

“CONDOMINIUM”
AS A NEW WAY OF DWELLING:
GLOBAL PRACTICE AND PROSPECTS FOR TURKEY

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ABSTRACT

**“CONDOMINIUM”
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In the wide discussion field of housing there is a very rapidly updating agenda in accordance with the changing demands of people together with the changing supplies of the popular culture. Hence, a general objective on housing attitudes and researches made in the field of housing is to gather sufficient information to follow an up to date discussion. The objective of this thesis is based on a similar attitude, which is after a recently developing approach in Turkey and an already developed approach abroad: Condominium. The reason for the choice of condominium phenomenon as the initial object of discussion is the belief that it can reflect many recent attitudes on housing, especially concerning the community housing.

The content of this thesis is the changing attitudes on housing in the world and their reflections in Turkey in the field of condominiums. The research topics are classified in terms of the most common approaches, their effects and results on residential life in general for the world. The reason for this is the sense that in order

to start a research on the current applications of condominium in Turkey, the task should be to gather information about the position and applications of condominium in the world. This task is based on the method of literature survey.

With the help of the data collected as a result of the literature survey on condominium in the world, a visit was organized to the examples of condominium in İstanbul containing observation and interrogation tasks. In order to make and evaluate the interviews of the examples efficiently a strong background on the subject was necessary.

The outcomes of this research study as the evaluations of Turkish condominium-like examples are answering what seems promising and what seems to become sustainable for the future in the housing sector in Turkey, concerning both individual and communal outcomes in the field of condominium.

Keywords: Condominium, Co-housing, Housing management, Housing community, Housing communication.

ÖZ

YENİ BİR BARINMA / YAŞAMA BİÇİMİ OLARAK “CONDOMINIUM”: KÜRESEL UYGULAMALAR VE TÜRKİYE İÇİN AÇILIMLAR

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Konutun geniş tartışma alanında, popüler kültürün sunduğu değişen arzlar ve bireylerin değişen talepleri ile birlikte, hızla güncellenen bir gündem söz konusudur. Bunun sonucunda konut konusunda gerçekleştirilen atılımlar ve araştırmaların genel amacı da güncel bir tartışmanın içine dahil olabilmek için yeterli bilgi sahibi olmak olmuştur. Bu tezin amacı da buna benzer bir yaklaşım içinde, Türkiye’de henüz oluşmaya başlamış olan ve dünyada gelişmiş durumda bulunan ‘condominium’u incelemektir. ‘Condominium’ olgusunun temel tartışma ögesi olarak seçilmesinin sebebi, özellikle topluluk kavramı üzerinde duran konut biçimini ilgilendirecek biçimde, konut konusundaki yeni atılımları yansıtabilecek olmasıdır.

Bu tezin içeriği ‘condominium’un alanı dahilinde, dünya’da konut bağlamında değişen yaklaşımlar, ve bunların Türkiye’deki yansımalarından ibarettir.

Araştırmanın konu başlıkları, konut alanında en çok görülen atılımları ve bunların konut yaşamına etki ve sonuçları bağlamında sınıflandırılmıştır. Bu yaklaşımın sebebi, ‘condominium’un Türkiye’deki uygulamaları üzerinde bir araştırmaya başlamak için ‘condominium’un dünyadaki durumu ve uygulamaları ile ilgili bilgi toplanmasının gerekli olduğu kanısıdır.

Bu bilgi toplama işlemi yazın araştırması metodu ile gerçekleştirilmiştir. Bu yolla elde edilen bilgi yardımıyla, ‘condominium’un İstanbul’daki örneklerini incelemeye yönelik, gözlemlene ve soruşturmaya dayanan bir gezi düzenlenmiştir. Verimli bir röportaj ve röportaj değerlendirme yapılabilmesi için konu hakkında güçlü bir altyapı sahibi olmak gerekli olmuştur.

Bu araştırmanın Türkiye’deki ‘condominium’ benzeri örneklerin değerlendirilmesine ilişkin sonuçları, ‘condominium’ alanında ortaya çıkan bireysel ve topluluğa ait sonuçlardan hangilerinin Türkiye’de gelecek vaat ettiğine ve neyin kalıcı olabileceğine cevap verir niteliktedir.

Anahtar Kelimeler: ‘Condominium’, Co-housing, Konut yönetimi, Konut topluluğu, Konut içi iletişim.

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CHAPTER I

INTRODUCTION

1.1 Subject

Housing in Turkey has experienced many improvements since the proclamation of the Republic. The experience of improvements was either in a sense to develop new cities of a young republic, in attempts to solve housing shortage problems or in the attitude after personal benefits, by the investors' and landowners' attempts of gainful interests in the housing market by innovating new supplies to create new demands. These innovations have been researched, discussed and evaluated by many researchers in time. As the intentions of investors and the demands of homeowners changed, these approaches of improvement on housing production moved into a phase of answering different desires rather than trying to fix the old¹ problem of housing shortage.² As a result, it can be stated that housing problem in Turkey has changed character and begun to appear in different fields during the lifetime of the Republic of Turkey. The researches on housing continue to appear in different problem definitions, which are most commonly related with gated communities, private investments and attitudes of the investors, demands of the high-income group and backgrounds of people who are in the demand of changing lifestyles. Examples of these researches can be found in the recent academic theses and in the studies of

¹ As it was stated in Murat Balamir's article, "Making Cities of Apartment Blocks", housing shortage is not a problem of Turkish Cities any more.

² Balamir, Murat (1999) Making Cities of Apartment Blocks: Transformation of the Built Environment in Turkey by means of Reorganizations in Turkey, *Tarihten Günümüze Anadolu'da Konut ve Yerleşme (Housing and Settlement in Anatolia a Historical Perspective)* ed. Yıldız Sey. Tepe Mimarlık Kültürü Merkezi, İstanbul.

many research institutions in Turkey. These research studies continue to enlarge the field of discussion as new and different investments appear in the market.³ As it was stated before, these recent attitudes of improvements on housing stand in a close position to the housing supply for the high income group. Therefore, this research project is also going to be based on a discussion in the field of the most recent developments on housing in Turkey, which is going to stay close to the field of housing supply for the high-income group.

According to a general understanding of some Turkish investors, a new need and demand has developed, as an inevitable consequence of the changing working conditions and lifestyles of housing in the urban core. However, this ‘consequence’ in fact, seems to be an exact repetition of the ‘luxury condominium’ phenomenon of some foreign countries, which is most frequently met in the U.S., Canada, and Japan. Hence, starting from the original appearance of the condominium phenomenon in the world, its appearance in Turkish cities will constitute an interesting point of discussion.

As a result, the subject of this thesis will be related with some recent attitudes and discussions in new trends in housing architecture. In fact, in the field of condominiums, the content is the changing attitudes on housing in the world and their reflections in Turkey. Meanwhile, another reason for the subject is to enrich the quality and quantity of field research on housing in Turkey. This research study is expected to constitute a valuable source in order to understand how conscious investors, constructors and purchasers are, while proposing new financial tools in Turkey.

³ The forum in the website of Arkitera, which was founded by İhsan Bilgin is an exact example for the discussion of these subjects.

Available at: <<http://www.arkitera.com/diyalog/ihsanbilgin/>>, [2004, March 7]

Further research papers of İhsan Bilgin are also available at the same website constituting a part of the recent discussions on housing in Turkey.

Available at: <<http://www.arkitera.com/diyalog/ihsanbilgin/>>, [2004, March 7]

Condominiums or condominium-like examples are very few in number compared with the usual housing projects in Turkey. However, the examples that are going to be focused on are at most ten-year-old and new constructions of such examples do still continue. Moreover, it is important to remember that, like most of the innovative housing approaches in Turkey, such type of housing units are for the high-income group's interest. Hence, there is a chance for condominiums or condominium like projects to develop in time in Turkey. In fact, one other objective is to derive enough information that can be a base for discussion on the possibility for further development of condominiums in Turkey. What seems promising and what seems to become sustainable in the future should be the targeted conclusions of this research study.

Today these investments are visible mostly in İstanbul for Turkey. Ankara, İzmir and some other big cities, especially the ones in resort regions of Turkey follow İstanbul. Condominium cannot be of a common discussion of housing in Turkey, for not catering for the majority of the housing demands in Turkey, because of the unusual life-style it offers. In spite of this fact, they started to appear as high-rises at the busiest intersections of İstanbul. Today, the changing silhouette of İstanbul is quite noticeable for the individual and makes him/her wonder what these tall buildings are referring to. The most surprising thing is that, more than a half of the high-rises under construction are projects of housing estates. After casting an eye over the facility programs of these buildings it was understood that, they have been created for full-service of recreational and sports facilities under the guidance of the most recent technological opportunities. These are the main reasons for the need on searching how the inspiration for the realization of these projects appeared.

When the phrase 'collective housing' is spelled, it recalls the building(s) housing more than one housing unit. 'Collective housing' is actually a concept that suggests dwelling and living together. This togetherness, although it may not be felt when one is in his/her private flat or unit, affects his/her daily life, as he/she is a member of a community. In other words, dealing with the social, cultural and vital circumstances,

is a stable aspect of the housing problem. Hence the outcomes are a shared environment and some important problems that arise in terms of providing equality within the community, order and protection of the environment, and fitting in with the changing opportunities and needs for this share of people. Both the housing blocks that shelter housing units and the exterior areas for facilities of the collective housing project, are sections of this shared environment. In this shared environment some rules, obligations, and standards are needed for the organization of the relationships during this living and sharing together.

1.2 Methodology

An up-to-date research study on what is going on in the world and what is going on in Turkey concerning the subject, seems to necessitate collection of a great amount of information. Indeed, in order to start a discussion about condominiums, it is important to know that condominiums actually constitute a form of collective housing estate. The method for gathering information about the position of condominium in the world should inevitably be much different than the one for Turkey. The reason for this difference is the disparity between the availability of information about condominiums and condominium life of the experienced countries and Turkey. For instance, the literal, statistical and legal aspects for condominiums of U.S. or Canada are much more available than the case for Turkey. Consequently, this study is focused to compile background information about the approaches on condominium in the most experienced countries and then constituting questions in order to understand what is going on in Turkey. The answers to these questions are expected to be provided by searching, observing, interrogating, visiting the new examples in Turkey, and interviewing with their managers and/or investors.

In order to make a research on the subject of condominium, the initial thing to do is to find out what it refers to. In addition to this search for the most shared definitions of condominium, how it has become the most popular housing management system in certain districts and what kind of advantages or disadvantages can be counted are the

following questions that are going to be answered. It is a fact that there is a noteworthy change in the innovative housing concept in Turkey. The next duty is to look for these new intentions and why and how they occurred. By the help of the previously gathered information on condominium, the closeness of each “new housing example” in Turkey is going to be analyzed in terms of being close to condominium in meaning.

It is obvious that the outcomes of the literature survey and on-site interviews would going to be much different from each other. However, during the interview, the points that are realized while searching for the documents on the attitudes of condominium in the world would be used efficiently. In addition, the evaluation of the answers taken for those questions during the on-site research of Turkish examples can also be made under the light of these points.

CHAPTER II

CONDOMINIUM

2.1 Definition of the Condominium Phenomenon

During the research study made on the subject of condominium, it was understood that a simple quotation as a definition of the term 'condominium' from a single literal source would not be enough to start a discussion on the subject. The reason for this is the fact that every single condominium institution has its own unique system of management, organization and communication. A merge of the definitions, which are present in the most recent publications on condominium, would provide more noteworthy results for the consistency of the discussion.

Likewise, since condominium is a very popular and up-to-date subject in the world, it is needed to state that many sources were developed for the daily problems of the management and the on-going life in the housing estates. These sources are mostly explanatory and advisory guide-sources for the tenants and managers of the condominiums. They include both definitions of different components of the system and advisory statements concerning the laws and rules of different estates. On searching for the definitions of condominium, it was believed that many recent publications as guidebooks for managers and members of condominiums, condominium advertisements, news about condominiums, online publications of different counseling companies, and the like were the different sources that could reflect the contemporary attitudes. This is the reason for using them for very detailed information about the subject.

Simply starting from the explanation of its meaning in dictionaries, condominium signifies two different things. One of them explains condominium as a type of ownership in which there are both exclusive ownership and shared ownership, while the other explains it as the unit, building, or the building complex in which there is an ownership as defined in the first definition.⁴ Moreover, as it is stated in Baykan Günay's doctoral thesis, the word condominium signifies the title of "the joint ownership of things" in the Roman law, "which meant dominium of more than one person on things".⁵ Nonetheless, in order to start a noteworthy discussion, one has to learn much more about the subject. To enter the subject from a point, a more general topic, which includes condominium as a subtitle, "common interest development" is going to be the following title.

2.1.1 Common Interest Developments

Condominium is a form of common interest development. "The term 'common interest development' (or "CID") describes a form of real estate where each owner holds **exclusive** rights to a portion of the property typically called a unit or lot, and **shared** rights to portions of the property typically called the common area."⁶ There are four different types of common interest developments. They can be enumerated as the stock cooperatives, the community apartments, the condominiums, and the planned developments.

⁴Sally Wehmeier ed. *Oxford Advanced Learner's Dictionary*, Sixth Ed., Oxford University Press, Oxford, England, 2001.

"Condominium: *noun*, an apartment building in which each flat/apartment is owned by the person living in it but the building and shared areas are owned by everyone together; a flat/apartment in such a building"

⁵ Baykan Günay, *The Role of Property Relations in the Evolution of Urban Space and Urban Design Approaches*, Doctoral Thesis, Middle East Technical University, Ankara, June 1995, pp. 55-6.

⁶ Bickel, Branden E. and D. Andrew Sirkin, *The Condominium Bluebook: The Best Guide for California Homeowner Associations, Members and Directors of Planned Developments, Condos, Co-ops, Townhomes, and Loft developments*. Piedmont Press, California, 2004, p. 1.

It is understood that in the United States, the condominiums and the planned developments are holding the majority of the real estates as CIDs. The difference between those two is explained simply by their physical characteristics. “The determination of whether a property is developed as a condominium project or a planned development is usually based on the physical characteristics of the buildings. Projects with only vertically stacked units are always condominiums. Projects with only detached homes are almost always planned developments.”⁷

The phrase “common interest” indicates an undivided interest. It refers to the ownership right of each member of a housing estate in the common elements appurtenant to a unit. Common elements or spaces cannot be divided randomly. Here, the common interest is related with the shared ownership of the common elements and spaces of a housing estate development. Common interest developments are necessitating an organized ‘management board’, which is representing and managing all of the shareholders. It brings additional restrictions and obligations for the owners with itself. A controlled freedom of behaviors and physical modifications on the real property are some of these restrictions. In these cases, more than just living in the same building, owners are also responsible for the entire building or estate, which their units are located in. The owners’ authority decides all the choices and events. For the case of changes and modifications of common elements or assets, a majority vote is necessary.⁸

2.1.2 Condominium

The definition of condominium is different in different regions of the world for some aspects. In order to attain a common definition of condominium, which can be valid everywhere in the world, the only thing that can be done is to find out its most

⁷ Bickel and Sirkin, *The Condominium Bluebook*, p. 1.

⁸ [An Act Relating to the Ownership of Individual Units in Multi-unit Buildings](#), *Condominium Act: Chapter 85* [online]. Available at: <<http://www.gov.ns.ca/legi/legc/statutes/condo.htm>>, [2004, May 20]

apparent distinctions from other forms of shared ownership in housing estates. Things that differentiate condominium are going to be discussed under following headings. However firstly, in order to gather information about condominium to create a basis for attaining the definition, many different sources that explain condominium for different particular parts of the world were examined. The most common aspects of condominium, which are present in almost all of the definitions found in literature, were synthesized to arrive at the definition used in this thesis.

In different sources found, many aspects of condominium were defined and explained. For example in the website of North Shore - Barrington Association of Realtors, certain aspects of condominium are given:

The condominium form of ownership can exist in a variety of architectural styles, ranging from single free-standing units and townhouse structures to high-rise buildings. This form of ownership is also used for commercial property, office buildings and multiuse buildings that contain offices and retail shops as well as residential units.⁹

These variations of multiuse condominium will be dealt in the next section. However, it is needful to remind that this thesis will be focusing on the residential condominiums under its research objective.

According to the 'Condominium Blue Book for California', single detached housing units are usually called planned developments, not condominiums. However, the following citation as in the previous one mentions condominium as a form of ownership:

Increasingly in Wisconsin, single family detached residential developments are being proposed and built as condominiums. While many

⁹ North Shore - Barrington Association of Realtors (1999) The Difference between Condos and Coops, (7.04.1999) [online].
Available at: <<http://www.nsbar.org/CondoCoop.htm>> [2003, December 12]

people think of condominiums as apartment buildings or other multi-family type structures, a condominium is really a form of ownership.¹⁰

Özcan Altaban, stresses the same point: “With the method of legal organization and examining, a unique combination of shared-rights is developed. ‘Condominium’ is a model of ownership; however, it is not a housing/building method.”¹¹

According to some definitions of condominium, “Although the owners hold their interest in the common elements as tenants in common, they do not have the right to partition.”¹² However, not all the definitions are revealing this statement which strictly protects the unity of the shared areas with the equal rights of the shareholders regardless from their ownership fraction: “It is important to know the unit factor assigned to your unit because it will affect your condominium contributions and your voting rights.”¹³

From the source of this second quotation above, it is understood that this use of condominium is just for the case in Alberta. These are valuable proofs that a single definition of condominium is not universally valid for each district of the world.

According to the ‘Condominium Blue Book for California’, the reason for not considering a single detached housing unit as a condominium, is related with the area allocated that necessitates individual maintenance. In a condominium the space in between the boundaries of a unit should be the only place, which can be individually

¹⁰ Ohm, Brian W., Guide to Community Planning in Wisconsin: Chapter 7: Subdivision Regulations, 1.3 Condominium Subdivisions, in *The Board of Regents of the University of Wisconsin System*, (May 04, 2000) [online],

Available at:

<http://www.lic.wisc.edu/shapingdane/resources/planning/library/book/chapter07/chap7_1-3.htm>, [2003, November 9].

¹¹ Altaban, Özcan, *Toplukonut Alanlarında Örgütlenme ve İşletme*, T.C. Başbakanlık Toplu Konut İdaresi Başkanlığı, Konut Araştırmaları Dizisi: 13, Ankara, 1996.

¹² North Shore - Barrington Association of Realtors.

¹³ Government of Alberta, Buying a Condominium [online],

Available at: <http://www3.gov.ab.ca/gs/pdf/condo_buy.PDF>, [2003, December 18].

owned. A condominium must have at least two units one above another. The ground and the roof cannot be under individual ownership and/or maintenance in a condominium unit.¹⁴

In condominiums, it is a fact that rigid rules are in concern. Especially in high-rise condominiums, this rigidity is more valuable for whom living closer in quarters with more residents per square foot. The reason for this is condominium's being a community development. Almost all the rules are for the organization of the community life within the estate for determining both communal and individual satisfaction.

For condominiums, the term "limited common elements"¹⁵ expresses the elements that are privately owned, but have effect on the condominium community; such as balconies, which when closed by the owner may affect the outside vision of the building.

The basic idea of a condominium can be understood as further individuality and freedom in a collective housing estate. This does not mean being socially isolated from other owners; but the aim is to free people from routine problems of a common property. Despite the shared ownership of the same property, the objective of a condominium property is to avoid the handicap of being affected by other owners' problems in the property. The reason for this is, that the units are not dependent on each other and for example in some projects with the help of the technological developments others' unpaid bills, technical defects and the like do not affect the rest.

Condominium living is different from owning or renting a single dwelling, town house or apartment, because condos have a dual nature. Condominium owners hold title to their units and share responsibility for

¹⁴ Bickel and Sirkin, *The Condominium Bluebook*, p. 4.

¹⁵ Megalaw.com. Condominium Law, State Condominium Laws. Home > Legal Research > Topic Index > Condominium Law. 'Definitions'. [online], Available at: <<http://www.legislature.state.al.us/CodeofAlabama/1975/135074.htm>> [2004, March 12].

the operating costs of the balance of the property (common elements such as lobbies) that makes up the condominium.

There are many advantages to condominium ownership. It may be less expensive than other types of home ownership. It can provide an “instant” sense of community. While someone else is shoveling the snow, you can participate in community decision-making.

But condominiums are not everyone’s cup of tea. Condominium corporations may set restrictions on such things as owning pets, or having an outdoor barbeque.¹⁶

As a conclusion, things that have been examined in detail show the given importance to the unity of the establishment, in order to organize a condominium property. It is stressed that condominium has become the fastest growing shelter concept in America.¹⁷ The reason for this is claimed to be its big opportunity to create more freedom of choice for people; since, in a condominium complex, determining different answers for different needs is easier than it is in any other form of common ownership. That is why; it is accepted as a unique composition that has its own unique solutions for each case, which also creates variations of condominium projects.

2.2 Variations of Condominium

It would be a reduction to classify condominiums, as they are proper only for a specific group of people like the working singles or couples without children. Condominium has many variations for many different lifestyles and choices. Different solutions for different needs of people can be possible in condominiums. The only handicap can be the lack of demand in the market. For example, if in a certain part of the World, families do not prefer to live in multistory or high-rise

¹⁶ Ministry of Consumer and Business Services, Condominium Living: Tips for Buyers and Users, Ontario [online], Available at: <http://www.cbs.gov.on.ca/pdf/Condo/Condo2001.pdf> [2003, December 12], For more information: <www.ccr.gov.on.ca>, [2003, December 12].

¹⁷ AtHomeCharlotte.com, Real Estate Information, Condominium History, [online], Available at: <http://www.athomecharlotte.com/cc/history.htm> [2004, November 5].

residential buildings with recreational facilities instead of detached single family houses, these 'kind' of condominiums will not develop.

Hence, when the deal is about the number of variations of condominium this number must be depending on the experience of condominium at a particular district. The more the experience is about something, the more information can be found in its market. As a result, in US, Canada, Japan, and some other countries since condominium has become a part of the people's residential lives, there is familiarity with the condominium subject. People are aware of their needs and demands, since they are informed about the subject. Consequently, if there is a population in which the demands are consciously made, then the variations of condominiums in the market in concern can be current.

Resultantly, variations of condominium depend on the demands of people for different lifestyles that they prefer to live. Major factors of variations in condominiums can be enumerated as follows:

1. Depending on the size of the units, studio type housing units may answer the needs of working singles, students, elderly, or executives whose actual homes are abroad. 1+1 units or 2+1 units may answer the needs of working couples without children while families with children usually prefer 3+1 or larger units. As one of the recently developed needs of people, especially of working couples with children, an additional room for babysitters or servants has become an element in the plan organizations of houses.
2. Depending on the variety of choice in a single condominium complex, in most of the residential condominiums a mixture of these variants are present where different people with different lifestyles live together in the same community. This kind of a mixed residential condominium may even be a factor affecting people's choices in their lifestyles.

3. On the other hand, condominiums are not always residential complexes. They may also serve for commercial and/or business purposes. At this point, multiuse buildings attain another set of variants for condominiums. The elements of such multiuse buildings can be residential and commercial facilities, residential and business facilities, or residential, commercial, and business facilities.
4. Condominiums can meet different needs of different lifestyles with today's changing needs; recreational facilities such as sports, entertainment, and the like have become parts of people's residential lives. Since "time" is more valuable than it was before, people do not want to lose their time in traffic and prefer to have these facilities within easy reach. The management, maintenance, usability by residents in terms of being qualified for reduced rate or for free services, and the like have become other factors affecting the variability of condominiums.

In conclusion, it is possible to say that there are a big number of variants of condominiums. At the same time, it seems again possible to say that each condominium has different aspects and is actually a variation itself.

In the publication of ECE, condominium is defined as a form of ownership, which can be described as an ownership of an individual flat together with shared rights and obligations.¹⁸ Variations of ownership may occur in a condominium. First, there is a 'freehold' type, in which individuals own each unit. The second type is called the 'leasehold' type, which means the tenancy of each unit by an individual or a family. In this second case, there is a security of tenure that can be valid by a contract that has to be signed at the very beginning of the tenancy. In this case, the owner of the

¹⁸ Economic Commission for Europe – ECE (2003) *Guidelines on Condominium Ownership of Housing for Countries in Transition*. United Nations Publication, Geneva and New York [online]. Available at: <http://www.unece.org/env/hs/publications/condominiums.pdf> [2003, June 18]

condominium is a company or a municipality.¹⁹ In the following quotation, there are explanations of different kinds of condominiums in Canada which is cited from a legal advisory website on condominium ownership.

