	.244	-.019	.467	.139	.000	.104	.000	.196	.196
dis	.463	-.143	.415	.100	.016	.156	.056	.409	.465
c dis	.073	-2.141	-1.424	.277	.571	.290	.712	.274	.986
Active Total	1.000			.841	1.000	1.000			

a. Symmetrical normalization

Row and Column Points

Symmetrical Normalization



Appendix 6.20.

Sentence 100

The organized users should be able to place their utilization requests into application process.

Correspondence Table

group	hy26 ku100 Örgütlenen kullanıcılar kullanım taleplerini uygulamaya sokabilmelidirler.					
	n o	t a	a	dis	c dis	Active Margin
pol m	0	2	5	0	0	7
d arc	1	2	3	4	0	10
d eng	1	0	6	1	0	8
cltnt	2	0	2	0	0	4
con	0	1	3	1	1	6
use	0	4	1	0	0	5
Active Margin	4	9	20	6	1	40

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation
								2
1	.610	.372			.436	.436	.103	.499
2	.457	.209			.244	.680	.111	
3	.418	.175			.205	.885		
4	.313	.098			.115	1.000		
Total		.854	34.151	.025 ^a	1.000	1.000		

a. 20 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
pol m	.175	-.306	-.399	.067	.027	.061	.149	.189	.338
d arc	.250	.061	.607	.131	.002	.201	.004	.321	.325
d eng	.200	.640	-.073	.077	.134	.002	.649	.006	.656
clnt	.100	1.355	-1.129	.200	.301	.279	.560	.291	.851
con	.150	-.162	.946	.138	.006	.294	.017	.445	.462
use	.125	-1.608	-.770	.241	.530	.162	.820	.141	.961
Active Total	1.000			.854	1.000	1.000			

a. Symmetrical normalization

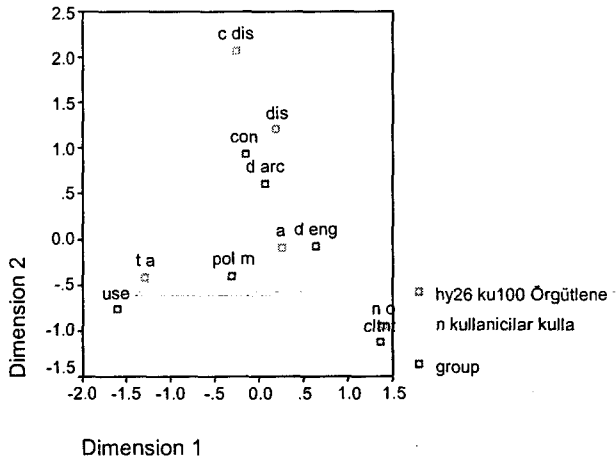
Overview Column Points

hy26 ku100 Örgütler kullanıcılar kullanım taleplerini uygulamay sokabilmedirler.	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
n o	.100	1.398	-.944	.206	.320	.195	.578	.197	.775
t a	.225	-1.290	-.418	.257	.614	.086	.889	.070	.959
a	.500	.255	-.088	.084	.053	.008	.238	.021	.259
dis	.150	.197	1.204	.165	.010	.476	.022	.601	.623
c dis	.025	-.266	2.071	.142	.003	.235	.008	.346	.353
Active Total	1.000			.854	1.000	1.000			

a. Symmetrical normalization

Row and Column Points

Symmetrical Normalization



Appendix 6.21.

Sentence 104

The users of the mass housings should be capable of modifying and altering the common utilization areas and environmental landscaping upon democratic decisions taken among themselves.

Correspondence Table

group	hy27 ku104 Toplu konut kullanıcıları kendi aralarında aldıkları demokratik kararlarla ortak kullanım mekanlarını ve çevre düzenini değiştirebilmelidirler.					
	no	ta	a	dis	c dis	Active Margin
pol m	0	0	1	5	2	8
d arc	1	0	2	6	2	11
d eng	1	0	5	2	0	8
clnt	1	0	0	2	1	4
con	0	0	3	2	1	6
use	0	1	4	0	0	5
Active Margin	3	1	15	17	6	42

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation
								2
1	.673	.453			.723	.723	.082	.282
2	.315	.099			.158	.881	.108	
3	.261	.068			.108	.990		
4	.080	.006			.010	1.000		
Total		.627	26.322	.155 ^a	1.000	1.000		

a. 20 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		
					1	2	1	2	Total
pol m	.190	.658	.649	.085	.123	.255	.654	.297	.950
d arc	.262	.499	.043	.046	.097	.002	.958	.003	.961
d eng	.190	-.505	-.937	.089	.072	.532	.368	.592	.960
clnt	.095	.869	-.417	.089	.107	.053	.546	.059	.605
con	.143	-.167	.045	.024	.006	.001	.112	.004	.116
use	.119	-1.835	.648	.294	.596	.159	.918	.053	.971
Active Total	1.000			.627	1.000	1.000			

