

AN ANALYSIS OF GATED COMMUNITIES IN TERMS OF HOUSING
TYPOLOGY, HOUSING PRODUCTION TYPE AND REAL ESTATE VALUE:
THE CASE OF URLA



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IZMIR UNIVERSITY OF ECONOMICS

GRADUATE SCHOOL OF NATURAL AND APPLIED SCIENCES

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ABSTRACT

An Analysis of Gated Communities In Terms Of Housing Typology and
Housing Production Type and Real Estate Value:

The Case of Urla

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There is an ongoing migration from rural to urban and vice-versa. As cities are centers of the economic and socio-cultural life and the labor market, many people prefer living in or close to city centers. On the other hand, despite the city's vividness and opportunities regarding its accessibility, many others prefer escaping from the central locations, since the center has specific urban problems like pollution, overpopulation, traffic jam, etc. This orientation creates a new type of settlement pattern called suburban areas. These areas are located in the skirts of a city, occupied mostly by detached housing and gated communities. Rural areas also tend to become suburbs of metropolitan cities and be the subject of rural gentrification (Scott, 2011). These housing areas enclosed in their gated areas are distant both from cities and from other nearby amenities. This situation poses different kinds of challenges in local government and planning processes.

This study maps gated community locations in Urla, an administrative district of İzmir metropolitan area, and analyzes their locational characteristics and spatial layouts with respect to four parameters: year of construction, housing typology, housing production type, and real estate value. In total 69 gated communities have been selected in the study area, built between 1978-2014.

The first parameter is the building's age. The second parameter deals with housing typology and includes data regarding the building area, housing typology,

and the number of households in the gated community. The third parameter deals with housing production typology. In this parameter, gated communities are categorized according to the housing production types conceptualized by Tekeli (1982), including contractor built housing, individual housing, building cooperative, corporate housing. The final parameter deals with the real estate values of houses in gated communities. The real estate values parameter enables the classification of gated communities with respect to their prestige levels, as indicated by Grant and Mittelsteadt (2004).

The results indicate that gated communities in Urla have developed various patterns of land distribution in terms of their year of construction, housing typology, housing production typology, and real estate values. This thesis will examine these patterns and land distribution of gated communities in Urla.

Keywords: gated community, suburbanization, housing production type, Urla

ÖZET

Kapalı Sitelerin Konut Tipolojisi, Konut Üretim Biçimleri ve Gayrimenkul Değerleri Bakımından Araştırma: Urla Örneği

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Kırsal kesimden kentsel alana ve tersi yönde göç olmaktadır. Kentler iş piyasasının, ekonomik ve sosyokültürel yaşamın merkezleri olduğundan, birçok insan şehir merkezlerinde veya yakınında yaşamak istemektedir. Öte yandan, canlılık ve erişilebilirlik olanaklarına rağmen, kent merkezinin kirliliği, kalabalığı, trafik sıkışıklığı ve benzeri kentsel sorunlar kent merkezinden kaçış için sebep yaratmaktadır. Bu kaçış, yeni bir tür yerleşim alanları yaratır: Banliyö alanları. Bir merkezin çeperinde bulunan bu alanlar çoğunlukla müstakil konutlardan oluşan kapalı sitelerden meydana gelmektedir. Kırsal alanlar, metropol şehirlerinin banliyöleri haline gelme ve kırsal soylulaştırmaya maruz kalma eğilimi içindedir. Bu konut alanları hem şehirlerden, hem de yakındaki diğer olanaklardan uzakta ve kendi kapalı alanlarında yer almaktadırlar. Bu durum, yerel hükümet ve planlama süreçlerinde farklı zorluk katmanları ortaya koymaktadır.

Bu çalışma, İzmir metropol alanının bir banliyösü olan Urla'daki kapalı sitelerinin yerlerini harita üzerinde belirleyerek; bina yılı, konut tipolojisi, konut üretim tipi ve gayrimenkul değeri gibi dört parametre ile ilişkili olarak yer dağılımını analiz etmektedir. Çalışma alanında 69 kapalı site ele alınmıştır.

İlk parametre, bina yapım yılıdır. İkinci parametre ise konut tipolojisi ile ilgili olup, inşaat alanı, konut tipolojisi ve kapalı sitedeki hane sayısına ilişkin verileri içerir. Üçüncü parametre konut üretim tipolojisi ile ilgilidir. Bu parametrede, kapalı siteler, İlhan Tekeli'nin makalesinde (1982) bahsedilen, bireysel konut üretimi, yapı

kooperatifi konut yapı üretimi, yap-satçı üretim, toplu konut şirketleri üretimi, yapı kooperatifi birlikleri - yerel yönetim konut üretimi gibi üretim türlerine göre kategorize edilmiştir. Son parametre ise kapalı sitelerdeki binaların gayrimenkul değerleri ile ilgilidir. Gayrimenkul değerleri parametresi, Grant ve Mittelsteadt (2004) belirtildiği gibi, korunan toplulukları prestij seviyelerine göre gruplandırılmasına olanak sağlamaktadır.

Tezin sonuçları, Urla'daki kapalı sitelerin inşaat yıllarına, konut tipolojisi, konut üretim tipolojisi ve gayrimenkul değerlerine dayanan çeşitli yer dağılım modelleri geliştirdiğini göstermektedir. Tezde yer alan söz konusu modeller ve Urla'daki kapalı sitelerin yer dağılımı ele alınacaktır.

Anahtar kelimeler: kapalı siteler, banliyö, konut üretim biçimi, Urla

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CHAPTER 1

INTRODUCTION

After 1980s, the political and economic decisions played an important role in Turkey. Especially, urban development and architectural characteristics have changed in cities. Increased migration was not overcome in a planned manner in metropolitan cities. Also, the change in the consumption culture started with the influence of capitalism in the 20th century. There was a transition from consumption culture to service culture; new sectors have been born. And social income, middle income and lower income groups have emerged in society (Bengisu, 2014).

In the 1980s, housing preference of upper income groups changed. Some of the upper income groups have enhanced lands in the city centre, in terms of their location. Some of upper income groups have preferred large areas outside the city centre, which includes security and social activities.

Nowadays, some people, who retire or get down negative effects of city centre, may prefer living in suburban areas where they are far from the city center. Urban land use is sprawling toward urban to suburban side as a result of migration. These housing areas are distant both from cities and nearby amenities in their gated areas. This situation causes various problems that affect local governments and planning processes.

1.1. Aim of the Study

The aim of the study is to understand the term of urban sprawl in Izmir and to research suburbanization process and gated community developments in the case of Urla. This thesis discusses the causes of suburbanization and gated community processes in Urla. Also, this study analyzes the reasons and the social dynamics behind the improvement of gated communities. Furthermore, it aims to understand the concept of urbanization and emergence of gated communities as the results of suburbanization.

Another aim of the study is to examine the characteristics of gated communities in Urla within the framework of Tekeli (1982), which is explained with in his article named “Behavioral Characteristics of Housing Problem and Housing Zone Crisis in Turkey”. In the article, Tekeli (1982) defines the housing production types emerged after 1980s in Turkey. Tekeli categorizes production of housing into seven types. The article states some criteria that distinguish the presentation formats between one another. The first one deals with how functions of the construction housing are distributed among homeowners, contractor and state (1982).

Within this framework, the gated communities were examined in terms of location, housing production, housing typology, total building areas and housing value. This study will become a document of gated communities in Urla and will form an important basis for gated communities information. Within the above-mentioned context the following research questions were introduced:

1. To what extent the locations of different housing patterns are influenced by the year of the building, the housing typology and the housing production types in Urla?
2. What are the general features of gated communities in Urla and what are the factors that influence location selection in study area?

1.2. Background of the Thesis

The literature review defines, concept of urbanization and housing and their relationship. Ruşen Keleş (1976)’s “Kentleşme Politikası” (Urbanization Policy) and Louis Wirth’s “*Urbanization as a Way of Life*” have been taken as the main background in defining the urbanization concept. Also Chen et al (2003) and

Yıldırım (2004)'s works were taken into the discussion framework of urbanization. In terms of suburbanization, Mieszkowski and Mills (1993), explain process of suburbanization with push and pull factors. The thesis offers an interplay of argumentation between urbanization and suburbanization through examples from Turkey and abroad eventually focusing on Urla.

The term of housing is latter-mentioned. It also describes housing types which are seen in suburban and low density areas. Also housing production types are described according to İlhan Tekeli (1982)'s article "Behavioral Characteristics of Housing Problem and Housing Zone Crisis in Turkey".

Second main term is gated residential communities. Blakely and Snyder (1997) and Burke (2001) classify gated communities according to the social and physical characteristics of the alteration communities, which is taken as a framework for the thesis.

The reason for selecting Urla as a case study is the population increase and increasing number of gated communities Urla, especially after the 1990s. This situation attracted many academics most of whom focus on Urla as their case studies. Ozbek Sonmez (2009) mentions the gated communities in Urla in her article titled Anglo-Saxon model in the Re-emergence of Suburbia: The Case of Izmir Turkey (2009). Also, Velibeyoğlu (2004), mentions Urla sprawl and fringe areas focus on Urla example in Development Trends of Single Family Housing Estates in İzmir Metropolitan Fringe Area. According to Datta and Yucel Young (2007), Izmir Çeşme Highway is the biggest reason for Urla to be a suburban settlement. Due to Urla's proximity to İzmir, the summer houses already existed at Çeşme and this situation together with the increase in the summer population and the desire to live in the healthy city made Urla a suburban settlement.

According to Durmaz Drinkwater et al (2018), different groups have been spending time in Urla because of easy accessibility. In addition to the daily or seasonal visitors, Urla accommodates permanent residents. Urla's population is recorded as 66360 in 2018 (Governorship of Izmir, 2019). Especially Urla was an important choice for middle and upper-middle income groups to live. Most of the middle and upper-middle income groups migrated to rural rustic areas in Urla (Durmaz Drinkwater, et al., 2018).

Urla District has gained the status in the province of Izmir in 1867 and the first Municipal Organization was established in the district center in 1890. With the enactment of Metropolitan Municipality Law in 2004, Konak center and 50 km. fringes included Izmir Metropolitan borders (Department of Izmir Culture and Tourism , 2018). Gülbahçe and the east of Urla are included in the metropolitan area according to this law. In other words, Urla is not a settlement that developed just based on migration, Urla is an administrative district that existed in the past. However, its population increased in 1990s with the attractive features of Urla. The population, which settled in Urla, has provided a new identity to Urla by creating gated communities. In addition to its agricultural and rural characteristics, Urla has come to the forefront with its suburban settlements. According to Durmaz Drinkwater et al (2018), after 1990, the features of Urla have attracted the attention of the outsider population and new landscapes created with their expectation.

1.3. Methodology

This research is a single method research qualitative methods (Creswell, 2003). In a qualitative perspective, urbanization, suburbanization and gated communities, which are the basis of the gated communities in Urla, were investigated in terms of cause and effect relations. The theories of building typology and housing production types were examined. The study shows qualitative characteristics in this context. Literature review is conducted about the concept of urbanization, and in the wake of suburbanization, about the gated communities and housing typologies using various sources; such as documents, books and theses.

The study is a singular case study as conceptualized by Yin (1994) Within the case study chapter, Chapter 4, it explains the properties of gated communities in Urla, why and how they occur. There are 69 gated communities analysed based on their site, location, area, price value and fees in the research. The results were compared with each other and explained in the conclusion chapter.

Collecting the evidence (plans of gated communities, building use permits of houses) from Urla Municipality archives are used as the main data source and

also direct observations were conducted in these sites. Thereafter, the data was subjected to statistical.

In addition, real estate agent sites (like sahibinden, Hürriyet emlak) were utilized, while looking at the market price values of gated communities in Urla. The data of the photographs of the buildings and the market price values and monthly fee values were used in appendix 1 and appendix 7.

On the other hand, City surf of Izmir Metropolitan Municipality was used for measuring the distance of the gated communities to the center of Urla and the distance gated communities to Konak Square.

1.4. Content of Thesis

The first chapter introduces the factors causing urbanization and the results of urbanization. The process of urbanization in Turkey and worldwide is briefly discussed. Subsequently, the suburbanization process, which was the result of urbanization, was discussed.

The second chapter, explains housing typologies located in the suburbs. Housing types with low density and low storey which settled in suburban areas, were investigated. In the same section, the house production types were examined within the framework of Tekeli (1982). The differences between different types of housing production are discussed in the case study section.

The third chapter defines different definitions of gated communities (Blakely and Snyder, 1997 and Grant and Mittelsteadt, 2004) were described. It also discusses gated community examples in Turkey and the World.

Following a literature review, the fourth chapter introduces the results of the case study conducted in Urla. In this context, a database has been formed by examining characteristics of the gated communities. The table has three basic parameters.

First of them is the distance from the gated communities to the city centers. In which, site selection is of the utmost significance. The locations of the sites are discussed. The distances of the sites to Urla Center where Urla Municipality is located and to the center of İzmir have been calculated. Urla Municipality Building and Konak Square were taken for the measurement of the distance.

As for the second parameter, the types of housing production mentioned based on Tekeli's (1982) framework. The gated communities are categorized according to the housing production types indicated in the article. As a result, building construction and cooperative housing construction are seen in Urla. In addition, date of construction gives information about the construction period of gated communities.

The last parameter is about housing types. Quantitative data such as the total building areas, the number of buildings, real estate values and monthly fees were included into the table. Also, the information sheets, including location; house photographs and total building areas and number of houses in gated communities, were formed for each gated community.

The housing communities are often referred to as "Sites", a Turkish word used to describe the gated or non-gated communities. "Site" has a specific connotation in Turkish in terms of how housing communities are referred to.

During the first phase of the thesis, how suburban areas develops in Turkey and in Izmir are examined. In the second phase of the study, Urla and its suburban properties is evaluated and the factors that make Urla so attractive are discussed. 69 gated communities that are located in Urla are studied in detail. Sites are generally used as secondary residence and are distinguished whether they are gated or individual units by a way of the entrance to the site.

The last chapter discusses the findings of the study in the light of the theoretical framework and the literature review. One of the main findings is that Urla has become a suburban settlement with the location, its natural features, the ease of transportation and legal permits of gated communities. Also householders prefer more prestigious life, and affecting pull factors of suburban life.

CHAPTER 2

URBANIZATION AND HOUSING

Urban areas are settlements where people congregate and get most out of the physical and functional aspects of the cities. In physical terms, cities have many buildings that are being used for various purposes, and transportation routes. From a functional point of view, the city has economic, social and cultural facilities, where the activities take place (Ispir, 1991).

Urban areas can be defined as settlements where non-agricultural production is made. All of the production is overseen, the distribution is coordinated, a specific technology is used and the population reaches a certain number, density, heterogeneity and integration (Erkan, 1998).

Urban areas are developed to improve services, technology and industry. The production takes place in a lot and the distribution is coordinated. Then, it leads to an increase in labor demand. This situation causes concentration and heterogeneity in the population.

2.1. Urbanization

By definition, urbanization refers to the process in which the rural areas become the urban areas, as a result of industrialization and financial development. The term urbanization refers to the reallocation of population from rural to urban settlements over time (Chen, Cheng and Peng, 2010).

According to Keleş (1976), urbanization refers to the increase in the number of people that live in an urban area. The urban population increases with births and migrations. The fertility tendencies are decreasing in the cities of developing countries. So, urbanization is mostly realized with migration from the village into

the city. However, according to Keleş (1998), urbanization can not be only explained with population, but it also includes changes in the economic and social structure of a society. Urbanization is a process of population gathering that results in increased organizational structure in the society, division of labor and specialization in human behavior and relationships that lead to city-specific changes in relations (Keleş, 1998).

Urbanization refers to both the materially and culturally of urban life. Both express the movement of the population between rural and urban areas. In addition, urbanization, the main area of interest of the constitution of planning and sociology. According to Wirth (1938), one of the most impressive fact of modern life is, urbanization with the growth of cities. A theory of urbanism presents the available knowledge regarding the city as a social existence in a systematic fashion (Wirth, 1938).