NEW KINDS OF CONDOMINIUMS:

The new legislation makes possible new kinds of condominium developments:

- **“Phased” condo.** Although you may have seen condos marketed as “phased” in the past, they are really separate condominium corporations. Under the new Act units and common elements can now be added in stages, over a maximum 10-year period, as part of **one** condominium corporation.
- **“Common elements”.** These are condominiums that consist only of common elements, but no units. For example, homes could be on separate pieces of land, with facilities such as a golf course or recreational centre as the common elements condominium.
- **“Vacant land” condo.** Under this type of condominium corporation the units can consist of vacant land and owners can decide later what to build. This may be suitable for a mobile home development, for example.
- **“Leasehold” condo.** These are units built on land that is leased by the developer- purchasers will never own the land. They buy a leasehold interest in the unit and common elements for a fixed number of years. This interest can be sold.²⁰

2.3 Types of Ownership in a Condominium

In most of the definitions, condominium is defined as a form of ownership including both exclusive and shared ownership. Concerning the case only for the residential or mix-use residential condominium complexes, these ownerships may be defined as follows.

¹⁹ Altaban, , *Toplukonut Alanlarında Örgütlenme ve İşletme*, p. X

²⁰ Ministry of Consumer and Business Services, Ontario: Condominium Living – Tips for Buyers and Users

2.3.1 Exclusive Ownership

It is known that the exclusive ownership in a condominium is about the ownership of a unit with its interior boundaries. In condominiums, units are individually owned areas for the private usage of the residents. Each unit is codified in the condominium plan of the project that was prepared before the residential life in the condominium complex. A 'definition of unit' is a part of the condominium plan and/or the.²¹ These definitions vary considerably from project to project and there are different aspects affecting these definitions. Hence, it is notified that generalizations or assumptions on condominium definitions would be injudicious.

The description of the unit may refer to (1) boundaries described in the recorded final map. Parcel map, or condominium plan, (2) physical boundaries, either in existence, or to be constructed, such as walls, floors, and ceilings of a structure or a portion thereof, (3) an entire structure containing one or more units, or (4) any combination thereof.²²

However, the difference between the ownership of a condominium unit and an apartment unit may be the rules and obligations in determining the usage rights in the condominium units. Since these concern the private lives of people some condominium plans have direct interference to the interior lives of people in condominiums. An example for this may be the restrictions for the pets.

Moreover, the condominium unit ownership is a different property ownership than that of a single house or an apartment. The reason for this is that the transference of individual rights is bound to different rules that are mentioned in the condominium plan of the estate. In 'Condominium Blue Book for California' a detailed explanation can be found on the case.

²¹ Bickel, Branden E. and D. Andrew Sirkin, *The Condominium Bluebook: The Best Guide for California Homeowner Associations, Members and Directors of Planned Developments, Condos, Co-ops, Townhomes, and Loft developments*, Piedmont Press, California, 2004, p. 53.

²² Bickel and Sirkin, *The Condominium Bluebook*. p. 53.

By the time a condominium or planned development home is sold documents have been recorded with the county government which firmly bind it to the rest of the project. A condominium unit in a multi-unit, vertically-stacked building can never be split off, but if the building is substantially damaged the law and the governing documents sometimes allow the entire project to be sold and the proceeds divided. A condominium or planned development home located in a structure containing no on homes, or attached to other homes on a horizontal plane, can be split off, but only with the approval of the county government as well as the percentage of owners and lenders required by the governing documents.²³

However, after all of this information in order to prohibit any doubts it is necessary to state that condominium units are real estate properties and can be used as investment tools in many parts of the world.

2.3.2 Shared Ownership

This ownership is one of the most important determinants of the characteristics of condominium. First of all, the initial thing to state here is that in condominiums, a previously planned sort of life is concerned. In order to attain and maintain a sustainable condominium community, the rules and obligations that determine the aspects of shared ownership are the most important factors.

It is known that in most definitions, the common areas of condominiums are told to have undivided interests equal to each owner. However, there are different attitudes that attain not all of the opportunities, but most of the obligations according to the ownership fraction. Most of the time, the ownership fraction is determined by the ratio of the exclusively owned area to the total of the exclusive areas in the building, which is also called as “ownership fraction”.

All of the behaviors and opportunities are determined previously in condominium complexes in the condominium plan. There are strict rules for determining the

²³ Bickel and Sirkin, *The Condominium Bluebook*. p. 9.

community-life within the housing environment. Again the ‘pet’ example is an explanatory one for the rules and regulations of a single condominium project. Here is a quotation from a particular condominium plan:

Pets: Fairfax County laws require all dogs to be leashed or carried when they are outside of the condominium units. Dogs are not allowed to roam on the Common Elements. No pet may be leashed to any stationary object on the common areas and left unattended. This includes fences, light posts or utility boxes.²⁴

In general, the common spaces of the condominiums include recreational facilities. Some of those common properties can be rented to private executives or companies for private business enterprises. The owners association of the condominium property manages the common areas. It does not directly manage them; however, it is the association’s decision to hire subcontractor companies or professionals for the managerial and/or technical issues.

The portion or portions of the real property held in undivided interest may be all of the real property, except for the separate interests, or may include a particular three-dimensional portion thereof, the boundaries of which are described on a recorded final map, parcel map, or condominium plan. The area within these boundaries may be filled with air, earth, or water, or any combination thereof, and need not be physically attached to land except by easements for access and, if necessary, support.²⁵

In condominiums the common areas are not subject to partition. Any voluntary or involuntary transfer of the separate interest includes the undivided interest in the common areas. Hence, condominium ownership is a sum of separate interests of individual unit ownership and owner’s membership interest in the association, which cannot be separately transferred as separate interests.

²⁴ Gables I Condominium: Unit Owner’s Handbook, (2001) Rules and Regulations, (2001, December 1) [online], Available at: <<http://www.jlynne.com/gables1/handbook.htm>> [2003, December 13].

²⁵ Bickel and Sirkin, *The Condominium Bluebook* p53-54.

Unless it was mentioned in the declaration from the very beginning of the residential life in a condominium project, the common areas in the project shall remain undivided and there shall be no judicial partition thereof.²⁶ This can change only when the entire condominium project is sold or transferred.

The management of the common interest also has its own unique aspects. An association shall do the development. The association may either be incorporated, which means that it is recognized by the local government or unincorporated as a totally interior development. “The association may be referred to a community association.”²⁷

2.4 Characteristic Aspects of Condominium

In this section a general background of the condominium is aimed to be listed and summarized. There are characteristic aspects of condominiums, which attain its uniqueness and integrity within itself.

2.4.1 Common Areas

The term ‘common area’ directly refers to the areas and elements which are in shared and undivided ownership. They may either be under common or exclusive/limited use. They are managed and maintained by the owners association in general.

In condominiums common areas are used quite efficiently. For collecting the residents who are sharing more or less the same tastes and needs, it becomes possible to entertain them with the provision of different facilities. For the majority of the authority of its market common areas in condominium mean a big number of recreational, sports and entertainment facilities with a quite low cost of maintenance, in addition to the opportunity of socialization. Looking at the subject from this point

²⁶ Bickel and Sirkin, *The Condominium Bluebook*, civil code §1359, p.69.

²⁷ Bickel and Sirkin, *The Condominium Bluebook*, p.72.

of view, the common areas seem to be very fruitful. However, it is necessary to remind that all of those aspects' attraction is a matter of choice. Hence, the common areas are again a matter of demand in the market.

2.4.2 Owners Association

As it was stated before, the condominium form of housing is a subtitle of the common interest developments (CIDs). In general, the management system of the common interest housing developments are undertaken by owners associations; or homeowners associations (HOAs) as it was stated by Evan McKenzie²⁸, whose interests are urban politics, law and public policy. The HOAs in U.S. are defined and explained by McKenzie as such:

The purchaser of any housing unit in a CID is automatically made a member of the development's HOA, generally a nonprofit corporation established by the builder before construction begins. The association, acting through a board of directors elected by the residents, is empowered to function as a private analogue of local government.²⁹

Although this definition is from his research study for the HOAs in California, the same points of being nonprofit, having a board of directors that is elected by the residents are also valid for the examples from Turkey that are going to be evaluated later.

The owners of a condominium complex constitute the HOAs. Each owner in a condominium project is at the same time a member of the HOA of that condominium. The responsibilities of the HOA members are the election of the management board, participating in the periodically organized HOA meetings, following and being aware of the activities done by the management board, obeying the rules and regulations in

²⁸ Evan McKenzie: Associate professor of Political Science, University of Illinois at Chicago; J.D. 1972, University of California at Los Angeles; Ph.D. 1989, University of Southern California (McKenzie, 1997)

²⁹ McKenzie, Evan, Homeowner Associations and California Politics: An Explanatory Analysis, *Urban Affairs Review*, Vol. 34, No. 1, September 1998, p. 54.

the estate. One of the basic principles in the development of a HOA in a condominium project is to provide the feeling of being responsible for a community of residents. Being members of a private government, they have to accept certain criteria in order to participate in the community.

In condominium communities, the owners become a member of the HOAs as soon as they buy a unit in the condominium housing estate. Hence, it is possible to say that being a condominium unit owner, one has to accept and be ready to live with certain rules and restrictions that are usually unique to that particular community in concern.

For the case in U.S., according to McKenzie, some analysts have claimed that for the development of CIDs the demands of the homeowners for a greater amount of local control over their own lives was an effective reason. This local control refers to the community associations, which are independently governed with a distinct identity.³⁰ Hence, self-governance and then faster and more efficient answers for individual and communal problems and needs were the reasons for the increase in demand for CIDs.

The HOAs are also told to be useful for the better maintenance and organization of expenditures in a housing estate.³¹ This fact may also be a reason for the rise in demand for CIDs, in this particular part of the world, California, U.S.

2.4.3 Management System and Communication

The requirement for the rules and standards in a condominium necessitates a system of management, to organize rules, put them in into practice, order and check them during the practice period. The managements' obligation is not only protecting the personal rights of the individual, but a sufficient collective housing management is also expected from it. It should answer many different needs from the security of the owners to the adaptability and improvability of the built environment, and to the

³⁰ McKenzie, Homeowner Associations and California Politics, p. 57.

³¹ McKenzie, Homeowner Associations and California Politics, p. 57.

changing needs of people in time. Concurrently, the existence of a competent authority is necessary for the purpose of getting in touch with the local authorities, company(-ies), and workers who are obliged to deal with the maintenance, reparation, cleaning duties and things like these, in the name of the unit owners. These are the reasons why the management appears in different versions for different cases in each housing block, group of housing blocks, and collective housing.

The condominium corporation is run by a board of directors elected by the owners. The board's function is to manage the corporation. A new requirement will ensure that if at least 15 per cent of the units are owner-occupied, one position on the board will be reserved for election by owner-occupants. In this way owner-occupants are assured representation on the board.

Major decisions are voted on at owners' meetings. Under the new Act, annual general meetings must be held within six months of the end of the condo corporation's fiscal year to ensure that unit-owners have an opportunity to review the financial statements in a timely manner. Participation in community decision-making is a benefit of condominium living.³²

With an educational program for the privatized streets, the aim still seems to be a stabilized environment. Nevertheless, the criterion of shared ownership is the education of the residents, especially when a particular firm or a professional does the management. Even though a well-educated manager is in concern, the education and consciousness of the residents are a necessity.³³ This claim may be supported by results of surveys to be made in different estates through interviews with the managers and/or developers. A brief survey study under the title of case studies from Turkey is going to be reported in Chapter IV. Hence, the rest of this discussion is going to be continued in Chapter IV.

³² Ministry of Consumer and Business Services, Ontario: Condominium Living – Tips for Buyers and Users.

³³ Newman, Oscar (1981) *Community of Interest*, Anchor Press, Garden City, New York, 1981, p. 156.

The management of a condominium is outlined in a 'condominium plan', which is previously prepared either by the investors as construction firms or by the future residents of the condominium in accordance with the current local rules of the district. In fact, this plan has to identify each detail in the organizational, technical and managerial duties in a condominium in full correspondence with the legislation provided by the county government. Each habitant and staff working in the system is obliged to obey the rules identified in the condominium plan. The contracting conditions are also determined according to this plan. In short, from every single unit to the whole integrity of the estate the condominium plan is the only legislation of the mini governments of condominiums. Hence, these plans are the most valuable indicators that in condominiums everything is planned before life begin in the estate. Usually, unless the residents are a part of the developers of the condominium plan, a readymade lifestyle is a matter of concern for the residents to accept to live, or struggle to modify in order to maintain a healthy community. In the book 'Community of Interest' by Oscar Newman, it is reminded one more time that the communities of the residential areas should be healthy. It is believed that goals can be achieved by a sound organization of the "physical design" and "social mix" together.³⁴

A factor affecting the quality of management in a collective housing estate is the identity of the managers. In fact most of the high income housing estates, since managed by a subcontractor firm or by an owners association usually with the help of a professional firm, do not bring this kind of a problem into agenda. However, when compared with the usual nonprofit collective housing managements, the quality of the management may differ in the private sector especially in residences for the high-income group. On the other hand, some examples like Soyak Yenişehir, despite being an estate for the upper middle income group and being managed in a nonprofit manner, looks like providing a satisfactory management system. The reason for this may be the managers' being members of the housing community as inhabitants

³⁴ Newman, Community of Interest, pp. 219-24.

themselves as well. They seem to be more satisfactory than those of other nonprofit management organizations like cooperatives in Turkey.³⁵ The reason for this is that there are ideal intentions of the management, such as providing an interacting community within the estate by organizing parties, special nights and other social activities for the inhabitants. However, one may think that this consequence may also be a result of the ideal to provide a “final” stop in a peaceful and so called “luxury” environment, especially for the retired. This opinion is the result of the managers being retired people in the Soyak Yenişehir Housing Estate.³⁶

A very basic obligation of the management of a condominium complex is to provide the interior and exterior communication of the owners and other staff concerned with the condominium complex. There are several ways to provide the communication between people who take part in a housing institution. Either formal or informal, this communication is necessary to sustain a systematic management in the institution. There are many reasons for the necessity of a healthy communication in a housing organization. These reasons should be explained in order to understand the importance of the communication in a housing institution, its advantages for a healthy community life and its role in the provision for the interaction of the community in concern.

The members of a housing institution can be summarized as the management board, the technical staff and the inhabitants. In this context, the responsibility of a board for the provision of a healthy communication is manifold, since the communication that it has to outline is not only the interior communication within a closed community, but also the one between the owners and other addresses from outside, for example for the matter of legal issues. Informing the unit owners for every detail and problem is the responsibility of the board. For example, by publishing periodical newsletters for the unit owners to inform them about the current issues and changes, the board

³⁵ Altaban, *Topluluk Alanlarında Örgütlenme ve İşletme*, p.65.

³⁶ A detailed information and evaluation of Soyak Yenişehir Housing Estate can be found in Chapter IV and Chapter V.

maintains the residents' consciousness of the life being lived in the condominium and creates the sense of unity among the members of the owners association.

It is argued in an inforamatory and educatory website for condominium managers that communication is an initial necessity for the fulfillment of a condominium institution.³⁷ Every type of communication is important; the communication between the owners association, management board, manager, legal-municipal authority, and every single person, taking part in the institution. The communication in concern is not only a verbal communication. A more reliable one is the written communication that enables the recording of information. The most common of this communication is the contracting which is the starting point of the continuing communication between the institution and the unit owner.

Knowledge is an input for the authorities and as communication grows the amount of this input grows too; the management can develop different methods of communication according to the purposes at hand. Soyak Yenisehir Housing Estate can be given at this point as an example. The management board has invented a communication method for insuring that the payments by the unit owners are done on time. The managers have decided to put up the names of the indebted unit owners to a notice board in a common space, where it is visible by every unit owner in the housing estate. Regardless of the laws and the ethics of such a practice, almost all the unit owners have agreed on it; so that they would not have to pay for those who do not, in order that the regular expenditures can be carried out properly. It was told by the manager of one phase that in the estate the method worked very effectively since; no one wanted to be announced as "indebted" to their neighbors.

³⁷ Holmes, Larry C. (1998) Communicating success. Condo Management Online, Expert Articles, Communication. [online], Available at: <<http://www.condomgmt.com/Articles/communicate.html>>, [2004, February 25].

2.4.4 Contracting

One of the most important aspects of condominium is its provision of a totally planned way of life. Fewer problems to solve, less responsibilities to handle, less money for the maintenance, and the like are the intended results of this planning. The actual benefit seems to be its provision of a face-to-face relation between the members for their common wish and intention to live together in a better environment, rather than having arguments over the current problems of the estate. However, in order to achieve this, there have to be distinct rules. To provide a healthy and fruitful communication between the residents, these rules are inescapable. Hence, on deciding to buy a unit in a condominium project, actually one is trying to enter a community, which has its own rules to accept people from outside. The contracting begins at this point: during the sales procedure of the condominium unit.

A preplanned environment may be unsuccessful for many aspects: especially for not letting the community to develop its own codes of conduct and plans for improvements by hindering their activities or movements. However, it is necessary to state that this case is valid especially for the unprofessionally planned living environments. A planning has to be made very sensitively especially for the psychological dimension of residential life. Neither total freedom, nor very strict rules about the organization of community life seem to be a guaranteed for a successful condominium plan. The most valuable proof of this statement is the Pruitt-Igoe Housing Blocks, which were demolished after being unsuccessful in providing a healthy and secure community life. First, not being modifiable, it was left by its intended residents; later, because of not being planned or managed under certain rules for a community, became the suspect of the crimes within the building. It is usually stated that behavior can never be described apart from place, time and persons. Moreover, it is claimed that the planning of the living environment and life is responsible for the well-being and development of its inhabitants. These claims were

stiffened by very convincing examples, especially proving how the planning and little details affect a child's psycho-sociological development.³⁸

What is interesting and noteworthy here is that the awareness of some basic things has become the core value of today's housing attitudes. The influence of condominium comes from such things as the adaptability and availability for the communal needs and intentions. The contracting conditions may be modified also, like the changing or adapting of rules and obligations of the management. Hence, some distance has been covered for the consciousness of the necessities in the provision of permanent housing estate with a sustainable community. In other words, it is believed that the intended sustainable communities are achieved by meeting their members' changing needs.

It is also noteworthy that, the planning of a housing environment is not a matter of the architect alone; with its managerial plan, scrutiny, adaptability, rules and the like, it is a totally interdisciplinary approach. "The more complex and anonymous the housing environment, the more difficult it is for a code of behavior following societal norms to become established among residents."³⁹

It is not easy to predict the community behavior in a complex and anonymous housing environment. The phrase anonymous seems to result from the lack of a rigid security and managerial contracts.

An exemplar work of this case, Evan McKenzie stresses in one of his essays on common interest legislations, the handicaps created by false applications of contracting. He points out that the contracting should be precise, understandable and reasonable. He directly stresses that the fact that millions of Americans are parties to

³⁸ Ünügür, S.M., O. Hacıhasanoğlu and H. Turgut, eds., *Culture and Space in the Home Environment: Critical Evaluations and New Paradigms*, İstanbul Technical University, İstanbul, 1997.

³⁹ Newman, *Community of Interest*, p. 94.

contracts, which have many unreasonable rules that cause real problems.⁴⁰ In fact McKenzie's basic concern seems to be the organization of relationships by these contracts. It also seems that his ideas are a consequence of his knowledge about such cases; especially those that have caused legal actions in courts.

2.4.5 Community-Life and Social Interaction

“Community instability is measured by apartment turnover and vacancy rates and by residents' desire to move.”⁴¹

As it was stated before there is an owners association of the condominium projects, of which each member of the condominium community is also a member. The community members are the unit owners in most of these cases. However, in some condominium projects the membership obligations and rights do not belong merely to the unit owner if the unit is rented or occupied continually by someone else. On the other hand, the condominium community is the community in which social life is shared within the same property. Hence, social interaction, communication and a healthy social environment are more related with the community-life in condominiums than with the association. The association is an authority which deals with their management of the estate. In order to maintain the self management of the community living in condominiums, a majority of the units should be owner-occupied. Namely, it may be more preferable for a condominium property to have owner-occupied units rather than tenants. A condominium community management naturally necessitates a professionally prepared condominium plan; however, there is the opportunity of this self-management which has the chance to improve and modify the living environment in accordance with the needs and requirements of the community.

⁴⁰ McKenzie, Evan, Reinventing Common Interest Developments: Reflections on a Policy Role for the Judiciary, *Kratovil Sminar: Policy Role for the Judiciary*, 1997, p. 398.

⁴¹ Newman, Community of Interest, p. 95.

The reasons for a community's need for a professionally prepared condominium plan are varying. It is directly related with the provision of the healthy social environment aimed for. The condominium plan may include strict rules about the conducts and rights in the common and individual areas. One of the basic intentions of the condominium phenomenon is to attain the rigid ground for the self-management of the community. Hence, it is a common knowledge that communities, which are also managing themselves and modifying their environments in accordance with their needs, are the self developing communities and they are healthier than others.

The common areas, which are under shared ownership, are the scenes of the community-life in concern. The owners association is usually the community itself, which is the actual management authority of the project. The management system for necessitating active presence in the events automatically develops a form of communication area to the community. Maybe as the most important of all, the contracting system that includes all of the bylaws, rules and obligations, directly forms the guidelines of the community life within the boundaries of the condominium project. Lastly, individuality is another important item for the health and sustainability of the community. Since every individual finds his/her own place in the community concerned with no more or less usage or interference rights than the other owners, the feeling of equality directly unties one of the knots that may cause problems during the lifetime of the community.

In some sources, as Donna J. Maynard, who is a senior property manager with 20 years' experience in the condominium industry states, it is clearly observable that tenants' participation in the community is very important for the provision of a healthy environment. It is important, because it directly affects the sustainability or success of the condominium project.⁴² Being related with the individual satisfaction,

⁴² Maynard, Donna J., The Pitfalls of Redecorating Condos, *High-rise Community Newspaper*, Previous Issues/ Selected Article, (1997, August), by *HI-RISE Magazine/Newspaper*, 2003, Val Publications Ltd. Publisher of Hi-Rise, 1997, [online], Available at: <<http://www.hi-risenews.com/SelectedArticle/SelectedArticleView.aspx?artid=13>> [2004, February 12].

the aim is to provide a healthy community-life through satisfaction of all the residents. The satisfaction of the residents is the direct result of a successful management, healthy social environment, a sustainable community. Since providing the opportunity for users to improve their lives, condominiums are very promising projects to be lasting and up-to-date due to their modification according to the users' needs.

It is stated in Michael F. Hagen's paper on the communities' influence on the mental health of people that, people who can participate with full activity in a community can mentally be healthier. He continues this argument in his paper with the following statement:

In order to realize this vision, we must acknowledge that it is an ideal, and not within the experience of most people. However, where examples of this ideal exist, "community" conveys a sense of belonging, identification with others, and the availability of places and opportunities to pursue spiritual, recreational and social development.⁴³

It is clear that under the idea of designing sustainable communities, there is another ideology of achieving "societal goals larger than simple satisfaction of each community's internal needs."⁴⁴

However, it seems that a housing community's sustainability depends highly on common interests of its members. Constructing a brand new community is a difficult task, especially if it should be sustainable and healthy. In newly constructed real estate environments, it is an insistent advice for the developers and designers to answer the needs of a certain group's interests. On the other hand, it is another recommendation for the designers to answer the needs of people who have different

⁴³ Hogan, Michael F. (1996) *Livig in Community*, *New Housing Opportunities*, Ohio Department of Mental Health (March, 1996) [online]
Available at: <<http://www.newhousingopp.org/community.htm>>, [2004, January

⁴⁴ Newman, *Community of Interest*, pp. 2-3.

personal choices. This means that they may not be from a single family, not know each other before the project and with no similarity of either background or ethnicity. Hence, different professions, different backgrounds, different families, but common interests seem to be the key formula of a successful community development in terms of the issue of tenant selection.

The replication of the traditional communities is said to be a failure from the beginning.⁴⁵ It is not difficult to agree on this, since the intentions interests and lifestyles have changed in time. Today, it is believed that the adaptation to the physical environment and its adaptation to the changing needs is the key concept of housing community formations. The feeling of belonging to a place and a community, knowing where and with whom one is living, are the insurance of one's satisfaction in the community.

Why social interaction is given this much importance is one of the questions that arise while constructing the field of discussion. As an important component of the residential life, the quality of the human relations can be arranged in a well-developed housing project. Choice is considered as an essential need for everybody. Hence, the choice of the amount and quality of the relationships is another dimension of the discussion. One should expect to have a right to choose or decide how close he is going to be with his neighbors. If he does not want to give them the right to disturb him whenever they want, this attitude of him should not be a reason to be rejected to buy a flat in a community-based housing development.

2.4.6 Individuality

Feeling of identity cannot be obtained only by gates or boundaries that distinguish a certain housing estate from its environment; but the rules and obligations that identify communities' characteristics, which are unique to that community only, also define the individual conducts and lifestyles of the individuals in a community based

⁴⁵ Newman, Community of Interest, pp. 2-3.

environment. The condominium plans are the documentation of these previously planned ways of the community. Not every condominium complex that has restrictions and rules can act as a provider of individuality. At this point ‘flexibility’⁴⁶ becomes another aspect for the organization of the communal management of a community. The term flexibility here is used with a meaning other than that of its physical use. It rather states the behavioral freedom of the individuals, which is supplied by the condominium plan.