a. Symmetrical normalization

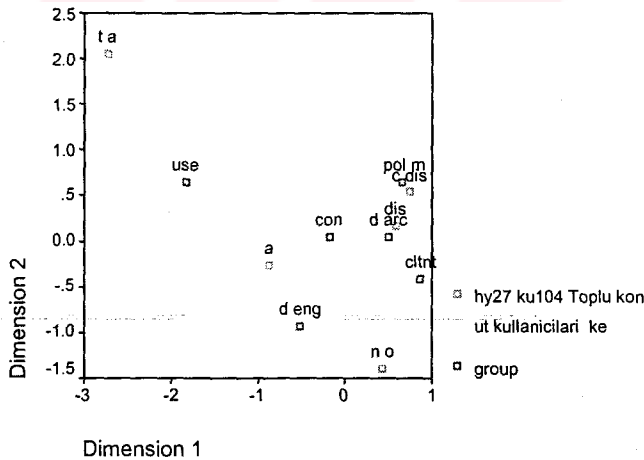
Overview Column Points

hy27 ku104 Toplu konut kullanicilari kendi aralarinda aldiklari demokratik kararlarda etkili	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		
					1	2	1	2	Total
n o	.071	.427	-1.389	.084	.019	.438	.104	.517	.622
t a	.024	-2.726	2.058	.176	.263	.320	.676	.180	.856
a	.357	-.863	-.260	.197	.395	.077	.909	.038	.947
dis	.405	.583	.165	.099	.204	.035	.936	.035	.971
c dis	.143	.746	.535	.071	.118	.130	.760	.182	.942
Active Total	1.000			.627	1.000	1.000			

a. Symmetrical normalization

Row and Column Points

Symmetrical Normalization



Appendix 6.22.

Sentence 97

The General Management Plan should not be modified and amended upon the votes of the users.

Correspondence Table

group	hy25+hy27 ku97 Genel Yönetim Planı kullanıcıların oylarına göre değiştirilememelidir.					
	n o	t a	a	dis	c dis	Active Margin
pol m	0	2	3	2	0	7
d arc	1	1	3	4	0	9
d eng	1	0	3	4	0	8
clnt	2	1	1	0	0	4
con	0	0	4	2	0	6
use	0	0	2	2	1	5
Active Margin	4	4	16	14	1	39

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation
								2
1	.559	.312			.517	.517	.127	.562
2	.389	.152			.251	.769	.149	
3	.323	.104			.173	.941		
4	.188	.035			.059	1.000		
Total		.603	23.519	.264 ^a	1.000	1.000		

a. 20 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
pol m	.179	.171	.566	.085	.009	.148	.035	.265	.300
d arc	.231	.107	.192	.014	.005	.022	.104	.231	.336
d eng	.205	-.107	.126	.039	.004	.008	.033	.032	.066
clnt	.103	1.827	-.890	.226	.613	.209	.848	.140	.988
con	.154	-.470	.513	.060	.061	.104	.315	.261	.576
use	.128	-1.158	-1.243	.179	.308	.509	.537	.431	.968
Active Total	1.000			.603	1.000	1.000			

a. Symmetrical normalization

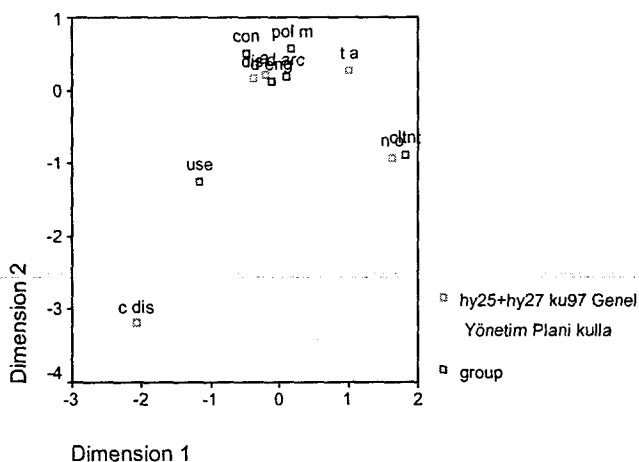
Overview Column Points

hy25+hy27 ku97 Genel Yönetim Planı kullanıcıların oylarına değiştirilememelidir.	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
n o	.103	1.635	-.939	.206	.491	.232	.742	.171	.913
t a	.103	1.019	.278	.131	.191	.020	.455	.024	.479
a	.410	-.208	.213	.035	.032	.048	.281	.206	.488
dis	.359	-.373	.173	.056	.089	.028	.493	.074	.568
c dis	.026	-2.073	-3.194	.174	.197	.672	.353	.584	.937
Active Total	1.000			.603	1.000	1.000			

a. Symmetrical normalization

Row and Column Points

Symmetrical Normalization



Appendix 6.23.

Sentence 22

The mass housing project should be in the position and structure to be able to effect and alter the proceedings of local governments that the housing sites are connected to.