According to Montgomery (2014), urbanization is a shift from the population from spread to small rural settlements in rural areas where the population is an economic activity in which the population is concentrated in larger, more dense urban settlements qualified by industry and service activities (World Urbanization Prospects, 2014 Revision).

The mobility of population constitutes the size and the shape of urbanization. Urbanization includes three different transformations: demographic, social and economic. The demographic perspective of urbanization refers to the density of the population that consists of people who migrate from rural to urban. Urbanization includes behavior and transformation covers of differentiation, specialization, and association. Population is moving from the dominant traditional parts to the urban center that includes contemporary organization. Thus, the new migrants need to develop harmonious relations with their new surroundings. The economic perspective of urbanization concentrates on the non-agricultural activities (industry and services sector). Education, entertainment places, a higher standard of living, intellectual communities, attractiveness, acclimation to environment, and the positive opinion towards the value of life in the city are among the social reasons why urbanization grows (Kaya, 2007).

2.1.1. Causes of Urbanization

The urbanization process is primarily due to the increase in agricultural productivity. Thus, the agricultural sector can reach the level where it can produce the necessary nutritional products for the people who are engaged in non-agricultural activities. Agricultural yield increases with change in production technology, increase in business size, and improvement of technical and social infrastructure system. The change in production technology is the use of machinery instead of labor in agriculture. The most important result of the use of machine-intensive technology is the decrease in the number of employees in agriculture sector. In addition, while mechanization leads agricultural enterprises into specialization in certain products, agriculturists use modern production techniques (Chen, Cheng and Peng, 2010).

Along with industrialization, the mode of production has changed. Production of house or small workshops moved to factories, that is, conventional production has experienced a transition to modern institutions. Singular and slow production turned into mass production. This factor has significantly increased and changed profitability, productivity, quality, and capacity. The density in production and employment are shifting from agriculture to industry and service sector; rather than agricultural societies, industrial society and information will constitute the society in the future (Chen, Cheng and Peng, 2010).

There are factors that push the population out of rural areas into urban areas and direct that overpopulation towards the urban areas. Pushing factors draw the rural population out from settlements. These pushing factors are as follows: low soil productivity, unemployment, low wages, limited employment opportunities, scarcity, limited social mobility, lack of educational and medical services, social conflict and terror. These factors may also be regarded as causes of urbanization that force people to move out. With the mechanization, the use of modern production system in agriculture, the abandonment of primitive methods at every stage of the agriculture production process reduces the labor needed in agriculture (Keleş, 1976). People who cannot find a solution tend to move from the rural into the city. Thus, migration effect emerges in urbanization process. Land

inadequacy, unemployment, low productivity, agricultural reform and mechanization, inadequate seasonal economic activities are among the factors of the migration from rural into the city (Yıldırım, 2004).

There are also causes of urbanization that attract people. The overpopulation in rural areas are pulled into the city because of the differences in income between the city and the rural, better and advanced training opportunities, job opportunities, better life standards, health services, transportation facilities etc. (Yıldırım, 2004).

With industrialization, there have also been changes in social life. With the changes in quality and quantity of production, new structures in the political and economic order arose; nationalism and the nation-state models are the results of these situations. Also, classifications, contradictions and conflicts emerged. The most important change of them is the differentiation in the social structure (i.e. society's transition from a homogeneous structure to a heterogeneous one): the increase in division of labor, specialization and diversification. With this application, conjunction that connects the community, status and roles in social relations between the system and the bureaucracy were shaped. Traditional extended families transformed into nuclear families, classification increased and accelerated social mobility (Chen, Cheng and Peng, 2010).

2.1.2. Results of Urbanization

Urbanization is a special concept that inherits all the characters connected with the urban life. It is a developing concept as the urban life pattern itself and is a developing and constantly changing phenomenon. According to Wirth (1938), urbanization is characterized by comprehensive conflicts of norms and values, rapid change of social, by increased social differentiation, social mobility, by rises of education level and earnings, by emphasis on material possessions and individualism, by impersonality of relationships and by decrease in individual communication and increase in social control (Wirth, 1938).

Urbanization allows people to spend time together in public areas and it can be seen as an advantage for facilities in terms of generating and sharing solutions to common problems. Positive effects of urbanization are employment

opportunities in urban centers, communication, transportation and educational facilities, increase in living standards, rise in energy efficiency and effective solid waste management systems (Mondal, 2016; Kaya, 2007).

Urbanization can provide better facilities for people to work in. Urbanization happens in horizontal development. The same population can live in a narrow space in urban area in which less space is occupied and it provides a more social reinforcement area. In addition, urban development may cause increase in energy efficiency. Urban areas need less effort to provide basic amenities like water and electricity. For example, heating a detached house requires more energy than heating an apartment building. Recycling centers in cities are specific areas that make it possible to avoid the wastage of national resources rather than spreading garbage. The most positive effects are more social reinforcement and availability of different education opportunities. Reach to educational and health services and cultural and social activities are more common for people in cities than rural areas. Living in urban area is more advanced, cultured and comfortable than living in rural areas. Urban areas have developed communication and transport networks. Also, the rise in level of education is a leading benefit of urbanization (Kaya, 2007).

According to Gmelch and Zenner (2001) urban society includes heterogeneous and experted people. So, the result is destitute intimate relationship. The urban people live close to one another without emotional connection. Urban social relation takes place among foreigners. In addition, urban society becomes more individualistic, self-centered, and selfish. People put their own interests and personal happiness first; they develop an attitude towards competition, conflict in relation to economic goods and social position (Gmelch and Zenner, 2001).

Urban areas are characterized by advanced technology, better foundation, communication, medical advantages etc. People feel that they can lead a comfortable life in cities and this modernization causes migration to cities. Cities include better conditions in terms of better amenities and facilities when compared to rural areas. Cities have various alternatives in education, health, culture and quality services. Quality of life, income level and having a high level of comfort is what attracts people in cities. Cities are places where trade, tourism and social life

are advanced. Large industrial enterprises, transportation, communication and infrastructure are established near the cities (Gmelch and Zenner, 2001).

One of the factors that attract people to the city is the marginal sector, which refers to the presence of the lines of business. From this situation arose a significant portion of the population that has marginal jobs (peddling, hawking) in the field of employment (Yıldırım, 2004). According to Yıldırım (2004), results of urbanization are usually evaluated with problems like increase in population, housing problem bringing squatter settlements, unemployment and development of informal sector, alienation of migrants in city (Yıldırım, 2004).

Despite the positive effects, urbanization has many negative effects: such as overpopulation problems, cost of living, increased crime rates, impersonal relations, pollution problems, stress, effects on climate and destruction of habitats.

Because of the increasing number of houses and population, high-rise apartments and industries, temperature increases. Moreover, the harmful gas emissions and factories and vehicles smokes, air pollution occurs. Also due to vehicles noise pollution occurs. Particularly in cities, high amount of harmful particulates in air and occurs allergies and respiratory problems. Also, urban people give primary importance to material possessions. They are known for their status symbols, bank balances, assets, salaries, buildings with modern furniture etc. In addition, owing to over population in urban areas, natural resources destroyed. Along with urbanization, the demand increases, making land prices rise. In relation to land prices, urban density increases (Rai, 2017)

Overpopulation creates a problem for urban areas. The diversity of social life springs from the size, density and heterogeneity of the population, extreme specialization of the various occupations and class structures existing in the larger communities. These latter factors generally result in divergent group norms, values and conflicting social roles. Rapid social and cultural changes characterize urban life. Therefore, there is a decline in the traditional significance. The increases in the number of modern family is the result of rapid cultural and social changes. In addition, people who live in rural areas affected move to urban areas for urban opportunities like labor and educational services. Also this situation

occurs main problem of urbanization which is the increases of squatter houses and slums (Rai, 2017).

According to Geray (1965), as a result of urbanization and rapid urban growth, municipalities had to extend their services to new areas which have unplanned development areas including squatter house districts as well as speculative buildings in the outskirts of cities. A great portion of dwelling units in big cities is not provided with resources. The results of this situation can be the unexpected financial burdens on the municipalities. Services are carried out; roads are built and transportation is provided to the areas out of municipal boundaries, which have been subdivided into parcels and sold (Geray, 1965).

2.1.3. Urbanization Process in the World

The process of urbanization dates back to the 16th century. Christians began to live in Western Europe because of the war. In this case, trade grew and developed among European cities. Furthermore, with the industrial revolution, the population density increased in Europe, Asia and America.



Figure 1: Birds-eye View of Chicago, 1898 (www.fineartamerica.com)

Urbanization started in Asia only in the 1900s and in the 1950s in Africa, when the countries in these contents developed independent from the colonie.

Today, many people are moving from rural to the urban areas, because of the push factors like unemployment, low qualities of housing and infrastructure, lack of educational facilities and the pull factors in urban areas like economic and social opportunities, better education, and modern lifestyle. Although this situation creates urban development, it also puts pressure on the urban areas. According to Kourtit and Nijkamp (2012), today, over 50% of the world's population lives in urban areas (Kourtit and Nijkamp, 2012).

1950	Population	1990	Population	2025	Population
New York, USA	12.34	Tokyo, Japan	32.53	Tokyo, Japan	37.09
Tokyo, Japan	11.27	New York, USA	16.09	Delhi, India	28.57
London, UK	8.36	Ciudad de México, Mexico	15.31	Mumbai, India	25.81
Paris, France	6.52	São Paulo, Brazil	14.78	São Paulo, Brazil	21.65
Moskva (Moscow), Russia	5.36	Mumbai, India	12.31	Dhaka, Bangladesh	20.94
Buenos Aires, Argentina	5.10	Osaka, Japan	11.04	Ciudad de México, Mexico	20.71
Chicago, USA	5.00	Kolkata, India	10.89	New York, USA	20.64
Kolkata (Calcutta), India	4.51	Los Angeles, USA	10.88	Kolkata, India	20.11
Shanghai, China	4.30	Seoul, South Korea	10.54	Shanghai, China	20.02
Okaka, Japan	4.15	Buenos Aires, Argentina	10.51	Karachi, Pakistan	18.73
Los Angeles, USA	4.05	Delhi, India	9.73	Lagos, Nigeria	15.81
Berlin, Germany	3.34	Rio de Janeiro, Brazil	9.59	Kinshasa, Dem. Rep. Congo	15.04
Philadelphia, USA	3.13	Paris, France	9.33	Beijing, China	15.02
Rio de Janeiro, Brazil	2.95	Al-Qahirah, Egypt	9.06	Manila, Philippines	14.92
Sankt Peterburg (St. Petersburg), Russia	2.90	Moskva, Russia	8.99	Buenos Aires, Argentina	13.71
Ciudad de México (Mexico City), Mexico	2.88	Jakarta, Indonesia	8.18	Los Angeles, USA	13.68
Mumbai (Bombay), India	2.86	Manila, Philippines	7.97	Al-Qahirah, Egypt	13.53
Detroit, USA	2.77	Shanghai, China	7.82	Rio de Janeiro, Brazil	12.65
Boston, USA	2.55	London, UK	7.65	Istanbul, Turkey	12.11
Al-Qahirah (Cairo), Egypt	2.49	Chicago, USA	7.37	Osaka, Japan	11.37
Tianjin, China	2.47	Karachi, Pakistan	7.15	Shenzhen, China	11.15
Manchester, UK	2.42	Beijing, China	6.79	Chongqing, China	11.07
Sao Paulo, Brazil	2.33	Dhaka, Bangladesh	6.62	Guangzhou, China	10.96
Birmingham, UK	2.23	Istanbul, Turkey	6.55	Paris, France	10.88
Shenyang, China	2.15	Tehran, Iran	6.36	Jakarta, Indonesia	10.85
Total	108.43	Total	264.04	Total	427.02

Table 1: The World's Largest Metropolitan Areas, (Knox and McCarthy, 2014)

In Table 1, the population of the world's countries in 1950s, 1990s and 2025 are shown. In 1950s, New York was the most crowded city in the world but after 40 years, its population decreased. According to the table, Tokyo was the second crowded city in 1950s but in 1990s, Tokyo was the most crowded city and it is expected to be in 2025, too.

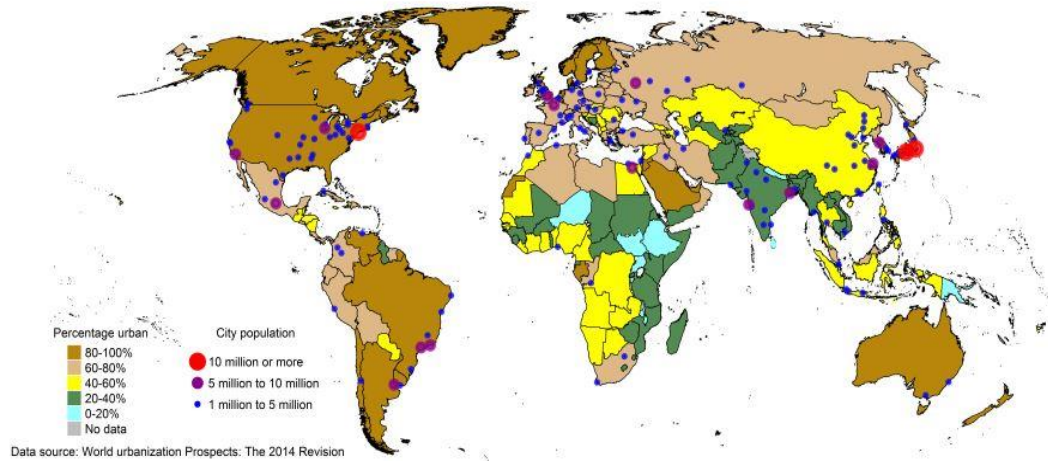


Figure 2: Population Map, 1970 (World Urbanization Prospect, 2014)

As seen Figure 2, in the 1970s, there were three cities with population over 10 million. Most of metropolitan cities' population was between 1 and 5 million. In Turkey, only İstanbul and Ankara's populations were near 1 million in the 1970s.

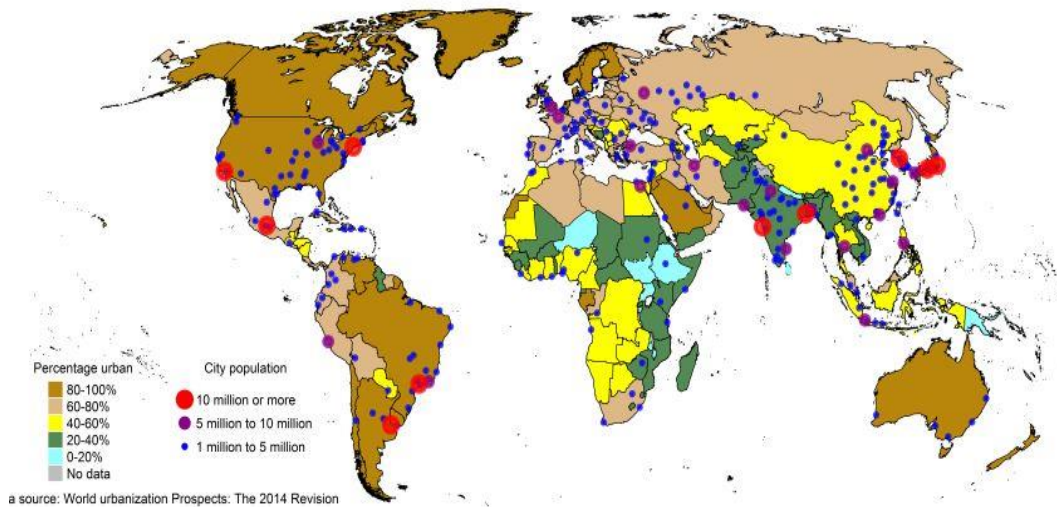


Figure 3: Population Map, 1990 (World Urbanization Prospect, 2014)

In 1990, 10 cities' population was more than 10 million. Figures show the increasing number of population in counties. Only 20 cities had between 5-10 million people living in them. In the 1970s, only three cities' population was between 5-10 million. Dozens of cities' population was more than a million 1990s. In Turkey, İstanbul's population increased over 20 years and reached 5 and 10 million. İzmir and Ankara were among the cities with population exceeding 1 million.