In dealing with the behavioral freedom, participation of the owners in the management must have its up and down limits. It must be enough to start the necessary dialogue between people to form a community and make their needs and problems visible, and few enough to give people the flexibility of choice in terms of the closeness and sincerity with their neighbors. The limits are the first things that come to ones mind and they can also be determined by a properly organized management outline, which describes residents’ participation in the managerial issues in detail.

Following these discussions some questions may arise as such: Are the condominium communities going to be segregated by their way of thinking? Do not these people have to know each other’s preferences? Even a bigger problem is whether these people know what they like, what their personal interests are or whether they just accept the proposed plans of residential environments and become a part of a community. In other words, does the individual have the chance to decide or gather which lifestyle, which community is more proper for him? In what kind of a community would he like to live and how close can the final community be to that of his expectations?

⁴⁶ The term ‘flexibility’ is going to signify a wider meaning under the heading 3.1.4; as both physical and behavioral flexibility.

2.5 Differences of Condominium from Other Ownership and Housing Property Types

2.5.1 Individual Differences

The respect for individuality and the mixture of different types of people characteristic of environments that we cherish in the Western world are apparently difficult to achieve within high-rise or large multifamily environments. Intuition would have suggested the opposite – that dense multifamily environments would provide the greatest possibility for creating diverse mixture of different types of individuals in a common setting, but in fact when such a mixture does occur, it either becomes unlivable or else a strong and specific code must be developed to prescribe a uniformity of behavior. ...Interaction when it occurs, will not then be born of necessity but of desire.⁴⁷

The reason for this quotation above is that it clearly summarizes the basic difference of condominiums from other collective housing environments for having restrictions that provide “uniformity of behavior”. Contrary to the general belief this uniformity of behavior is not necessarily a reason for the loss of identity. It seems to be something which is rather related with the communication within the community and hence, the form of management in that community. Forcing interaction within a community may work in reverse. However, providing the places, spaces, and circumstances for people to experience the cooperation with desire seems to be a satisfactory attitude. However, as it was stated before the decisions of this specific code should be made very consciously and modifiable according to the changing needs of that community.

2.5.2 Communal Differences

Communal aspects might be accepted as the most influential aspects of condominiums for the reason that they include the initial objective of community housing, which is one of the basic intentions in the appearance of condominiums in

⁴⁷ Newman, Community of Interest, pp. 107-08.

the world. Although it is not necessary in a condominium to have additional functions and activities other than housing units, the provision of a management board, the systematic work of the mini-government that it constitutes makes it not only possible but also very easy to handle such additional activities especially in high-density and big-scale projects. In fact, under the logic of the condominium form of ownership and management procedures, there seems to be a conscious attitude developed by the lesson learned after the Pruitt-Igoe experience of the innovative public housing movement.

It was understood after Pruitt-Igoe that considering the initial idea as a community-based environment is not enough for determining a healthy communal interaction between people. The project of Pruitt-Igoe was based on the ideology of providing an initial step for a healthy society. The method was based on the idea of the provision of health by creating interacting communities to constitute the build stones of the society. In fact, this method was a common assumption, which was accepted as the most effective way for the provision of a healthy society. Oscar Newman has worked on the defensibility of the living environments and he defines “Defensible Space” as the combination of “real and symbolic barriers”, “strongly defined areas of influence”, and “improved opportunities of surveillance”. “Defensibility adds to the enhancement of lives by providing security for families, neighbors, and friends.” Oscar Newman also examines ways in which environment can effect behavior and utilizes the combination of both mechanical and architectural for corrective prevention.⁴⁸

Oscar Newman expands these ideas after witnessing the ruin of Pruitt-Igoe. Pruitt-Igoe was a 3,000-unit public housing project constructed in St. Louis in 1960’s. It consisted of 11 story-high buildings with grounds on first floor for community activities. Because grounds were common and disassociated from units, residents could not identify with them. The

⁴⁸ Brossman, R., A. Choi, S. Daniel, D. Pio, Evolution of Defensibility, East St. Louis Action Research Project University of Illinois at Urbana-Campaign, Defensibility Team, (2/19/2001) [online], Available at: <http://www.eslarp.uiuc.edu/la/LA338-S01/groups/b/Evolution1.html> [2003, October 24].

complex never achieved more than 60% occupancy and was destroyed only 10 years after construction.⁴⁹



Figure 2-1 Destruction of Pruitt-Igoe⁵⁰

Hence, it is inevitable to achieve the conclusion that in a community-based environment, not every item should be left for being self-developed simultaneously with the self-development of the community in concern. The Pruitt-Igoe was ensuring the loss of identity while trying to construct a saved community for the sake of the society that houses it. However, unfortunately it became a perfect scene for serious crimes.

⁴⁹ Brossman, R., A. Choi, S. Daniel, D. Pio, Evolution of Defensibility.

⁵⁰ Newman, Oscar, *Defensible Space: People and Design in the Violent City*, Architectural Press, London, 1973.

2.6 Advantages and Disadvantages of Condominium

2.6.1 Advantages of Condominium

1. As an advantage of the HOA's it is told that if properly managed, they can be an excellent insurance policy for the value of the owned property and neighbors.
2. Condominium is also defined as an ownership without responsibilities of a yard work. "Condominiums require their residents to assume far less responsibility for maintenance than single-family homes."⁵¹
3. A payment of those managerial and maintenance jobs is required, however it is definite that it is an answer to a specific lifestyle. The right answers are given to people who are in need of a more practical and easier life.
4. Moreover, owning all the recreational facilities and amenities for a residence can be much more economically and practically possible by the shared ownership. The opportunity of both utilizing these facilities and being free from their maintenance works by specific payments, is another very precious opportunity, for certain lifestyles. Hence, again a matter of choice becomes the key concern for considering these properties as advantageous by their owners.
5. Although the previous advantages given are relative, since the maintenance and care for the building is constant and since the facilities are utilized and revised according to changing needs, a certain advantage is that the property values of the units either remain steady or increase.

⁵¹ Courtney Ronan, *Is Condo Life for You? Real Estate News and Advice*, (2000, June 7) [online], Available at: <http://realtymtimes.com/rctpages/20000607_condolife.htm> [2003, October 6].

6. As another advantage, the condominium plan can be a very valuable document. The reason for this is that, when properly prepared, it may find satisfactory solutions for possible problems of the estate, if not precautions. Moreover, in such an organized system, it becomes much easier to follow the activities and improve the life standards with more qualified innovations. The reason for this is that in properly and sensitively prepared, and detailed condominium plans, there are open doors for the adaptation to the changing user demands and factors of the environment.
7. More free time because of the hindrance of the time spent in traffic and necessary dues of the daily transportation are another consequence of condominiums especially of the ones that are built at the city-centers. Usually these kinds of residential buildings answer the needs of people who cannot live outside the city-center. With additional recreational facilities these buildings begin to constitute a brilliant idea for these people. Moreover, this saved time can be utilized for personal needs such as socially interacting with others.
8. Looking at the explanation of the creation of a sustainable community it is much more understandable why sustainability for a community is that much important. This sustainability is the result of residents' satisfaction in being in a community. The arrangements, planning, discussions, attempts, everything that is done for a sustainable community is for the sake of a healthy, safe and happy community in reality.⁵²

2.6.2 Disadvantages of Condominium

- 1.

Common walls are reminiscent of apartment life, which is something that homebuyers often are anxious to flee when they've reached the life stage at

⁵² Newman, Community of Interest, p. 16.

which a home purchase is attainable. If you have quiet and considerate neighbors, common walls become a non-issue.⁵³

This case is a problem that people are familiar with in Turkey in connection with the traditional apartment life. However, “Unlike apartment communities, in which renters may often pick up the phone and call a leasing office or an on-call security staff to report excessive noise, condominium owners have no such protection.”⁵⁴

2. Moreover, the routine fees of condominiums may also be a great handicap for buyers. It is important to state that if one of the initial worries about a property is to protect its value, this fee would not be a handicap since in this case the fee would find its other form in a single family house usually as much higher than that of condominiums.
3. However, while protecting the value of the property, the condominium association also has several rights to make some restrictions and put some rules on the condominium community life although it may affect individuals’ private lives, such as prohibiting pets in units. However, according to Ronan, “If you're informed about all of your obligations as a condominium owner before you sign the contract and are agreeable to them, you just may have found yourself the home you've always wanted.”⁵⁵
4. Since each condominium property is different from each other, and has its unique solutions for itself, one must weigh all the pros and cons, all of the requirements obligations and restrictions of the organization and decide if he/she can accept them. Although a listing of possible advantages and

⁵³ Courtney Ronan, The Disadvantages of Condominium Ownership, *Real Estate News and Advice*, (2000, June 7), [online], Available at: < http://realtymtimes.com/rtcpages/20000607_condolife.htm > [2003, October 6].

⁵⁴ Ronan, The Disadvantages of Condominium Ownership.

⁵⁵ Ronan, The Disadvantages of Condominium Ownership.

disadvantages can be made without dealing specifically with a single condominium property, each property's disadvantages or advantages are different from each other. Hence, each project must be examined uniquely for one's personal needs and preferences, since it is very easy to be unhappy by wrong choices.

5. Another disadvantage of the condominium ownership is that when the property of a condominium unit is sold to another person or rented to a tenant, the practicability of the management plans may be affected. If the owner neglects to give information about management plans although he/she has accepted it while buying his/her unit, the problems about responsibilities of a "user" of a unit automatically appears. The reason for this is each estate has its own unique management plan and there is always a different and surprising obligation for a tenant if he/she has not read the management plan before. However, if the management also deals with the changing users of the units as new tenants and owners, with a further developed and planned condominium plan this handicap can also be overcome.
6. At this point one other disadvantage appears in one's mind. A need for a very sensitively planned and organized condominium plan with professional managers for them is an inseparable part of condominiums if a more satisfactory management for users is wanted. When there is not enough attraction, people may move to more attractive places and there are estates, which were totally abandoned like the example of Pruitt-Igoe.⁵⁶
7. As another disadvantage, the desire to create closed private communities as prestigious entities, the common interest housing principles as well as condominiums are open to the segregation of the gated communities. This

⁵⁶ Newman, Community of Interest, pp. 150-01.

suggestion was cited from an essay of Stanley Scott in McKenzie's essay for the Kratovil Seminar.⁵⁷

⁵⁷ McKenzie, Reinventing Common Interest Developments, p. 410.

CHAPTER III

THE RECENT INTENTIONS ON HOUSING AND CONDOMINIUMS IN THE WORLD

3.1 The Recent Intentions and Attitudes in Housing in the World

There are many innovative intentions in the field of housing of the contemporary world. In fact most of them are the appearance of some variations of the usual, old intentions in the contemporary agenda. Besides, it is easy to become convinced that community developments are being given very big importance by witnessing the amount of literal sources either on the web or as written outputs. These documents are usually explaining the acts and intentions through the renewal and creation of the communities.⁵⁸

It has become common for Americans, especially for the singles, to move into different units in every few years. Children have begun to move away from their homes and started to live their private lives in their private units. Hence, the mobility has gained acceleration while the population is growing at the same time. Consequently, the urban residential neighborhoods have become “fluid” and “transient”.⁵⁹ In each intention that is going to be dealt with under the following six subheadings, there seems to be direct or indirect disposition, working for the provision of a healthy community. It should be followed on dealing with them that,

⁵⁸ For example the web site of the U.S. Department of Housing and Urban Design is one of those sources, from which a plenty of additional links can be found. U.S. Department of Housing and Urban Design, Homes and Communities [online]. Available at: <<http://www.hud.gov/>>, [2004. May 11].

⁵⁹ Newman, Community of Interest, p. 11.

either by the provision of the individual satisfaction in a community or by trying to equip and fit the environment for the communal needs; there is a sense of consciousness for the provision of a healthy and sustainable community.

3.1.1 The Co-housing Concept

The first of these intentions is the co-housing concept, which is based on the idea of a highly integrated community-life in a housing neighborhood especially in small-scale housing estates. Plenty of explanatory sources can be found concerning the co-housing phenomenon.

Cohousing, is a cooperative housing model developed initially in Denmark in the seventies and eighties. It spread rapidly to other Scandinavian countries and the Netherlands, and more recently has taken root in the United States and Canada. Cohousing integrates autonomous private dwellings with shared utilities and recreational facilities such as kitchens, dining halls, workshops and children's play rooms.⁶⁰

In the co-housing method, the planning is made on a community-based platform. An important aspect in the co-housing attitude is the future residents' role taking in the design process. The intentions of these processes are seemingly important. This importance is understood from the following quotation which proves that there is an interesting encouragement for the co-housing system: "Six co-housing communities were among 63 winners of HUD's 'Building Innovation for Home Ownership' award last year."⁶¹

⁶⁰ Meltzer, Graham, The Missing Link: A 'Sense of Community' and the ESD Debate, *Catalyst '95 - Rethinking the Built Environment*, ed. J. Birkeland, Canberra: Centre for Environmental Philosophy, Planning & Design, University of Canberra, 1995 [online], Available at: <<http://www.bee.qut.edu.au/people/meltzer/index.htm>> [2004, January 28].

⁶¹ Durrett, C., K. McCamant, and J. Leach, Cohousing Communities: Enhancing and Selling the Value of Community, Presented at CNU VI: Rebuilding Communities Within the Natural Region, Berkeley, California. Congress for the New Urbanism. CNU VI Panel Presentation, 2002 [online]. Available at: <http://www.cnu.org/pdf/durrett.pdf> [2004, January 16].

Moreover, the isolation seems to be a drawback for the anticipated results of the co-housing projects. It is said that they should contribute to the surrounding neighborhoods. An opposite attitude is a characteristic of the ‘gated-communities’, which is another intention in contemporary housing in the world and is going to be dealt with in section 3.1.5.

In new attitudes, the values of the estates are calculated by the quality of life for its residents rather than the higher level of design quality. “New Urbanism planning, design, and development concepts seek to create not only more attractive communities, but also communities that function better for the people who live, work, shop, and entertain within them.”⁶²

The “community” of the co-housing concept is needed and tried to be mobilized in order to be effective through the design and development processes. It is clear that the common attitude in all intentions is the cooperation of the community in each phase of a housing development. Community housing is not less complicated than the general housing topic itself. However, it is clear that the limitation has been borne by itself with a unique application of co-housing in the world.

The intentions of co-housing are not only based on the community concept. Other attitudes of co-housing are to provide a sustainable project both physically and sociologically; to minimize the costs of maintenance; to use the energy efficiently; to provide more safety; to provide semi-private open spaces, and decreasing the automobile usage. In short co-housing is a dreamed utopia of the ‘best’ housing attitude in the world. The awareness of the advantages of co-housing is a fruitful

⁶² Jim Leach, Cohousing Communities: Enhancing and Selling the Value of Community, Presented at CNU VI: Rebuilding Communities Within the Natural Region, Berkeley, California. Congress for the New Urbanism. CNU VI Panel Presentation, 2002 [online], Available at: <<http://www.cnu.org/pdf/durrett.pdf>>, [2004, January 16].

attitude; however, for the case of condominium it is important to gather the common attitudes that can be advantageous for condominium.⁶³

Many attributes of the co-housing concept can be studied to provide a healthy housing community. Before the intention to design a sustainable community, a more important thing is to determine or create the demand for that kind of a community. After this, the initial aim becomes to provide the best life for the residents who are aware of the advantages of being a part of an integrated community. Hence, as another result of this case, it becomes possible to say that this kind of a created community environment is healthier and more conscious than other communities who do not know each other's demands. However, it is clear that from whichever way one's mind works, the very final result that is aimed to be is the *sustainability* of the community in concern.⁶⁴

3.1.2 The Concept of a Sustainable Community

Another widespread intention that has been recently developing with a big increase of rate in the world is the concept of 'sustainable communities'. This intention looks like a general understanding of the necessity of the communal health. In a simplest expression it can be clarified as a consequence of a healthy community, which is hosting happy and satisfied people within their environments and community. For a recently developing phenomenon, 'sustainable community' has a lot of written material on many different sources worldwide. A more explanatory definition of sustainable community can be found in the following quotation from a website, which is directly related with the concept:

Imagine what a safe, livable, healthy community might look like. Around the country citizens are coming together to create a vision of what their

⁶³ Durrett, McCamant, and Leach, Cohousing Communities, p. 2.

⁶⁴ Meltzer, Graham, Cohousing Research and Education, July, 1999 [online], Available at: <<http://www.bee.qut.edu.au/people/meltzer/index.htm>>, [2004, January 28].

community might be and to develop steps toward making these visions come true. Alternatively called "healthy," livable" or sustainable communities, these efforts are integrative, inclusive and participatory. In many communities -- large and small, rural and urban -- issues are being addressed in an interconnected manner. They are demonstrating how innovative strategies can produce communities that are more environmentally sound, economically prosperous, and socially equitable.⁶⁵

In fact there is an ideal condition that many people want to have a consequence of sustainable communities. The same keywords of interconnectivity, integration, communication, democracy, and the like are being enunciated as it is concerning the co-housing concept. Hence, the intentions seem to be more or less the same with each other, which are being shaped within different frames.

Sustainable communities meet the diverse needs of existing and future residents, contribute to a high quality of life and provide opportunity and choice. They achieve this in ways that make effective use of natural resources, enhance the environment, promote social cohesion and inclusion, and strengthen economic prosperity.⁶⁶

3.1.3 The Multiuse Residential Developments

The multiuse housing concept is another form of innovative housing approach in the world, which can also be called as "hybrid housing". This concept refers to a coexistence of residential, commercial, retail and/or educational facilities within a single building structure. In the paper written by Sherry Ahrentzen⁶⁷ (1991), the term "hybrid housing" is defined as such: "A residential structure which contains both residential and business spaces and activities; residents of that structure occupy and

⁶⁵ Sustainable Communities Network, [online],
Available at: <<http://www.sustainable.org/information/aboutsuscom.html>> [2004, January 24].

⁶⁶ [crimereduction.gov.uk/Active Communities](http://www.crimereduction.gov.uk/ActiveCommunities), The Egan Review - Skills for Sustainable Communities, (2004, April 26) [online],
Available at: <http://www.crimereduction.gov.uk/activecommunities59.htm> [2004, May 15].

⁶⁷ Sherry Ahrentzen: University of Wisconsin-Milwaukee: Professor, Department of Architecture: 1995-present; University of California, Irvine: M.A. & Ph.D. in Social Ecology, 1982, 1980; University of California, San Diego: B.A. in Psychology, 1977.

manage both spaces; and such housing is intentionally designed to occupy both spaces.”⁶⁸

Actually this definition does not directly refer only to different functional units in the same building. In this definition there is rather a stress on the idea of the collection of the residential and business functions in the same unit; like the home-offices. The concept of home-offices is another wide area for discussion, because it has a very deep sociological dimension, which has to be focused and searched on before being discussed. However, taken from the perspective of different units with different functions, this subject can be narrowed; it would be more to the point concerning the case for the condominium. As it was mentioned before, condominium can include commercial and business units as well as residential units. Hence the term “hybrid housing” can be a part of the discussion and can be used for condominium projects that incorporate both residential and commercial and/or business units.

Although the hybrid-housing concept for a single unit was kept apart from the direct field of the discussion, it cannot be assumed as a demand that can never happen. Since this case is not the only example of its own, the same type of ‘minority demands’ is also matter of concern for the condominiums. Hence, the flexibility and adaptability of the housing units and all of the living spaces, either for private or communal use, become another necessary innovative approach.

3.1.4 The Open-building Concept: Adaptability and Flexibility

The open building concept is concerned with the personal needs of people regarding the flexibility of the spaces, which is the availability for the occurrence of change. The change may either be as small as a cosmetic change or as big as a reconfiguration of a unit size in order to meet the altering demands. “It was developed during a

⁶⁸ Sherry Ahrentzen, Hybrid Housing: A Contemporary Building Type for Multiple Residential & Business Use. *Natural Science Foundation, Directorate for Engineering Structures and Building Systems Program*, December 1991, University of Wisconsin-Milwaukee, 1991, p. 1.

particularly innovative period in European housing production in the 1950s and 1960s, when industrialized ‘systems building’ became popular.”⁶⁹

The basic intention was to improve the flexibility and choice offered to owners and users. The aim seems to be to improve the life-standards of the inhabitants and their satisfaction. As a solution for these requirements, flexible plans for housing units; layouts that are fitting to certain adaptations were proposed. As a result of this, it has become a common belief that this flexibility of choice is the keystone of the quality of housing.

However, the terms flexibility and choice have different meanings for different participants taking role in the housing processes. The flexibility of a building may be needed for the changing environmental conditions of a building, like the climate, neighborhood adaptations and the like.

Another sort of flexibility is told to be the “flexibility to provide choices in the initial design.”⁷⁰ By this method one can make the necessary adaptations according to his needs before the construction of his property. In this concern it is observable that the condition is the participation of the residents in the design processes. Their choices and suggestions are also as important as the flexibility that should be provided for the project. However, the flexibility and adaptability that are experienced by the residents in the alterations can also be during the time the property is in use. This seems to be the most influential part of the flexibility-adaptability concept of the buildings. The reason for this is that it has to give way for the alterations such as an additional function to provide a home-office; a hybrid-unit in the use of the spaces or a change in the number of bedrooms or the like.

⁶⁹ Gann, D ... [et. al.], Innovation in Housing and the Open Building Concept, *Flexibility and choice in Housing*, Policy Press, Chartered Institute of Housing, Coventry, 1999, p. 11.

⁷⁰ Gann, D ... [et. al.], Innovation in Housing and the Open Building Concept, p. 11.

Moreover, the permanency of a building is another important discussion on contemporary attitudes. The reason seems to be avoiding the waste of capital by preventing a building from being destroyed long before losing its structural strength, as well as its functionality. Hence, another sort of flexibility is the enabling of the “periodic maintenance and renovation and upgrading of components, equipment and systems.”

Since the flexibility concept appears as an expensive and luxurious thing in ones mind, standardization of certain building components that allow change and flexibility in the configurations of the housing units became the focal point of the open building concept. This seems to support the prefabrication. However, as it was mentioned before, not every flexibility or adaptability requires a total radical change in the plan layout or the size of the building. Hence the idea of creating free spaces in which the partition walls are not set before the decision of the user is also a possibility of flexibility.⁷¹

The intention of flexible housing is not necessarily for uniting people from different cultures and different income levels in flexible units under the same roof. It is rather for addressing people who have different choices, different lifestyles with different ages and number of households. It is claimed that cases of being estranged, lack of the feeling of belonging to a place, lack of identity are the results of the “acceptance of the optimum space design”, which is a form of standardization of housing units that respond to average user needs. At this point the provision of identity is suggested to be the provision of adaptable housing with the owners’ role in the planning phase of their housing unit. The Domino House of Le Corbusier is a clear example of an interior space design without being bound to the structural elements which is one of

⁷¹ Gann, D ... [et. al.], Innovation in Housing and the Open Building Concept, p. 12.

his "five points of a new architecture", as "free interior planning by means of partition walls slotted between the supports."⁷²

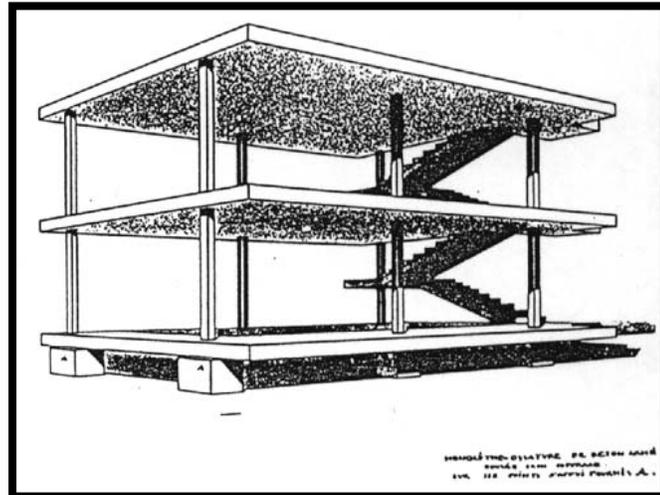


Figure 3-1 Le Corbusier: Domino House, Construction System ⁷³

However, in order to provide freedom of choice, the market and the producers should be very well experienced as well as the residents who are going to have a right to participate in the design. It is known that the concept of adaptability is also valid for today. Still, in these cases there is a creation of adaptability in which adaptation, or in another sense, flexibility is lacking, since, this attitude provides adaptability of the units only in their design and construction phases. After the construction, the

⁷² Jayaprakash, L., S. Muhammed, S. Das, A Seminar Report on World Famous Architects; Le Corbusier, Louis Kahn, Eero Saarinen, Frank Lloyd Wright, Department Of Civil Engineering, National Institute Of Technology, Calicut. [online], Available at: <<http://www.nalanda.nitc.ac.in/nitcresources/ce/seminar/worldfamous.pdf>> [2004, July 14].

