

**DWELLING IN TURKEY'S 50 YEARS OF "MODERN" URBANIZATION
PERIOD: SAMPLE ISTANBUL**

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Istanbul, within less than half a century has almost forgotten a historic heritage of 2500 years, and has changed her identity. In the roots of this metamorphoses lies the unplanned migration and industrialisation. Due to these conditions the housing demand increased year by year and reached to its limits. Citizens choose houses which reflects their socio-cultural and economic status, to live in. So, Istanbul became a “soup”, not one kind but a mixture of whatever you would like to put in.

POPULATION DYNAMICS AND MIGRATITION TO ISTANBUL

Population; which is the determinant of Istanbul’s social, political, cultural life, has shown qualitative and quantitative changes through centuries. The population of antique Byzantine-which forms the core of today’s Istanbul-did not exceed 30-40 thousand. At 1453 when Ottomans occupied the city, its population varied between 50-60 thousand (according to the records, at 1478 the population was 100 thousand). After the foundation of Turkish Republic; at 1923 the population was 1.060.860, then population reduced to 704.825 in 1927 (because of the changes in demands) then after 1950’s Istanbul’s population gain acceleration that continues to year 2000. In my opinion, this acceleration won’t stop, and one day Istanbul will leave us, because there won’t be any land to live on.

Table 1. The population of Istanbul between 1923-2000. (The populations of the years 1995 and 2000, are estimated by the authorities)

1923-1.06.866	1927-704.825	1955-1.533.805	1960-1.882.092	1965-2.293.092
1970-3.019.033	1975-3.404.588	1980-4.741.890	1985-5.842.805	1990-7.309.180
1995-11.000.000	2000-14.000.000			

As seen at the table, Istanbul took attraction on the periods of 1950’s, 1970’s and 1985’s until today. %22 percent of the population of the country was living in Istanbul. The reasons of the growth of the population is the result of the political changes-decisions taken during 1946-50 (the multi-party system, liberal-capitalist ideas). These political changes caused;

- Mechanisation in the rural areas,
- The flow of manpower from rural areas to industry on urban areas,
- Priority to highway transport,
- Land selection for industry.
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Because, most of the industry was in Istanbul, 33 provinces preferred Istanbul to settle in.

HOUSING & HOUSING TYPES IN ISTANBUL

As the result of the relationship with Europe that started through the recent period of Ottoman Empire; at the end of 18th century and with in the first quarter of 19th century with the westernization movements, European model was selected not only in the army for progress but at the same time in science, art, agriculture and trade. The field of architecture was effected by this situation. Many foreigner architects (Vallaury,

Jachmund, etc.) constructed buildings that were the analysis of European style at that time (Art Nouveau, Rococo, Neo-Classicism) and eastern approach. During this period, by the side of other building types, "dwelling" notion started to show some differences. Instead of the traditional stonework or wooden, 2-3 story row or detached houses with gardens (examples from Süleymaniye), stone or brick houses with 4-6 story row or block dwellings that reflect the western life style started to be constructed (examples of, Balyan family 1870, Akaretler Row Houses and Mimar Kemalettin 1922, Harigzedegan Apartment blocks are the most outstanding examples of the "modern" houses).

"When the daughters started to say,
up-to-date window, pressure cooker, stove without smoke,
husband without a mother-in-law,
the fathers couldn't resist and the changes began in the old houses" N.Eldem.

In Istanbul, since 1923 until the 1950s (till the first big inner migration) notified progress is not seen in the new dwelling production. The applications are made bonded to the apartment type dwellings which are the need of the westernization. (examples from **Nisantasi**). **In 1940s the Golden Horn area developed the fastest as** an industrial part of Istanbul. In 1950s, lower and middle level industry spread all over the city and new areas for heavy industry were planned.

But in this period, young republic was trying to spear out the progress outside Istanbul, to the whole country. The progresses in this period can be generally;

- In the 1930s, dwellings designed according to the concrete-framed structure applied in the world architecture current.
- During the years 1930-1940 foreigner architects' (Egli, Holzmeister, Taut etc.) studies in theoretical and in applications formed the topic.
- 1933 Building and Road Law : This law caused totally differences in the cities' appearances. The main roads were crossed across the cities without taking into consideration the settlement differences and their own qualities. Deterioration of historical environment uniformly has started.
- Atatürk's death in 1938, the beginning of the World War 2 in 1939, caused to enter a stagnation that would continue till the 1950s.
- During 1940-1950 production with local material and occupation was seen. In 1946 it is transferred to multi-party system. Democrat party took power in 1950, so liberal-capitalist idea and programs began to be preferred.

summarised as written above.