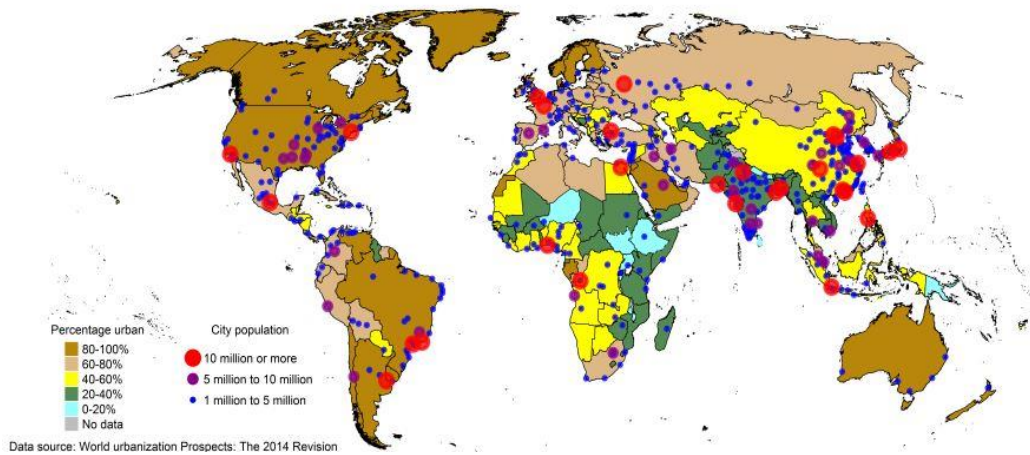


Figure 4: Population Map, 2014 (World Urbanization Prospect, 2014)

As seen in Figure 4, in 2014, there were many cities with population over 10 million. In Turkey, Istanbul’s population was over 10 million and six cities’ population was between 1 and 5 million.

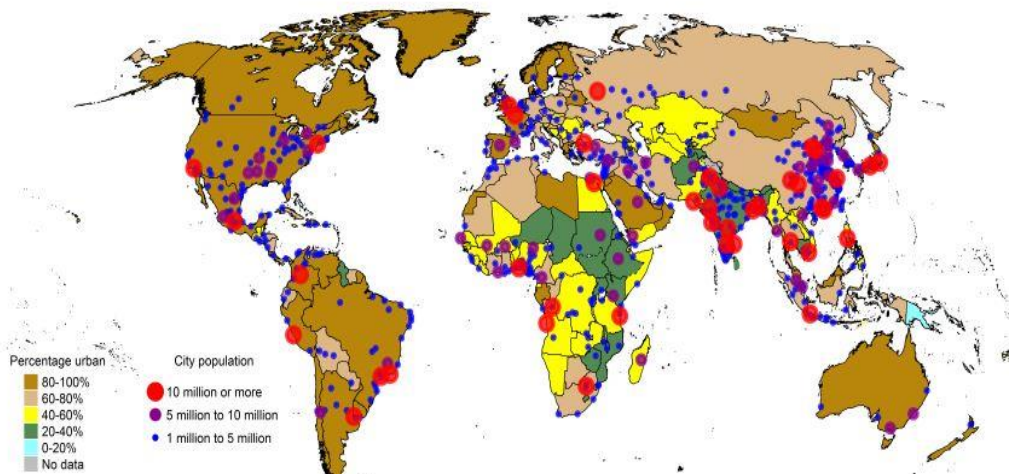


Figure 5: Population Map, 2030(World Urbanization Prospect, 2014)

According to the estimates for 2030, many of cities’ population will exceed 10 million. In theeastern Asia, most cities’ population will be over 1 million. In 2030, İstanbul’s population will exceed 10 million, and Ankara 5 million.

According to TUIK’s (Turkish Statistical Institute) data, in 2016, İstanbul’s population is 14,8 million, Ankara’s population is 5,3 million and İzmir’s population is 4,2 million (TUIK,2016).

2.1.4. Urbanization Process in Turkey

There are three factors that lead to the urbanization in Turkey. These; pull, push and forwarder factors.

The push factors show the tendency to live in the city in order to get rid of the negative conditions of the rural life. The beginning of mechanization in agriculture in the 1950s led to a significant increase in labor force and structural changes in agriculture. Accordingly, agricultural production instead of family economy, the transition to the market economy, the development of small and medium-sized establishments to the deteriorating relations, depending on the inheritance system of agricultural land fragmentation, education, health and other infrastructure opportunities, such as the reasons for terrorism have caused the migration from rural to urban areas (Mutlu, 2018).

Pull factors include immigration, affected by the standard of living in the city, even if there is a minimum standard of living in the countryside. The main reason for the employment opportunities of cities due to the city has been seen as attraction. Especially, cities like İstanbul, Kocaeli, İzmir, Bursa, Ankara, Antalya and Mersin have become a center of attraction due to their employment opportunities. The provinces in question have also become the hinterland of the surrounding provinces. Many cities, especially those cities, attract rural population due to education, health services, entertainment and recreation opportunities, scientific and intellectual activities and universities. The forwarder factors affect the immigration decisions by ensuring that rural people have direct information about the city and have easier access to the city. The forwarder factors have a function that enhances the effectiveness of pusher and attractive factors. Especially, the development of highways and diversification of transportation vehicles, the increase of the connection between cities are important examples of displacement of the population (Mutlu, 2018).

Turkey is a country in process of development and has a rapid population growth. A great percentage of people remained in rural areas between the years 1927-1950. The urbanization process has gained momentum in Turkey since 1945. Turkey's economy is predominantly based on agriculture and the population, still living in rural areas. Nevertheless, the volume of employment created by new industrial undertakings has been less than the amount of people

migrating from villages with hopes to find jobs. This is one of the main factor of the migration from rural to urban (Geray, 1965).

According to Tekeli (1982), Turkey's urbanization experience started in the 19th century. Urban population increased and structure of cities began to change in the Ottoman Empire with westernization and capitalization. Because of the insufficiency of traditional city management, municipalities were established (Tekeli, 1982).

When the development of urbanization movements in Turkey are examined, it is possible to talk about two different periods before 1950 and after 1950. As a matter of fact, the urban population, which has increased very slowly until 1950 (with its own internal dynamics), has entered into a very rapid increase as a result of the settlement caused by the structural transformations especially in rural areas due to the intense migration towards the cities. This rapid urbanization, which was shaped by migrations from rural to urban areas after 1950, continues today.

Pre-1950 urbanization movements were not only migrations from rural areas, but also mainly due to the internal dynamics of the cities. Although there were some migrations to Istanbul, the capital Ankara and partly to Izmir before 1950, these were limited with reference to the data of the whole country. Until 1950, there were no significant differences between the total population of the country and urban population increases.

The urbanization process accelerated with the migration from rural to urban areas after 1950s. Also, the urbanization occurs as a results of internal factors like demographic reasons, changes in the agricultur el structure, socio-psychological reasons and external factors like international economic, social and political events after the Second World War (Isik, 2006).

In Turkey, the share of the urban population of the country's population in 1950 was 25%, compared to 31.9% in 1960, it has reached 43.9% in 1980. The increase in urban population due to the migration from rural to urban areas, continued after this date. Thus, the urban population first increased to 53% in 1985, leaving behind the rural population. The results of the 2000 census show that the rate of urban population has reached 65% (Işık, 2006).

Karabük and Ereğli are developed by reason industry between the years of 1950 to 1980. Tourism and terrorism have also become important causes of migration in Turkey after the 1980. While Antalya, Marmaris realized tourism-oriented developed; Eastern cities such as Van and Şırnak were also affected by the terror migration. (Işık, 2006).

The most important difference separating the urbanization movements in the 1950-1980 period from the previous period was the growth of the cities with the migration from rural to urban areas rather than the natural population growth. The rapid development of the urbanization process in our country after 1950 and its expansion in a wider area compared to the previous period have been the determinants of the developments in social and economic structure (Isik, 2006).

While a rapid modernization was carried out in agriculture, important investment to develop a road-based transportation system from a railway-based transportation (Tekeli, 1998).

Reconstruction of laws and institutions affected the urbanization process of Turkey after 1980s. Development laws accepted were as follows: Construction Law No. 3194 (accepted in 1985), Amnesty Law No. 2981 (accepted in 1984), Mass Housing Law (accepted in 1984). With these laws, cities began to transform into a different form that developed with outskirts. (Velibeyoğlu, 2004 in Eraydın, 1992)

Moreover, after the 1980s, car ownership, production transformation from microscale houses to mass houses, organized industrial areas, public institutions, etc. increased and people settled in outskirts of cities that later impacted the sprawl process (Housing Assistance Council, 2005).

Also, the populations of big and traditional centers such as Istanbul, Ankara, Izmir and Adana continued to increase with their internal dynamics and most importantly migrations, while new cities started to be added to them. The urbanization in recent years is evident mainly in Turkey accelerated in three areas. These are Eastern and Southeastern, Mediterranean coasts and the Marmara Region. In addition to this geographical diversity of urbanization, the basic dynamics of urbanization in these three regions are very different. The most important factors of urbanization in Turkey, are tourism and industry (Işık, 2006).

2.2. Suburbanization

Suburbanization is a population shift from central urban areas into suburbs, resulting in the formation of suburban sprawl. According to Johnston and Gregory (1994), suburbanization is a process, where are homogeneous settlements including housing, industry and trade activities, is connected to the cities. Suburban areas offer a lifestyle that includes the entertainment and needs of many families. (Johnston and Gregory, 1994). Fishman (1987) describes suburbia as a “bourgeois utopia”, which is more than a collection of buildings, but an ideal with a distinct culture offering a refuge from the city and move towards a family life, leisure and nature.

Datta and Yücel Young (2007) in the article “Suburban Development and Networks of Mobility: Sites in İzmir, Turkey”, defines suburbanization as a low density residential district outside the territories of the main city, which has affected urbanization with its social and spatial divergence. Also offers the inhabitants a life of regular streets with the same architectural design (Datta and Yucel Young, 2007).

The inner city areas surrounded trades and factories causes slums immigrants. . Louis Wirth, in *Urbanization as a Way of Life* defines; industrial settlements are defined as highly heterogeneous areas. The separation of settlement areas of different groups should associated with socio-economic separation (Erişen, 2003).

The centralization, mechanization of capital and human activities indicate the process of suburbanization. In general, suburbanization extends out of the city surrounds. In this case suburbanization is a result of the spatialization of capital (Erişen, 2003).

2.2.1. Causes of Suburbanization

Mieszkowski and Mills (1993), explained the process of suburbanization with two theories which are “natural evolution” and “flight from blight” (Mieszkowski and Mills, 1993 in Bayoh at al., 2002).

The first one is a natural evolution theory for transportation experts. The employment is concentrated in the city center, in which case the transport network surrounds it and consists of residential buildings starting out from the center. To minimize commuting costs to city center, central areas are developed first. Then, once the centers are developed, comes the opening of tracts of land in the suburban areas. In the city, new houses are built, and high-income groups start to live in settlements that are more modern. The older and smaller a centrally located building was, the lower the real income would be. The tendency of the middle class to live in the suburbs was reinforced by transport innovations and travel times. Firms provide services to people living in suburbs and take advantage of the lower suburban wages and land costs. According to Mills and Mieszkowski (1993), this process was self-reinforced and as major employers are suburbanized; employees followed them. First theory stress on that the distance of settlements to central workplaces, the effects of increasing real incomes, new housing and land demands, heterogeneity of housing inventory. Also, transportation costs, innovation of urban transportation and changes through time in the comparative advantage of different income groups at commuting longer distances work (Mieszkowski and Mills, 1993 in Bayoh at al., 2002).

The second explanation of suburbanization emphasizes that; lower standards of living and lower public services in the city center to suburban areas. There are social and fiscal problems of city center; such as high taxes, lower government services, racial tensions, crimes and low environmental quality. These problems lead people who live in the city center to migrate to the suburban area. The “flight from blight” hypothesis states that households that can afford to move to the suburbs will, in search of security, better educational services, and more homogeneous people (Mieszkowski and Mills, 1993 in Bayoh at al., 2002). Also, the “flight from blight” hypothesis emphasizes the quality of life and services are decrease in the central city relative to suburban and rural locations.

Differentiation and decentralization are spatial characteristics of suburbanization. A feature of urbanization is spatial differentiation of suburbanizations degree and shape depends on the content. Moreover, suburban is more common in term of urban decentralization. Also cheap and large areas, transport facilities, better services caused decentralization (Erişen, 2003).

Additionally, innovations to the urban transportation infrastructure played a key role in influencing changing the spatial in suburban area.

Innovations in urban transport infrastructure is a significant in spatial change in the suburban areas (Baum and Snow, 2007). Suburban areas developed as a way for high income groups to escape from the city to rural area. In additions, mostly suburban areas are formed around the major cities peripheries during years (Sonmez, 2009).

Suburbanization, as a result of urbanization, can be explained by push and pull factors. Push factors push people out of their original homes in urban areas into suburban areas. Pull factors are those that attract people to suburban areas. The main push factors seen as escaping from the crowds of city life, air pollution of cities and heterogeneous (Boundless, 2016).

2.2.2. Suburbanization Process in the World

Due to the damages caused during the World War II, people moved from the city center to live in the suburban areas and commute to their work. Road transport links, highways and single-family housing have affected the suburban process in Europe and America. Suburban areas usually consist of single family houses in a large garden. The streets serving these suburban areas are surrounded by low density dwellings (Bal, 2007).

Illinois, Park Forest, Chicago, is located more than 30 miles away from business and services. This not only improved vehicle ownership but also influenced the daily life of its residents.

The region was called "GI City". There were many open spaces, parks, shopping centers, churches and schools with public buildings within walking distance. in the Park Forest. The population of 1990 was about 24,660 and from

1970 to 1990, the developed area increased by 50 percent, while the population increased by only 4 percent (Chicago Tribune News, 2018)



Figure 6: More family advantages, more personal comfort and security, more friends and fun, more home for a woman to enjoy, and more for a man to come home to. In Park Forest; From Park Forest marketing brochure, about 1955

This outward trend continued throughout the 1990s with the development of edge cities in previously residential suburbs and low-density, scattered residential patterns reaching out into rural-urban fringe areas. These patterns reflect a redistribution of metropolitan population away from central cities to suburbs and exurbs, a trend that has been the dominant pattern in the spatial location of U.S. population in the past half century. These changes have had wide-ranging interactions with metropolitan job and housing markets, development and land use changes within urban and rural areas, and the quality of life of people throughout the U.S (Bayoh et al., 2002).

In the second half of the 20th century, populations of US metropolitan areas doubled and growth grew out of the city. Between 1950 and 1990, the population of people living in the city center decreased from approximately 57% to 37%.

This situation continued with the development of cities and the formation of scattered residential buildings on the city surrounds. The population of the city spreads to the suburban areas and out of the city. This is indicative of the spatial distribution of the USA population. Rural areas have led to changes in land use and changes in the quality of life of people who living in suburban areas.

2.2.3. Suburbanization Process in Turkey

The Turkish suburbanization process is different from the North American and the Western European ways of suburbanization process. The growth of Turkish cities is generally based on immigration that have settled in the periphery of urban areas, and developed squatter houses. After 1980s, despite the increases of squatter settlements on the periphery, there have appeared the construction activities for upper-middle and middle classes (Erişen, 2003).

Despite, suburban areas in Ankara consist mostly of high-rise, high-density apartments blocks with duplex, unlike the North American low-rise, low-density pattern of suburbanization (Erişen, 2003), Izmir suburban areas nearly like North American suburban settlements.

The Bahçeli Evler Housing Cooperative, Ankara builded in 1934, was the first suburban settlement. It was located in 5 km. distance from distict centre and includes low density, detached, semi-detached houses. Its layout which was designed by Herman Jansen was spacious and emphasizing on public and open spaces (Erişen, 2003).