⁷³ Columbia University, Graduate School of Architecture, A4535: Fundamentals of Digital Design (2001) [online]. Available at: http://www.arch.columbia.edu/DDL/cad/A4535/S01cad/class_notes/class_3.html, [2004, February 24]

opportunity for adaptability is usually not more than that of the ones with optimum space designs. Consequently, people are forced to stay in the same place with only one chance of flexible use of their own; that is, the freedom of moving or replacing their furniture. In this case the practicing of flexible use of space is not a matter of concern.

Looking from the point of view that people need change in their lives; the most important point here is an enlightening discussion in terms of understanding what sustainable adaptability is. The answer of the following question becomes more or less clear: Can the sustainability of the adapted entity be according to its allowance for flexibility?

The structural cage of Mies and his idea of flexible and free space, except for the wet spaces, look like a very relevant formulation for the solution of the problem in concern.⁷⁴ However, it cannot easily convince that it opens the gate to the way for a sustainable change and changeability. One reason for this is that, there is the lack of freedom to design flexibility in every detail. Hence, a consequence is the perception of things as permanent, although they were designed as changeable. After being designed with the idea of flexible and variable plan types, when the construction is completed and the life has begun in the living space in concern, one faces the problem of permanency again.

However, there are also solutions for this problem. It can be seen that the possibility of change can be a part of both the design phase before and after the construction. For example, the flexibility concept can be brought into practice with sliding wall panels, which have in fact been inherited from traditional Japanese Architecture (See figures

⁷⁴ Ömer. Ş. Deniz, 20. Yüzyılda “Değişebilir Konut” Uygulamaları, *Arredamento Mimarlık*, February 2004, p. 117.

3-2, 3-3, 3-4).⁷⁵ As an example from Turkey, Nautilus Residence, with its unit plan types, has a valuable attitude in this respect.

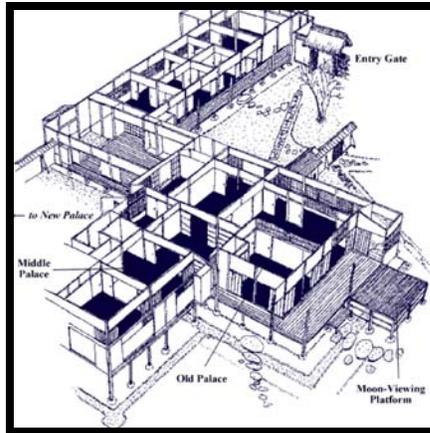


Figure 3-2 Axonometric Drawing of Katsura Villa in Kyoto, Japan ⁷⁶

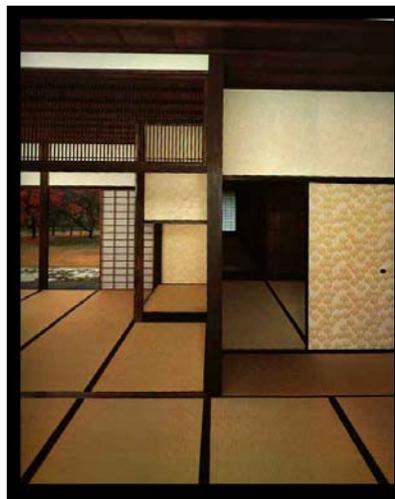


Figure 3-3, Figure 3-4 Interior Perspectives from Katsura Villa ⁷⁷

It is apparent that in the Nautilus Residence it was aimed to attain freedom of interior organization for the users, by minimizing the number of permanent partition walls

⁷⁵ Getty, ArtsEdNet, Katsura Villa/ image gallery, J. Paul Getty Trust, 1999, [online], Available at: <<http://www.getty.edu/artsednet/images/BM/Katsura/gallery.html>>, [2002, October 13].

⁷⁶ Getty, Katsura Villa.

⁷⁷ Getty, Katsura Villa.

and providing a larger interior space by uniting kitchen, dining and living spaces. Further discussion on Nautilus Residence is going to continue in Chapter V.



Figure 3-5 Upper Floor Plan of the Ground Floor Duplex Apartment in Nautilus Residence⁷⁸

In Japan, the project designed by KEP, which was founded by one of the former defenders of flexible housing; HUDc in 1974, “in order to increase the availability of flexibility of the components, 30mm grill and interval rules were put into practice and as a device for the design process product catalogues were determined.”⁷⁹ For the provision of flexibility, the first thing that was intended was to inform users by presenting flexibility of housing as a special feature of the units. In this example the intention to adapt flexibility on each detail is perceivable. One of the expected outcomes of flexibility and adaptability of housing, which may be the most important

⁷⁸ Emta, Nautilus, Bahçe Dupleks Kat Planı, [online]. Available at: <http://www.nautilus-tr.com/katplani_bahce.html>, [2004, May 24]

⁷⁹ Deniz, 20. Yüzyılda “Değişebilir Konut” Uygulamaları, p. 117.

one for many housing authorities, is the extension of the physical and functional lifetimes of these housing developments.⁸⁰

In order to obtain maximum flexibility of space with high correspondence to the structural and constructional elements in the market, the market has to be a highly developed one. It is necessary to accept that this is not the case for every part of the world. Hence, when this is not the case, the owners have to accept additional costs for special production of constructional elements. As a result, the intention in concern while entering the housing sector as an invention has to be limited as an invention only for the high-income groups.

Dealing with the flexibility of the housing development, it would not be proper to ignore the flexibility of the relationships in a community-based development, which was also mentioned in dealing with the ‘individuality’ aspect of the condominium in section 2.4.6. The flexibility concept is not merely for the physical design of a living environment. To assume it as such would be a contradictory attitude in a community-based environment. The flexibility here is used to explain the inhabitants’ freedom of choice, which may be called as flexibility of behavior.

3.1.5 The Gated Communities

It was found remarkable that in most sources the term “gated-communities” was used, as if it was a name of a hazardous disease for a healthy society and the community in concern.⁸¹ It is being usually accused of causing a socially segregated society. The main stress is on ignorance of the society while trying to construct an ideal community. The consequences of low life standards, increasing acceleration of social

⁸⁰ Deniz, 20. Yüzyılda “Değişebilir Konut” Uygulamaları, p. 118.

⁸¹ Arredamento Mimarlık, Kapalı Yerleşmeler: Kapalı Banliyöler, Kapalı Siteler, *Arredamento Mimarlık*, July-August 2003, p. 56.

segregation and a total loss in the utilization of public spaces for an interacting society are the right reasons for this accusation of gated communities.⁸²

However, these enclosed islands are attractive for many people for many reasons. One of those reasons, which is always a part of the need for a gated community, is the need for security. However, though being one of the convincing reasons for the consumers, security is not always the fundamental attraction point for people. The provision of an ideally planned and protected life-style may usually be much more attractive than any other reason. Moreover, the prestigious image of those gated communities is not less convincing than the provision of a special life style. The social prestige and the feeling of satisfaction are the consequences of being a part of such a high-income, luxury and enclosed entity.

The reason for being this much concerned with the concept of gated communities is their presence at the city centers rather than in suburbs, so far as the case in Turkey is considered. Usually, gated communities are accepted to be the gated enclosed entities in the suburbs. However, as the intentions of the determination of high security, prestigious image, and special lifestyles are the characteristic demands of the high-income people in Turkey, the recent housing projects at the city centers are also planned as 'gated-communities' for those, who want to have their ideal life-style as well as living at the center city. In fact this is a consequence of a more recent demand than that of the 'gated-communities' which has influenced the constructors to develop such collective housing projects with heavy programs for the high-income people. This point is just the place that the argument of the gated communities overlaps with the condominium-like developments in Turkish cities; most of the time as high-rise residential blocks.

However, after the evaluation of the demands, when the planning and the construction of these gated projects are completed, during the occupancy of the units, different

⁸² Arreadmento Mimarlık, Kapalı Yerleşmeler, p. 56.

modifications may become visible. An example of such a modification is demonstrated with an example from Turkey, which is going to be evaluated in detail later. This example, Soyak Yenişehir Housing Estate in İstanbul, being composed of five different sections with separate gates, is a typical example of gated community in Turkey. The importance of this example comes from the common decision of the managements of each settlement to unite all of the settlements as only one gated community within itself, to actually develop an individual housing district. This decision was taken after the residential life had already started in the district.

On the other hand, when it is looked through another perspective, the segregation effect of the projects, which are especially for the high-income group, are not necessarily because of having gates that do not let outsiders enter the common areas of the private community in concern. Considering the example of the Mesa Koru Housing estate in Ankara in terms of its position within its environment, although it is surrounded by other housing settlements, which are more recently built, it is visible that it lives its own loneliness within this environment. In fact the income level differences between Mesa Koru and the neighboring settlements are not noteworthy enough to cause any possible segregation as in the general sense of the gated communities. In addition the estate does not have locked doors for inhibiting outsiders from entering the common-use spaces of the estate. However, having been primarily designed as a single enclosed estate only for the high-income group, it cannot create an interacting connection with its environment even has and gives an impression of a gated community.

It seems that the same argument can also be valid for other examples that are going to be examined later; for Akman, Polat, Kemer Country and the like, even if their gates were to be removed. It is also very difficult to imagine that they are socially interacting with the housing districts around. Hence, from this point of view, the point is not the presence of a gate. It is rather the basic intention behind the planning and design of these projects to provide a seemingly different, enclosed, isolated and

separate housing community. It would not be wrong to say that these intended communities are almost always high-income.

Enclosed housing districts show characteristics of social enclosure, isolation, segregation, and the like and with these characteristics they usually become subject to criticisms. However, it is necessary to mention that these examples increase both the segregation that these developments create and the feeling of belonging to a community formed within the premises. In fact, this segregation, which is usually forced, by the high-income group of people, is at the same time an attitude that aims at the integration of the community within its boundaries. From this point of view, it would be useful to examine these developments in terms of their communal relations. Kemer Country is one of those gated communities.

In Kemer Country, the intentions of providing security, a special lifestyle for individuals, and the provision of the impression of belonging to a prestigious environment are all important aspects of the planning principles of the housing environment. In this respect, Kemer Country is an exact example of the 'gated-community' concept. The aspects of Kemer Country are also going to be discussed later on. However, for the continuation of the discussion at this point, it is necessary to give some information about the communal inputs of the design of the estate. Hence, not every detail but some communal facilities that are included in the program of the residential life and that are going to be the tools for providing a prestigious and private lifestyle for the residents, are important also for the case of providing communal interaction. Some of these facilities are sports facilities like golf, riding tennis club and the like. The names of these facilities are not common in Turkey and they directly suggest luxury, high income and prestige when they are spelled together with housing facility, as a part of the residential program. Hence those facilities are in fact with the purpose of creating closed special communities, which have their own identity. As a result the feelings of belonging to a place and having individuality in a community are also inputs of the system.

An important difference of a community like the one in Kemer Country from the ideal interacting community that also has free connection and close relations with its environment is the ready provision of this individuality by paying for a housing unit in that estate. Another difference is that the individual has to adapt himself to the lifestyle that was provided for him as a readymade product in order to become a part of that “prestigious” environment. This means that he has to accept a previously planned life for him to live and modify it, if all of his neighbors agree to do so after a long period of meetings and discussions within the community in concern.

On the other hand, in those designs community is not the focal point or the initial thing that is aimed to be succeeded. Because of this, under a financial profit based attitude, all of the planning criteria kept their standards on an inefficient level. It is possible to meet the consequences of the lack of the concept of “variety within unity”. One of the intentions that cause such consequences is the attitude of direct adaptation of the western examples of those variations to the monotonous entities in Turkey and the consequence is the loss of their identity.

3.1.6 The Freedom of Choice

Another intention in housing in the world is the provision of the variety of choice for homebuyers. It is also expressed as the freedom of choice, and the basic logic under this idea is to provide the optimum solutions for people in the neighborhood, which they would prefer to live in. What is more is that one chooses the lifestyle that he would like to live or the living environment as well as the housing unit that he can create his own lifestyle and answer his differing needs. In an article that has appeared in the Harvard Design Magazine, it is stated that many variations of different lifestyles have become matter of concern in the last fifty years in America. The increasing number of people who are living alone continues, while people who are

working at home and multigenerational families are continuing to increase in number in America.⁸³

“And yet contemporary family and household patterns reflect the increasing pluralism, tolerance, and informed choice of our citizens. Most Americans over the course of their lives will experience a variety of family types and life situations.”⁸⁴

The provision of the freedom of choice is by the provision of different types of housing. Being not directly related with the idea of flexibility, in fact, flexible design is the foundation for having the opportunity of choosing the best for individuals. In fact the participation of the residents in the planning process gives a bigger opportunity for a more satisfactory freedom of choice. Being not forced to choose a readymade design for living units is a quite valuable consequence. It is one more time apparently observable that the initial idea is the individual satisfaction of the owner and hence the satisfaction of the community.

As a recent approach, the possibility of choices is apparent in the story designs of the condominium buildings especially for the high-rises. Using the design principle of “free interior planning by means of partition walls slotted between the supports.”⁸⁵ The plans of the high-rise condominium blocks can be designed to serve for different purposes with different types of unit designs. In order to increase the number of choices flexible interior space design can be used concerning the design principle of Le Corbusier. When the figures 3-6 and 3-7 are compared with each other, the difference between the senses to create freedom of choice for the buyers is apparently visible. In Polat Tower Residence the load bearing elements were planned to be positioned at the core and the peripheries of the floor plan between which a free plan layout with a number of choices could be attained. However, the entire unit differentiation within the building is about 71m² and 81m² studio type unit choices.

⁸³ Ahrentzen, Hybrid Housing.

⁸⁴ Ahrentzen, Hybrid Housing, p. 2.

⁸⁵ Jayaprakash, ... [et.al.], A Seminar Report on World Famous Architects.

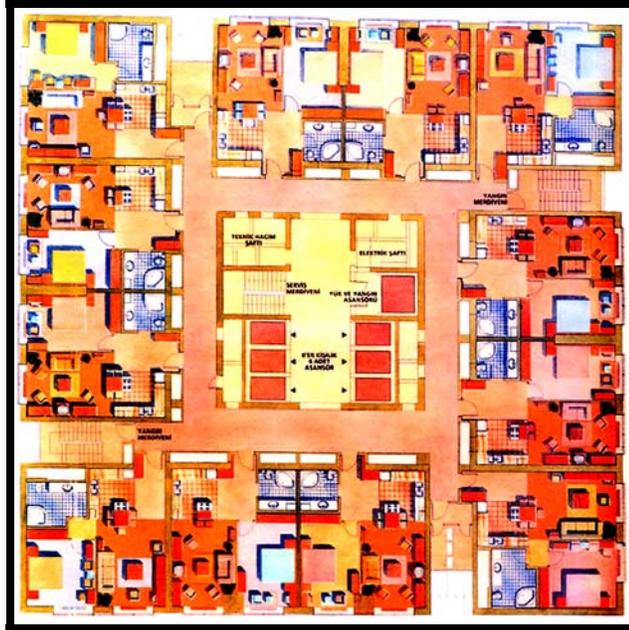


Figure 3-6 A Typical Floor Plan of Polat Tower Residence in İstanbul⁸⁶

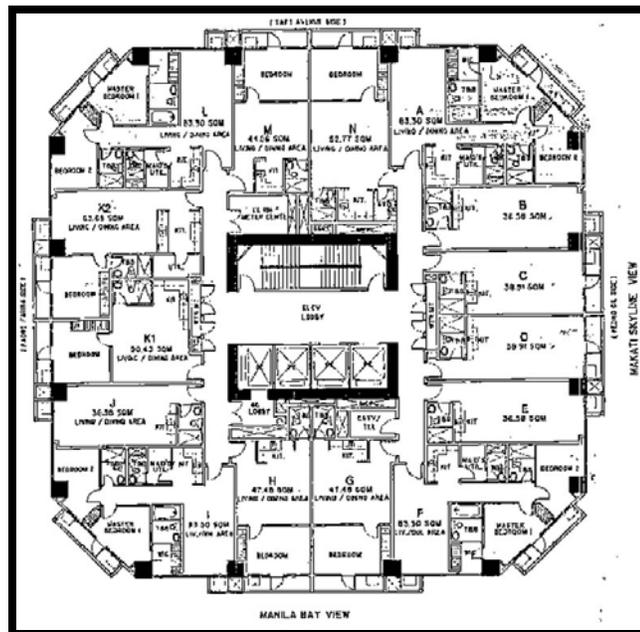


Figure 3-7 Robinsons Place Residences, Ermita, Manila, Philippines -Typical Floor Plan⁸⁷

⁸⁶ Polat Tower Residence, [online], Available at: <<http://www.polattower.com/tr/>> [2004, February 13].

⁸⁷ Robinsons Place Residences, Ermita, Manila - Floor plans, Manila and Makati realtors and real estate [online],

3.2 Position of Condominium in the World

Two decades ago "condo" was at best an unknown term and at worst a four-letter word in most everywhere but New York, South Florida and a few other select markets.

That's changed. And how.

Today, a record 42 million Americans live in condominium, cooperative and homeowners associations, according to new estimates compiled by the Community Associations Institute, representing about 16% of the total U.S. housing market.

There are 5.1 million condominium units in the United States, with thousands more under construction in places most wouldn't expect. In 1970, there were only 85,000, according to the U.S. Census Bureau.⁸⁸

As it was revealed before, finding information about condominiums is very easy with the most up-to-date publications. Most of the publications are either advisory books or websites for new buyers and owners or advertisement weighted informative documents.

It is also understood that condominium has become a part of people's lives at most in the United States, Canada, and Japan. In other districts of the world condominium is considered as an innovation that can create a new market for the housing sector. Because of this fact, most condominiums or condominium-like examples in the world are luxurious and gaudy buildings for the high-income level people. Another aspect of condominium is that it is a form of property for vacation resort districts of the world with recreational purposes. Advantages of condominiums when compared with single houses must be the initial reason for its preference in summer resorts.

Available at: <<http://www.manila-condos.com/robinsons/properties/real-estate/makati.htm>>, [2004, June 18]

⁸⁸ Garrison, Trey (1998) The 'Condo-ing' of America, (11.9.1998) [online], Available at: <http://realtymtimes.com/rtepages/19991203_condos.htm>, [2003, September 25].

One other question that follows the argument is whether the condominium can be explained as a building typology. It is difficult to claim this, since the basic foundation of condominium is the community life that it accommodates. It is not sound to claim that the condominium has a unique building typology. “Increasingly in Wisconsin, single family detached residential developments are being proposed and built as condominiums. While many people think of condominiums as apartment buildings or other multi-family type structures, a condominium is really a form of ownership.”⁸⁹

The architect is not alone in the design and during the construction any more, since the thing that is needed to be designed is not only the physical plan, but the lifestyles of people as well as their opportunities, behaviors, limitations, relationships, community managements, and the like. Hence, the responsibilities for these are not only for the architect and the developers but also for the residents of the units.

That people begin searching for community-life can be the reason for the condominium to become a preferred housing type. The reason for this is that the co-housing, which is a direct result of the demand for the community-life, is also a model for the sustainable community development, like the condominium.

3.3 Intentions Appearing on Condominiums in the World

Condominium looks like a close relative of co-housing; however, co-housing has a more exaggerated sense of community such as shared kitchens and common dining halls. It appears as a radical attitude on the usual private lives of people and as a result, it has a possibility of being rejected by many people. This rejection may not only be because of the resistance to an instant change; but it may also be a consequence of the natural and usual need for privacy. This is another field that necessitates the flexibility of design. However, a more important aspect of co-housing, as similar with the condominium projects is the existence of a community-

⁸⁹ Ohm, Guide to Community Planning in Wisconsin.

life beginning from its planning. “It does so via the hardware of site layout, building design and shared resources as well as, and perhaps more importantly, the software of participatory process, shared decision-making and a rich social agenda.”⁹⁰

In this respect, in the context of the shared-ownership, the importance of the shared areas is quite more than that of the usual. The reason for this is the purpose to provide the social interaction; both the program and the architectural design of the building should be facilitating informal contact. Hence, the organization of relationships proves to be very necessary and important.

It is a claim of co-housing to become successful in the marginalized groups such as elderly, disabled, low income, singles, and the like. However, this seems more possible when the facilities and agendas are denser. It may be more proper to say that the criterion is the density of social responsibilities of people to be made to become more socially integrated.⁹¹

The idea is to share all of the spaces other than the individually owned private units. It is a common sense of the publications read about condominium that, without being conditioned to form a fully integrated healthy and sustainable community, a self developing one that can construct different voluntary activities between people in time, seem to provide more honest and sincere relationships within the community. This may be summarized with another term, ‘spontaneous communication’⁹². The point is to plan or give space to the appearance of this spontaneity.

Concerning the case of hybrid-housing or multiuse development approaches, a different form of communal interaction becomes a matter of concern; since all the management plan, organizational and financial procedures become adapted to the

⁹⁰ Meltzer, Graham, [The Missing Link](#).

⁹¹ Meltzer, Graham, [The Missing Link](#).

⁹² Isaacs, E., S. Whittaker, D. Frohlich, and B. O’Conaill, [Video-Mediated Communication](#), *The Lawrence Erlbaum Book*, ed. K.E. Finn, A.J. Sellen, and S.B. Wilbur, 1994, pp. 459-485. [online], Available at: <<http://www.izix.com/pro/lightweight/video.php>>, [2004, May 11].

hybrid-housing concept, with the addition of commercial activities. For example, this may force the management and communication activities to be more formal and professional because of the enlargement of the duties concerned.

The subject of gated communities constitutes a very attractive point of discussion because of the contradiction that it creates together with the co-housing attitude in condominiums. It is necessary to know that not every condominium is or behaves as a gated community; however, as can be easily predicted, the condominium projects designed especially for the high-income group, at the same time aims to create a private, secure, and unattainable kind of a closed community as it is usual in other kinds of CIDs in the world. Hence, in the presentations of many pioneer condominium examples of the world there is not as much stress on the community concept as it was stated in the written literature; since they are mostly targeting the high-income group.

The research field of gated communities is known to be rather limited by the group of high-income people in general. However, as it was stated before for the case of Turkey, as an innovation, the condominium concept is limited to the high-income group only. Therefore, the discussion is going to be about the communities of high-income people in the Turkish case. At this point, the concept of gated communities is going to be a part of the discussion for Turkey. The gated communities are rather the preferences of high-income people for several reasons. Those reasons can be succeeded as their need for a higher security, their intention to be living in a prestigious community, their willingness to protect their property value and the like.

Another common feature for the gated communities and condominiums is their need for a very well organized management system. The reason for this is that both call for the managerial duties of a closed community concerning a wide range of subjects from security to financial organization.

Moreover, it is another fact that condominium form of ownership enables the multiuse housing approach more than any other form of housing development. Hence, many recent intentions to unite different functions in the same development, which is initially a housing development, can be found in many condominium projects in the world.

The condominium form of ownership is very versatile and can be used to mix certain uses, such as residential uses and commercial uses. It also lends itself well to the preservation of open space and cluster development. The condominium form of ownership is also appealing to those who may want less costly housing or who do not want the responsibilities of maintenance associated with more conventional home ownership. Because of these attributes, condominiums are very attractive for recreational housing.⁹³

3.4 Pioneer Examples of Condominiums in the World

The determination of the rules and planning the lifestyles as well as the physical environments are very recently developing and highly popular attitudes in housing. These attitudes, as some of the basic characteristics of condominiums, are quite perceivable in the given definitions. This may also be accepted as a proof for condominiums being the most recent and most popular form of ownership in the world.

It is apparent that condominium has come to constitute a large portion of the housing market. This may be a proof for the importance given to community life and social interaction. However, it cannot be proved until visiting and witnessing a great ratio of the present condominium examples in the world. This is not possible for the time being except for those in Turkey. Before going into detail about the cases in Turkey, a few examples of certain condominium complexes in the world are going to be analyzed as far as they could be reached on the internet. The aim is to understand whether these definitions overlap with the representations of condominium through some examples in the world.

⁹³ Ohm, Guide to Community Planning in Wisconsin.