As the result of the expansion of the industrial areas and the economic policies, new housing systems which were created by the continuous and regular population movement went under a radical change. Various classes of urban population were created in a totally different process and marketed by the new performers after the 1950s, and they started living in houses which were the products of different political decisions and social reality signified by different cultural codes. The dwelling typology in Istanbul has developed from personal house to mass housing and from detached house to multi-storey house blocks.

The production type of these units are observed in three main groups:

- Build-and-sell production type,
- “Gecekondu” production type,
- Production type of collective housing co-operatives and mass housing.

Build-and-sell is a medium form based on the apartment ownership law made in 1955. It allows the division of the ownership on a single plot and has no equivalent in the industrialised countries. With the flat property law a solution is searched to the middle class dwelling problem caused by urbanisation, increases in the land prices and speculative slope. The apartment ownership law which became effective in 1955 is a turning point in the housing production. This law allows not only the division of the property in a single plot among the shareholders, but it also allows ownership despite the price increase in urban land through new transportation arteries of a developing city. Therefore as an economic system, this build-and-sell production style which meets the 60% of the growing housing demand has become a solution in accordance with the conditions. Housing units meeting the demands of all the social classes have been built in every status part of the city. Build-and-sell type of housing production method is a kind of contract that is based on the private sector, and this contract is carried out by giving the land owner a share of 30% or 60% of the finished building (examples from all-round the city).

The build-and-sell process loose its speed with the economic conditions at the end of 1970s. Since 1980 because of the anti-inflationary policies small contractors are erased from the market. It is now big capital which is ready to invest in housing for middle classes. The big capital has a key role in shaping the built environment. From 1990s this capital owners choose to construct sites that would answer the needs for luxuries dwellings for middle and high income groups. Build-and-sell production type, started and developed in Istanbul, is directed to the constructions; multi-storey apartments, many blocks-villas. The main reasons are;

- After the 1970s in Istanbul, accumulation ensure in the construction field,
- Big construction partnerships one by one took place of building contractors and the family partnerships. And corporations enter this field.

The peculiarities of the sites are; the maintenance and running of infrastructure, green spaces and gardens, sport fields, swimming pool etc., is obtained by the users distributions. And the entrance are controlled and security personal is working. (examples of **Sarıkonaklar**, Platin Houses for high income group and **İs Bank** blocks for middle class).

Gecekondu production type, which meets the demands of lower and lower-middle income group coming from the rural areas and working at industry or at service units of the city. Gecekondu is not a dwelling that is done and lived inside but while living in it is enlarged and developed (like 1-2 storey rural dwellings, examples from Tesvikiye). But always been outside the cultivation regularity. The government area is occupied. Or it is constructed on a shared area. In Istanbul the first gecekondu population is started in 1946 and continued until nowadays.

Table 2. Increasing numbers of Gecekondu units.

March 1946-5.000	1950-8.239	1959-61.400
1963-120.000	1972-195.000	1982-208.000

At 1963 35% population of the city, 660.000 user was living in them. The numbers after 1982 are not taken place in the table above because trustable studies can not be found.

In 1948 and 1955 laws for providing gecekondu is stabilised but they could not been successful. Thereupon by the 775 numbered law that is established in 1966 it was aimed not only to dismissal but to improve the areas and to create resist areas of gecekondu. For this object, in 1970, 35 and in 1982, 53 resist areas are created in Istanbul. In this areas needed infrastructure is created and centre dwelling is designed. However only 51.000 of 272.000 population moved into these areas. After 1984, accepted dismissal of gecekondu, resist areas of gecekondu cancelled. Until that all the illegal dwellings-buildings obtained legal title-deeds. In this way the gecekondu owners had the opportunity to gain the prize increase in the city land. As the result of this, in these areas 4 storey buildings are allowed. So by the builders they were transferred into legal areas. In this way the city land was in the hands of the occupiers as an investment even though it was the citizens right. (example of Armutlu).