2.3. Housing

The physical structure of cities reflects many processes over the years. Economic inequalities in cities, family structure and ethnicity reflect the housing structure (Knox ve Pinch, 2010).

Cities have been shaped by many processes over the years. There are differences in the formations of the environment. The economy, income patterns and ethnicity reflects housing structures.

2.3.1. Housing Typology in Suburban Areas

The “type” refers to the shape or the form of a building. Typology defines city’s appearance and the border between the public and private realms and the spatial relationships between houses and householders (Law, 2005).

Housing typology affected establishment of open space systems for building and service costs, satisfaction of living people (Ahlen and Sahaf, 2010).

The housing typologies determine the density associated with a particular house type, parking factor, proportion of private- open space, the privacy distances between facing windows.

According to Ahlen and Sahaf (2010), divided housing form to four categories which are detached or freestanding housing production/attached housing production where each household is connected or one on top of the other with separate entrances and generally common spaces, apartments/flats where several dwelling units share a common access and area enclosed by a common structural envelope, and hybrid housing where two or more forms are mixed (Ahlen and Sahaf, 2010).

Detached houses are single-family houses that are separated from the neighbors on all four sides. Detached houses have variety of floor plans and reflection of personalization and expression of individual identity. However, trend toward larger units consumes more material and energy rather than attached houses (Ahlen and Sahaf, 2010).

In this type of houses, streets’ layout can be cul-de-sac layout configuration or grid layout configuration.

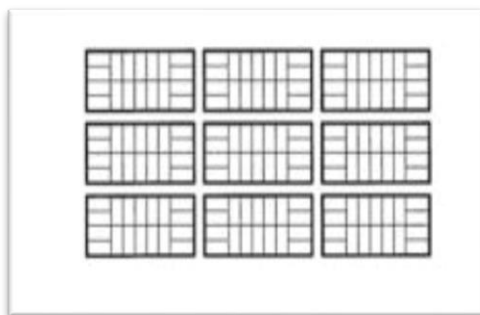


Figure 7: Grid Model

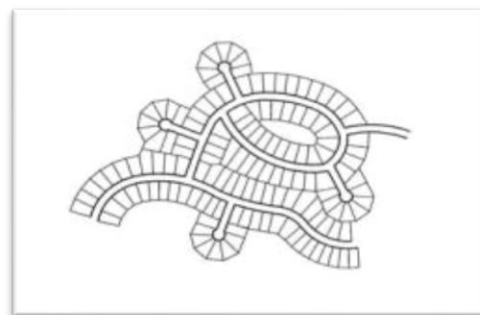


Figure 8: Cul-De-Sac Model

As seen in Figure 7, grid model is a type of city plan in which streets run at right angles to each other, forming a grid.

As seen in Figure 8, cul-de-sac model is typically dead end street models. These roads are one or a few centered roads. After 1960, in the USA, Canada and Austria, such roads are concentrated in the suburbs (Nielsen, 2006).

A cul-de-sac design's creates secure environment for householders with dead end of the streets. In the earlier suburban settlements, cul-de-sac streets shorter and includes few houses; new designs cul-de-sac streets provide ample public space and slow car movement. Due to the increase in vehicle ownership, the cul-de-sac streets designed to wider and longer (Othman and Said, 2010).

Cul-de-sac designed streets reduce the amount of vehicle traffic, but also reduce the possibility of air pollution, noise and accident. Cul-de-sac systems have lower collision rate than grid systems (Nielsen, 2006). In addition, the cul-de-sac streets allows natural formations such as forest, creek and ecological features can be designed in the settlement (Nielsen, 2006).



Figure 9: Suburbs in Virginia, USA (<http://www.pixell.club/suburbs/>,2017)

Gated communities prefer to be in the middle of street networks and cultural networks. The centripetal structure can control the entries and exist of gated communities.

In the type of semi-detached house, one building consists of two separate houses, near by other, each with different entrances. Each of the two houses has different owners. Owners are only responsible for the care and maintenance of their own side, just like a detached house.

The semi-detached house owners as well as owners like the detached house and they responsible for the maintenance and repair of these areas. (Ahlen ve Sahaf, 2010).



Figure 10: Semi-detached house type, Megapol Houses, Urla
(<http://megapolurla.com/villa.html>,2017)

Semi- detached houses have some advantages and disadvantages. They use the land more efficiently through high-density and low-rise construction when compared to detached houses. Semi- detached houses are compact and inexpensive relative to other types, yet provide direct access, unit identity, private open space and relatively high levels of privacy. They do not have any interior spaces that are public or that have to be shared with other residents or neighbors. Semi-detached houses are usually less expensive than fully detached houses, although, like all real estate, this depends on the area. Though it has its advantages, semi-detached houses have some disadvantages like limited use of plot area for extension or planting (Ahlen and Sahaf, 2010).

Attached housing types include row house and terrace type of houses. Multiple dwelling units are arranged in rows, each with exterior ground floor

access. These houses usually have narrow design with windows in the front and back.

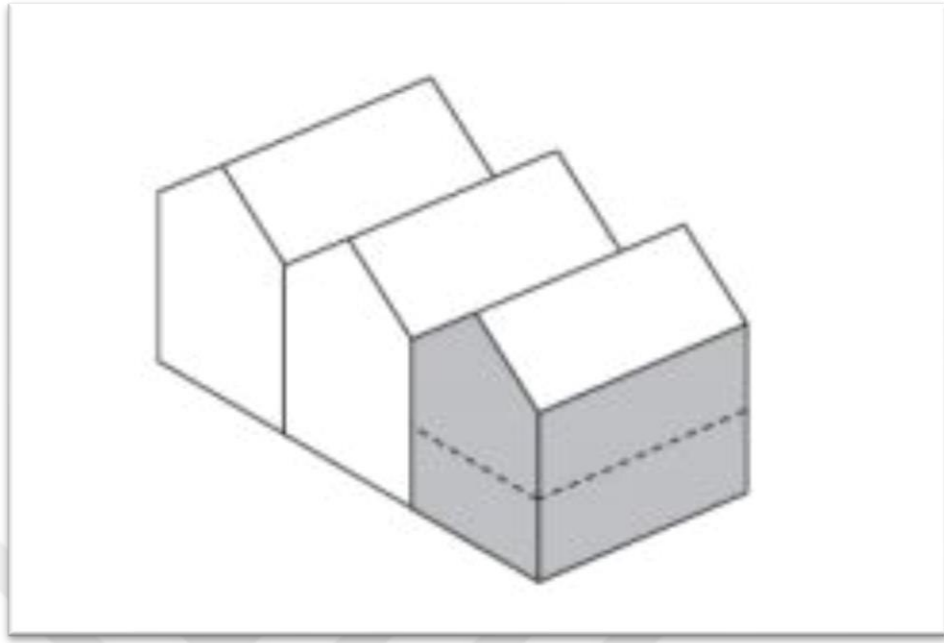


Figure 11: Row houses/ Town houses

Row houses are areas where at least 3 buildings are arranged side by side on a parcel and have a common backyard. These houses have garage accessible from the street. (Ahlen ve Sahaf, 2010).



Figure 12: Row houses in East Baltimore, USA (<https://baltimorebrickbybrick.com>)

Also, row houses make private entries to individual dwellings possible with a narrow street frontage, thus minimizing length of utility runs and provides relatively low rise dwellings with medium to high density (Ahlen and Sahaf, 2010).

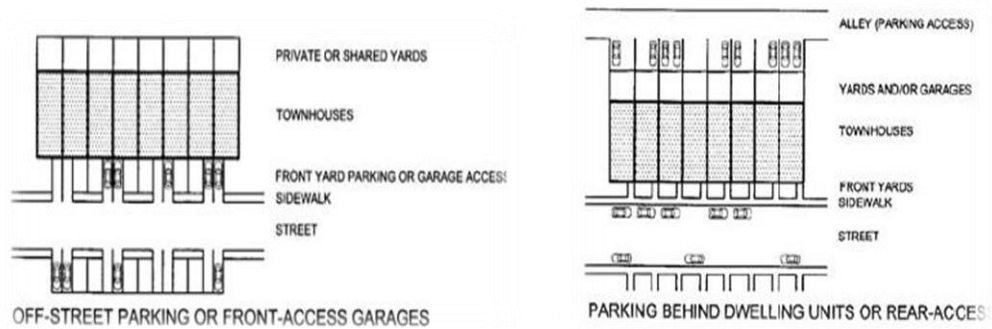


Figure 13: Access garage in row houses, Ahlen and Sahaf, (2010)

Another housing type apartment is a self-contained housing building that occupies only part of a building, correctly, on a single level without a stair. Their ground is typically shared to same degree. Possibilities for a private outdoor space are limited to balconies and rooftop. Apartments have some advantages and disadvantages. According to an article, reduced cost is the main reason behind choosing to live in an apartment. Also, apartments are usually located in the center of the city. So, they are situated close to shopping centers, administrative offices, or social activities. Some of the apartments are usually protected with a gated system. Installing a similar security system in a personal house will be much more expensive, since there is no one to share the costs with.

Although apartments have many advantages, they have disadvantages, too. An apartment's area is limited, so and there is no chance to annex something to it. Most of the apartment complexes have assigned parking, but parking issues an important problem in central apartments (www.impressiveinteriordesign.com, 2017).

2.3.2. Housing Production Typologies in Turkey

According to Velibeyoğlu (2004), because of a massive migration after the 1950s (from rural area to urban area), housing problem occurred in urban areas. So, new types of housing were beginning to be constructed. There were three different housing requests during this period; build and sell production in

available areas (50% of supply rate), squatter houses which called illegal houses (40% of supply rate) and building cooperatives (10% of supply rate).

In Turkey, after 1980, the effects of the economic policy of the 1980s, the economic recovery, the revival in the construction sector and the expansion of the markets increased the production of housing, and the settlement form consisting of detached houses was the only alternative. Since 1980, both large capital groups and public institutions have been mass-producing housing. The residential communities consisting of villas, single houses, semi-detached houses and row houses have started to become widespread both at the center and outside of urban areas (Akyol Altun, 2008).

Turkey's housing production is also continuously re-configuring itself to adapt to changes in the direction of the World and Turkey. After the World War II in Turkey's economic policy, nature is observed in three different periods. In the first two periods, from the postwar period to the 1980s, housing production and presentation forms became "slums" and "builders" presentation mechanisms. The third period after 1980 is taken as a period in which Turkey's political and economic opening up to outside. The dynamics that determine the urbanization process have changed rapidly and new forms of housing have emerged. The increase in the share of cooperatives in the housing production, the increase in the share of growth processes of the cities, the increase in the share of housing production has been considerably effective. From the second half of the 1980s, the upper and middle-class societies have begun to build their own private spaces to abandon the cities at an increasing pace (Sayar, Y. and Sürer D. , *Mimarlık Dergisi* 2004).

İlhan Tekeli's article "Behavioral Characteristics of Housing Problem and Housing Zone Crisis in Turkey", in his book *Approaching the Housing History of Turkey by Using the Concept of Housing Types*, categorizes production of housing into seven types. The article states some criteria that distinguish the presentation formats between one another. The first one deals with how functions of the construction housing are distributed among homeowners, contractor and state. The second one deals with how functions are distributed among homeowners, contractor and state over time. Tekeli categorized housing production types into seven groups: individual housing production (bireysel konut üretimi), building

cooperatives housing production (yapı kooperatifleri konut üretimi), property developers housing production (yapsatçı üretim), mass housing production (toplu konut üretimi), building cooperatives and local government mass housing production (yapı kooperatifi birlikleri - yerel yönetim konut üretimi), individual squatter housing production (bireysel gecekondü üretimi) and semi-organized squatter housing production (yarı örgütlenmiş gecekondü üretimi). The last two production types can be found in slums of a city, therefore the study focuses on only five of them.

According to Tekeli (1982), developments in land ownership and value, urbanization rate, characteristics of the contractor in the housing sector, the building materials industry, the tendency of the State to produce housing are the reasons why there are different formats of housing production (Tekeli, 1982).

With the 1982 Constitution Act, changes were made regarding the structural transformations in Turkey. Turkey's export-oriented economy laid its foundation with these changes. To solve the housing problem, Turkey put regulations forward.

2.3.3.1. Individual Housing Production

Individual housing production is the first type of production format. According to Tekeli (1982), this production is common in slowly urbanized areas. Urban land has not have speculative value yet. The size of the housing can differ and there are different building materials available for use. Houses can be constructed and new additions can be made over time. Individual housing production increased with slow urbanization, low urban land cost, planned urban social areas, and urban infrastructure (Tekeli, 1982).

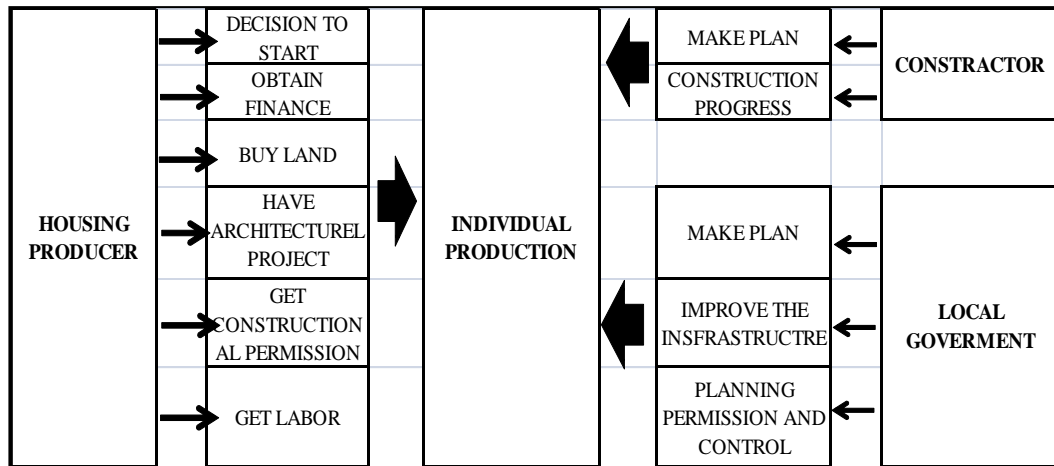


Table 2: Individual Housing Production Type (Tekeli, 1982)

Housing production is the main factor for deciding to start building obtaining finance, buying the land, having an architectural project, getting a constructional permission, and obtaining labor force for this housing production system.

As seen in the table, housing owners' responsibilities are providing finances and land, getting the support for the building and project. Local administrations' responsibilities are planning the dwelling areas, the suitability infrastructure and controlling and checking whether the buildings are conform to laws. First off, the local management makes the plan, provides the infrastructure and then, houses are built on the site by the owner.

However, this type of production was very expensive and took long time to finish. Also some factors like which are the rate of urbanization, process is not sufficient to meet the needs of the community, increase in urban land values rise housing get develop new formats of housing production like slum production and building cooperative housing production (Tekeli,1982).

2.3.3.2. Building Cooperative Housing Production

The second type of production is building cooperatives housing production which comprises of two periods in Turkey. The type was put forth in the 1930s in Ankara, and it has spread to Turkey from there in 1950s. After 1950s, number of cooperatives throughout the country increased with the spread of urbanization in Turkey (Tekeli, 1982).