Figure 3-8 The Trump Tower Chicago ⁹⁴

An example from Chicago is the tallest residential building of the city: The Trump Tower Chicago, which was designed by SOM. It is important to note that the initial idea behind the project was not to develop a condominium. “22 January, 2004 – In a plan to adjust to changing economic realities, the design is changed so that floors 17 through 26 are converted from offices to condominiums and hotel rooms.” Moreover, “Residential floors on the mid-levels above the Trump International Hotel will be convertible for hotel usage at the discretion of the unit owners.”⁹⁵ As it was quoted

⁹⁴ Emporis Building Database, Trump International Hotel and Tower2004 [online]. Available at: <<http://www.emporis.com/en/wm/bu/?id=102119>>, [2004, May 20]

⁹⁵ Emporis, Trump International Hotel and Tower.

from the news on [WGN-TV](#)⁹⁶, in 'chicago.about.com', "Trump Tower 'will contain over 300 luxury condos priced from \$5 million to \$8 million. A five-star hotel, 60,000 square foot health club and spa and 350,000 of office space.'"⁹⁷

Another example of a representation is from a condominium in New York:



Figure 3-9 Lexington Avenue on 96th Street, Carnegie Hill Place⁹⁸

In an enclave on Lexington Avenue at 96th Street, Carnegie Hill Place combines the convenience of the subway steps away and Central Park a three-block stroll, with the luxuries of full service living, including a 24-hour concierge and valet. Condominium quality finishes, including granite kitchens, pedestal sinks, tri-view medicine cabinets, expansive window walls and custom blinds add to the residents' enjoyment of amenities such as comprehensive fitness facilities and landscaped roof gardens and sun decks.

Each residence is wired for home networking and broadband internet access. All rooms have multi-media jacks.⁹⁹

⁹⁶ About, Chicago Online, 2004, [online].

Available at: <http://chicago.about.com/gi/dynamic/offsite.htm?site=http://wgntv.trb.com/> [2004, May 11]

⁹⁷ About, Cities and Towns, Chicago, [Trump Tower Chicago](#) (2003, September 26) [online].

Available at: <http://chicago.about.com/b/a/029733.htm> [2004, May 11]

⁹⁸ Carnegie Hill Place, [online],

Available at: <http://www.carnegiehillplace.com/home.html>, [2004, May 20].

⁹⁹ Carnegie Hill Place.

The citation above both reminds individual freedom and communal interaction in the common recreational spaces. “Landscaped roof gardens and sundecks” are significant features of a condominium block and can be regarded as a real innovation for housing if it were in Turkey.



Figure 3-10 The College Park Condominium Blocks in Toronto ¹⁰⁰

The College Park Condominium Blocks in Toronto, Canada, is located at Toronto’s busiest intersection. In this example, features like “bicycle storage room with air pump”, refers to a ‘different’ social activity for the lifestyles of its residents. Moreover, spaces that were designed just for community interaction, such as “a multi-purpose lounge/party room with surround sound stereo system, large screen television and VCR, fully equipped kitchen and bar which is available for the residents’ private parties” as well as a “conference room” are significant features for emphasizing social interaction. However, the most important thing in the representation of this example in Toronto is the emphasis on the qualifications of its developer company as a highly

¹⁰⁰ The Residences of College Park. Home page, [online], Available at: <<http://www.collegeparkcondos.com/flash.html>> [2004, January 24].

persuasive reference. “The company is dedicated to quality in all aspects of residential, commercial and recreational real estate, including land assembly, design, construction, project management, leasing, financing and property management.”¹⁰¹

It is a fact that there are much more examples of condominiums in different countries of the world. In general, in the search on examples from other parts of the world, it was interesting that the advertisements or the representations of the properties were not making additional stress on community-life. It is interesting, because in many papers and publications, there is a strong stress on community-life. The reason for this may be because of the income level of the intended consumers of the projects. As it was underlined before, the contradiction of the togetherness of the gated communities and co-housing attitudes were present especially in the ones that are designed for the high-income group. However, on the websites of some projects, accesses to management boards’ websites of community associations or some project management companies’ websites are present. This may not be a proof for those residential buildings to be very consciously planned for a healthy community-life; however, the given sensitivity on community can be seen in some cases partially.¹⁰² Whether enough sensitivity is given to community life in condominium-like examples in Turkey is the following question for the discussion.

¹⁰¹ The Residences of College Park.

¹⁰² Hudson Heights Owners Coalition, Cabrini Terrace Cooperative Apartments, Cabrini Terrace Owners Corporation, 2002, January 05, [online], Available at: <http://www.hhoc.org/member/900/index.html> [2004, March 15].

CHAPTER IV

RECENT HOUSING APPROACHES IN TURKEY

4.1 Summary of the General Housing Tissue in the Big Cities

“The interesting thing is this: In fact, behind the typology of “apartment blocks” in our cities, there is a scheme that is a part of the public improvements system; but at the same time that eases the small social group organization.”¹⁰³

In order to prove the reality of the statement in this quotation above, it is enough to know what apartment is and how it works in Turkey. It may seem to develop a social group by having a common management system of the owners and the managers together. However, the “community” that as mentioned in co-housing developments and condominiums stand on a much more distant place from the meaning of the “community” that is used in the management and life in an apartment block in Turkey. In the general tissue of housing in most of the Turkish cities, the apartments are apparent to be the repetitions of one another with slight differentiations especially of the color of their exterior facades. They also have no differences from each other in terms of the shared and commonly owned spaces. Clearly, in apartments there is no intention for the improvement of the common spaces for an interacting community life. For this reason, although condominium does not have a huge and a radical difference from the apartment block in terms of its management system, the fundamental intentions that are behind their developments are very different from

¹⁰³ Cengizkan, Ali (2004) Özgünlük ve Tekrarın Tekrarı: Konutta Yeni Gelişmeler ve Nesne Olarak Konut, *Arredamento Mimarlık*, January 2004, 100+65, p. 107.

each other. It does not seem to be wrong to say that apartments in general do not have an initial intention about a sustainable community development.

It is believed that participatory housing projects are more successful in distinct regions of the world, where co-housing and co-ownership has become a commonly accepted lifestyle, than they are in Turkey. There are a number of reasons for this belief. In Turkey the factors affecting the behavior of housing projects are differing and the ones that support participation are not as strong as the others, like the protection of the value of a unit, or the profit that it brings to the owner or the developer of that housing project. The reason for this is that the general point of view for the housing sector in Turkey has not developed enough to serve for the participation of the individuals in the housing community that it houses within an organized living environment. However, this does not mean that there is no intention to develop a community consciousness in Turkey. In the same article by Cengizkan, examples that are produced with these intentions can be found and one of those examples is the Çorum Binevler Project by Behruz Çinici.¹⁰⁴

The Batikent Settlement as a product of the effort to standardize the living conditions presents a totally opposite attitude than that of co-housing and condominium, which were dealt with up to now. In addition it is important to notice that the Batikent Development was accepted as a model for dealing with the housing shortage in general for Turkey. However, as a consequence of the Batikent experience and its acceptance as a handicap for a healthy community life, it was inescapable for the newly built Eryaman Housing District to move from standardization to the possibility of choice and the production of interacting neighborhood environments, which were not given much importance before. However, Cengizkan states that those attitudes were also not of enough importance and their period of life was quite short.¹⁰⁵

¹⁰⁴ Cengizkan, Konutta Yeni Gelişmeler ve Nesne Olarak Konut, p. 109.

¹⁰⁵ Cengizkan, Konutta Yeni Gelişmeler ve Nesne Olarak Konut, p. 109.

It seems that the subjects of condominiums and condominium communities constitute an actual rupture under the consideration of the traditional housing problem of Turkey.

4.1.1 Current Flat Ownership Legislation

When the current situation in Turkey is the point of discussion, the housing management method that continues with the current “flat ownership legislation” (Kat Mülkiyeti Yasası) must be pronounced. According to this legislation the flat owners are expected to be organized for the management in their apartment blocks.

According to this management method, which includes the management of the housing block and the site of the block, unanimous vote of owners is necessary for all the important decisions to be taken, concerning the commonly owned (shared and used) areas and elements of the housing environment. An individual, a company or the local authority may own more than one housing unit in a housing block. In this case, all the owners, regardless of the ownership fraction that they have, has only one and equal vote. Moreover, that vote is needed for the decisions concerning the commonly owned areas, services and elements, with the other owners; although he has to pay the periodical repair and maintenance payments according to the ownership fraction he has in the block.¹⁰⁶ In addition to that, the ‘management plan’ is a very significant document to be signed, which is a necessary condition for taking the housing ownership right.

According to the law [Kat Mülkiyeti Kanunu], the management plan is a document serving as a contract that obliges all the unit owners, which organizes the management method of the property, purpose and form of usage, the amount of the payments for the director and checkers, and other issues concerning the management. (KMK. 28/1)¹⁰⁷

¹⁰⁶ Altaban, , *Toplukonut Alanlarında Örgütlenme ve İşletme*, p. 30.

¹⁰⁷ Abdülkadir Arpacı, *İctihatlı, Kat Mülkiyetinde Yönetim: Apartman Yaşamının Sorunları: Kat Malikleri ve Apartman Yöneticilerinin El Kitabı*. Temel Yayınları, İstanbul, 1994, p. 49.

The law has agreed about the effectiveness of the document of a management plan that has to be signed by all the owners and presupposes many subjects that may cause disagreements and offers some solutions for them.

However, according to Altaban, in spite of the ‘management plan’, the house owner does not pay attention to the environment other than his own property. Furthermore, according to the regulations, there is no law or explanation suggesting what management method could be most proper for the big scale collective housing programs.¹⁰⁸

In the housing and construction law dated 1985, there has been created a shared ownership for the management and operation of the exterior facilities of the collective housing projects. However, there is still no suggestion for the management of big scale collective housing projects even in the regulation that was brought into life in 1992.¹⁰⁹

4.1.2 Current Common Management Methods

One of the results that can be derived from the discussions above is that the scale of the project may be an important issue that has a potential to change the method of the management of a collective housing.

Altaban states that there is a different possible constituent of the housing management authority other than the housing council of management or central government or private sector, which is the ‘continuous city cooperative’. However, he also adds that in our country the episode of ‘continuous city cooperative’ has not been totally put

“Kanuna göre, yönetim planı, anataşınmazın yönetim tarzını, kullanma maksat ve şeklini, yönetici ve deneticilerin alacakları ücreti ve yönetime ait diğer hususları düzenleyen ve bütün kat maliklerini bağlayan sözleşme hükmündeki bir belgedir (KMK. 28/1).”

¹⁰⁸ Altaban, , *Toplukonut Alanlarında Örgütlenme ve İşletme*, p. 36.

¹⁰⁹ Altaban, , *Toplukonut Alanlarında Örgütlenme ve İşletme*, p. 37.

into practice. As it is in Kent-Koop, which is considered as an example of this city cooperation, (according to the statement that is cited by Altaban from Ergun Unaran's presentation of a technical seminar on city cooperatives in the year 1989), city cooperatives are organizations, which produce collective housing estates with their technical and social infrastructural services in the developing areas of the cities.¹¹⁰ An example of city cooperation can be accepted to be present for Batikent, Ankara, can be considered to be an example for city cooperation.

According to the report of an investigation in Altaban's book that was carried out for some examples of collective housing in Turkey, there appear to be different management authorities; the management of the city cooperatives, management of cooperatives which are a member of a city cooperative, management of cooperatives which are not a member of a city cooperative. However, this does not mean that all these managements have different methodologies for the management issues. Moreover, during this investigation there have also been found different management methods, which are currently in use, for the maintenance and operation of the exterior areas and establishments. What is significant here is that the results of these investigations may lead one to some answers about the probabilities of management methods for the big scaled collective housing projects. Hence the results show that the current methods used are block management according to the "flat ownership legislation", the servicing of the city cooperation (the association of the cooperatives: 'kooperatifler birliđi'), and a larger management that serves for the scale of the whole collective housings. In addition, it has been understood that the servicing of the city cooperation was not sufficient.¹¹¹

The problem caused by the lack of an outlining law for the management of the big scale housing enterprises is also present for the time being. For most private collective housing enterprises, private construction firms undertake many duties of

¹¹⁰ Altaban, , *Toplukonut Alanlarında Örgütlenme ve İşletme*, p. 37.

¹¹¹ Altaban, , *Toplukonut Alanlarında Örgütlenme ve İşletme*, p. 57.

managerial and organizational issues. This commissioning is a temporary one and it lasts until the end of the construction phase, in cases where the construction may continue after the residential life starts in the housing estate. Usually private construction firms divide big scale housing estate projects into several phases in order to control the frequently changing balance of Turkey between demand and supply. Hence, until the end of the construction of the last phase, usually the construction firm in concern takes part in the managerial issues. Examples of such cases like Soyak Yenişehir, Optimum Residences, Kemer Country and the like from Turkey are going to be examined in detail later.

However, it is necessary here to remind that the content of this study is rather composed of innovative housing approaches that are new to Turkey and intended for the high-income group. Hence, the usual cases for cooperative developments may not always overlap with the conditions of the examples in this research study.

4.2 Different Subjects and Their Effects on Housing Sector

4.2.1 The Entrepreneur (Developer)

First subject is the person who plants the seeds of the project. He may most possibly be the developer, for the reason that a mass housing project may be developed by the hand of the potential users as a cooperative institution; or a construction firm which is going to rent or sell the units; or the landowner; or the cooperation of people who are intending to develop a cooperative housing estate. Nevertheless, whoever the developer is, he is the subject who has the basic intention for the housing project; hence, he is accepted as the one who ‘founds’ it. He decides on the design project. For having the full authority of the decision-making period of the design process, this subject may affect the scale, the choice of the land property, the intended consumers, and of course the management method of all processes.

Whilst being utopian in a sense, assuming that the founder-developer has a fundamental ideology of providing socialization, integration within the community, he may constitute a factor for the probability of affecting the way of housing management. For a conscious and well-informed developer, being able to achieve a “good community” may probably be a goal in order to obtain his own prestige, success and therefore economical benefits. This matter leads the rationale directly towards the necessity of self-conscious developers. It is claimed that organizations, which are after a “sustainable economic development, offering equal opportunity to all people, can only occur if the natural environment upon which it depends is carefully managed.”¹¹²

4.2.2 The Architect

The architect takes the second role in the process. Actually, he may be considered as the actual manager of the planning and building processes of the project; he is the manager of his own profession. An architect decides the scenario of an individual’s daily life. Hence, he has a very significant role in placing the need of “dwelling” into the work as the very first stone. His intentions, ideologies, initial benefits, consciousness and things like that are very determinative personal qualifications for his attitude as a manager. Moreover, the school that he is a graduate of, the intentions and ideologies of that school that he has most probably been affected by, are also distinct determinants for his attitude. His attitude as the decider, designer, and manager may even be counted as the most important responsibilities of a manager. Consequently, if he fails in determining the right order of placing the ‘building stones’ of his project, he may cause a complete death of his project’s success before it is borne.

¹¹² Five E's Unlimited, Sustainable Development Solutions, About Five E's Unlimited, (2002, September 09) [online], Available at: <<http://www.eeeee.net/sd01000.htm>>, [2003, May 18].

4.2.3 The Landowner

The subject who is taking the third role is considered as the owner of the land, on which a housing project is planned to be built. The landowners may be different; such as the municipality/state, a private company, or an individual as well as their attitude towards the land property. However, the question here is in what aspects the owner of the property can affect the method of development and management of a housing estate project. In order to answer this question, a seriously wide survey has to be done on the current examples of the subject. Nevertheless, for the start of such a survey, certain assumptions may be an effective beginning. For example, it may look logical to think that, a municipality and a company have different politics on a piece of land on which a housing project is to be built. The development, improvability, expandability, adaptability to the needs of the users, social potential of the project and things like these may differ according to these different politics.

4.2.4 The Practitioners

They are the staff whose duty is to attain a simple clear and continuous communication within the community as well as maintaining the technical duties of the property in a professional manner. They are needed to have a competent attitude to get in touch with the local authority on duty; the companies that are hired usually for operational issues; or workers that are hired for maintenance or, reparation or other specific works; and the like. Those practitioners are the people positioned at the core points of the housing community in terms of being the representative of the users. “To succeed, they must be aware of political ideology, the power of personality, national and local circumstances, popularity and self interest, all of which will impact in their working environment”.¹¹³

¹¹³ Martyn Pearl, *Social Housing Management: A Critical Appraisal of Housing Practice*, Macmillan Press Ltd., Houndmills, Basingstoke, 1997, p. 2.

They may either be under a public authority's responsibility, or a private company that may be hired or the property owner of the estate. They may also be the housing association that is elected within the current owners' community as a board.

Materially, the practitioners are the group of officials, which are the real dealer of the managerial issues in concern. Correspondingly, they play the leading role in the practice. They not only institute the management but also the 'scrutiny board' as a subset of this configuration.

The consciousness, education and intention of the practitioner may all be counted as separate distinct factors. However, in the definition of 'housing management', it is necessary to protect "the core values of social housing which have been consistently founded (if not always delivered) on objectives of equity, equality and altruism."¹¹⁴ Besides, the housing management; Pearl even interrogates the existence of such a management typology; for being a type of charge with a great deal of issues to be concerned. Hence, it must have its own distinctive nature of staff and professionals.

4.2.5 The Current Local Authority

The current local authority is considered as the last subject that is taking role in affecting the managerial duties. In Turkey the local authority may change several times during the lifetime of a housing institution. The important aspect taken into consideration for the local authorities is their political ideologies. The constant ideology may either support or oppose the thought of necessitating individual's "dwelling". However, the management and management plan of a housing estate must be flexible in terms of responding to the requirements of the local authority.

¹¹⁴ Pearl, *Social Housing Management*, p. 18.

4.3 Different Cases and Their Effects on Housing Sector

4.3.1 The Land Selection

The housing project is supposed to envelop a closed community, which is sort of isolated from its environment.¹¹⁵

Three variants of these housing institutions are counted as renovating culturally weighted areas as new prestigious housing districts; rebuilding of squatter areas; especially great building firms as new housing estates that serve for homogenized, high level social quality and prestige; and finally generally founded by private enterprise suburban housing estates.¹¹⁶

Consequently, the location of the land on which the housing project is situated may alter the proposed consumers of the project. Yet, what is more significant than the location are the environmental conditions of the land in terms of accepting a 'closed housing community'. However segregated it is, the effect of the environment on the behavior of the community in concern is not ignorable. Moreover, it is not difficult to construct in mind what the consequences can be as the effects on managerial duties.¹¹⁷

In addition, the public service of the district in concern is another inducement for the possible management service method. The supplies of the infrastructure, the degree of fulfillment of the local authorities' responsibilities are important for these services. The Mesa Koru Housing Estate in Ankara is a key example for illustrating the

¹¹⁵ Tansı Şenyapılı, Kapalı Yerleşmeler: Kapalı Banliyöler, Kapalı Siteler: Kaçış Adaları, *Arredamento Mimarlık*, July-August 2003, pp. 57-60.

¹¹⁶ Şenyapılı, Kaçış Adaları

¹¹⁷ Şenyapılı, Kaçış Adaları

assertion; since the services were insufficient, the firm had to recover the necessary services on its own stipulations and opportunities.¹¹⁸

4.3.2 The Scale of the Enterprise

When the scale grows, the requirement of the project for a highly organized management system also grows with an increasing number of qualified practitioners. In constructing a planned environment, as the scale grows it becomes much harder to constitute a socially integrated community. With the sameness of the built environment and housing units, it becomes a more difficult task to distinguish one's individual "being" from his environment.

However, in cooperative enterprises for private and public entrepreneurs, and public housing investments, lower costs of production, easier provision of the infrastructure and services, easier and cheaper construction of a planned environment are the reasons for the large-scale preferences.

4.3.3 The Current Market Situation

It is not possible to disregard the role of the market on the development of a housing institution. Whether local authorities, private companies or cooperative compartments found it, it does not change the fact that the market has a very important role in the action. The state funding support for the housing cooperatives, the for-profit attitudes of the private establishments, and the value of housing unit as a commodity for the unit owner are sample consequences of the discussion. What is significant here is that whilst the attitudes or objectives of the property owners and the households stay the same a number of local authorities may change with their changing attitudes towards expenditures, funds through the lifetime of a housing institution. Therefore, this recalls one that there may not be a stabilized and steady form of housing manipulation.

¹¹⁸ Altaban, , *Toplukonut Alanlarında Örgütlenme ve İşletme*, p. 57.

4.3.4 The Current Political Ideology

The current political ideology becomes a second casual factor that is taking role in the management of a housing institution. Considering the necessary services of the local public authority, the wide capability of this factor for affecting the consistency of a systemized housing management is concerned. This situation may look severely dangerous; however right at this point it may be suitable to open a parenthesis about the recent international attitudes of the governments in terms of determining how to treat especially to the closed communities like the housing communities, who have a common posture, that have been dealt with in detail by Otto Newman.¹¹⁹

4.3.5 Contracting Conditions

This is a critical subject for having flexible inferences for the name of the subject, who determines the “internal statutes and agreements” of the association. They may be worked out and agreed democratically by the owners at a general meeting” and may be “changed at another meeting”¹²⁰; or they may be determined by the former developer firm at the design and planning phase of the housing project with its proposed consumers, profit rates, and so alike. The term “internal statutes and agreements” offers a rather wide spectrum of internal laws. They may be decomposed as the ‘property agreement’, ‘agreement for the ownership of common spaces’, ‘management contract(s)’, an finally ‘internal rules for housing’. All are naturally related with the management of a housing project; however to restrict the subject the formation of the “management contract” can be explored to constitute an example.

¹¹⁹ Newman, Otto and Richard de Zoysa, *The Promise of the Third Way : Globalization and Social Justice*, Palgrave, Houndmills, Basingstoke, Hampshire; New York, 2001.

¹²⁰ Economic Commission for Europe – ECE, *Guidelines on Condominium Ownership of Housing for Countries in Transition*. United Nations Publication, Geneva and New York, 2003 [online], Available at: <http://www.unece.org/env/hs/publications/condominiums.pdf> [2003, June 18].

Generally, for small housing estates, a one or multi-person management is engaged especially selected from amongst the owners. In the book prepared by ECE to establish a guideline for the condominium ownership, it is recommended for each case to maintain a contract for each person in the management, which is “clearly defining their duties in the management of the association.”¹²¹ On the other hand, the book claims that, “it is advisable for medium-size and large associations to hire a professional manager [whether individual or a commercial company] to take care of the day-to-day running of the association.”¹²²

4.3.6 The Architectural Design

Luxury high rise developments have been known to be able to accommodate some families with children and work reasonably well, but only when there are superintendents and porters in residence in the porters of the building and a platoon of doormen and elevator operators who together control and maintain the interior public areas and grounds of the building. Management rules and regulations in such buildings are strict and sometimes even govern the type of dress required of residents when going down to the lobby to pick up their mail. As a rule, no loitering, gathering of residents, or children’s play is permitted anywhere in the building or on its grounds. As long as there is no need among residents for communal or outdoor recreational areas, this form of housing will be satisfactory. But this is not a design solution which is easily transferable to housing exclusively for families with children particularly for moderate- and low-income populations. Children’s daily activity usually involve some very active play. For low- and moderate-income populations these activities center heavily around their homes. The wear and tear on the building and control of access to interior public areas become heavy burdens on management. A high-rise building occupied by a mixed families with children, elderly, and working couples can produce even more severe problems than one occupied exclusively by families with children...¹²³

According to Newman, restrictions rules and obligations for such housing type are present. He also reminds that living together in a high-rise building may cause

¹²¹ ECE, *Guidelines on Condominium Ownership of Housing for Countries in Transition*, p. 12.

¹²² ECE, *Guidelines on Condominium Ownership of Housing for Countries in Transition*, p. 12.

¹²³ Newman, *Community of Interest*, p. 102.

opposition rather than interaction for being not able to act freely. One may disturb others while trying to utilize the opportunities of his lifestyle given by the building. Even though restrictions are a part of the residents' choices, it is necessary to recognize that they accept those rules and obligations without any experience on them. He segregates high-rises to be more suitable for the high-income group; although, the high-rise is expected to comprise the widest range of subjects in all. Hence, the architectural design has its own sub-factors affecting its function on the management. They are the architect, his attitude, his graduate school; the limitations of the funds, land uses; the amount of care given to the 'life' in the project.

4.4 New Intentions on Housing in Turkey

There have arisen different projects in recent years especially in the recent five years in Turkey. They seem to be very different than the traditional housing approaches in Turkey at the first appearance, when the new high-rise residential towers are compared with the usual apartments that develop the general texture of our cities.

It is an interesting question whether the inventions of 'new housing typologies' as they express it have an idealistic approach in their attitudes. Here the term innovation becomes more important than the subject matter. Hence, one may start by discussing what is innovated and what is brought as a very new approach to the housing sector of Turkey. As it is going to be discussed later under the heading 5.2, with reference to the argumentation of Cengizkan on "repetition", one of the gaps that was partially felt in the innovative housing attitudes of Turkey was one of the most important inputs that were going to be searched with each example. It is fact that the alienation in the neighborhood of many housing districts became a problem of the social lives in big cities of Turkey. In an environment where a community lives with no sharing and where people are all strangers to each other, a concept like "community housing" may not directly be understood. Because of this, the reasons underlying some new

achievements through housing may be unconsciously determined, especially when these achievements are the copies of some examples in foreign countries.¹²⁴

It is highly questionable to select such a subject for diversifying what is happening in Turkey concerning condominiums. It is important to note that every institution has its own background of housing with different experiences, intentions, inventions and aims. From the idea that success brings larger income and larger income means more success, it becomes easy to say that users as a community are not the initial thing that is taken as the focal point of the determination of the criteria of success for different housing institutions. It is important to note here that each investor defines the term 'success' in a different way. Hence, a certain definition cannot be accepted for this discussion. Each case is going to be defined hence, in accordance with its unique understanding of 'success'. The aim of this study is not to decide who is more successful than others; instead, this is a research study, which is after distinct cases of housing innovations in Turkey.