Correspondence Table

group	hy30 pg22 Toplu konut projesi, yapilanisi ve uygulamalariyla bagli oldugu yerel belediyelerin prosedürleri ve isleyisini etkileyebilmedir.					
	n o	t a	a	dis	c dis	Active Margin
pol m	0	2	5	1	0	8
d arc	0	3	7	0	1	11
d eng	0	2	3	2	0	7
clnt	1	0	2	1	0	4
con	0	1	1	4	0	6
use	1	1	3	0	0	5
Active Margin	2	9	21	8	1	41

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation
								2
1	.578	.334			.574	.574	.123	.024
2	.454	.206			.354	.928	.132	
3	.189	.036			.061	.989		
4	.078	.006			.011	1.000		
Total		.582	23.848	.249 ^a	1.000	1.000		

a. 20 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
poi m	.195	.179	.271	.025	.011	.032	.146	.262	.408
d arc	.268	.713	.539	.126	.236	.171	.627	.281	.908
d eng	.171	-.367	.294	.025	.040	.032	.522	.263	.785
clnt	.098	-.105	-1.516	.106	.002	.494	.006	.957	.963
con	.146	-1.574	.145	.213	.628	.007	.982	.007	.988
use	.122	.631	-.991	.086	.084	.264	.326	.633	.959
Active Total	1.000			.582	1.000	1.000			

a. Symmetrical normalization

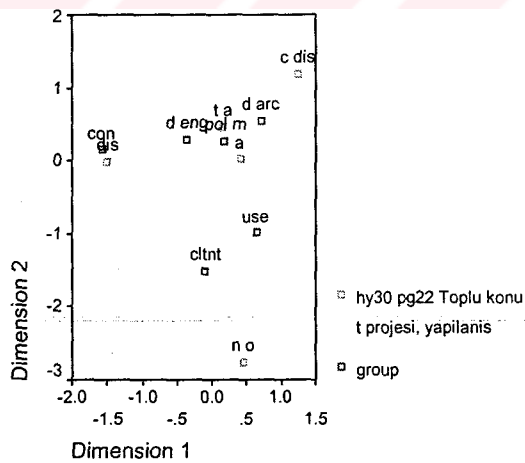
Overview Column Points

hy30 pg22 Toplu konu projesi, yapilani ve uygulamalarıyla bagli oldugu yerel belediyeler secedürleri ve istisnai	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
n o	.049	.455	-2.761	.176	.018	.819	.033	.958	.991
t a	.220	.158	.465	.031	.009	.105	.101	.690	.792
a	.512	.403	.015	.051	.144	.000	.940	.001	.941
dis	.195	-1.505	-.022	.257	.764	.000	.995	.000	.995
c dis	.024	1.234	1.187	.067	.064	.076	.322	.234	.557
Active Total	1.000			.582	1.000	1.000			

a. Symmetrical normalization

Row and Column Points

Symmetrical Normalization



Appendix 6.24.

Sentence106

Architectural criticism should focus on the Western examples as accurate and good references.

Correspondence Table

group	hy31 tn106 Mimarlık eleştirisi doğru ve iyi örnekler için çoğunlukla Batı Ülkelerini referans göstermelidir.					
	n o	c dis	dis	a	t a	Active Margin
pol m	0	3	2	3	0	8
d arc	0	6	5	0	0	11
d eng	1	1	4	2	0	8
clnt	2	1	0	0	1	4
con	1	1	4	0	0	6
Active Margin	4	12	15	5	1	37

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation
1	.692	.479			.594	.594	.146	.079
2	.448	.201			.249	.843	.109	
3	.355	.126			.157	1.000		
4	.007	.000			.000	1.000		
Total		.805	29.803	.019 ^a	1.000	1.000		

a. 16 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
pol m	.216	-.517	-.915	.136	.084	.404	.295	.597	.892
d arc	.297	-.362	.731	.127	.056	.355	.213	.561	.773
d eng	.216	-.175	-.457	.059	.010	.101	.078	.344	.422
clnt	.108	2.333	-.175	.413	.850	.007	.986	.004	.990
con	.162	.032	.606	.071	.000	.133	.002	.375	.376
Active Total	1.000			.805	1.000	1.000			

a. Symmetrical normalization

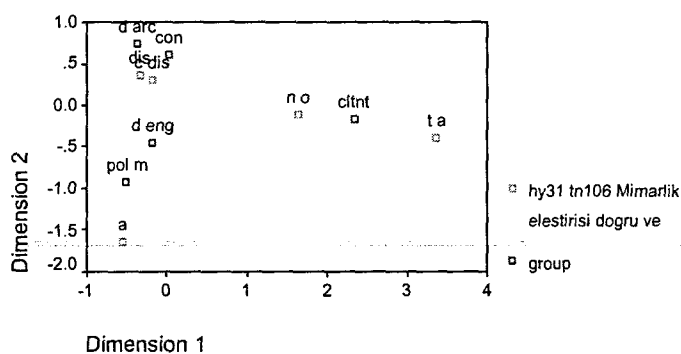
Overview Column Points

hy31 tn106 Mimarlik elestirisi dogru ve iy örnekler için çogunlu Bati Ülkelerini referans alarak elestirildi	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
n o	.108	1.634	-.112	.215	.417	.003	.930	.003	.933
c dis	.324	-.185	.300	.087	.016	.065	.088	.150	.238
dis	.405	-.329	.360	.091	.064	.117	.336	.260	.596
a	.135	-.550	-1.634	.190	.059	.805	.149	.851	1.000
t a	.027	3.372	-.390	.223	.444	.009	.953	.008	.962
Active Total	1.000			.805	1.000	1.000			

a. Symmetrical normalization

Row and Column Points

Symmetrical Normalization



Appendix 6.25.

Sentence 43

In case a commercial entity wishes to build their own space within the housing area, they should be allowed to proceed their own way, and particularly for large commercial establishment extra flexibility should be provided.