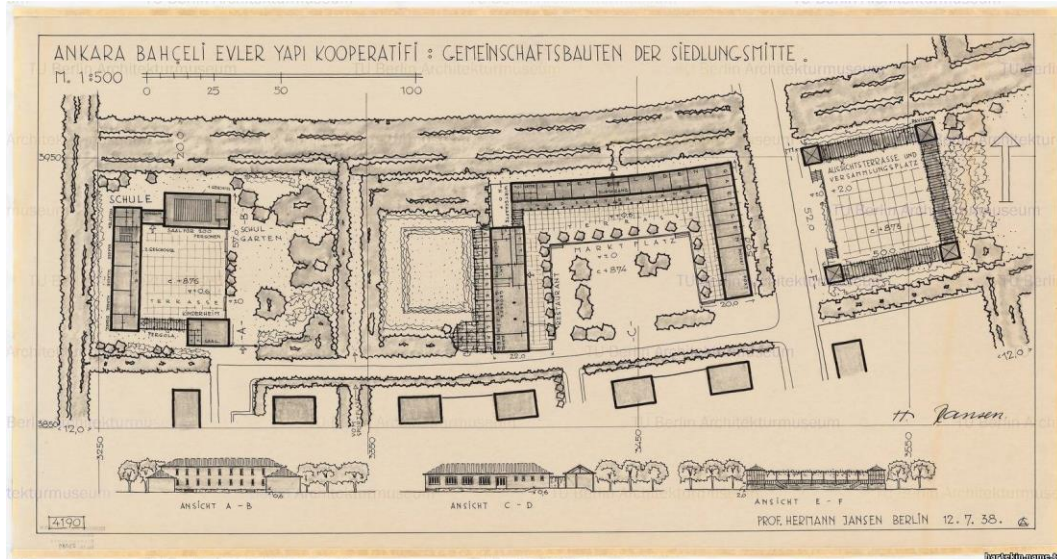


Figure 14: Bahçelievler Cooperatives, Jansen, 1938 (Kansu, 2017)

In Ankara, construction on a single parcel is possible due to the increase in value on the planned land. Therefore, the officers established “Bahçelievler Building Society” among themselves. The cooperative takes middle class into account by making their plans for them and with the opportunity to take mortgage from the government. Bahçelievler Cooperative Housing was established in 1935 and the first cooperative in Ankara. This cooperative consists of 169 houses and was built by the bureaucrats in Ankara. Also Real Estate and Credit Bank was allocated loans to cooperative (Tekeli,1982).

Velibeyoğlu (2004) mentions that housing cooperatives took place at the vacant areas within city boundaries and later skipped to the inexpensive and unplanned areas at the exterior of the cities. High-rise and high-density housing areas were constructed by housing cooperatives at the outskirts of the cities. Housing cooperatives have an important role in secondary houses, have started to develop after 1950s and widely spread with increased quantity and quality in 1970s (Velibeyoğlu, 2004).

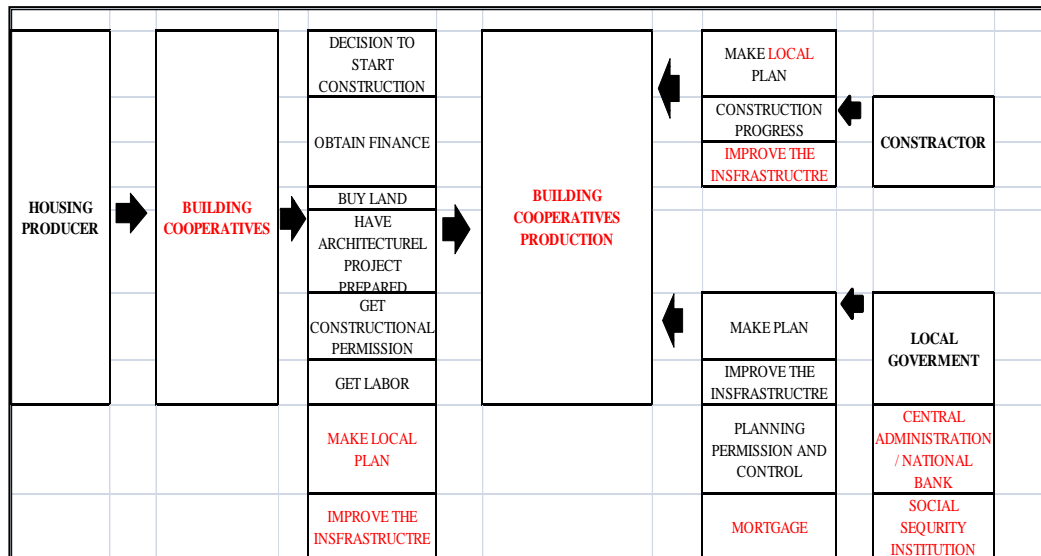


Table 3: Building Cooperatives Housing Production Type (Tekeli,1982)

As shown in the table, the differences of production between individual housing and building cooperatives are:

- Individual housing production conveys its function to building cooperative production.
- If the construction is not on a land where there's infrastructure, the constructor or the government makes local plans
- Even though cooperatives are delivered to the households, operation and maintenances are not overseen by the household.
- The central government and the State Bank provide housing loans.

The second stage of building cooperatives is formed by changes made in 1960s: law of property ownership and housing funds providing social insurance. Individual buildings' owners started to prefer building cooperatives system. Cooperatives bring people together and they require a larger scaled presentation. Operations and maintenance of the housing are undertaken by cooperatives. Firstly, building cooperatives are constructed, local plans are made, confirmed, urban infrastructure is provided and then, people move into cooperative housing. This type of housing does not support new additions. The level of income can be observed by the use of decorative materials inside the houses. However, cooperatives have some problems like the enrichment of public spaces and maintenance of the exterior of the houses (Tekeli, 1982).

2.3.3.3. Property Developer Housing Production

Property developer housing production started with law of property ownership at the end of the 1950s. The promoter provides land, plans and markets the house, and constructs the building. The law of property ownership, the mortgages given to individuals and the increased value of urban land thanks to rapid urbanization promoted this type of housing production (Tekeli, 1982).

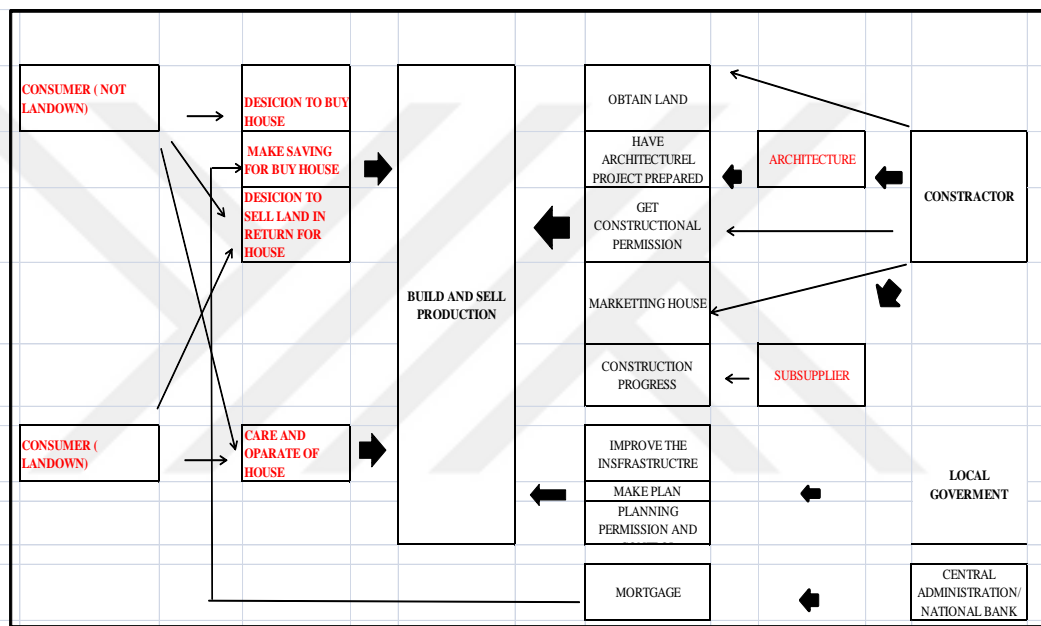


Table 4: Build and Sell Housing Production Type (Tekeli, 1982)

There are two different origins of contractors. The first origin is the profession in civil engineering or architecture. The second type comes from a line of contractors in their family. Contractors also need to meet the minimum entry level in building and selling housing presentation. The houses, which are obtained build and sell housing production, purposes market value rather than their design. The value of marketing sales dominant in the design. In this production, mostly rental housings are constructed. There are two different consumer types: landowner and tenant.

Landowners prefer leasing the houses because they usually have more than one house. Usually caters to upper and middle income groups. Medium and large dwellings are achieved.

As a result of inflation in the country, the process of build-sell production systems cannot generate profit for capital groups and it leads to mass housing production (Tekeli, 1982).

2.3.3.4. Mass Housing Production

Mass housing production is formed by changing the functions of the contractor and involving a company of mass housing construction. In this type of production, the contractor owns the land which is an unplanned area out of the city and planned area for mass housing. The value of increase passes to contractor. The contractor needs accumulation and technology for house production. Opening a new zoning plan for the area outside the city is to bring the social needs of the area. Controlling the building is the only function of the local government. Mass houses are usually apartments and this makes the production cheaper (Tekeli, 1982).

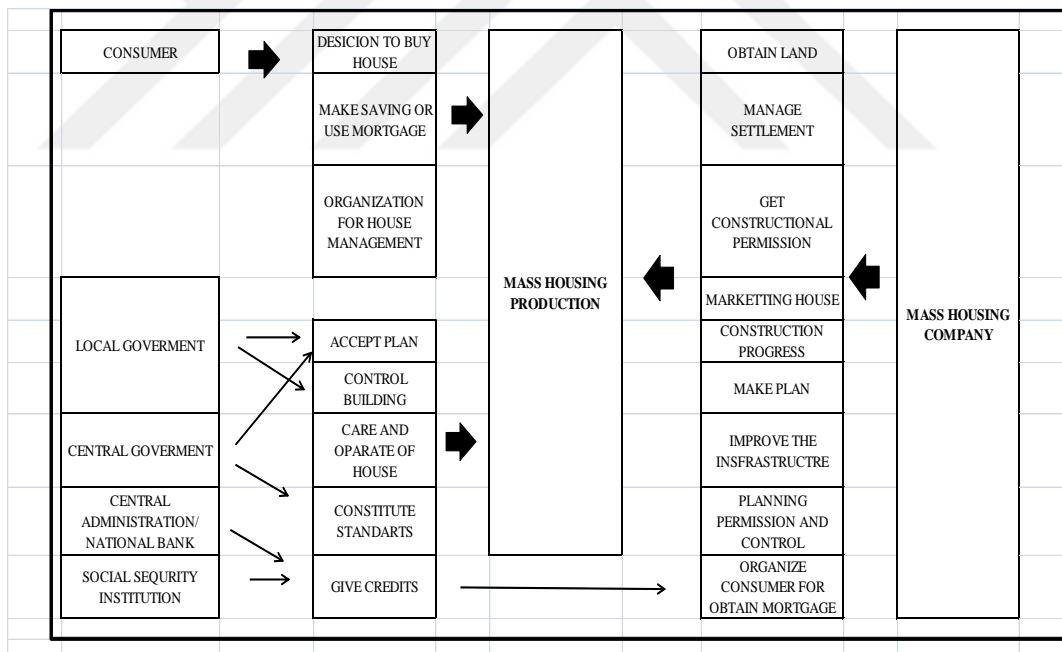


Table 5: Mass Housing Production Type (Tekeli, 1982)

2.3.3.5. Building Cooperatives and Local Government Mass Housing Production

Local governments support building cooperatives to provide housing for low-income groups. Municipalities expropriate large lands for building cooperatives. Cooperative have some like plan house and infrastructure,

marketing houses, editing the operations of buyers credit, built houses. In this production type, building houses are cheaper than the building cooperatives. (Tekeli, 1982).

In 1980s, large-scale mass housing applications were initiated by public administrations, private organizations such as Ege-Koop, TOKİ, Oyak, Emlak Bank and private cooperatives on public spaces in urban areas in order to prevent the expanding of slum areas (Akyol Altun, 2008).

2.3.3.6. Squatter Housing Production

Another type of housing production is the squatter housing production developed in the planned areas of cities. As a result, a new type of housing provision emerged has creation of large numbers of unauthorized settlements, it occurs squatter houses (Tekeli, 1982).

CHAPTER 3

GATED RESIDENTIAL COMMUNITIES

3.1. Defining Gated Communities in Suburban Areas

People search for the “ideal house” with clean air and water, an area for sport activities, security and homogeneity. Almost all of single-family housing estates are “gated” and “privatized” in order to make it possible for its habitants to escape from the chaos of the metropolitan city life (Velibeyoğlu, 2004). Velibeyoğlu states that the environmental quality becoming worse in the metropolitan cities and the lack of security lead people to change their lifestyle and expectations from the neighborhood (Velibeyoğlu, 2004).

The enclaves increased the quality of life, forming a new spatial segregation around the world. These areas are isolated, introverted, controlled by security systems and represent a new type of urban area to middle and upper classes (Aydın Yönet and Yirmibesoglu, 2018).

Blakely and Snyder (1997) state that gated communities are residential areas with restricted access to normally public spaces. Access is controlled by physical barriers, walled or gated entrances. Furthermore, gated communities created a social transformation. They determine boundaries inside and outside. Boundaries create new societies that consist of people who are at the same level of income (Blakely and Snyder, 1997).

Grant and Mittelsteadt (2004) describe gated communities as ancient urban areas in modern settlements. Gated communities emerged in the late 20th century. In some cities, older neighborhoods close streets off to enhance local security and reduce traffic. Postmodern cities are becoming more secure than industrial cities (Grant and Mittelsteadt, 2004).

Gated communities are areas of social and spatial segregation. Gated communities define three types of urban segregation. First type is incubation, the

traditional urban fabric where the distinction between rich and poor is not clear. When gated communities are located in a high-income neighborhood the segregation cannot be read clearly. Second type is insulation, income level and ethnicity based on segregation. Urban gentrification occurs at this level of segregation. Lastly, the third one is incarceration types of gated communities (Grant and Mittelsteadt, 2004).

There are emerging developments in the housing sector, neighborhoods are using barricades and gates to cut off the contact to outer spatial area. Since the 1950s, suburban cul-de-sacs and non-connecting streets have been more preferred than the traditional city grid pattern (Blakely and Snyder, 1997).

Gated community is a housing development on private roads, closed to general traffic across the primary access. The developments may be surrounded by fences, walls or other natural barriers that further limit the access. This includes projects with gated across roadways, but would exclude “barricade perches” (Grant and Mittelsteadt, 2004). In this part of the thesis, the main aim is to identify the features that differ in the gated communities.

Gated communities put forward a new concept of residence associated with a new life-style, which is based upon the idea of being isolated the disorder, dust, noise, and crowds of the city. They place total security and protection from discourse of fear and violence as its primary feature. The most important and leading characteristic of gated communities is the exclusion of non-residents to access to streets, parks, playgrounds, sidewalks (Grant and Mittelsteadt, 2004).

3.2. Types of Gated Communities in Suburban Area

The types of gated communities differ from each other according to the issues and degrees of amenities, exclusivity and security. Blakely and Snyder (1997) classify gated communities in three basic categories that are based on the primary motivation of their residents.

According to Blakely and Snyder (1997), there are three types of gated communities: lifestyle, prestige and security zone. There are also subtypes kinds of gated communities like retirement, suburban new town, golf, leisure, etc.

Type	Features	Subtypes	Characteristics
Lifestyle	These projects emphasize common amenities and cater to a leisure class with shared interests; may reflect small-town nostalgia; may be urban villages, luxury villages, or resort villages	Retirement	age-related complexes with suite of amenities and activities
		Golf and Leisure	shared access to amenities for an active lifestyle
		Suburban new town	master-planned project with suite of amenities and facilities, often in the Sunbelt

Table 6: Types of Gated Community; Lifestyle (Grant and Mittelsteadt, 2004)

According to Table 6, lifestyle gated communities have three subtypes which are retirement, golf and leisure, and suburban new town. In the lifestyle communities, there are leisure activities, which are the primary motivation for designing these settlements. These communities address to leisure-consuming society who searches for identity, security, and distinct lifestyle (Blakely and Snyder, 1997). According to Grant and Mittelsteadt (2004), lifestyle communities are common internationally, although they vary in character (Grant and Mittelsteadt, 2004).

There are three subtypes of lifestyle communities. The first subtype, the retirement community, includes a wide range of recreational amenities and structured programs of social activity. The second subtype includes gated country clubs, golf developments, and second-home resorts like retirement communities. The third one is the new town that offers a total life experience to its residents. What are sold are not just the houses but also the community (Blakely and Snyder, 1997).