The inventors are usually dreamers who are dreaming of a unique satisfactory and *successful* project of their own. However, it is almost impossible to determine their fundamental ideologies, whether financial or not, by their words. The thing that may be done for understanding their initial objective is to look for things that have a potential to reflect the intentions. These things may either be in terms of the physical aspects of the building, on-going life in the building, and the like; or be in terms of the managerial approaches of the building.

In exploring such a situation with new intentions for housing in Turkey, another significant question that must be asked is the ability to compare these 'new' ones with the traditional apartments. Knowing what is new and what is exactly preferable for people who decide to move to these buildings is a big deal of the talent of this

¹²⁴ Newman, Community of Interest, pp. 48-9.

profession. Afterwards, the point of education becomes a part of this discussion: education of the founders, investors, managers, owners and tenants.

There has to be a limitation in order to provide the appearance of these intentions and collect data on the new housing approaches of the big investor companies or executives. This is actually the limitation of the ownership, building type, scale and the income level of the intended costumers of the most recent and ‘innovative’ housing projects.

4.5 Examples of Condominium-like Innovative Housing Developments in Turkey

For the examination of the Turkish examples to find and collect the written data or any literal source is a very difficult task. Moreover, it is a fact that these examples are live and near housing districts which can be experienced individually and inquired by interviewing their managers or developers as authorities who are aware of all of the phases and procedures of the estates. Moreover, the collected data could also be examined and evaluated under the light of new housing attitudes of the world concerning condominiums that were dealt with in previous chapters. Hence, it was decided to experience Turkish examples of condominium-like projects on their sites, after collecting data on them from their advertisements and presentations on the internet about their visions, objectives, intended consumers, promised life standards, asserted innovations and other things.

4.5.1 Akman Condominium



Figure 4-1 Akman Condominium in Ankara ¹²⁵

‘Akman Condominium’ is a residential project not located at the busy city center in Ankara. A part of the 232-unit housing block was turned into hotel later on after the construction was completed. The environment of the estate is composed of recently developing residential areas for the middle-income people.

The general manager of the institution told that the next-door neighbors did not know each other in the building. He added that the common-used spaces are owned by Akman Holding and they are not in shared ownership of the unit-owners.¹²⁶

¹²⁵ Personal photograph archive, 2004.

¹²⁶ Levent Engin, General Manager of Akman Condominium, Personal Interview, 9 March 2004.

4.5.2 Akmerkez Residence



Figure 4-2 Akmerkez Residence in İstanbul ¹²⁷

Akmerkez Residence was completed about ten years ago. It is the first example of its kind in Turkey. Its location is at a busy business district of İstanbul. Actually, there are two parts of Akmerkez used as residence. One of them is the Apart Hotel part next to the twin buildings of Akmerkez and the other is composed of private housing units that are placed together with office units in the twin buildings. The apart-hotel, which was the part that little information could be achieved about can actually be considered as a rental condominium building.

¹²⁷ Personal photograph archive, 2004.

4.5.3 Metrocity Millennium



Figure 4-3 Metrocity Millenium in İstanbul ¹²⁸

Metrocity Millennium Project in Levent İstanbul is right at the center of the densest business district in the city. The project is a multi-function one with a huge commercial center, a business tower and two residential towers. The entrance of the metro station was situated just in front of the entrance of the shopping center. Here is a quotation from the website of Emporis Building Database:

- The tower, alone, has 31 floors. But it sits on a 4-floor retail facility, which brings the total number of floors above ground to 35. The floor-to-floor heights of the residential towers are 3.37 meters, while the floor-to-floor heights of the 52,000 m² retail facility are 6.74 meters. The retail facility has a direct underground connection to "Levent" subway station, and includes 5 cinemas, 1 concert hall, a 6000 m² department store, a 4000 m² supermarket and 250 shops.

- Metrocity Shopping Mall is the world's third largest, and has its own subway station inside.¹²⁹

¹²⁸ Personal photograph archive (2004)

The representative in the sales office could not answer the questions about the proposed activities other than swimming pool, or open and closed entertainment areas. Each question about the communication that is necessary to provide life in all of the proposed facilities of the housing section reaches to one and only answer: that a private company is going to be hired for the organizations and management. This company was going to deal with the actual communication within the building, concerning every single detail. It is difficult to tell that there was a full organized and planned outline for the work of the hired company. No information about it could be given by the sales office, where, these data would be attractive for the customers.

Metrocity, which is a commercial-housing-office complex, is being considered as the inescapable result of the economical developments.¹³⁰ Having many prior concerns; projects like Metrocity may present a lot of different subjects for discussions. In this extensive content of subjects, it starts to look like a very heavy duty for only one person who is under the responsibility of planning and designing every detail. This must be the reason for the need of an intelligent and experienced design team to deal with each detail. Although there have been published a number of articles about Metrocity, there have not been any interviews made or published about the housing facilities, their management, maintenance and how these details are reflected on the architecture of the building.

¹²⁹ Emporis Building Database, Metrocity Millennium 2, 2004 [online], Available at: < <http://www.emporis.com/en/wm/bu/?id=107568>>, [2004, May 20].

¹³⁰ Arredamento Mimarlık, Metrocity: Doğan Tekeli ile Metrocity Üzerine, *Arredamento Mimarlık*, Interview, October 2003, pp. 78-85.

4.5.4 Polat Tower Residence



Figure 4-4 Polat Tower Residence in İstanbul ¹³¹

Polat Tower Residence, is an all-‘1+1’, 406-unit condominium with additional recreational and commercial facilities in Fulya, İstanbul which is a very busy intersection point in İstanbul. It is claimed to be its first and maybe the only example of its kind in Turkey. It was Mr. Murat Polat’s ideal to bring this kind of a project to Turkey and build it in İstanbul.¹³²

The automation system of the building was stated to be a unique one in Europe. Individuality and privacy is greatly protected by the system. It is simply possible to live in a unit in this building without knowing or being known by the others. According to the technical manager, who is the person the interview was made with, the complaints are mostly because of the disabilities to use the building. There is a user guide of the building that is given to the residents in the sales procedure.

¹³¹ Polat Tower Residence, [online], Available at: <<http://www.polattower.com/tr/>> [2004, February 13].

¹³² Polat Tower Residence.

Moreover, one of the TV channels of all the housing units is programmed to a videocassette playing 24-hours showing how to use the building. It was claimed that if it were built in another city of another country it would be different than here because of the changing needs of people in demand for such a building. Hence, it is claimed to be uniquely designed for İstanbul, Turkey.¹³³ “The 152.50-meters-high, 42-floor Polat Tower Residence is the tallest residential building in Turkey and the Balkan peninsula (southeastern Europe).”¹³⁴

Polat Tower Residence also has a small commercial center within. Hence, Polat is a multifunctional condominium project.

4.5.5 Soyak Yenişehir



Figure 4-5 Soyak Yenişehir in İstanbul ¹³⁵

¹³³ Abdurrahman Şallı, Technical Manager of Polat Tower Residence, Personal Interview, 18 March 2004.

¹³⁴ Emporis Building Database, Polat Tower Residence, 2004 [online], Available at: <<http://www.emporis.com/en/wm/bu/?id=107541>>, [2004, May 20].

¹³⁵ Personal photograph archive, 2004.

Soyak Yenişehir is a different one, which is a big-scale housing estate not right at the city center but not distant either. It is an enclosed gated community for the middle-high income people in İstanbul. The project is a big-scale housing district composed of five different stages.¹³⁶

The estate is composed of five different phases that were constructed consecutively. Each phase has developed as separate sections and has its unique management program and its own estate manager. Although a previously planned management plan by Soyak Construction Company was present to be put into practice for each phase, by keeping certain things constant for the managerial outline, each management authority of each phase has developed its unique style of management and communication with their residents. However, a general management of each phase is responsible for every detail of their residents' problems from the technical support to the financial issues. Hence, being devoted to the current "flat ownership legislation", Soyak Yenişehir Development has attained to keep central management of a big scale housing estate, which has additional sports and cultural facilities.¹³⁷

In each stage of the whole Yenişehir Soyak Development, there are meeting rooms situated close to the managers' office buildings. These rooms are open to all of the residents use and can also be utilized as tearoom, breakfast room, and playroom. The chance for the community to improve itself is visible in the system.

Another project by Soyak Construction Company has been introduced into the market very recently as Soyak Olympiakent with a bigger scale of recreational, social and sports activities.

¹³⁶ Soyak, Soyak Yenişehir, [online], Available at: <<http://www.soyak.com.tr/SoyakYenisehir.htm>>, [2004, February 13].

¹³⁷ Lütfi Algül, Manager of the 'palmiye Evleri' Section of the Soyak Yenişehir Housing Development, Personal Interview, 19 March 2004.

4.5.6 Trio Residences



Figure 4-6 Trio Residences in İstanbul ¹³⁸

Trio Residences are located not at the city center but close to the city center in İstanbul. According to the property manager of the estate, monthly meetings are arranged within the blocks with an attendance of 20% and 100%, although this item is not written in the present law. The rules and obligations for the residents in order to manage to live together can be modified through the demands that may develop in time.¹³⁹ Besides the social center with a cinema club, open and closed swimming pools, tennis squash and racquetball courts, exercise halls, recreational center, and the like are present in a 4.350 m² closed space. The sports center is managed as a branch of a famous sports club named Hillside City Club/TRIO and the residents' membership is on a discounted price.¹⁴⁰ There are chances for the residents to organize their private activities at the proper spaces of the estate.

¹³⁸ Personal photograph archive, 2004.

¹³⁹ Kemal Kiskanç, Technical Property Manager of Trio Residences, Personal Interview, 6 April 2004.

¹⁴⁰ Hillside City Club, Trio, [online],

4.5.7 Selenium Residence



Figure 4-7¹⁴¹, Figure 4-8 Selenium Residence in İstanbul¹⁴²

Selenium Residence is located right next to the Polat Tower Residence. It has 71 housing units with ‘1+1’ and ‘4+1’ plan types.¹⁴³ Mr. Ari Duek, who is the inventor of the project together with Aşçıoğlu Construction Firm, was the person with whom the interview was made. He also has another investment named as ‘Selenium Country’ in Kemerburgaz.¹⁴⁴ Both projects are candidates for being the representatives of certain innovative housing approaches for Turkey.

Available at: <<http://www.hillside.com.tr/Trio/>>, [2004, February 13].

¹⁴¹ Selenium Residence, [online],
Available at: <<http://www.selenium34.com/index3.htm>>, [2004, April 23].

¹⁴² Personal photograph archive, 2004.

¹⁴³ Selenium Residence.

¹⁴⁴ Selenium Residence.

For the improvement of social interactions, the opportunities communal spaces such as a restaurant or a café were going to be provided. There was also going to be a crèche for children.

The management plan is going to be prepared by the investors. This plan may be modified; however, the working function of the system is going to be stable and; hence, any misfortune is expected to be hindered. Moreover, inventions like a channel for TV in order to give information and news about the organizations and happenings in and around the building such as traffic. With an additional channel support, a number of cameras are going to be fixed in the city with the permission of the İstanbul Traffic Directorate.¹⁴⁵

4.5.8 Elit Residence



Figure 4-9¹⁴⁶, Figure 4-10 Elit Residence in İstanbul¹⁴⁷

¹⁴⁵ Ari Duek, Investor of the projects Selenium Residence and Selenium Country, Personal Interview, 5 April 2004.

¹⁴⁶ Personal photograph archive, 2004.

¹⁴⁷ Koray Holding A.Ş., Elit Residence, [online], Available at: <<http://www.elitresidence.com/>>, [2004, February 13].

As a 64-unit residence tower, Elit is located just at the center of Şişli, which is one of the densest business districts of İstanbul. It is understood that in Elit common spaces were in the shared ownership of the residents. For the usage right of common spaces and common facilities, the residents do not pay an additional payment. All of the units are used as residential units in Elit.¹⁴⁸

For the management and maintenance of the building, ‘Konut Yönetimi A.Ş.’ (Housing Management Joint-stock Company) was founded. Mr. Ayrancı, the interviewed person, is the chief engineer of this development. According to his words, all the details are regulated in a contract. There is a “handbook”, which explains the managerial duties and other opportunities of the residents. As it is usual in many housing estates in Turkey, there is a unique management plan, according to which, with one of the unit owners’ presidency, four of the unit owners develop a board of owners. This board transfers the problems, complaints and needs of the owners to the management company.¹⁴⁹

4.5.9 Kemer Country



Figure 4-11, Figure 4-12 Kemer Country in İstanbul

¹⁴⁸ Mahir Ayrancı, Project Manager of the Elit Residence, Personal Interview, 7 April 2004.

¹⁴⁹ Ayrancı, Personal Interview, 7 April 2004.

Being located at the western periphery of İstanbul in a newly developing housing district Kemberburgaz, especially for the high income people, Kemer Country is a big scale housing estate project with a very wide range of social and recreational activities. It houses single houses of a variety of plan types as well as multiunit buildings.

According to the project manager of the estate, with whom the interview on the estate was made, the construction of all units had not been completed yet; therefore there was a co-ordination of the construction company with the homeowners. However, the homeowners themselves organize the lifestyles that they are willing to live. Hence, there is a possibility to mention about a 'homeowners' association'. As new residents move into the completed housing units, they are also accepted to the membership of the owners' association and gain the right to say a word for the management. The management plan that was prepared by the investor company was said to have been developed in full correspondence with the current flat ownership legislation.¹⁵⁰

¹⁵⁰ Mehmet Köseoğlu, Coordinator of Kemer Country Housing Estate, Personal Interview, 8 April 2004.

4.5.10 Optimum



Figure 4-13 Optimum Residences in İstanbul ¹⁵¹

“Optimum Residences” is a housing estate, the location of which is quite distant from the city center and close to the Ömerli Dam at the eastern periphery of İstanbul. According to the interview with Levent Turan, who is the chairman of the board of directors of the estate, the reason for choosing such a housing environment was its efficiency in responding to the changing needs of the people. The decision of the land of construction was determined under the criteria of efficiency. Optimum, in its fundamental concept, is claimed to be necessitating persisting adaptation to the changes. It is claimed that the planned environment is suitable for providing communication between the residents. After the selection procedure of the residents, they think that these planned activities for communicating people would work efficiently.¹⁵²

¹⁵¹ Optimum Konutları, [online], Available at: <<http://www.optimum-tr.com/birhaz.html#>>, [2004, February 12].

¹⁵² Levent Turan, Chairman of the board of directors of Optimums, Personal Interview, 8 April 2004.

The first phase of the construction is thirty-three single housing units and eleven of them have not been started to be occupied yet. The current residents were told to have been living there for two years. The completed project contains one hundred and sixty housing units.

4.5.11 Diamond of İstanbul

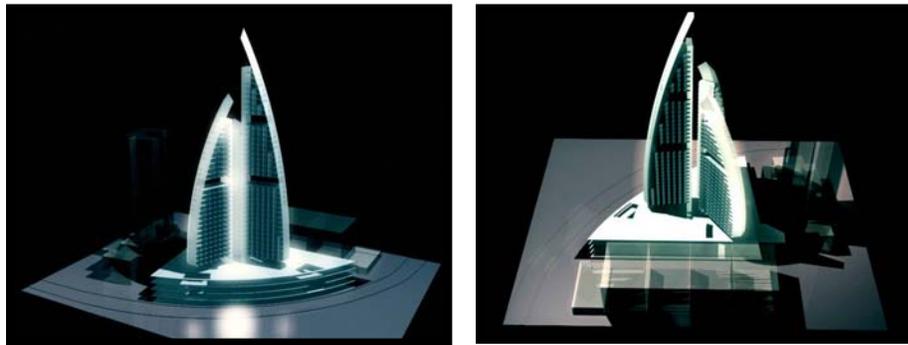


Figure 4-14, Figure 4-15 Diamond of İstanbul in İstanbul ¹⁵³

Another residential tower is one of the triple high-rise towers; ‘Diamond of İstanbul’, which is currently under construction in İstanbul. It is a very big-scale project with a very expressionist architectural style reflecting the high-level technological achievements used in the construction of the building:

Diamond of İstanbul will consist of 3 towers: One 50-floor, 20,000 m², 300-room hotel; one 40-floor, 18,000 m² residential tower; and one 35-floor, 16,000 m² office tower. The complex will also include a 5-floor, 35,000 m² shopping mall, a large aquarium, a botanic garden, cinemas,

¹⁵³ Emporis Building Database, Diamond of İstanbul, 2004 [online], Available at: <<http://www.emporis.com/en/wm/bu/?id=134036>>, [2004, May 20].

and concert halls. Five of the eight floors below ground will be used as a car park.¹⁵⁴

4.5.12 Şişli Tat Towers



Figure 4-16, Figure 4-17 Şişli Tat Towers in İstanbul¹⁵⁵

‘Şişli Tat Towers’, are one of the famous high-rise buildings in İstanbul.¹⁵⁶ According to Ali Pamir, the function of the building is very likely to be transferred into residence blocks, although they had been proposed as a hotel. It would doubtlessly be a shame to ignore this building complex, since with Elit, Tat Towers and Şişli Plaza the quarter in concern is going to become a residential tower district in İstanbul.

¹⁵⁴ Emporis Diamond of İstanbul.

¹⁵⁵ Personal photograph archive, 2004.

¹⁵⁶ Emporis Building Database, Şişli Tat Center, 2004 [online], Available at: <<http://www.emporis.com/en/wm/bu/?id=131407>>, [2004, May 20].

4.5.13 Şişli Plaza



Figure 4-18, Figure 4-19 Şişli Plaza in İstanbul ¹⁵⁷

One other residential tower is the ‘Şişli Plaza’ Building, which is located right next to Elit Tower Residence at Şişli.

Sisli Plaza will become İstanbul's tallest residential building when completed. The tower has 42 residential floors; but it sits on a 4-floor retail facility and has a 2-floor radio station at top - making up a total of 48 floors above ground. The Sisli Plaza project, which is built on 15.484 m² land and has an interior area of 103.403 m² consists of three residential blocks. Blocks A and C have 9 floors, while block B (the residential tower) has 48 (42 residential) floors. The building will reach a "Tip-Of-Flag" height of around 200.00 meters when the mast will be added at the top.¹⁵⁸

¹⁵⁷ Personal photograph archive, 2004.

¹⁵⁸ Emporis Building Database, [Sisli Plaza](#), 2004 [online],

Available at: <<http://www.emporis.com/en/wm/bu/?id=131418>>, [2004, May 20].

CHAPTER V

EVALUATION OF TURKISH CONDOMINIUM-LIKE EXAMPLES

5.1 Impressions of the Site Research Study

It is not possible to make a general judgment on the new housing approaches about their initial intentions in Turkey at the end of the visits to the housing estates' sites that were introduced in the previous chapter. However, it is important to note that every institution, besides trying to develop its own kind of lifestyle, displays differences in regard to different settings. Hence, it is certain that each estate has developed its own unique entity. Under this heading the personal impressions under the conditions and circumstances during the site research study are going to be reported. It is helpful to remind that the discourse that is going to appear during the evaluation studies of the examples is a consequence of these different conditions and circumstances.

5.1.1 Akman Condominium

Mr. Levent Engin who was interviewed gave the impression of a conscious, experienced, clever, and deliberate executive personality to the author. It was visible that things that rather look like the malfunction of the initial idea of the project were tried to be shown as conscious choices such as converting one-fourth of the estate into a hotel. It was stated by Mr. Engin that since they had been dealing with hotel business for a long time they wanted to continue this tradition in this project as well. It is also important to note that the hotel part had been planned as a five star luxury hotel and when it was asked whether the initial idea included any transferability of some units to hotel use, the answer was “no”.

Moreover, the reason for the last moment delay of fifty minutes for the previously appointed interview was told to be the intensity because of the newspaper notice for the sales of the last ten units. It is thought provoking that the project was completed in the year 2000. It was made explicit that the next door neighbors did not know each other. However, it was told that there had been an organization of an introduction and a welcome party.

It was a chance for the building in concern to have the term “condominium” in its name. Hence, a possibility for the question asking what it meant in reality and what it meant for such a residential project, was due. The answer was about the linguistic roots of the word condominium. It was told to be coming from the word “condo” in Latin. It was also explained that the root condo was concerned with protecting, protection, sheltering, and condominium was meaning “sheltering for protection.”¹⁵⁹ Moreover, he added, “it is in fact a very different and individual lifestyle.”¹⁶⁰

5.1.2 Akmerkez Residence

In Akmerkez Residence, as far as it could have been observed from the rental part of the residence, while dealing with the community life within the building, it was difficult to find clues for occurrence of communal interaction. The social interaction was poor and according to the declarations of the authority at the front desk of the lobby; “they prefer to meet outside”. For the part in which the units may be owned, it could not be possible to get information about the management system of the residential estate as a researcher from METU. This was interpreted as a behavior,

¹⁵⁹ UBC SunSITE, <<http://SunSITE.UBC.CA/LatinDictionary/>>, “condo: erect, establish, build”

Latin = English Dictionary, <<http://humanum.arts.cuhk.edu.hk/Lexis/Latin/>>, “abscondo : to hide, conceal, secrete.
condo : erect, establish, build.
condo : to store, place.
condoleo : to suffer greatly.
recondo : lay up, store, hoard.”

¹⁶⁰ Levent Engin, personal interview, 9 March 2004.

which gives the impression of a rigid security administration, that proves the difficulty of reaching an officer from the highly prestigious residence. However, it was observed that the elevators that are for the private residential and office units of the two towers of Akmerkez, had access from inside the commercial area. They were visible with their security stands and staff in front of the elevator gates.

5.1.3 Metrocity Millennium

It is important to note that the main entrance of the building is nothing else but the entrance of a big-scale commercial center and it was not sensible that the project has a residential complex within its borders. In fact, the most important thing about this multifunction building is the relation between two distinct functions of residential and commercial use. Were shopping center and the housing section built on different lands at different districts of the city, it would not make a big difference for them. However, they appear as parts of a single entity from outside.



Figure 5-1, Figure 5-2 Entrance of Metrocity ¹⁶¹

¹⁶¹ Arredamento Mimarlık, Metrocity, 79.

The passage from the shopping to the main entrance of a tower residence resembles the traditional relation between two different buildings on a street. One has to get outside the building to an artificial street of the Metrocity Millennium, walk upwards and then enter to one of the housing blocks. There is no accentuated entrance for the visitors of the housing blocks, or no special passage from the housing section through to the shopping center. The street that was designed for passage is also an artificial street with no other function but passage only (see Figures 5-3 and 5-4).



Figure 5-3, Figure 5-4 The Artificial Street of Metrocity ¹⁶²

¹⁶² Personal Photograph Archive, 2004.

5.1.4 Polat Tower Residence

In Polat Tower, the inventor, founder and managers are different people, all of which are in relation with each other. Each person has a different obligation and has distinct functions. The developer holds the right to direct the building as the private company of Murat Polat, who is the investor. The ownership of the units in both residential and commercial parts and the whole estate is more likely to be fitting to the present definitions of condominium. In Polat, condominium form of ownership is used to mix certain uses as residential and commercial uses.

When entering the building, right at the exterior foyer in front of the security and front desk, it was not possible to read the space behind the front desk of the residence. It is necessary to mention that the visit was an uninvited one. A difference of lifestyle was heavily felt.

The idea behind the project of Polat Tower seems to emphasize the benefits of technology and suggests that it is effective for the freedom of the individual. According to the technical manager, there are 55,000 different control points of automation in the building. By this system, the used hot water amount of a flat can be calculated or a child can be controlled about what he is doing on the internet. Moreover, it is told that this complex system of automation also provides autonomy for every single unit. For example, in the case of a debt of a single unit, all of the technical services of that unit can be blocked by the system without affecting other units or sections of the building. 'All technical services' here means tap-water, electricity, natural gas, HVAC services and the like. As another example, when one is abroad, on the way before coming back to the unit he can organize and have the necessary preparations of his unit by using the internet connection from anywhere in

the world. The same ‘intelligent’ house planning was told to be used for some shortage and disastrous cases.¹⁶³

5.1.5 Soyak Yenişehir

It was readable that the landscape was the product of a conscious and competent designer. The selection of the living landscape elements, the positioning of the common areas, walking tracks were like strengthening the sense of belonging. A closed housing environment was highly fulfilled in the environment. Isolation of the housing estate as a gated community was quite readable especially while looking at the exterior neighborhood of the land (see Figure 5-5).