Correspondence Table

group	hy36 ps43 Bir ticari kurum kendi binasini yapabilmeyi talep ediyorsa, buna planlamada böyle yer verilmeli, özellikle büyük ticaret mekanlarında esnek davranilmalidir.					
	n o	t a	a	dis	c dis	Active Margin
pol m	0	1	6	1	0	8
d arc	1	4	4	2	0	11
d eng	0	1	5	2	0	8
cltnt	0	0	3	1	0	4
con	0	3	1	2	0	6
use	0	0	1	4	0	5
Active Margin	1	9	20	12	0	42

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation
1	.468	.219			.478	.478	.126	.023
2	.444	.197			.431	.909	.148	
3	.204	.042			.091	1.000		
Total		.457	19.203	.509 ^a	1.000	1.000		

a. 20 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		
					1	2	1	2	Total
pol m	.190	-.535	-.614	.059	.117	.162	.433	.542	.975
d arc	.262	.752	-.272	.094	.317	.044	.741	.092	.832
d eng	.190	-.446	-.181	.021	.081	.014	.831	.129	.960
clnt	.095	-.885	-.268	.038	.159	.015	.915	.080	.995
con	.143	.930	.371	.088	.264	.044	.658	.100	.758
use	.119	-.493	1.639	.158	.062	.721	.086	.900	.986
Active Total	1.000			.457	1.000	1.000			

a. Symmetrical normalization

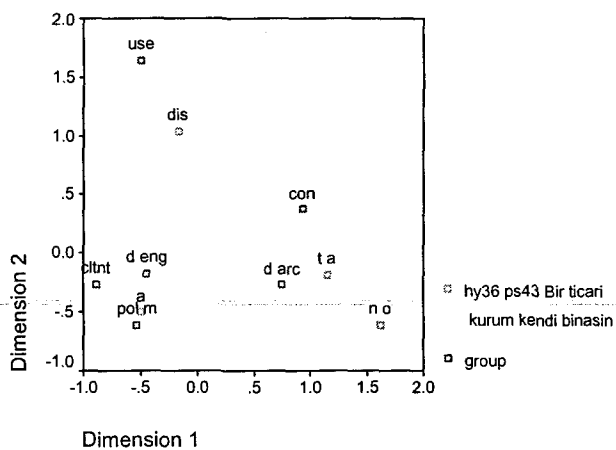
Overview Column Points

hy36 ps43 Bir ticari kurum kendi binasini yapabilmeyi talep ediyorsa, buna isteklerde bütçe var	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		
					1	2	1	2	Total
n o	.024	1.609	-.613	.067	.132	.020	.430	.059	.489
t a	.214	1.145	-.192	.142	.600	.018	.926	.025	.951
a	.476	-.497	-.504	.109	.251	.272	.506	.494	1.000
dis	.286	-.164	1.035	.140	.016	.690	.026	.972	.998
c dis	.000								
Active Total	1.000			.457	1.000	1.000			

a. Symmetrical normalization

Row and Column Points

Symmetrical Normalization



Appendix 6.26.

Sentence 44

The commercial areas reserved for small-scale retail such as buffets and grocers should be available for construction to any desired location freely within the mass housing.

Correspondence Table

group	hy36 ps44 Büfe, bakkal gibi küçük esnafın açmak istediği ticari mekanlar, serbestçe toplu konut içerisinde istenilen yerde açılabilir.					
	n o	c dis	dis	a	t a	Active Margin
pol m	0	2	4	2	0	8
d arc	0	4	3	2	2	11
d eng	0	2	6	0	0	8
clnt	0	1	3	0	0	4
con	0	2	4	0	0	6
use	0	3	2	0	0	5
Active Margin	0	14	22	4	2	42

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation
1	.492	.243			.674	.674	.110	-.203
2	.280	.078			.218	.892	.156	
3	.197	.039			.108	1.000		
Total		.360	15.103	.770 ^a	1.000	1.000		

a. 20 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
pol m	.190	.205	-.992	.061	.016	.670	.065	.857	.921
d arc	.262	1.053	.288	.152	.590	.078	.942	.040	.982
d eng	.190	-.684	-.002	.050	.181	.000	.881	.000	.881
clnt	.095	-.684	-.002	.025	.090	.000	.881	.000	.881
con	.143	-.591	.176	.026	.101	.016	.947	.048	.995
use	.119	-.295	.746	.046	.021	.237	.111	.404	.515
Active Total	1.000			.360	1.000	1.000			

a. Symmetrical normalization

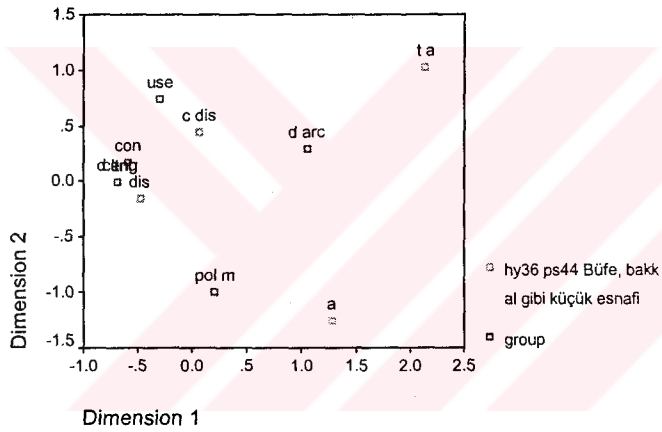
Overview Column Points

	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
n o	.000								
c dis	.333	.073	.448	.036	.004	.239	.024	.519	.543
dis	.524	-.473	-.150	.069	.238	.042	.841	.048	.889
a	.095	1.278	-1.257	.121	.316	.538	.635	.349	.984
t a	.048	2.139	1.030	.134	.442	.181	.799	.105	.905
Active Total	1.000			.360	1.000	1.000			

a. Symmetrical normalization

Row and Column Points

Symmetrical Normalization



Appendix 6.27.