According to Velibeyoğlu (2004), single-family housing estates are preferred by high and mid-high income groups and are located in urban skirts, mostly by the rapid transportation access and location outside the city and adjacent to natural amenities like forests, sea, or lakes. They have a tendency to develop in the boundaries of non-metropolitan municipalities or outside the adjacent areas because of legal flexibilities. The main factors that attract people are getting away from the metropolitan area and living within nature. Most gated communities present a structure providing essential services (i.e. entertainment, shopping, and security) (Velibeyoğlu, 2004).

Type	Features	Subtypes	Characteristics
Prestige	These projects reflect desire for image, privacy, and control; they focus on exclusivity over community; few shared facilities and amenities.	Enclaves of rich and famous	Secured and guarded privacy to restrict access for celebrities and very wealthy; attractive locations
		Top-fifth developments	secured access for the nouveau riche; often have guards
		Executive middle class	restricted access; usually without guards

Table 7: Types of Gated Community, Prestige (Grant and Mittelsteadt, 2004)

Second type is the prestige communities, which are symbols of wealth and status for the residents. The emphasis is mostly on image and creating elite communities. The residents reflect a significant fear of crime against property and person, besides they care about their privacy, so that they avoid contact with public and choose to live in elite communities. According to Blakely and Snyder (1997), there are three subtypes of prestige communities: enclaves of rich and famous, top-fifth developers and executive middle class. The enclaves of rich and famous people offer security, prestige and privacy by physically separating the wealthiest from the others. They also feature ornate gates and walls, and are guarded by security forces. The top-fifth projects are included for business people and professionals. Residents enjoy the comfort of having neighbors similar to themselves. Also in this type of gated communities, the addresses become a mark of prestige in local context (Blakely and Snyder, 1997).

Type	Features	Subtypes	Characteristics
Security zone	These projects reflect fear; involve retrofitting fences and gates on public streets; controlling access	City Perch	restricted public access in inner city area to limit crime or traffic
		Suburban Perch	restricted public access in inner city area to limit crime or traffic
		Barricade Perch	closed access to some streets to limit through traffic

Table 8: Types of Gated Community , Security Zone (Grant and Mittelsteadt, 2004)

The third type of gated community is the security zone. These types of communities close public streets off to nonresidents. They are characterized by

closed streets, and the fear of crime is the fundamental reason behind it. There are three types of security zone gated communities: city, suburban and barricade perch. According to Blakely and Snyder (1997), walls and gates are erected to deter crime, limit traffic, or maintain property values. City perches are closed urban neighborhoods. Suburban perches are gated communities in urban periphery. The barricade perches are not fully gated communities. Based on residents demand, the suburban cul-de-sacs are created and the majority of the intersections are closed which means leaving just one or two entry point to the area (Blakely and Snyder, 1997).

Also according to Blakey and Snyder (1997), gated communities have four main features. The first feature is enclosure that secures people and their property and protects club and activity. The second feature is security and barriers. This feature includes automatic opener entry, natural boundaries like topographic security and water. The third feature is the amenities and facilities like activity center, private roads. The last feature is the sorting of residents by class, by age, by ethnic status (Blakely and Snyder, 1997).

In addition, other features can be added to these groups: tenure (about ownership of secondary or principle house), location, size, policy context (Blakely and Snyder, 1997).

According to Burke (2001), there are different types of gated communities that are presented in the US, British and Australian. Burke has defined five types of gated communities based on the physical and social characteristics of the differing communities, as well as their geographic location. The first type is “urban security zones” which are existing communities, gated in order to reduce social problems, pedestrian or car traffic. The second type “secure apartment complexes” block pedestrian or vehicular entry of non-residents. Public outdoor areas and facilities are offered to the residents. The complex is generally gated. The third type “secure suburban estates” are defined by a low-rise housing villas or townhouses. This type of gated communities are developed using the same building material in its designs. They include a small communal swimming pool or a gymnasium as a social facility. The fourth type is “secure resort communities” which includes within their walls one or more lifestyle features such as a lake or lagoon. These types of gated communities also include resort

style living such as gardens, pathways and elaborate lighting. The last type is “secure rural-residential estates”. According to Burke, this type of gated communities is located often at the edge of the rural fringe of major centers. They exclude explicit lifestyle features as well as the rural landscape (Baycan-Levent and Gülümser, 2007).

The other typology developed by Grant and Mittelsteadt (2004) is based on the basic typology of Blakely and Snyder. Grant and Mittelsteadt add considerations of the characteristics of “amenities and facilities”, the level of “affluence”, and the type of “security features and spatial patterns”. Grant and Mittelsteadt classified gated communities through a continuum of “gated” in a variety of ways. According to them, gated communities are classified in eight types: ornamental gating, walled subdivision, faux-gated entries, barricaded streets, partially gated roads, fully gated roads, restricted entry bounded areas and restricted entry guarded areas (Grant and Mittelsteadt, 2004).

When all types of gated communities are considered, the common factor is the focus on the security aspects. According to Baycan-Levent and Gülümser (2007), there are no aspects such as location, social and physical characteristics of gated community. Only Blakey and Snyder’s typology is focused on social factors in gated communities. The typology of Grant and Mittelsteadt focuses on the physical features of gated communities. Therefore, the typologies of gated communities are different between researchers according to their interests and approaches (Baycan-Levent and Gülümser, 2007).

When all the gated community types are compared with gated communities in Urla; there are not any security zone types, which Snyder and Blakely’s third type of gated community in Urla.

In the lifestyle communities which is first type, gated communities in Urla have own leisure activities. Also, some gated comminites like Sefaköy, İtokent are symbols of wealth and status for the residents. So according to Blakely and Snyder’s study, Urla has both lifestyle type of gated communities and prestige type of gated communities.

According to Burke’s study; third type of gated communities which is “secure suburban estates” can be identified in Urla like by a low-rise housing

villas, using the same building material in its designs and including a small activity area.

3.3. Examples of Gated Communities

According to Tanülkü (2009), gated communities have become a worldwide phenomenon and gated communities emerged in Latin America, China, the Philippines, New Zealand, Australia, and post-apartheid South Africa, Indonesia, Germany, France, Egypt, Lebanon and Saudi Arabia and Spain (Tanülkü, 2009).

In the late 19th century, gated communities first appeared in USA. These gated communities were exclusive resort enclaves and were used primarily as second homes (Blakely and Snyder, 1997).

Leisure World is the first gated community in USA. It has been open since 1970s and it consists of retirement communities. At Leisure World, the borders are marked by gates and walls. Leisure World has thousands of retired people living in it. According to Blakely and Snyder, retirement gated communities like Leisure World seem like a cruise vacation with their standard product offering an all-inclusive package deal (Blakely and Snyder, 1998).



Figure 15: Leisure World Map [<http://www.leisureworldarizona.com/tour.htm>]

Leisure World includes social areas like clubs, fitness center, art studios, infirmary, etc. Leisure World is located between highways and includes cul-de-sac roads. Cul-de-sac roads eliminate traffics and provide safe playing areas to children.

Since the 1980s, with the acceleration of real estate speculation and the change in economic structure and the effects of globalization, gated communities have become widespread across the world. Fourway Gardens first developed in Johannesburg, South Africa in 1987. Fourway Gardens includes two large recreational parks with dams and ducks in them and various other types of birdlife and tennis courts and basketball court. Fourway Gardens offers a natural and sportive life to its residents (Fourway Gardens website, 2017).

Another gated community is Sanctuary Cove on the Queensland, Gold Coast, developed in 1987. It is located near the sea and includes a waterfront, golf courses, theme parks which public cannot access. In common areas, Sanctuary Cove has developed its own rules like speed limits on roads, events in clubs, etc. (Sanctuary Cove website, 2017).

CHAPTER 4

CASE STUDY OF URLA -İZMİR

Izmir, is located on the west of Turkey and it is the third biggest city of Turkey. Due to its location in Aegean Region, Izmir has a coastal area and an important export port, and has a special place because of this position. According TUIK data of 2016, the population at İzmir is approximately 4 million.



Figure 16 : Izmir's location in Turkey (Wikipedia,2016)

İzmir consists of industrial zones, slums and mass housing areas on the north axis, industrial areas along the south axis, residential, agricultural and industrial areas along the east axis, dense housing areas on the west side and lastly, new suburban areas (Akyol Altun, 2008).

Izmir has been an important port city throughout the history because of mountains perpendicular position to the sea in the Aegean Region, climate characteristic of weather and the gulf (IZTO, 2006). Also, Izmir; the social and cultural structure suitable for tourism, suitable climate for tourism, cultural and artistic activities, 629 km coastal length, and the cultural and historical richness, the metropolitan city, the ease of transportation (both sea and land and air transportation convenience and comfort) with its 101 kilometers section being

completely natural beaches, it is suitable for different kinds of tourism (Department of Izmir Culture and Tourism web site, 2017).

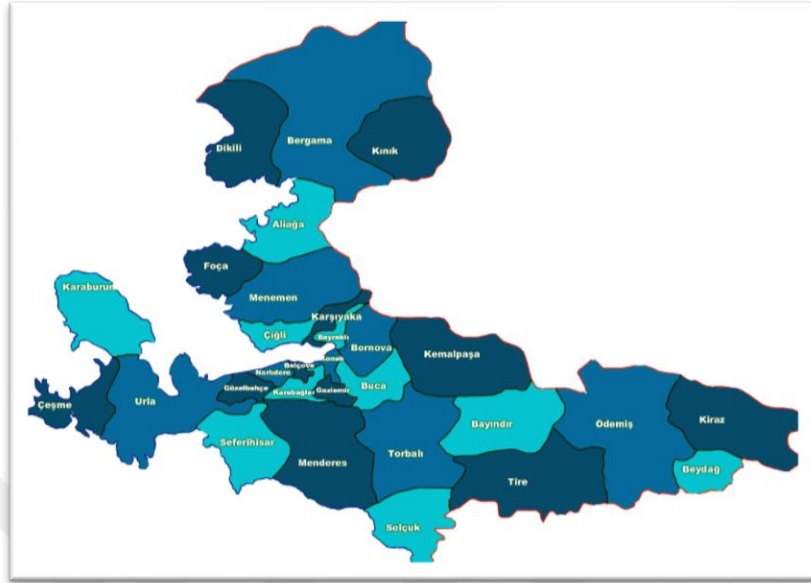


Figure 17: İzmir Districts

The central districts where important commercial activities are located in the Izmir center. Also Izmir is surrounded with Çeşme, Urla, Seferihisar, the most important tourism districts in the west, important ports such as Aliğa in the north, Kemalpaşa and Torbalı which are active in agriculture and industry in the east, and Selçuk District, where has significant and religious historical value around the World, in the south.

According to Velibeyoglu (2004), when looked at the development of the city, the city of İzmir grew rapidly and gained the identity of a metropolitan city. Urban services, banks and commercial companies have chosen as places Gümrük, Basmane and Cumhuriyet Square in this period. The most prestigious residential areas are Alsancak, Göztepe, Güzelyalı, Karsiyaka and Hatay. The most important urban problem is İzmir during the 1960's was the "slum" that emerged as the result of migration. The demand for increasing population and housing areas and also the "Flat Ownership Law" adopted in 1965 caused the process of conversion from single houses to high-rise buildings in Izmir (Velibeyoğlu, 2004).

In the 1970s, İzmir's Master Plan categorized the development axes of the city as the north-south and east-west axes. This plan recommended Aliğa's north

axes and Karabağlar's (Menderes,Cumaovası) south axes for the developing industrial areas. On the west side of the city, which comprises of Narlıdere-Urla-Seferihisar, mostly secondary housing applications took place (İzmir Architectural Map, 2004). It was also decided that Urla and Güzelbahce were to be satellite towns in the west corridor (Arkon and Gülerman 1995). Secondary houses and touristic facilities were to be located in the west corridor.



Figure 18: İzmir Master Plan, 1973 (Arkon and Gülerman, 1995)

Özbek Sönmez (2001) mentions that; the İzmir Development Plan, signed in 1973, became an important factor for urban growth after the 1970s. This plan identified development areas as north-south and east-west corridors. In Narlıdere-Urla-Seferihisar, tourism and secondary housing areas took place in the western corridor. In this period, the total size of İzmir Metropolitan Municipality reached 76.000 ha area (Sönmez 2001).

In the 1980s, fringe areas developed at the outskirts of the city. Mass housing production began on public land to stop the slum area growth. Thus, large-scale mass housing projects such as EVKA, Ege-Kent were carried into effect just outside the city centers. In the meantime, contraction and construction companies and the banking sector also started mass housing productions.

In the 1990s, shopping centers like Bornova EGS and gated communities like Sahilevleri Houses started to be formed with consumer culture. Luxury and prestige were the priorities in accordance with rich material culture and demands of the new customer profiles (İzmir Architectural Map, 2004).

In the 1990s, after the consumption mechanism started in İzmir, luxurious housing started to be constructed in urban or rural areas, such as Sahilevleri, Mavişehir, Güzelbahçe, Urla, Bornova. Generally, the high-income groups of the private sector prefer detached villas or luxurious residence sites in rural areas, and the middle and high income groups demanding the urban life style choose villas that are developed as multi-story mass housing applications or parts of them in the suburban area. Urla İtokent, Mesa Urla Houses, Urla Casaba Houses, Sefaköy Villas, Egeli Houses, Binevler, Sıraselviler, Olivepark, Seyrek-Villa Kent, Bella Jardin, O'live Park, Houses, Narlıdere Folkart Houses, Albayrak Mavişehir, Censar Denizkızı Houses, Ulukent-Metrokent, Karşıyaka High Valley Houses are some of the examples of low-rise residential communities (Akyol Altun, 2008).

Also Akyol Altun (2008) mentions that, especially after 2000, due to the shortage of land in the urban area, the investors built luxury residents on agricultural land that they had bought in the rural area, in İzmir. People started preferring dwellings, instead of second-third homes, vineyards or for investment purposes, as a continuous life environment owing to development of highways, the increase of car ownership and the exacerbation of urban pollution (Akyol Altun, 2008).

The capital accumulation preferred the east-west axis of the city such as İnciraltı, Narlıdere, Urla, Seferihisar for prestigious residential areas (İzmir Architectural Map, 2004).

The Case of Urla

Urla defined the western tourism corridor in the master plans and accommodated numerous gated communities. Urla is located in the west of İzmir between Karaburun, Çeşme and Seferihisar districts. It surrounded with a seashore both in the north and the south.

In 2004, the Urla district was connected to İzmir Metropolitan Municipality and took its place in the metropolitan area. With the enactment of the Law no. 6360, Urla District has been attached to the İzmir Metropolitan Municipality and 23 districts and 14 villages are connected to the Urla Municipality.

In the 1960s, Urla was introduced as a mountainous settlement. Also some of famous families located their summer houses in Urla, while most of the famous wealthy families are located in Çeşme.

Year	1970	1980	1990	1997	2000	2007	2010	2015	2016
Population	12641	14416	25648	43087	44269	48058	52500	60750	62439

Table 9 : Urla's population 1970-2016 (TUIK 2018)

While Urla's population was 12641 in 1970s, it has seen a rapid increase since 1980 and reached 62439 today (TUIK, 2018). Since the 1970s, the demand for summer houses or second homes has been constantly high in Urla. The second dwellings especially developed in coastal areas. Numerous dwellings were built, mostly in the form of co-operative organizations, in line with the demands of the upper and upper middle income groups for the purpose of continuous use in summer and winter. Also, it can be highlighted that one of the most important factors of the formation of this request is the construction of Çeşme-İzmir highway in 1993. According to the distribution of the residential areas, most of the residential use is in the İskele and Sıra areas according to the neighborhood boundaries. The other neighborhoods where housing use is concentrated in the distribution of residential areas in the area are Zeytinalanı, Denizli, Güvendik, and Yenice neighborhoods.