In the past years from 1965 till 1990s , spreation of the metropolitan spaces of Istanbul showed differences in two directions. And also old gecekondu districts changed into apartments(at 1970s), and parallel to the spreation of industry new spaces are created. New transportation axes which designed in accordance with the suggestions of the foreigner experts in 1950s determined the perimeter roads together with the first Bosphorus bridge in 1973 and the second Bosphorus bridge in 1988, and the industrial and settlement areas are planned according to these axes.

Production type of collective housing co-operatives and mass housing

In Istanbul housing co-operatives applications, especially started as the 2 storey house productions for the workers outside the city in 1950s with the inner migration. In 1969 as the co-operative law was valid, an increase has seen in the co-operatives all over the country. 1970-80 co-operatives took the 11% of legal housing production. During the development of the co-operatives enlarging in the scale and professionalism had negative effects. The number of "first partners" started to decrease and the monthly payments could not effort the techniques that speed up the production. And this caused the production period to get longer so that most of the partners had to revolve their share.

In the second half of 1980s most of the housing co-operatives directed to mass housing. In Turkey mass housing conception come to topic with Mass Housing Legislation in 1984. Income from different sources collected in the mass housing foundation and from this foundation paid for the proper projects. Credit is given to the producers and at the same time proper land is provided. Co-operatives, public sector, private sector are the attendees of the projects in the mass housing field. The main two representatives of public sector are Mass Housing Administration and Emlak Bank. The biggest project of Mass Housing Administration is Istanbul-**Halkalı (20**

km. far from city centre) mass housing. For 40.000 house,180.000 people were employed. These dwellings were made for the lower income groups. The first project of Emlak Bank is world widely known Istanbul-Ataköy dwellings. In 1957 the first part of Ataköy dwellings started to construct, and still today other parts are constructed (a new city for 50.000 people). The latest mass housing application of Emlak Bank is Istanbul-**Bahçeşehir dwellings. This two mass housing area is different from the** others by either the standards or the sale prices. They are for high income groups. Another producer of public sector is firms of Istanbul Municipality. The mass houses constructed by the municipality are high-rise point block and for the lower income groups. The most astonishing example for the mass houses that constructed by the private sector is Istanbul-STFA **Kozyatağı dwellings (examples from various mass housing districts).**

The common quality of all three sectors is all the needed social infrastructure is found in the dwelling settlement. The differences are in the prices and in the dwelling types (studio units-100 m2 units-150 m2 units-and more). All the dwellings can be high-rise and also can be a mixture of high-rise, low-rise and villas.

The latest dwelling type in Istanbul is sheltering people as much as mass houses. Their production type are like apartments and technology is like skyscraper. They are in the city, high-rise and for the high income groups. (example of Metrocity project).

Nowadays a new housing (mass housing) demand is appeared. After the big earthquakes of August and November at 1999 in Marmara region, about 41.000 housing nits are needed to built for the homeless people. About a thousand units will take place in Istanbul.

CONCLUSION

Beginning form 1935, various master plans were prepared for Istanbul. The last one was accepted at 1994. 1994 master plan aims to built a “sustainable development” and “a planning to be sensitive to the environment”. The major suggestions of this plan could be summarised as;

- The population of Istanbul is estimated 18 million at the year 2010.
- For balancing this population at metropolitan areas new industry axes should be organised.
- Historical penninsula must be protect its “old city” character. To improve this, trade, tourism and cultural investments must be massively encouraged.
- Natural water supply areas and forest must be protected.
- Because of the result of Istanbul’s geography, the linear development in east-west, will supported with speed train and new centres will be settled on these axes.
- The new housing and working places in these sub centres will prevent the increase in city centre.

As the studies made in 1992 70% of the investments of building is for the construction of dwellings. It is a known fact that the number of dwellings without dismissal are as much as the number of dwellings with dismissal. When this is taken into consideration the importance of Istanbul’s construction sector in the country

economy. Namely more people will come to Istanbul for work. They will need dwellings. How much this can go on? Whereas authorities say that if the present sources are used correctly, there is no dwelling distinct for Istanbul nor the country. This case can only be handled by correct balance between the supply and demand in the construction sector.

Here I told you a story. A story of a country and especially of a city; Istanbul. As most people share the same feeling, she's a world city, but its also so hard to live with her. As I mentioned before, she has a history of 2500 years, but what happened at the last 50 years as called "modern" changed her face. And every day of our lives we faced with her.

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