Sentence 31

The inclusion of recognized and reputable architects during the design phase of the mass housing process should be utilized to constitute a general competition environment during the mass housing design process.

Correspondence Table

group	hy39 pt31 Tasarım aşamasında tanınmış mimarlardan yararlanılarak, toplu konut tasarım sürecinde genel bir rekabet ortamı oluşturulmalıdır.					
	no	ta	a	dis	c dis	Active Margin
pol m	0	4	1	3	0	8
d arc	0	2	6	1	0	9
d eng	0	1	5	2	0	8
clnt	0	0	3	1	0	4
con	0	0	5	0	0	5
use	1	1	2	1	0	5
Active Margin	1	8	22	8	0	39

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation
								2
1	.556	.310			.601	.601	.107	.104
2	.419	.176			.341	.943	.191	
3	.172	.030			.057	1.000		
Total		.515	20.081	.453 ^a	1.000	1.000		

a. 20 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
pol m	.205	1.225	.478	.191	.554	.112	.897	.103	.999
d arc	.231	-.229	.220	.020	.022	.027	.328	.228	.556
d eng	.205	-.202	.210	.015	.015	.022	.310	.252	.562
clnt	.103	-.582	.135	.031	.062	.004	.623	.025	.649
con	.128	-1.161	.048	.099	.310	.001	.970	.001	.971
use	.128	.400	-1.652	.158	.037	.835	.072	.928	1.000
Active Total	1.000			.515	1.000	1.000			

a. Symmetrical normalization

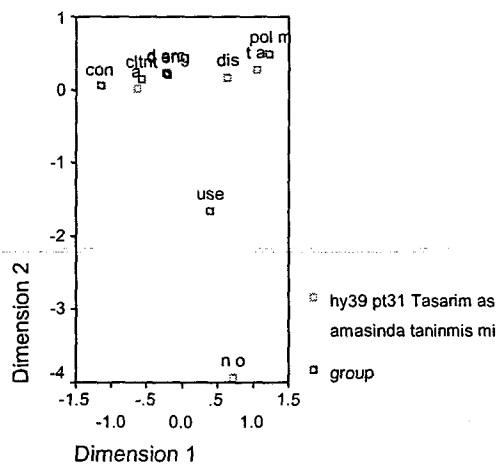
Overview Column Points

hy39 pt31 Tasarım asamasında tanınm mimarlardan yararlanılarak, topl konut tasarımı öne	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
n o	.026	.720	-3.941	.174	.024	.950	.042	.958	1.000
t a	.205	1.043	.272	.141	.401	.036	.880	.045	.925
a	.564	-.646	.020	.131	.423	.001	.996	.001	.997
dis	.205	.643	.166	.068	.152	.014	.692	.035	.727
c dis	.000								
Active Total	1.000			.515	1.000	1.000			

a. Symmetrical normalization

Row and Column Points

Symmetrical Normalization



Correspondence

Correspondence Table

group	hy39 pt31 Tasarım aşamasında tanınmış mimarlardan yararlanılarak, toplu konut tasarım sürecinde genel bir rekabet ortamı oluşturulmalıdır.				
	t a	a	dis	c dis	Active Margin
pol m	4	1	3	0	8
d arc	2	6	1	0	9
d eng	1	5	2	0	8
clnt	0	3	1	0	4
con	0	5	0	0	5
use	1	2	1	0	4
Active Margin	8	22	8	0	38

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation 2
1	.554	.307			.912	.912	.108	-.225
2	.172	.030			.088	1.000	.130	
Total		.336	12.787	.619 ^a	1.000	1.000		

a. 15 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
pol m	.211	-1.262	.068	.186	.605	.006	.999	.001	1.000
d arc	.237	.195	.481	.014	.016	.319	.345	.655	1.000
d eng	.211	.169	-.418	.010	.011	.213	.345	.655	1.000
clnt	.105	.549	-.767	.028	.057	.360	.622	.378	1.000
con	.132	1.128	.361	.096	.302	.100	.969	.031	1.000
use	.105	-.212	-.068	.003	.009	.003	.969	.031	1.000
Active Total	1.000			.336	1.000	1.000			

a. Symmetrical normalization

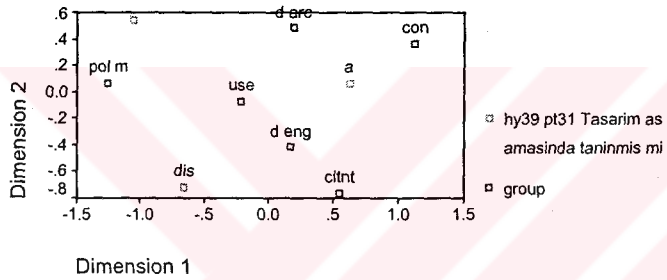
Overview Column Points

hy39 pt31 Tasarım asamasında tanınmış mimarlardan yararlanılarak, toplu kaput tasarım süreci	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		
					1	2	1	2	Total
t a	.211	-1.061	.544	.142	.427	.362	.924	.076	1.000
a	.579	.625	.062	.126	.408	.013	.997	.003	1.000
dis	.211	-.658	-.715	.069	.164	.625	.731	.269	1.000
c dis	.000	.	.	.	.	.	.	.	.
Active Total	1.000			.336	1.000	1.000			

a. Symmetrical normalization

Row and Column Points

Symmetrical Normalization



Appendix 6.28.