Since the 1970s, the focus point in Urla has been the planning process and increasing demand for secondary housing. Because of the concentration at Zeytinalanı and Çeşmealtı, planning decisions directly affected this shoreline. As a result of the rapid growth and the expansion of the İzmir Metropolitan area, the district began to be used as a summer resort and to transform from an agricultural town to a holiday town. This led to different needs and problems over time.

1978s plan was valid until 1984. The population in Urla's central districts was known to be 10.987 when "Nazım Construction Plan" was in effect. As the population rose and the demand for pension sites increased in the province, three main strategies were put forth in order to meet the new housing needs: adding stories to the existing houses, providing development in vacant parcels, and

making decisions about new development areas (Planning and Architectural Priorities for the Development of Urla in Healthy and Sustainable Form, 2014).

During the studies in 1980, population estimates were made for the year 2000, the lower limit being 20,000 and the upper limit being 40,000. In the plan of 1987, the population was estimated to reach 35,000 by 2000. The year 2010 was taken as the target year and the target population was determined as 54,000 people in the revision works of the Master Plan in 1992. In addition, considering the fact that the secondary population is more than 70% of the resident population in the district, the target population was to be 88.000 people including the summer population and farmhouses. It was stated that the housing capacity (cottage and residence) for 97.000 people was within the approved Master Plan (Master Plan Report, 2001).

İzmir Çeşme highway is shown as a cause of rapid increase of population. Construction of the highway started in 1993 by the General Directorate, and substantially completed in 1998 (Hurriyet archive, 2017) Because, the İzmir-Çeşme highway is passing through the district borders and the road provides transportation to the district in a short time, the increase in the number of districts resulted in the increase of the district population and high income groups preferred the district for settlement (IZTO, 2016).

The new residential development area is the inefficient agricultural land between the city and the highway. The inadequacy of the area around the city center, the presence of fertile agricultural lands in the west of the city, and the increasing population due to restrictions such as the highway are among the reasons why this land is now expected to settle in neighborhoods in which summer use is common. It is predicted that the number of people temporarily staying at the houses in Urla in summer and on weekends will reach 53,000 people. It is stated in the plan report that measures should be developed to limit the demand for summer residential areas (Master Plan Report, 2001).

Despite, Urla is a town where the Turks lived since the first years of Turkish Republic, the settlement date is based on B.C. However, until the end of the 1990s, Urla was a thriving town with its own population; the population increased after 1990s. With the increasing population the number of gated communities in

Urla increased, Urla has become a district where luxury sites are located. For this reason, although Urla is an administrative district with its identifiable boundaries, the study concluded that Urla District has communities with the suburban character that is described in the literature review.

In addition to this chapter, gated communities in Urla will be analyzed. 69 gated communities located in Urla will be studied in detail. (without Urla Yeni Kent Cooperatives) These gated communities will be analyzed in tables regarding their location (distance from town and city center), date of their construction (starting date and finishing date of construction), housing typology, total built-up areas and real estate values. Gated communities are categorized according to the housing production type based on the definitions made by Tekeli (1982): contractor built housing, individual housing, building cooperative, and corporate housing.

In this research, the sites in Urla were discussed taking into account their location, housing types, housing production types and real estate values. Sites are generally used as secondary residence and are distinguished whether they are gated or individual units by a way of the entrance to the site. Accordingly, identified gated communities were also examined. After the examination, the sites were analyzed and the tables were formed. In the discussion below, the analysis of the communities that are most significant in the discussed parameters are provided. The rest of the analysis is provided in Appendix 7.

Location

Firstly, the locations of the sites will be discussed. The distances of the sites to Urla Center where Urla Municipality is located and to the center of İzmir have been calculated. Urla Municipality Building and Konak Square were taken for the measurement of the distance.

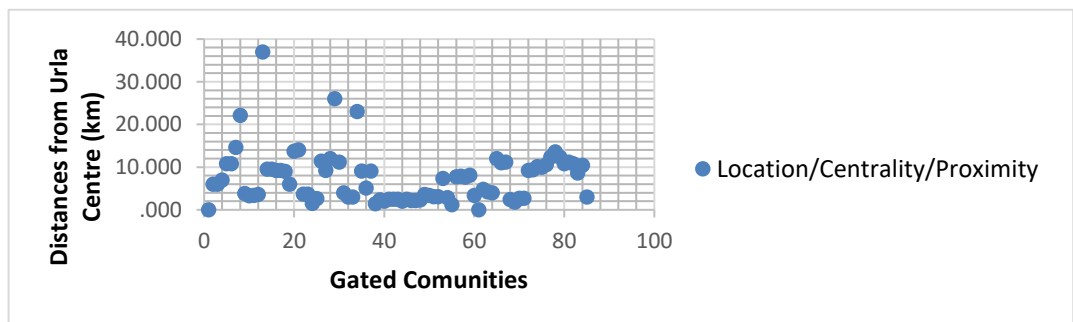


Table 10: Comparing Location and distances from Urla Centre

Among the gated communities, the closest site to Urla Center is Evzen Houses with a distance of 1.2 km and the furthest site with a distance of 37 km to Urla Center is Iltur (Gerence) Construction Cooperative, which is located in Balıkhlova District. (Table 10)

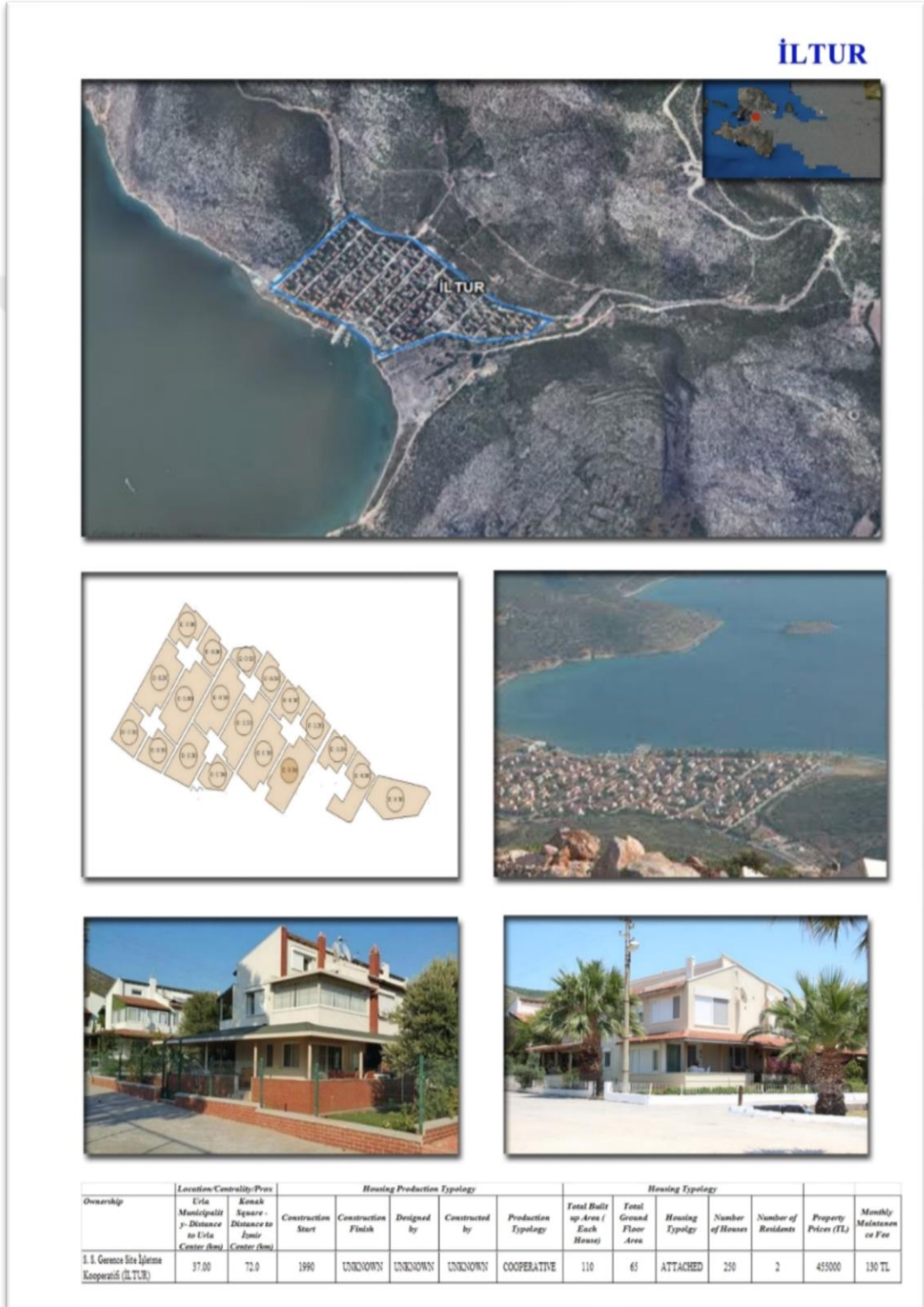


Figure 19: Information sheet about Iltur Cooperative

İltur Cooperative is the furthest gated community to Urla and İzmir Centre. Cooperative is settles nearby sea and far from settlements. It includes 250 houses each having 110 m2 total built up area.



Figure 20: Information Sheet about Evzen Houses

Evzen Houses are the nearest gated community to Urla Centre, surrounded residential area. There are many facilities (like educational and official facilities)

nearby gated community. Evzen Houses includes 18 houses and its property prices more expensive than Iltur Cooperatives.

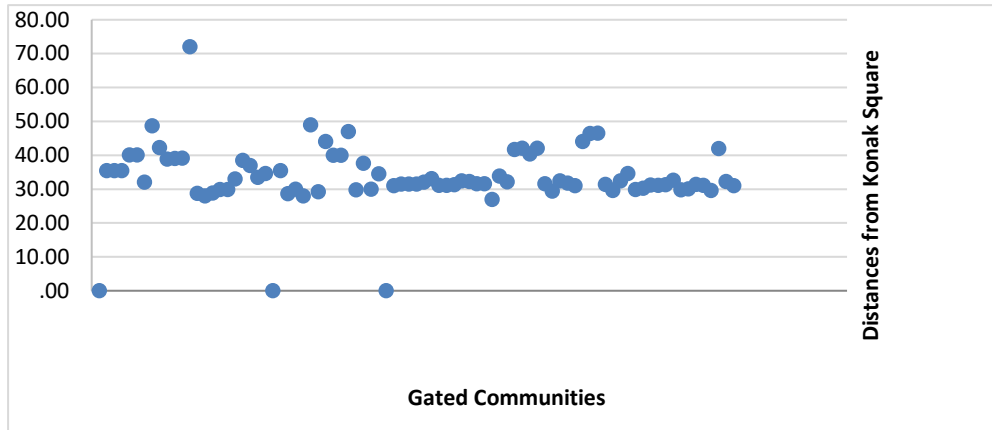
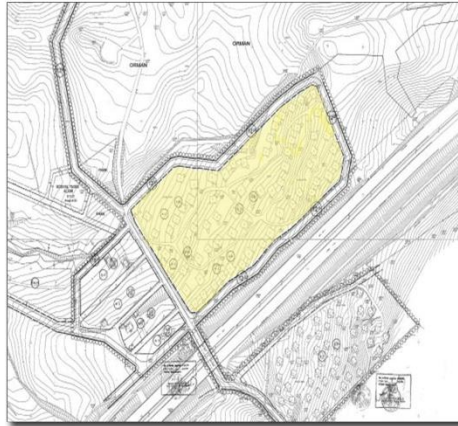


Table 11: Comparing Location and distances from Konak Square,2017

According to Table 11, the nearest site to Konak Square is Çamlıbel Özyurt Site with a distance of 26.9 km. and the furthest site to Konak Square is Gerence Construction Cooperative with distance of 72 km. Most of gated communities are about 30 -40 kilometers from Konak Square.

ÇAMLİBEL HOUSES



Ownership	Uzla Municipality - Distance to Uzla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed By	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
ÇAMLİBEL ÖZYURT EYLERİ	7.33	26.9	UNKNOWN	UNKNOWN			BUILDING CONSTRUCTOR PRODUCTION	210	80	DETACHED	48	1	750000	UNKNOWN

Figure 21: Information Sheet about Çamlıbel Houses

Çamlıbel Houses is the nearest gated community from Konak Square, includes 48 houses. Gated community is located in Zeytinlanı District. Gated community has detached houses each having 210 m² total built up area.

GELINKAYA HOUSES



Ownership	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
GELINKAYA	7.00	35.4	1987	1991	UNKNOWN	BEKİR YILDIZ	BUILDING CONSTRUCTOR PRODUCTION	104	52	ATTACHED	42	2	425000	150

Figure 23: Information Sheet about Gelinkaya Houses

Gelinkaya Houses' construction started in 1987 and finished in 1991. Gated community includes 42 houses and has social and trade facilities in settlement.

As seen from Figure 22, in the beginning of 1990 two gated communities were identified in Urla. The first site was the Yelkenkaya Houses in 1978, followed by the Gelinkaya Houses in 1987. They located to the north of Urla.

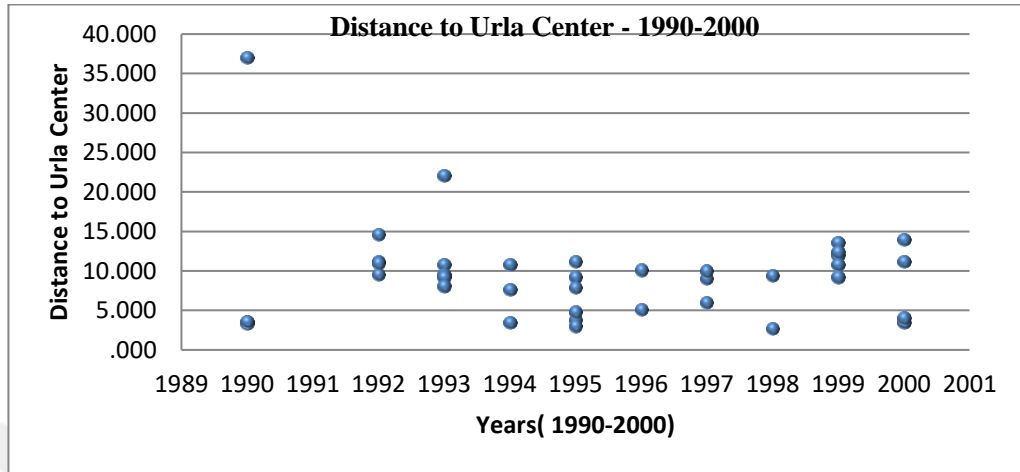


Table 13: Distance Urla Centre between 1990-2000 years, 2018

Table 13, shows both the distance from the Urla Center to the gated communities between 1990 and 2000, as well as the number of gated communities built during the year. This means that, gated communities construction increase since 1992. As mention that; İzmir- Cesme Highway most important factor in increase of gated communities construction. In 1993 and 1994, the distances to Urla Central to average 12 km.