Figure 5-5 A View from Soyak Yenişehir to its Neighboring Housing Developments¹⁶⁴

The managers’ office is a separate building with a private parking area at which the interview was made. This building was also designed as a part of the landscape. It was also designed to answer managers’ needs. The manager who gave the author the interview about the estate was a member of the community of the housing estate,

¹⁶³ Şallı, Personal Interview, 18 March 2004.

¹⁶⁴ Personal Photograph Archive, 2004.

which means that he owned a unit in the estate. In Soyak Yenşehir each manager is a member of the housing community; however, the technicians and accountants are hired from outside by a newspaper advertisement.¹⁶⁵

5.1.6 Trio Residences

In Trio Residences, the investor construction company was Baytur and planned this project as a ‘build and sell’ one. According to the general manager of the estate, in order to keep the name of the company ‘clean’ and preserve certain attributes of the estate, the investors had decided to have some rules and obligations to be signed by the homeowners of the estate. It is also significant to note that its inventors also live in Trio’s.

5.1.7 Selenium Residence

In the business center of Aşçıoğlu A.Ş. at Fulya, İstanbul, Mr. Ari Duek who is the financier of Selenium Residence in partnership with ‘Aşçıoğlu İnşaat’ Construction Company, had an office on the uppermost storey of the building. Moreover, a wide terrace, watching over the construction of Selenium Residence, is a part of his office. His act of watching every detail of the construction of his investment from his office seemed to be an interesting attitude that was witnessed by the author.

For the project of Selenium Residence, attitudes of an inventor, rather than the project itself, are important.¹⁶⁶ Mr. Findıkoğlu’s declarations also prove his sensitivity, which were about Mr. Duek’s insistent attitude on finding the best solutions for his project.

¹⁶⁵ Lütfi Algül, Personal Interview, 9 March 2004.

¹⁶⁶ Selenium Residence, [online],
Available at: <<http://www.selenium34.com/index3.htm>> [2004, April 23].

Mr. Duek has also worked together with Ali Pamir who is working as the Turkey vendor of DTZ Company.¹⁶⁷

5.1.8 Elit Residence

In actuality the Elit Residence has many things to say about the instant rupture in Turkish housing sector. This belief is a result of the experiences of during the visit to the housing estate. While getting closer to the building a huge contradiction between the target and things met on that access were quite impressive. In fact, beyond words a photograph illustration would be more explanatory to represent the case (see Figure 5-6).



Figure 5-6 The Narrow Street on the way to the Entrance of Elit Residence¹⁶⁸

¹⁶⁷ DTZ (The World of Estate), Countries, Turkey, About DTZ, [online], Available at: <<http://www.dtz.com/www/DTZTur.nsf?opendatabase&lang=1>>, [2004, March 12].

¹⁶⁸ Personal Photograph Archive, 2004.

On the other hand, during the interview with the technical manager of the estate, an enthusiasm was observable on explaining the details of the security automation and technical automation systems. It was a unique experience to be able to see an automation room in which every detail and every data about any apartment unit in the residence could be controlled. A clear willingness to explain the technical and managerial details of the estate including the lifestyles of the residents by mentioning their names was visible.

5.1.9 Kemer Country

Kemer Country looks rather like an artificial life since it is clear that it does not have a continuous relation with its present environment. The estate looks like a project for the identity of its community, for its protection, isolation and identification (see Figure 5-7).



Figure 5-7 Construction of the Stone Wall for the ‘Gated Community’ of Kemer Country¹⁶⁹

¹⁶⁹ Personal Photograph Archive, 2004.

The selection of this project was because of its feature of reflecting some basic characteristics of the condominium-like estates of İstanbul. This type of housing estates may resemble to town-houses of America, which are also a form of CIDs; as the high-rise residential towers resemble condominiums. The estate shows a typical characteristic of housing environments, which are designed for high-income group; as gated communities. Moreover, as it is in the condominium-like examples in İstanbul, additional recreational and sports facilities are part of this environment and a different, unique and very special lifestyle was being promised to the costumers of that environment. Mr. Köseoğlu stated that people who do not fit this environment could not also dwell in this environment. He suggested that the owner selection was not a problem for the management. The reason for this is the planned environment; not the selection criteria. According to him, a planned environment should do this selection by itself; and not leave this service to the management. However, he also seemed to be aware of his responsibilities by saying that “This is everybody’s choice of their living environment and we are responsible from those choices”.¹⁷⁰

5.1.10 Optimum

Since there was not a possibility to reach the district by public transportation, the sales office at Ortaköy was the preference for the author to visit and get information about the project. The showroom was a waterside residence in Ortaköy; a very impressive atmosphere was dominant. According to Mr. Turan, the reason for starting such a project was the demand for planned environment at the periphery of the city. He continued that Optimum, as could have been derived from the literal meaning of the word, necessitated a persisting adaptation to the changes. This adaptation may be either in terms of technological developments of the automation systems, or in terms of the changing needs in the managerial issues.

¹⁷⁰ Mehmet Köseoğlu, Project manager of Kemer Country Housing Estate, Personal Interview, 8 April 2004.

5.1.11 Nautilus Residence

When it is needed to compare the usual apartments with condominium-like examples of İstanbul, another very illuminative example becomes by necessity a subject matter. This example is the Nautilus Residence by Emta Construction Company, which is the developer of Optimums as well. Looking from the point of view of people's lifestyles, a comparison between Nautilus and other apartments would be a very fruitful analysis for understanding the use of condominiums; since, with its additional recreational facilities and ownership system it resembles to a small scale condominium project.¹⁷¹ However, when taken from the point of its initial idea, by thinking it as a whole entity, it definitely looks like a very luxurious apartment building. In fact, from its exterior it does not have a significant difference from a classical apartment building. It has a site area as big as an apartment building with ten or fifteen apartment units, and it seems to have fulfilled all its eaves height limitations and maximum construction ground area limitations of the site in concern. Nevertheless, what is significant here is that the hired architects of the project were "Moore, Ruble & Yudell", which is supposed to be a famous American architect team. Interestingly, while having an appearance of an apartment with some modifications like duplex flat appearance on the facade, which is coated by metal curtain wall finishing elements, the project is stated on its presentation website to have an appearance of a huge suzerain, which is also made to resemble an elegant.

¹⁷¹ Turan, Personal Interview, 8 April 2004.



Figure 5-8 Elevation of the 'Nautilus Residence' from the Street ¹⁷²

5.2 Evaluation of the Examples through the Characteristics of Condominium

The evaluation is going to be in terms of the initial intentions of the projects that were examined. As a consequence of the evaluation, a criticism of the subjects who have taken role in the developments and life times of the projects is going to be made simultaneously. The estates that were going to be the case studies for this thesis were to be selected from İstanbul. The reason for this decision was that they were both developed in the same city (so that a comparison between them would be a healthier one) and developed in İstanbul, which is the most experienced city in Turkey in this concern. However, the identity that the name of Akman Condominium in Ankara reflects was very attractive to make the building be one of the case studies.

Selection of Akman Condominium to be visited initially was a fortunate decision. The reason for this is the need of experiencing an interview with all of the drawbacks of security, secrecy, refusals and the like, for all of these experiences were parts of the “condominium” management in Turkey. Moreover, the interview that the general manager gave was educative for being careful about the interpretation of the answers, which could include exaggerations or a high level of subjectivity.

¹⁷² Emta, Nautilus, Bahçe Dupleks Kat Planı , Available at: <<http://www.nautilus-tr.com/bina.html>>, [2004, June 16].

On the other hand, it is an ongoing evolution in İstanbul that newly developed business and residential towers are creating the new appearance of the Şişli-Maslak connection. New job opportunities, newly prepared business sectors, new life-styles and new environments are very rapidly settling down in İstanbul. This fact is the explanation of the speedy developments in Şişli-Maslak connection, which also has a highly observable effect in the silhouette of İstanbul (see Figure 5-9 and 5-10). With the understanding of the private sector targeting growth and improvement, the speed of this change stays constant if not grows. The new high-rise constructions that are in continuation and new projects of housing and business-center developments increasing in number are aspects that prove the argument above.



Figure 5-9 View of the new High-rises of Şişli from Bosphorus in İstanbul ¹⁷³

¹⁷³ Personal photograph archive, 2004.



Figure 5-10 İstanbul Skyline from Harbiye ¹⁷⁴

It can be observed that these new huge developments are kind of symbols of their investors' identities, 'showcases', prestigious positions, and fortunes. Hence another reason for these developments might be the rivalry between capital owners who are reflected on the magnitude of this acceleration.

5.2.1 Managerial Aspects of the Projects

Another appointment for an interview was arranged with Mr. Sinan Fındıkoğlu¹⁷⁵, who is the general manager of the Yapı Kredi-Koray Service (YKS). YKS is a company serving for the management and maintenance systems of big-scale developments and high-rise buildings. The appointment was aimed to learn about his experience and thoughts on the presence and the future of the condominiums in Turkey, since he is practically inside the market of the subject and dealing with it everyday. According to Fındıkoğlu, management of housing estates with a great size

¹⁷⁴ Personal photograph archive, 2004.

¹⁷⁵ Sinan Fındıkoğlu: General Manager of Yapı Kredi Koray Servis AŞ; BA: Mimar Sinan University Department of Architecture; MA: Master of Architecture in Mimar Sinan Univeristy; Master in Glasgow Strathclyde University.

and scale is a unique profession in the world and the same profession is developing very recently in Turkey as well.

He had complaints about the technical utilities of the buildings. In his opinion, the automation system in buildings is a very recently developing concept. It is very important to follow certain technical problems or possibilities of problems about the present automation system. If the employee, whose responsibility is the automation system, does not know exactly how to use or maintain it, then that expensive system grows obsolete and gets wasted. The automation system of a building also needs professional technical maintenance. However, he also adds that it is nowadays becoming more preferable to give the technical, maintenance and organizational duties to a professional company in order to overcome such problems.¹⁷⁶

Hence, from Findikoğlu's words it is understood that system management companies have started to take part in the housing sector in Turkey very recently. This constitutes a noteworthy sign for the very fast settlement of the pre-planned housing life in Turkey. The reason for this is that Mr. Findikoğlu as a fully integrated person with the housing sector is clearly expecting the rapid growth of such condominium-like housing developments.

On the other hand, when the subject is the communication and manner in the managerial issues variations are quite apparent between different housing estates. For example, the most important contrast between the managements of Trio and Soyak was the level of formality in the managerial communications. Residents are forced to give their requirements for the changes in the managerial issues by a written petition in the managerial procedures of the Trio Residences. As it was stated before in section 2.4.3, written correspondence was found more reliable. In Trio's, the same logic must be valid. It is believed that by this way a more trustworthy job could be

¹⁷⁶ Sinan Findikoğlu, General Manager of YKS, Personal Interview, 6 April 2004.

done by the management, and the responsibilities of the management staff could be eased.

5.2.2 Architectural Aspects of the Projects

5.2.2.1 Size of the Projects

The experience of positioning housing units on a vertical spin in a big scale housing project was one of the firsts in Metrocity, which was planned in a detailed and a conceptual manner. According to an interview with the architect of the project, Doğan Tekeli, published on *Arredamento Mimarlık* on October 2003; during the design procedure, the architect has made a comparison between low-rise residential buildings, row-houses and high-rise residential blocks.¹⁷⁷ He shows fondness for high-rise blocks.

...the horizontal housing blocks were giving the appearance of row apartments or public houses, which did not give way for housing units with wide programs, and would look denser and more congested in their environment.¹⁷⁸

On the other hand, during the interview about the Metrocity Millennium in its sales office, after the question asked whether these kinds of housing enterprises would increase in number, the representative thought that the question was about the possibility of this kind of a luxurious huge housing block to be repeated and continued to grow in number in İstanbul. She pointed the construction of multiuse project of Eczacıbaşı Holding right next to the Metrocity, which is again going to include a commercial, business, and residential uses. The innovation here is, hence, grasped as the innovation in the height and scale of the buildings; forasmuch, the

¹⁷⁷ *Arredamento Mimarlık*, Metrocity: Doğan Tekeli ile Metrocity Üzerine, *Arredamento Mimarlık*, Interview, October 2003, pp. 78-85.

¹⁷⁸ *Arredamento Mimarlık*, Metrocity, 79.

“... Ayrıca. yatay konut blokları, sıra apartmanlar ya da sosyal konut görüntüsü veriyor, planlamada geniş programlı konut ünitelerine olanak vermiyor, çevre içinde de daha yoğun daha sıkışık görünüyorlardı.”

growing interior areas of open and closed spaces. In other words, people think that it is now time to make huge projects.

5.2.2.2 Plan type Organizations of the Projects

One of the phrases that were spelled by Doğan Tekeli during the interview was “housing units with wide programs”. When the explanation of the architect is read and the floor plans of the housing blocks are examined, the property that is suggested by this phrase seems to be the provision of larger housing units. For the standard units of the estate the living rooms are told to be 65 square meters. However, the phrase “with heavy programs”, reminds more than meter squares. It can especially overlap with the concepts of flexibility and adaptability (see Figures 5-11, 5-12).



Figure 5-11 Smallest Studio Type Unit Plan in Metrocity Millennium (89m²)¹⁷⁹

¹⁷⁹ Metrocity Millennium [online], Available at: <http://www.yuksel-yapi.com.tr/html/s_plan.html> [2004, February 10].

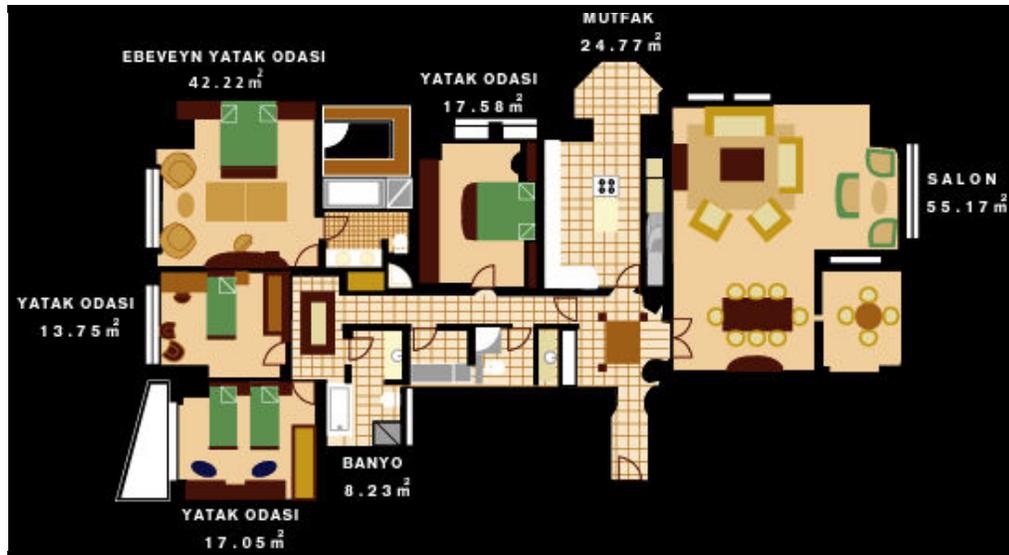


Figure 5-12 Large Housing Unit Plan in Metrocity Millennium (226m²)¹⁸⁰

On the other hand, for the Nautilus Residence it can easily be said that a different understanding of plan organization was under concern. This difference may be interpreted as an innovative approach for Turkish house planning, especially when it is considered that the expansion of the use area was a concept in the plan design of flats (see Figure 3-5).

In the Elit the entrances of the residential quarter and the social center are from the same point and in the same building. In Polat there is a direct access from the residence to the recreational center. However, in Trio's one has to go outside to the street in order to reach the recreational center. All of the given housing examples have certain recreational facilities. All accept membership from outsiders and work as public complexes. However, in Polat or Elit, the feeling of living in a recreational housing estate seems to be stronger than it is in Trio's.

¹⁸⁰ Metrocity Millenium.



Figure 5-13, Figure 5-14 Entrances are separate for the recreational centre and the residential quarter of Trio residences ¹⁸¹

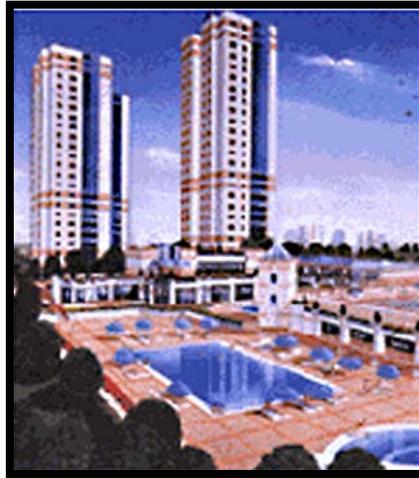


Figure 5-15 Trio Residences in Kozyatağı İstanbul ¹⁸²

¹⁸¹ Personal Photograph Archive, 2004.

¹⁸² <<http://www.internorm.com.tr/data/referans/referans.htm>>, [2004, July 14]



Figure 5-16, Figure 5-17 Both the Recreational and Residential Parts are from the same entrance in Elit Residence¹⁸³

5.2.2.3 Location of the Projects

According to Mr. Fındıkoğlu, there are two different concepts of innovative housing in Turkey. One of them is the single houses or housing estates distant from the city center at the periphery of the city for those who prefer to be isolated from the harshness of the city in a silent and peaceful home. The other is the residences at the center of the city, in which people may find every service and can benefit from all kinds of recreational activities as well as residential in the same building. Moreover, the second type of housing estates, which are dominantly high-rise buildings with high security and opportunities appeared as a result of the investments of international companies. İstanbul, if it has not been yet, is going to become the center of the Turkish Republics.¹⁸⁴

In fact the handicap of the townhouse-like estates is their far distances from the city-center. The distance of the Optimum Residences is claimed to be at most forty minutes from the city center by the authority person, with whom the interview was made. However, the interview made with Ali Pamir made this claim quite

¹⁸³ Brochure of Elit Residence provided from Mahir Ayrancı

¹⁸⁴ Fındıkoğlu, March 2004.

questionable, since his statement about Optimum Housing Estate was about its failure in planning a permanent housing estate, for the reason that the places, which are more distant to the city center than forty-five minutes, are obliged to be second or alternative homes for people.¹⁸⁵ When compared with other housing estates, this period of construction looks much longer than it is expected from an estate development. Hence, in this case the declarations of Ali Pamir looks like closer to reality.

Findıkoğlu thinks that, the reason for choosing condominium-like housing units at the city center is mostly the minimized details of the maintenance of the estate in terms of both in managerial and in technical issues. He expressed his idea by giving an example from his daily life. He currently lives in a single and independent house at Kemberburgaz: “I am the general manager of this company; however, when I leave here and go home I become the doorkeeper of my house.”¹⁸⁶

Moreover, according to Mr. Duek, the aim of this kind of projects is to provide qualified life in the city center. People continue their daily lives without losing time on problems of maintenance of their units and facilities. He also thinks that it is not only an innovation for lifestyle, but also a consequence of the needs of people who have to change their lives in accordance with the conditions in which they have to work and live.

5.2.3 Aspects through the Overall Identity of the Projects

The overall identity of the condominium-like projects is a consequence of their initial purposes in their foundation such as the intended customers’ identity. Namely, the conscious decisions that were made before the erection of the projects, which

¹⁸⁵ Ali Pamir, Personal Interview, 5 April 2004.

¹⁸⁶ Findıkoğlu, March 2004.

characterize them and give them their distinctiveness, together with their consequences in practice are the components of the overall identity of these projects.

From this point of view, as it was stated before the environment of Akman Condominium is composed of housing estates for middle-income people. There is the possibility to experience neither a dense built environment in the district; nor a need for such a condominium building with very small housing units and very high prices in a tall block that is distant from the city center. However, the most important thing concerning Akman Condominium is the lack of the ownership system that is the characteristic of condominiums. On the other hand, it basically provides advantageous usage of the recreational and other shared facilities for its unit owners. The common spaces belong to the developer company, which is Akman Holding.



Figure 5-18 Playground for the crèche in Akman Condominium ¹⁸⁷

¹⁸⁷ Personal Photograph Archive, 2004.

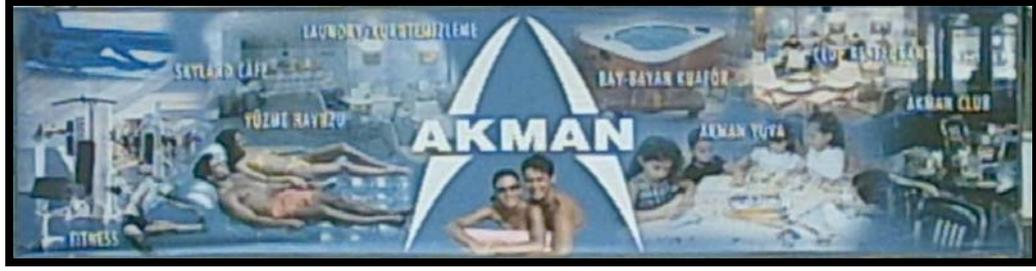


Figure 5-19 Facility Advertisement Board in front of Akman Condominium Building¹⁸⁸



Figure 5-20 Photograph Taken from the Sidewalk of the Street in front of Akman Condominium¹⁸⁹

It is hard to decide who the intended buyers would be in the planning of ‘Akman Condominium’ when the general demand and the position of the building in the city are considered. We already know that similar condominium-like buildings were a demand of the Turkish economy before the crisis in 2001. There are certain business centers around; however, it is not reasonable that there is as much of a demand for a condominium-like building as it is in İstanbul. The initial indicator for this is that, as told by the general manager, a majority of the owners or tenants in the estate were students, who continue their education in the universities thereabouts. However, it is hard to find traces that the building has been designed for housing students.

¹⁸⁸ Personal Photograph Archive, 2004.

¹⁸⁹ Personal Photograph Archive, 2004.

Considering the multiuse aspect of Metrocity Millenium Project, the relation between the residential and commercial uses looked quite poor. Concerning this subject, the general manager of YKS, Mr. Findikoğlu stated that the need for filling the 30.000m² maximum use area was necessitating additional programs for the building other than commercial use. According to him, this was the reason for the idea of both the housing and office tower blocks.¹⁹⁰

The idea of mixed use building complex with residential function is due in both Akmerkez Residence and Metrocity Millennium Projects. The interesting thing here is that while an ordinary customer is shopping inside the Akmerkez shopping mall, he can directly see the elevator gates and its security, and he knows that there is a prestigious place to which he cannot enter. If a similar access were also present in Metrocity Millenium, it is not scattering to think that the same situation would repeat there. From this point of view, it is an understandable decision of the architects of Metrocity not to give a direct access to the commercial center.

Moreover, Metrocity has more suggestions than being just a mixed use project. It also houses an underground station. Hence, the project can be interpreted in many aspects. One of them may be its capability of behaving as an enclosed living environment that is self sufficient within its being. However, an interesting point is that the intended customers of the housing units are from such an income level that they would very rarely use that underground public transportation system. Hence, the underground station seems to be rather serving for the Metrocity Commercial Center visitors. It is a fact that there are severe contradictions in the initial idea under the foundation of this project. Findikoğlu's declarations about using the maximum interior space seem to be more meaningful.

According to Levent Turan, the "plainness" concept is the disparity of Optimum from other gated housing projects at the peripheries of İstanbul. Some primary needs like

¹⁹⁰ Findikoğlu, Personal Interview, 6 April 2004.

communication are expected to develop by itself between people who do not have many things to share as next door neighbors. He points out that even among people who are as wealthy as each other, there may not be anything to share to communicate. Moreover, there is another assertive claim of Turan that they were after customers who could understand and accept the intentions behind the project. Hence, the project with its contextual unity would become the filter of the selection of the residents. He also added that the wealth in concern could only be fully utilized by people who have earned them with very hard working and the number of these people who earn their own wealth and want to have the lifestyles that they yearn for could not be despised. Hence, he insists that Optimum is intended for these people and is very plain for people who are in the need of an environment that could reflect their vanity. This aspect determines both the overall identity and the intended community within the environment.

The willingness to explain details of the estate including the lifestyles of the residents by mentioning their names was a quite contradictory situation in Elit Residence, since it is known to be one of the most prestigious housing estates in İstanbul, and the authority did not pay attention to give the impression of an unattainable housing environment. However, the life-style, and the opportunities of the residence are quite unattainable in actuality, for the extremely expensive prices and monthly payments of the units.¹⁹¹ Nevertheless, it is clear that this situation creates a great contrast between Elit Residence and Akmerkez Residence.¹⁹²

5.2.4 The Sense of Community in the Projects

The sense of community varies from one project to another according to their intended customers. It is more possible to claim that the lifestyles in demand, which the project produces supply for, determines the sense of community for a particular

¹⁹¹ Ayrancı, Personal Interview, 7 April 2004.