Sentence 34

Whether the users appreciate or not, the inclusion renowned architects would be beneficial for the mass housing.

Correspondence Table

group	hy40 pt34 Kullanıcılar ne düşünürse düşünsün, toplu konut sürecine tanınmış tasarımcıların dahil olması toplu konutun faydasıdır.					
	n o ^a	t a	a	dis	c dis	Active Margin
pol m	0	0	2	5	1	8
d arc	0	1	5	2	1	9
d eng	0	1	4	3	0	8
clnt	1	0	2	1	0	3
con	0	1	3	1	1	6
use	1	0	1	3	0	4
Active Margin		3	17	15	3	38

a. Supplementary column

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation 2
1	.426	.182			.708	.708	.134	-.087
2	.239	.057			.223	.931	.104	
3	.133	.018			.069	1.000		
Total		.257	9.753	.835 ^a	1.000	1.000		

a. 15 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
pol m	.211	.770	-.551	.069	.293	.267	.771	.222	.994
d arc	.237	-.534	-.079	.030	.159	.006	.952	.012	.964
d eng	.211	-.129	.590	.024	.008	.306	.062	.736	.799
clnt	.079	-.031	.798	.022	.000	.210	.001	.555	.557
con	.158	-.786	-.518	.053	.229	.177	.791	.193	.984
use	.105	1.123	.279	.059	.311	.034	.951	.033	.984
Active Total	1.000			.257	1.000	1.000			

a. Symmetrical normalization

Overview Column Points

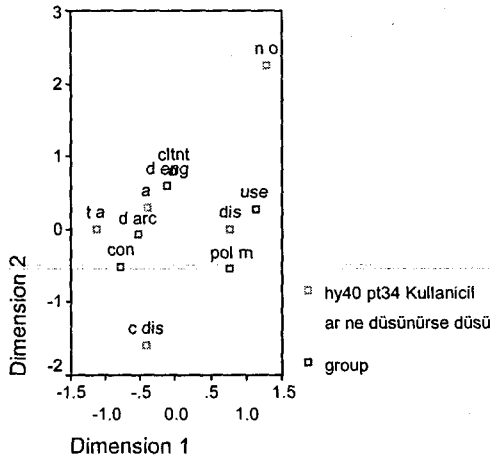
hy40 pt34 Kullanıcılar r düşünürse düşünsün, toplu konut sürecine tanınmış tasarımcıların debül etmesi teolu	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
n o	.053	1.281	2.250	.239	.000	.000	.154	.267	.421
t a	.079	-1.134	-.010	.055	.238	.000	.782	.000	.782
a	.447	-.406	.291	.044	.173	.158	.708	.204	.912
dis	.395	.774	-.008	.102	.554	.000	.991	.000	.991
c dis	.079	-.431	-1.598	.055	.034	.842	.113	.873	.986
Active Total	1.000			.257	1.000	1.000			

a. Supplementary point

b. Symmetrical normalization

Row and Column Points

Symmetrical Normalization



Appendix 6.29.

Sentence 35

The buildings of renowned architects would increase recognition and gather more interest, thus housing designed by well-known architects are known more.

Correspondence Table

group	hy40 pt35 Taninmis imzalarin binalari her zaman daha kolay kabul görür, daha çok ilgi toplar, böylece tasarlayacaklari toplu konutlar daha çok taninan projeler olurlar.					
	n o	t a	a	dis	c dis	Active Margin
pol m	0	0	3	4	1	8
d arc	0	1	5	2	1	9
d eng	0	1	1	5	0	7
clnt	1	0	2	1	0	4
con	0	0	2	2	2	6
use	1	0	0	4	0	5
Active Margin	2	2	13	18	4	39

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation
								2
1	.534	.286			.492	.492	.098	-.106
2	.405	.164			.283	.775	.148	
3	.337	.113			.195	.971		
4	.130	.017			.029	1.000		
Total		.580	22.620	.308 ^a	1.000	1.000		

a. 20 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
pol m	.205	-.214	.087	.024	.018	.004	.211	.027	.237
d arc	.231	-.683	-.080	.091	.201	.004	.632	.007	.639
d eng	.179	.440	1.006	.101	.065	.449	.183	.727	.909
cltnt	.103	.554	-1.454	.113	.059	.535	.148	.776	.924
con	.154	-.763	-.115	.101	.168	.005	.474	.008	.482
use	.128	1.429	-.104	.150	.490	.003	.935	.004	.939
Active Total	1.000			.580	1.000	1.000			