¹⁹² The experiencing of the trial to make an interview with a technical officer in Akmerkez Residence was explained under the heading 5.1.2.

project under concern. It was a chance to witness the conversation between the managers of other estates of Yenişehir, Soyak, who were friends rather than colleagues. They were happy for being and living in Soyak, rather than being proud of what they do as a job. This might be because of having the opportunity to manage, modify and utilize the environment that they are living in.

However, it is important that in both housing developments the given importance for the improvement of social interaction was observable. In Trio Residences, there is also chance for the residents to organize their private activities perhaps in the landscape environment, although there is not any previously designed space for it. The improvisation of community-life seems to be given more importance in Trio's when compared with its similes. In addition to this it was told by the managers of Soyak that there were organizations like spring parties, special nights and the like.¹⁹³



Figure 5-21, Figure 5-22 Views from Soyak Yenişehir Housing Estate¹⁹⁴

¹⁹³ Lütfi Algül, Personal Interview, 9 March 2004.

¹⁹⁴ Personal Photograph Archive, 2004.



Figure 5-23, Figure 5-24 Views from Soyak Yenişehir Housing Estate¹⁹⁵

For the Soyak Yenişehir development, its residents are said to be keen on this environment. This might be resulting from their satisfaction with the idea of living in a very recent, two-year-old, project. In time there may arise other activities, more crowd, more communication and less artificiality. The scene and the environment might be actually quite convincing for many buyers. However, the actual comparison should be made with the Kozyatağı housing environment which is less artificial, more natural; which is a combination of different results of different demands of different people that have constructed itself in more than 10 years' time. Hence although the blocks look like the same, despite the lack of the swimming pools and artificial lakes and falling waters, the environment looks warmer than Soyak Yenişehir.

¹⁹⁵ Personal Photograph Archive, 2004.



Figure 5-25, Figure 5-26 An In-city Park in Kozyatağı, İstanbul ¹⁹⁶



Figure 5-27, Figure 5-28 Views from Kozyatağı, İstanbul ¹⁹⁷

The consequences of that artificiality were readable in the environment during the visit to the site of Soyak Yenişehir Housing Estate. On the day of the visit to the estate, the weather was warm compared with the usual seasonal conditions; however, although the estate was told to be rather occupied by the retired or elderly, there were almost no body outside at the shared open environment around 10:30 in a Friday morning. (The date of the visit was 19 March 2004.) However, it could have been more beneficial to witness some activities on a weekend day.

¹⁹⁶ Personal Photograph Archive, 2004.

¹⁹⁷ Personal Photograph Archive, 2004.

In the case of the Selenium Residence, a consciousness about the estranged neighbors, who are composed of introverted and lonelier people, was noticeable in Ari Duek's words. Mr. Duek laid stress on the necessity of social life and interaction within the housing estate. Consequently, he added that additional proposals for social interactions were going to be in process. One of them is the opportunity of a resident to captivate his visitor downstairs in a communal space such as a restaurant or a café. This kind of an approach looks familiar to the foreign examples from abroad.

On the other hand, in Elit Residence, the relationships are informal in between people. Mr. Ayrancı claimed that this is "the most Turkish" of the present ones in Turkey. Backgammon parties were told to be organized in between the unit owners in the social club. The residents also have come together for carpet-ground football game organizations out of the estate.¹⁹⁸

In Elit Residence, there is again a noteworthy difference from Polat Tower in terms of the communication between the residents. Although the excuse of lifestyles of the residents was repeated, the outputs of the conversation proved that the scale of the enterprise is a very important factor for affecting the communication. In Elit a much more informal attitude was observable.

¹⁹⁸ Mahir Ayrancı, Project Manager of the Elit Residence, Personal Interview, 7 April 2004.

It is clear that in the Polat Tower, a great sensitive approach is present for the safety, security and privacy of the individual with an intelligent building. However, when taken from the point of an interacting community life the same sensitivity cannot be found. Usually, lifestyles of people in these residences are shown as excuse for the absence of a communal interaction. On the other hand, in Selenium Residence there is a space, which is especially designed for the communication of the residents so called “chatting room”. It is necessary to remind that Polat and Selenium residences are positioned right next to each other and their intended customers are more or less the same persons. Moreover, Duek’s emphasis on the need for social interaction was a very important detail of the interview he gave.



Figure 5-32 Selenium Residence and Polat Tower Residence Next to Each Other in Fulya, İstanbul²⁰¹

Mr. Ayrancı compared Elit and Polat for their interior areas. It was claimed that in Elit, all the units are used as residences while some units were converted to office use

²⁰⁰ Brochure of Elit Residence provided from Mahir Ayrancı

²⁰¹ Personal Photograph Archive, 2004.

in Polat. In fact, this was the first place that it was heard that in Polat, units that were designed as flats are also being used as offices. It was also mentioned that rather than families, “other kind of people” lived in Polat. Many famous faces from television or popular music in Turkey have preferred to live in this building. Yet, this seems to be the reason for Polat’s ignorance of the sense of community.

As stated by Mr. Duek, the social facilities begin to help the development of the neighborhood relationships. A common use TV room is one of those facilities. It is certainly not an innovative approach; however, the reason for this TV room is the need for socialization; coming together and watching TV, especially the football games. A very similar conversation was a part of the interview in the Elit Residence, in which Mr. Ayrancı stated that one of the residents prefer to watch football games downstairs on a 72-inch TV, although he owned a plasma TV at his home.

The fact is that although people know that they have the opportunity to care for the community-life in the residences, usually they forget to do so. This is because they are not actually aware of the necessity of communal interaction. This is because there is no place for it in actuality; since, researchers do not focus on the real problems of the market. In short, community interaction is not given enough importance for community housing estates in Turkey.



Figure 5-33 “Spring Time” in Optimums in İstanbul ²⁰²

In conclusion, it is essential to mention that what the term ‘condominium’ refers to is not familiar to most of the actors insuring housing estates in Turkey. Even many architects do not know the exact reference and meaning of condominiums. Most realize and devise false limitations for condominium definitions in their minds, such as ‘high-rise, luxury housing blocks with studio type of units that can only be rented for the long-term use’. On the other hand, it is possible to see extreme, professional, and gigantic residential projects under construction in İstanbul, which are almost at the same scale with the ones in Manhattan or Chicago. This leads one to think that these projects like the Selenium Residence, Diamond of İstanbul, and Şişli Plaza could not have been planned arbitrarily by taking risk of failure with such very big-scale investments. The condominiums Polat, Elit and Selenium seem to have grasped the logic of condominium in terms of the individual freedom and satisfaction at least in their technical details. Hence, a conflict is clearly apparent between the awareness of the authority in the developing market of condominium-like examples in Turkey and the researchers of housing, especially in the academic field in Turkey.

²⁰² Optimum Konutları, Basından Haberler, [online], Available at: <<http://www.optimum-tr.com/basin>>, [2004, March 12].

In general the subject that is being dealt with has a very heavy content. At this point, a view by Ali Cengizkan, which was published in an article on January 2004 by *Arredamento Mimarlık Magazine*, is going to be used here. The basic thing that should be considered in this article is the classification under the title of the “function and value of housing as an object”. The positioning of housing as “the tool for reproducing the social integration” in one of the items of this classification would still remain as a very wide subject area.²⁰³ When it is considered from this point of view, even though the subject of this article is not directly related with the context of our research study, it is clear that some of the examples that were taken into consideration in this article are examples of the most recent trends in housing design in Turkey.

In his article, Cengizkan deals with one possible potential problem of condominium-like examples in Turkey. In fact, he does not directly refer to condominiums. However, in general for the innovative housing approaches in Turkey, he claims that a big problem is the lack of a conscious planning under the needs of the intended community and the present environment. He suggests that the innovations are being done by the method of “repetition”.

The repetition of repetition puts on the agenda either an ‘imitation’ in a successive way or a simultaneous ‘copy’ that, in this case both the created copy is borne dead and the value of the real object from which it was inspired, is affected by the consequence.²⁰⁴

A connection between this quotation and the previously examined Turkish example “Akman Condominium” is very easy to construct. When the project is examined for its relation with every criterion that was mentioned to be a sign of a conscious planning attitude, its unsatisfactory consequences can be explained by Cengizkan’s discussion. The reason for this is that the building apparently looks like a repetition of

²⁰³ Cengizkan, *Konutta Yeni Gelişmeler ve Nesne Olarak Konut*, p. 109.

²⁰⁴ Cengizkan, *Konutta Yeni Gelişmeler ve Nesne Olarak Konut*, p. 109.

“... Ancak, tekrarın tekrarı, ya da art zamanlı biçimde bir ‘taklit’i (*imitation*) ya da eş zamanlı bir ‘kopya’yı (*copy*) gündeme getirmektedir ki burada hem yaratılan nesne ölü doğmakta hem de esinlenen gerçek nesnenin değeri sonuçtan etkilenmektedir.”

another original idea, which was not originally planned for such an environment and such potential demands for a housing project like Akman in Balgat, Ankara.

It is understood that a stabilized environment is more preferable to keep the property values of the surrounding environment, to provide safety, to know which kind of people live in which district. However, in the examples explained in Newman's book, the stabilized settlements around institutionalized areas were self-developed ones.²⁰⁵

When it is needed to make predictions about the future development of the condominium-like projects, it seems that we have collected some influential data for enlightening our thoughts. For example, young executives like Mr. Duek, whose targets are to make the right move to create a market of their specific innovation by influencing other investors and create rivals, want to settle down at the peak point of that new market. Thereafter, they make further investments on the new sector, which will be fed by increasing demands and market. Actually, the sensitivity of Mr. Duek on his projects seems to tell something about the situation of condominium for Turkey in the following years. Hence, it is fair to think that these executives, who make such big plans and investments, must be making a great deal of research and developing thoughts, which are respectable.

The most important thing here is that Duek has worked together with Ali Pamir in terms of the market search of Turkey for building such a residence. However, it was not only a simple market search; it was also a search for the demands and need of the intended consumers of the residence. Hence, thinking about and planning each detail even writing scenarios about peoples lives, are the results of this background about people's demands and needs.

Mr. Fındıkoğlu has declared that the future of the condominium-like developments look clear, unless a disaster or a crisis appears once again especially affecting the housing market in İstanbul. He also thinks that when the high-income group, to which

²⁰⁵ Newman, *Community of Interest*, pp. 154-55.

the condominiums address is full, the taste of this development is going to stay in its developers mouth and condominiums can finally address to upper-middle and middle income group of people.²⁰⁶

Moreover, as the latest news from the Selenium Residence, in the Sabah newspaper, Ari Duek is told to have stated that all of the 71 units had been sold as soon as the sales of the units started. Hence, it is clear that the demand for such residences is really big.²⁰⁷

Furthermore, Elit Residence seems to have provided many other investors attraction on the project type. It must have increased the value of itself; so that other high-rise buildings next to Elit are also being constructed as housing estates (see Figures 5-34 and 5-35).



Figure 5-34, Figure 5-35²⁰⁸,

²⁰⁶ Fındıkoğlu, March 2004.

²⁰⁷ Sabah Gazetesi, [online],

Available at: <<http://www.sabah.com.tr/yaz10-30-124-20040721.html>> [2004, March 29].

²⁰⁸ Brochure of Elit Residence provided from Mahir Ayrancı

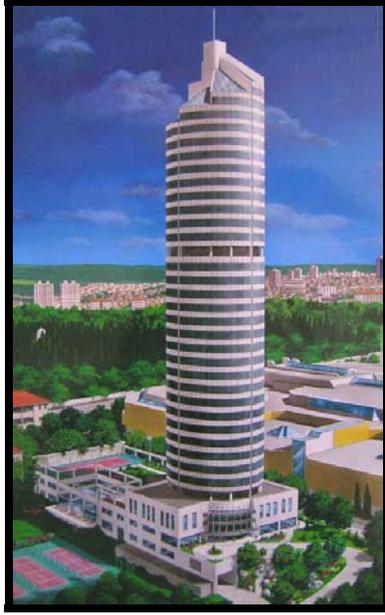


Figure 5-36, Figure 5-37 Elit Residence and Construction of other Residential High-rises in Şişli, İstanbul²⁰⁹

²⁰⁹ Personal Photograph Archive, 2004.

CHAPTER VI

CONCLUSION

Condominium is not merely a common ownership of things. It is clear that some aspects of condominiums may change in different regions of the world. However, in the context of this thesis certain aspects of condominiums were investigated and collected which are accepted by almost every region in the world where condominium phenomenon is present. In conclusion, according to all of the information gathered up to now although it may not be a strictly valid definition for every region and for the future, condominium can be accepted as a form of ownership, which includes both shared and individual ownership in a building or group of buildings where more than one unit is present; which gives way for individual to create and live his/her own lifestyle; which is quite suitable for including mixed-use function; which houses a community that governs itself; which gives way for freedom in a healthy, interacting and sustainable community; and which has its own identity with its rules and obligations unique to it for determining management and communication within the community.

Looking from this point to the developed regions of the world in terms of condominiums, it is almost impossible to find enough data on condominiums in Turkey to compare with these regions because of the difference of condominiums' perception. In the U.S. for example, condominiums attain almost a half of the housing market in general; however while looking at the condominium phenomenon of the U.S., it is felt that there is a very long process for Turkey to develop the condominium phenomenon as much as it was developed there. Starting from the current flat ownership legislation, all of the determinants of the housing market in

Turkey must be adapted to the new intentions on housing and community housing in full correspondence with the contents of condominiums.

In fact, the legislation of flat-ownership in Turkey (Kat Mülkiyeti Kanunu) holds the basic concept of self-management of condominium. However, the legislation is not sufficient for housing estates, which are bigger than a certain scale and have additional recreational and social facilities. Hence, in the examples that were visited in Turkey, all of the estates' management plans had to be revised for filling the gaps in this legislation.

Taken from the point of the general layout of the city planning procedures in Turkey, these new housing settlements have a noteworthy potential to create a rupture in the traditional discussion on housing. They bring great densities to their construction districts in addition to a new understanding of a residential life together with additional activities of sports, recreation and entertainment. This incidental increase in the density of certain districts of a city, especially the ones, which are already accepted as the densest intersections, bring a lot of questions together with themselves. These questions are basically concerned with the general city planning strategies and their correspondence with these developments. For instance, when the infrastructural capabilities of these densest districts are in concern it is not possible to see any parallelism between these new approaches and the general planned positions of the Turkish cities.

In fact the starting point of this discontinuity for a suitable planned layout for such developments in Turkey is the lack of the legislation that can organize them efficiently. In cities of Turkey, all of the infrastructural installations and legislations were planned and created for the apartment blocks with five to twenty housing units. If these legislations and plans were revised and updated according to the new housing developments and their needs, it would afterwards be possible to attain the easier planning and maintenance of the municipal services in big cities as well as more efficient communication within housing communities. Moreover, since

condominiums have a great potential to create interacting, healthy and sustainable communities; the health of the Turkish society could also be affected by these revision of legislations.

The recent attitudes on housing in Turkey seem to have been a result of the will to create new branches of demand for the market, which can be very attractive for consumers. These are such innovations that they are sold to their first costumers as the most prestigious products of their kinds. In fact it is not aimed for costumers to understand what these intentions are for, where they have originated and why they are preferred. It is not fair to assume that intentions like these would become healthy and sustainable products for the future.

Looking from the point of the needs for a changing lifestyle, it becomes also necessary to look at the previous houses of people who prefer to buy condominium units located at the densest points of İstanbul. There must have been a great rupture in their lives for changing their houses instantly, if they prefer to stay in their condominium units continuously. However, as it is in Polat Tower Residence or Elit Residence, people who are very wealthy choose to use their units in these residences only if they have to. Still being occupied by extremely high and high-income people, these subjects may also be missing a great deal of points of discussion. Although this statement may sound scattering, in Turkey condominiums have not developed enough to serve for upper-middle or middle-income people. It sounds scattering, since the development of this kind of an approach in Turkey seems to have started by copying the most developed ones abroad.

As a consequence, another worry concerning the acceptance of these condominium-like developments occurs when the demands are considered. In fact in Turkey, not all the consumers are conscious people who are aware of their personal demands and ideal lifestyles. It is strictly believed that in order to create conscious attitudes in terms of determining the range of demands for such housing developments in Turkey, a clear background on the subject is necessary. Since, condominium has not

developed in Turkey yet and brought just as an adapted imitation of the ones which were already developed abroad, conscious demands cannot be a matter of concern for condominiums in Turkey. In this concern, no matter how the developers are aware of what they want to propose as a new way of dwelling to Turkey, the consumers are not yet ready to recognize what is going on in the world and in Turkey in this respect.

If it is aimed to increase the number of this kind of condominium-like housing examples for the future, the sustainability of the initial ideas behind these intentions, their success, and the temporariness of the desire for such examples should be calculated sensitively. Big scale investments like these must be classified for their pros and cons for the city, society and individuals. Otherwise it would be inevitable for them to become unused and idle for a particular period of time. Afterwards they might be transferred into business or hotel uses by completely changing their identity or even they might be demolished. This does not have to be the case for the failure of these projects; however it is clear that there is a possibility for these cases to have occurrence.

It is also believed that another missing point is that the idea of freedom of choice has not also developed in Turkey. If it were developed, the buyers could be more selective for the best choice for their needs. This could lead the demands to be more consciously made and they could easily guide the developers for providing better choices for the current needs of people. However, for the time being the buyers directly accept what is being proposed to them as 'new' for not knowing what freedom of choice is or for not having an opportunity to choose the best for them. The concept 'freedom of choice' is very important in certain regions where the condominium communities are well developed and this is the reason for condominiums to become such widely preferred in these regions. In Turkey, it is very difficult to claim that there is an intention for creating more choice for people to find the unit that fits them the most in order to live their own lifestyles that they prefer to live. Since the creation of the feeling of identity is a direct result of this intention of freedom of choice, it can be said that in Turkey personal satisfaction is not given as

much importance as it is given in other countries which are developed in terms of condominiums and recent intentions on housing in the world.

While being the firsts of their kind, these condominium-like examples in Turkey are being sold for much higher prices than they actually worth for with their construction costs and the life standards that they bring. With their difference in the physical appearance and new opportunities that they offer, they stand very attractive and this might be the explanation for them to be exposed to more interest than that they actually deserve. In fact this looks like an explanation for the ignorance of the community based development concept of the condominium institutions in Turkey. The reason for this is that the objectives on such developments are the provision of difference, prestige, attractiveness, luxury, and expensiveness of the units rather than other significant aspects of condominiums.

Moreover, such significant aspects of condominiums can be attained with the decisions of the developer only, since buyers are not conscious yet to form an effective amount of demand in the market. These aspects are actually waiting for being presented to the consumers. Meanwhile there are developers who are intending to achieve such aspects of condominiums in Turkey; however they are very few to be enough for the introduction of condominium with its significant features to the housing market in Turkey.

Another worry is about the creation of fully isolated environments for people living together in the same place. This may result as people who do not step outside their cars and do not unlock their doors or 'gates' live together with other people who directly see that they cannot enter their neighbors' territories and are externalized.

It is clear that in Turkey the condominium-like examples are the vertically built form of gated communities the idea of which was brought from the suburbs to the city centers. However, this increase in the population of gated communities with a noteworthy increase in the density at the city centers will most probably result with

serious problems of social segregation. When compared with the intentions abroad these attitudes of gated communities may be accepted as the misuse of the community development concept of condominiums while imitating the ones abroad.

However this is an understandable attitude, since in Turkey the condominium-like examples are built directly for the high-income group for the time being. Moreover, the influencing examples of mixed use tower buildings including condominiums from abroad are also for the high-income group some of which are exemplified in the second chapter of this thesis. These influencing examples for the condominium-like projects in Turkey are believed to be some “great” buildings that were financed by very big amount of capital, designed by very famous architectural teams and constitute the last step of the condominium phenomenon in the world for the time being. However, the condominium-like projects of Turkey are not consequences of a condominium evolution that has developed simultaneously with the ones abroad. Moreover, they are not also an evolutionary phase of the apartment block typology of Turkey. They seem to have appeared instantly and started to increase in number in a noteworthy speed.

Concerning the logic behind the creation of the mixed-use developments each ‘use’ should intend to serve for the same group of people in order to utilize its aspect of being mixed use for creating more mobile and interacting communities. However, in Turkey it is visible that the newly proposed residential uses are segregated in these mixed use projects that they should actually be a part of. This segregation is created in both the interruption of the physical accesses of these uses and concerning the group of people that they intend to serve for especially in terms of the differences between the income levels. This problem also sits on the same grounds with the problem of the in-city vertical gated communities.

However, looking from the other side to the problem, if the condominium phenomenon continues to grow in Turkey with a growing consciousness about the pros and cons of a planned living environment in the city center, the condominium

may become a part of the housing discussion in Turkey including the supply for the middle income. This may mean that the middle-income people may find a chance to create or find a life-style for their own with additional recreational and social activities in addition to housing facilities. If the consciousness grows about the necessity of communal interactions for a healthy community, it may also appear as another field of discussion on the housing subject in Turkey. This may create a sense in the owners' minds that the usual apartments of the Turkish cities are not sufficient enough to live satisfactorily.

Although it may not be a sign for the future developments of condominiums in Turkey to appear very frequently; it should not be overlooked that the current examples of these projects are standing on the most expensive plots of lands which constitute the busiest intersection points in İstanbul. As a result it is possible to conclude that the investors and the market researchers are quite hopeful about their future developments, otherwise there would not appear investments that necessitate a serious amount of capital.

It is visible that another sector is also being developed in Turkey for the management of big scale enterprises like these. Moreover, the most authorized people in this new sector underline that the future of this new developments is quite promising. Hence, it is clear that in the future the number of vertical gated communities will increase which would cause social segregation within the city centers. This segregation is already visible in the current examples. A very important question that has to be immediately answered is asking how this handicap of social segregation could be overcome and whether it is possible to educate the consumers or just make them conscious of what their demands should be. Further questions might ask whether it is possible to restrict or force the developers for the providence of certain new aspects in their projects and whether these restrictions and obligations could be organized and put into practice for the examples of condominium-like big scale developments by the estate laws. It seems that in order to manage to answer these questions positively, the

current flat ownership legislation is the initial handicap that has to be reorganized according to the current needs and developments in the housing sector.

If this does not happen and if the number of in-city gated communities continue to increase, then it will not be possible to claim that the examples in Turkey are condominiums in fact for not fitting the general definition that is accepted in almost every region in the world. Moreover another worry as a result of this appears asking whether these intentions on housing would become harmful for the Turkish society. This may be an inevitable result if the developers who have responsibility in informing the society about new intentions continue to build more gated communities by showing the current demands as their reason.

When all of these possibilities are considered, it is clear that the future of condominium in Turkey is not very bright at all. For the development of a conscious buyer group and for the full utilization of the condominium concept in Turkey the central and local governments have to make very sensitively detailed planning on the subject. When the present conditions are concerned, such improvements are not visible yet.

Moreover, if the occurrence of the development of very dense housing districts and unhappiness of people who have started living there happens at the same time, this would paint a horrible picture for the future. Even if all of the infrastructural preparations are ready, people who cannot continue their lives in a segregated society may start to leave these districts. This would mean that there is the possibility that all of these investments will be wasted and the realization of this possibility is an actual disaster.

APPENDIX

Table 1 Personal Interviews

Interviewed Person	Place of Interview	Date of Interview	Position of the Interviewed Person
Levent Engin	Personal Office at the Akman Condominium Building at Balgat, Ankara	09. 03. 2004	Investor and General Manager of Akman Condominium
Abdurrahman Şallı	Entrance foyer of the Polat Tower Residence Building, Fulya, İstanbul	18. 03.2004	Technical Manager of Polat Tower Residence
Lütfi Algül	Personal Office at the 'Palmiye Evleri' Section of the Soyak Yenişehir Housing Development, Ataşehir, İstanbul	18. 03.2004	Manager of the 'Palmiye Evleri' Section of the Soyak Yenişehir Housing Development
Kemal Kıskaç	Personal Office at the Trio Residences, Kozyatağı, İstanbul	05.04.2004	Technical Property Manager of Trio Residences
Ali Pamir	Personal Office at Fulya, İstanbul	05.04.2004	Turkey vendor of DTZ Company
Ari Duek	Personal Office at the Aşçıoğlu Business Center at Fulya, İstanbul	05. 04.2004	Investor of the projects Selenium Residence and Selenium Country
Sinan Fındıkoğlu,	Personal Office at Yapı Kredi Plaza at Levent, İstanbul	06.04.2004	General Manager of Yapı Kredi Sistem (YKS)
Mahir Ayrancı	Personal office at the Elit Residence Building at Şişli, İstanbul	07.04.2004	Project Manager of the Elit Residence
Mehmet Köseoğlu	Personal office at the Kemer Country Housing Estate at Kemerburgaz, İstanbul	08.04.2004	Coordinator of Kemer Country Housing Estate
Levent Turan	Showroom of Emta Construction Company at Ortaköy, İstanbul	08.04.2004	Chairman of the board of directors of Emta Construction Company

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