a. Symmetrical normalization

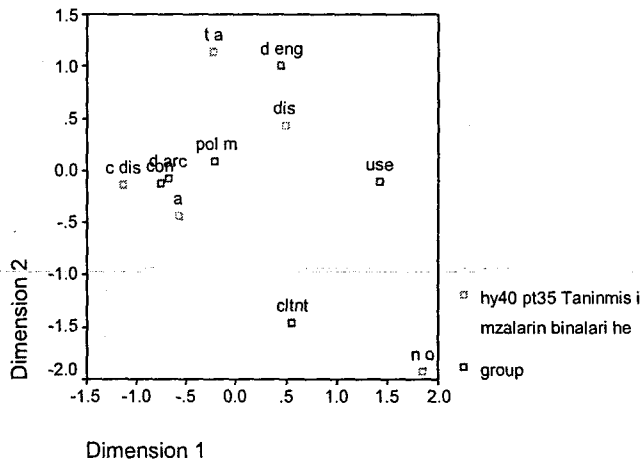
Overview Column Points

hy40 pt35 Tanınmış imzaların binaları her zaman daha kolay karşı görür, daha çok ilgi topluyorlar mı?	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
n o	.051	1.855	-1.923	.174	.330	.468	.543	.442	.985
t a	.051	-.228	1.144	.076	.005	.166	.019	.359	.378
a	.333	-.581	-.431	.106	.210	.153	.566	.236	.803
dis	.462	.491	.428	.101	.208	.209	.585	.338	.924
c dis	.103	-1.134	-.137	.123	.247	.005	.572	.006	.578
Active Total	1.000			.580	1.000	1.000			

a. Symmetrical normalization

Row and Column Points

Symmetrical Normalization



Appendix 6.30

Sentence 29

Planning and architectural design aspects should be novel and original in mass housing.

Correspondence Table

group	hy42 pt29 Bir toplu konut projesinde planlama ve mimari tasarım özgün olmalıdır.						Active Margin
	n o	t a	a	dis	c dis		
pol m	0	3	3	2	0	8	
d arc	1	3	6	0	0	10	
d eng	0	3	2	1	1	7	
clnt	1	1	1	1	0	4	
con	0	1	3	1	1	6	
use	1	1	0	2	0	4	
Active Margin	3	12	15	7	2	39	

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation 2
1	.494	.244			.542	.542	.139	-.349
2	.363	.132			.293	.835	.107	
3	.227	.051			.114	.949		
4	.151	.023			.051	1.000		
Total		.450	17.557	.617 ^a	1.000	1.000		

a. 20 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
pol m	.205	.014	.087	.035	.000	.004	.001	.016	.017
d arc	.256	-.414	-.865	.092	.089	.528	.236	.757	.993
d eng	.179	-.386	.705	.058	.054	.246	.230	.563	.793
clnt	.103	.907	-.424	.054	.171	.051	.772	.124	.895
con	.154	-.594	.589	.067	.110	.147	.399	.288	.687
use	.103	1.667	.293	.144	.577	.024	.974	.022	.996
Active Total	1.000			.450	1.000	1.000			

a. Symmetrical normalization

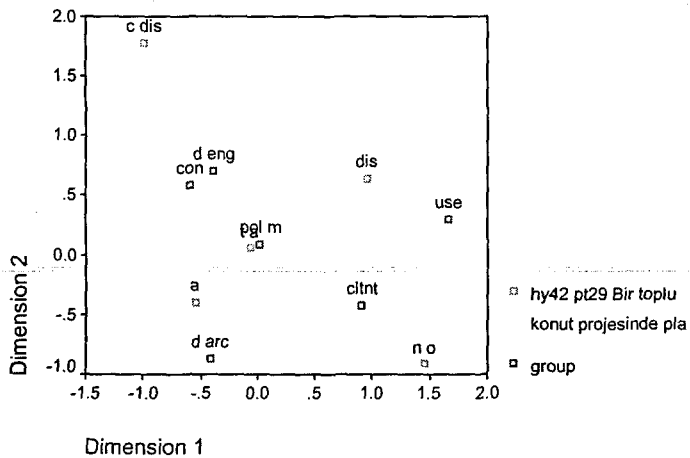
Overview Column Points

hy42 pt29 Bir toplu konut projesinde planlama mimari tasarim özgü olmalıdır.	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
n o	.077	1.457	-.914	.123	.330	.177	.655	.189	.845
t a	.308	-.064	.056	.024	.003	.003	.026	.015	.041
a	.385	-.552	-.399	.085	.237	.168	.679	.261	.940
dis	.179	.951	.642	.115	.328	.204	.698	.234	.932
c dis	.051	-.992	1.782	.103	.102	.448	.241	.571	.812
Active Total	1.000			.450	1.000	1.000			

a. Symmetrical normalization

Row and Column Points

Symmetrical Normalization



Appendix 6.31.

Sentence 28

A single construction technology should be designated with regard to the administrative, economical and timely completion aspects for the mass housing projects and entire design and application groups should work with respect to this technology.

Correspondence Table

group	hy45 pe28 Toplu konut projelerinde idare, ekonomi ve zaman kosullarini düşünerek tek bir yapı teknolojisi belirlemeli, bütün tasarım ve uygulama gruplari bu teknolojiyle çalışmalıdır.					
	n o	t a	a	dis	c dis	Active Margin
pol m	0	1	1	3	3	8
d arc	1	1	1	5	1	9
d eng	0	0	3	4	1	8
clnt	0	0	1	3	0	4
con	0	1	1	3	1	6
use	2	0	1	2	0	5
Active Margin	3	3	8	20	6	40

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation 2
1	.531	.282			.609	.609	.146	.304
2	.355	.126			.272	.882	.117	
3	.216	.047			.101	.982		
4	.090	.008			.018	1.000		
Total		.462	18.498	.555 ^a	1.000	1.000		

a. 20 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		
					1	2	1	2	Total
pol m	.200	-.752	-.671	.101	.213	.254	.594	.316	.911
d arc	.225	.166	-.248	.020	.012	.039	.161	.241	.402
d eng	.200	-.174	.805	.061	.011	.365	.053	.747	.800
clnt	.100	.017	1.003	.044	.000	.283	.000	.816	.816
con	.150	-.465	-.175	.029	.061	.013	.589	.056	.645
use	.125	1.728	-.359	.207	.703	.045	.958	.028	.986
Active Total	1.000			.462	1.000	1.000			

a. Symmetrical normalization

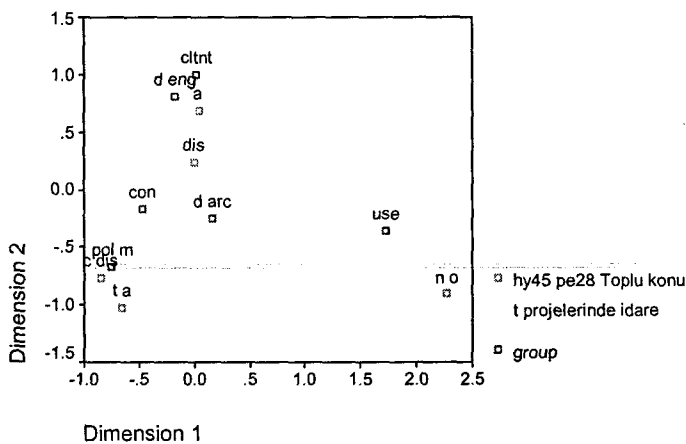
Overview Column Points

hy45 pe28 Toplu kon projelerinde idare, ekonomi ve zaman kosullarini düşünerek bir nesil geleceğini	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		
					1	2	1	2	Total
n o	.075	2.274	-.908	.229	.730	.174	.900	.096	.996
t a	.075	-.660	-1.028	.059	.062	.223	.293	.475	.767
a	.200	.040	.692	.047	.001	.270	.004	.719	.723
dis	.500	-.001	.244	.023	.000	.084	.000	.466	.466
c dis	.150	-.857	-.767	.105	.207	.249	.559	.299	.858
Active Total	1.000			.462	1.000	1.000			

a. Symmetrical normalization

Row and Column Points

Symmetrical Normalization



Appendix 6.32.

Sentence 37

The standardization in building technologies such as tunnel formwork, might limit variety and flexibility in design solutions.

Correspondence Table

group	hy46 pt37 Idarenin talep edeceği, örneğin tünel kalıp gibi sabit bir teknoloji, getireceği sınırlamalar yüzünden tasarım ve uygulama gruplarının çalışmalarında çeşitliliğe ve esnekliğe olanak tanımamaktadır.					
	n o	t a	a	dis	c dis	Active Margin
pol m	1	2	4	1	0	8
d arc	1	4	3	2	1	11
d eng	0	0	4	4	0	8
clnt	1	0	1	2	0	4
con	0	0	1	5	0	6
use	2	0	3	0	0	5
Active Margin	5	6	16	14	1	42

Summary

Dimension	Singular Value	Inertia	Chi Square	Sig.	Proportion of Inertia		Confidence Singular Value	
					Accounted for	Cumulative	Standard Deviation	Correlation 2
1	.601	.361			.550	.550	.103	.087
2	.474	.225			.342	.893	.121	
3	.241	.058			.088	.981		
4	.112	.013			.019	1.000		
Total		.656	27.566	.120 ^a	1.000	1.000		

a. 20 degrees of freedom

Overview Row Points

group	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
pol m	.190	-.532	.087	.052	.090	.003	.626	.013	.640
d arc	.262	-.730	-.793	.167	.232	.347	.503	.468	.970
d eng	.190	.685	.104	.077	.149	.004	.694	.013	.707
clnt	.095	.476	.514	.042	.036	.053	.310	.285	.595
con	.143	1.328	-.376	.165	.419	.043	.916	.058	.974
use	.119	-.613	1.480	.153	.075	.550	.175	.805	.980
Active Total	1.000			.656	1.000	1.000			

a. Symmetrical normalization

Overview Column Points

hy46 pt37 Idarenin talep edecegi, örnektünel kalip gibi sabit teknoloji, getirecegicisirtlemelerütünel	Mass	Score in Dimension		Inertia	Contribution				
		1	2		Of Point to Inertia of Dimension		Of Dimension to Inertia of Point		Total
					1	2	1	2	
n o	.119	-.670	1.168	.134	.089	.342	.239	.574	.813
t a	.143	-1.105	-1.054	.183	.290	.335	.573	.411	.984
a	.381	-.168	.390	.059	.018	.122	.110	.469	.578
dis	.333	.991	-.292	.213	.545	.060	.922	.063	.985
c dis	.024	-1.214	-1.672	.067	.058	.140	.314	.470	.785
Active Total	1.000			.656	1.000	1.000			

a. Symmetrical normalization

Row and Column Points

Symmetrical Normalization