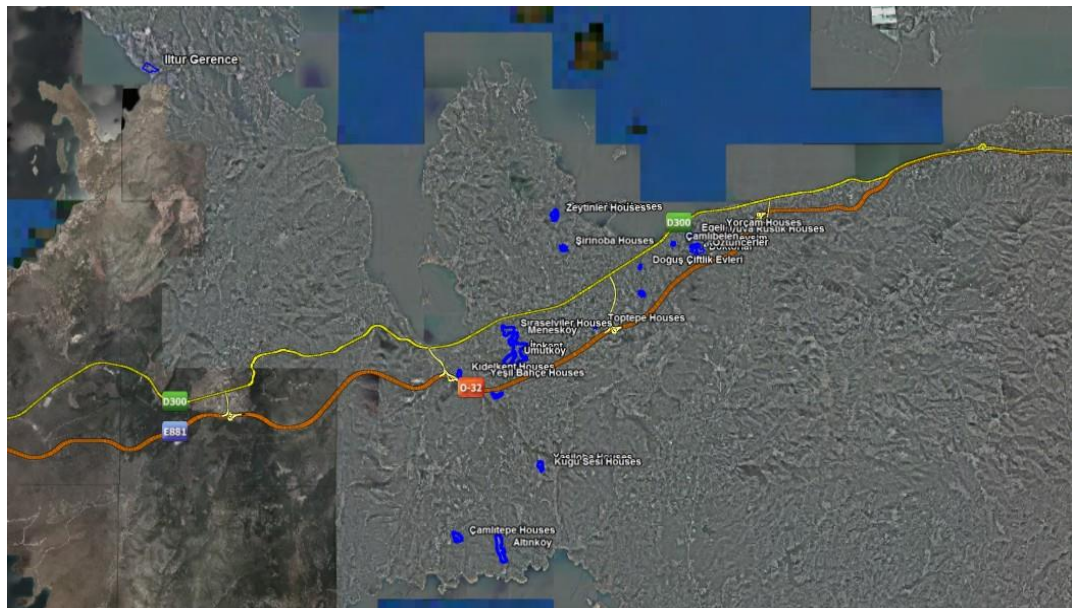


Figure 24 : Gated communities location in satellite (1990-2000), 2017

When examined with the gated communities between 1990-2000 years, İltur Gerence Cooperative, Altınköy Cooperative, Çamlitepe Houses, Yesiloba and Kugu Houses were found to be located in far from of Urla.



Figure 25: Gated communities location in satellite, 2017

However, it has been found that most gated communities are located in the northern part of the highway. For this reason, a large part of the south area of the highway has been declared a necessary natural protection area since 1995. These areas have forest status and protected area, building permission is not granted. The gated communities located in Urla between 1990-2000 are mostly in the Icmeler Region and Zeytinalanı District as seen from figure 25.

According to gated communities', which analyzed in Urla, construction began between the years 1992 -1994. The reason for this is believed to be the İzmir-Çeşme highway construction that started in 1990. In 1992, Urla section of the highway was opened to traffic. In 1994, its connection to Çeşme was completed. Even before the construction was finished, land prices had increased and land speculations had started (Velibeyoğlu, 2004).

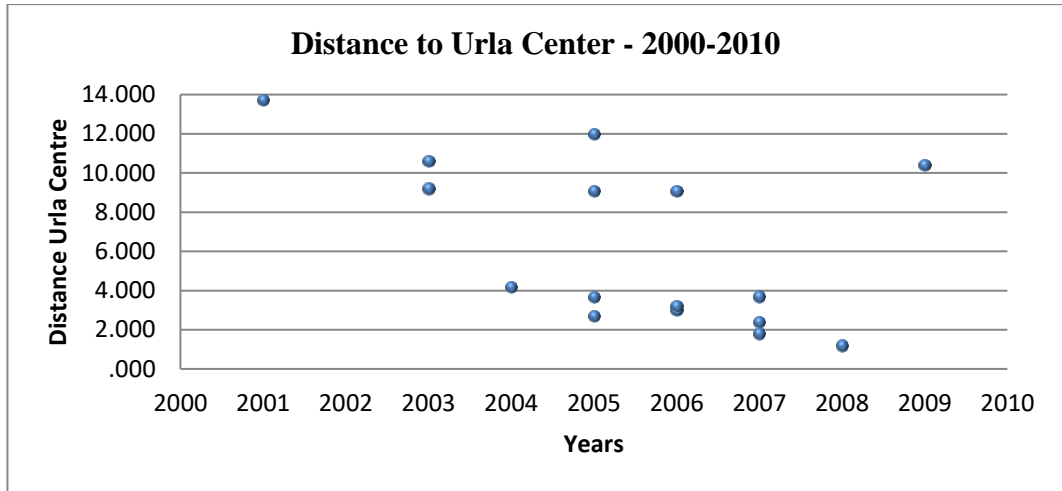


Table 14: Distance to Urla Centre between 2000 – 2010 years, 2018

As seen from Table 14, 2000 -2010 years were examined, the construction of gated communities decreased according to years 1990-2000. The reason for this is the inclusion of Urla in the Izmir Metropolitan Area in 2004. The reason for this, Urla District has been attached to the İzmir Metropolitan Municipality. This situation become compulsory to obtain the approval of İzmir Metropolitan Municipality in the decision to construct new gated communities after 2004. In addition, it has become compulsory to plan reinforcement areas like green area, social facility area, sports area, etc. comply with the needs of the surrounding houses in every gated communities to be built. This situation causes part of the parcel to be separated into the public space after the construction site plan. The area of the parcel becomes smaller and the number of the buildings to be formed decreases.

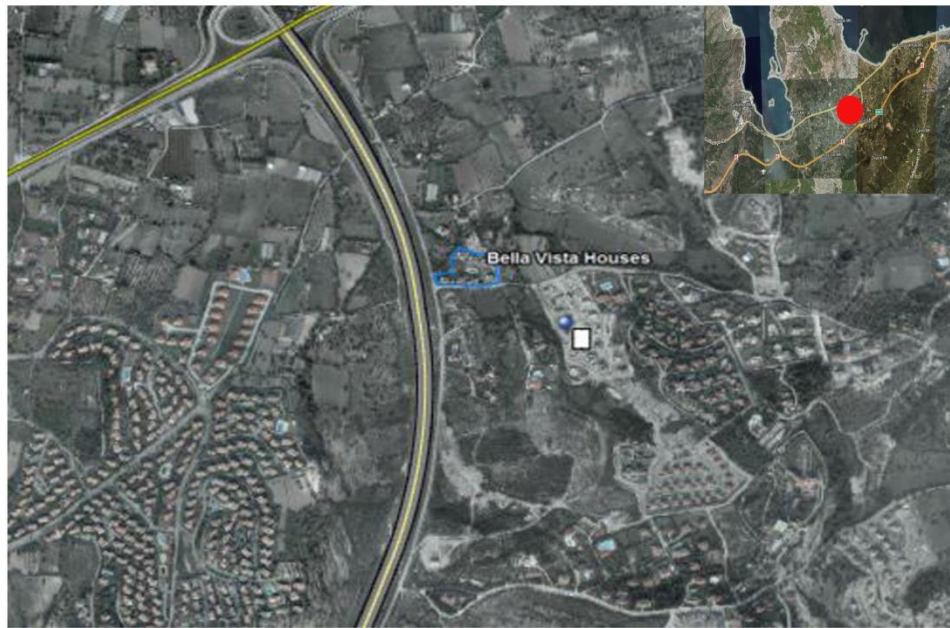


Figure 26 : Gated communities location in satellite (2000-2010), 2017

It has been determined that between 2000 and 2010 years, the gated communities were spreading towards to Bademler District. After 2010; Megapol Houses, Sefaköy 2 Houses and Bella Vista Houses built in Urla.

Also, the eastern part of the highway Urla road is seen to increase in gated communities. The main reason for, in the Master Plan of 1/5000 scale in which the plan decisions are mainly determined, these areas are the areas where buildings structures are allowed even though the Agricultural Field is determined. In the 1/5000 scale Master Plan which was approved with the year of 26.12.2001, the highway connection road and the eastern region (Kekliktepe Region) were determined Low Density Development Housing Region and the gated communities constructed municipal local plan in this direction. In the same plan, provision was also made regarding the Agricultural Areas and the right to construction is given at a rate of 5% or 7% of the construction area at the agricultural area . This situation is the greatest effect on the increase of gated communities settlements around Urla Centre.

BELLA VISTA HOUSES



Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee
	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to Konak Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents		
BELLA VISTA KONAKLARI	3.00	81.0	UNKNOWN	2014		SÜHLE İNŞAAT SAN. VE TİC. A.Ş.	BUILDING CONSTRUCTOR PRODUCTION	400	180	DETACHED	9	1	2500000	750

Figure 27: Information Sheet about Bella Vista Houses

Bella Vista Houses is the latest built gated community in Urla. It includes 9 houses which has detached house typology. Its construction finished 2014.

Housing Production Typologies

Gated communities in Urla are analysed according to housing production typologies. When compared with housing production typologies in gated communities, 74% of the gated communities are Building Construction Production and 26% were produced through cooperatives in Urla.

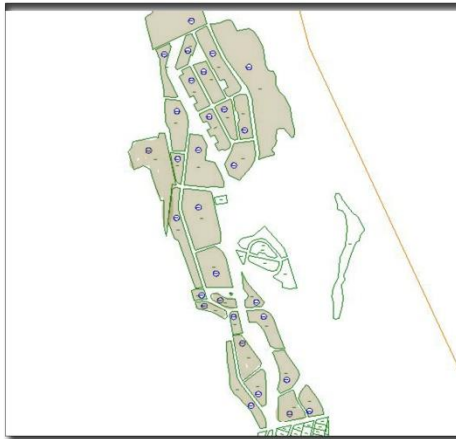
Although Urla Yenikent Residence Building Cooperative has 15 gated communities, it has been evaluated as the only gated community since it has similar characteristics with each other. Moreover, some construction cooperatives that have Urla Yenikent Residence Building Cooperative like Bizimkent, Pınarkent, Ozankent, Silakent are constructed by Urla Housing Cooperative and they are separated from each other. In the Urla Yenikent Residence Building Cooperative, are the same type in cooperative and there are differences in common and social areas and square meters of the buildings.



Figure 28: Urla Yenikent Residence Building Cooperatives Location in Satellite, 2017

When the gated communities in Urla Yeni Kent Residential Building Cooperatives are considered as one, the proportion of gated communities produced by cooperative in Urla is 39% Cooperative, 61% Building Contractor Production by contractor.

ALTINKOY HOUSES



Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee
	Uria Municipality Distance to Uria Center (km)	Konak Square - Distance to Izmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents		
ALTINKOY CIFTLIK EVLERI YAPI KOOPERATIFI	22.10	48.7	1993	1995	UNKNOWN	UNKNOWN	COOPERATIVE	450	130	SEMI-DETACHED	269	1	1250000	UNKNOWN

Figure 29: Information Sheet about Altinkoy Houses

Altinköy Houses produced by cooperatives and includes 269 houses. Its construction started in 1993 and finished in 1995. Gated communities areas became Natural Protection Area in 1995, it causes banned build new construction.

HISAR HOUSES



Ownership	Location, Centrality/Prox.		Housing Production Typology					Housing Typology							
	Uzla Municipality - Distance to Uzla Center (km)	Konak Square - Distance to Uzla Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee	EMS&L
HISAR EVLERI SITESI (BADEMLER)	9.10	29.8	2006	2006	TURHAN AKBAYER	UNKNOWN	BUILDING CONSTRUCTOR PRODUCTION	433	180	DETACHED	56	1	1950000	1500	E: 0.30

Figure 30: Information sheet about Hisar Houses

Hisar Houses produced by building constructor in 2006. It settled in Bademler District and detached housing type. Gated community includes 56 residents.

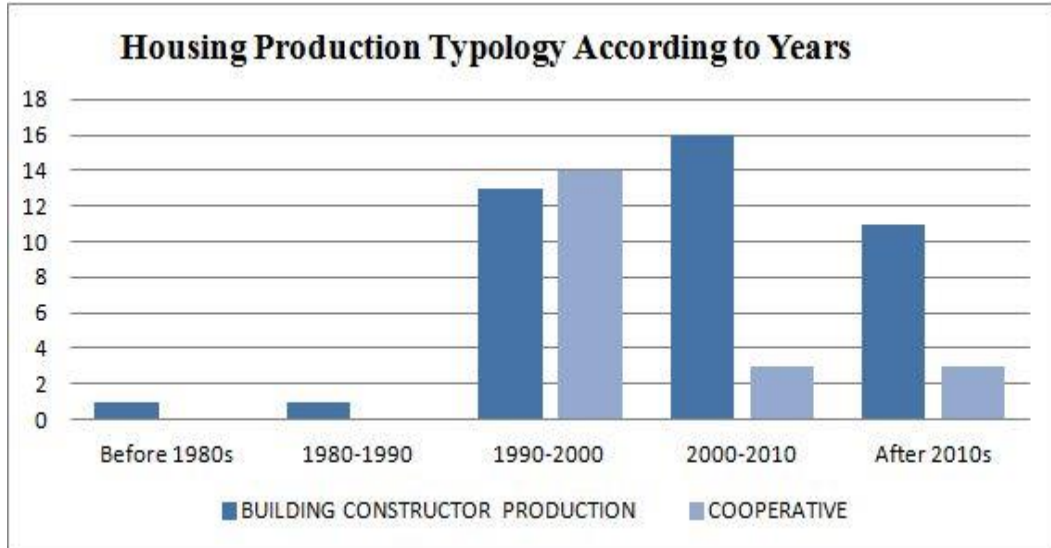


Table 15: Housing Production Typologies according to Years, 2018

As seen in table 15, the system of housing production according to years are examined; gated communities manufactured by building constructor production before 1980 and between 1980 and 1990 years. Also it was determined that the increased gated communities were produced by both building constructor production and cooperative production in 1990s. Between the years 1990-2000 cooperative production is at the highest level, cooperative production decreased and building constructor production increased after 2000 years.

All sites are designed by private architects and there are no sites designed by the government. The sites are categorized according to the housing production systems.

Housing Typologies

Housing typologies are examined; detached and semi-detached housing types are predominant housing types in Urla. When analyzed Urla's 69 gated communities are examined, there are 80% detached; 15% semi-detached, 4% attached and 1% terrace type of houses in. Yelkenkaya Houses is only terrace type.

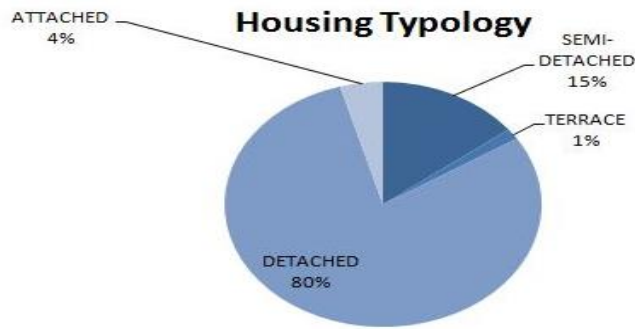


Table 16: Housing Typologies in Urla, 2018

Table 18, shows that; building typologies are analyzed according to years, it has been seen that detached housing type has increased after 1995. Semi-detached housing type is seen as the preferred housing type in Urla all the time.

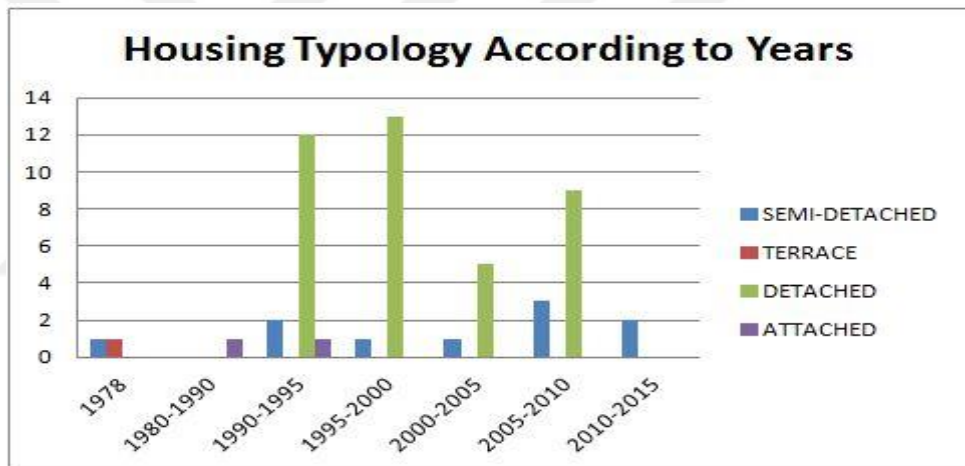


Table 17: Housing Typologies According to Years, 2018

According to the table 18, the terrace type house is the only one in Urla, projects were started in 1978 and construction was completed in 1981. There are two types of houses in the Yelkenkaya Houses and one of them is terrace type. Also, Iltur and Gelinkaya Houses have attached type of housing in Urla.

YELKENKAYAHOUSES

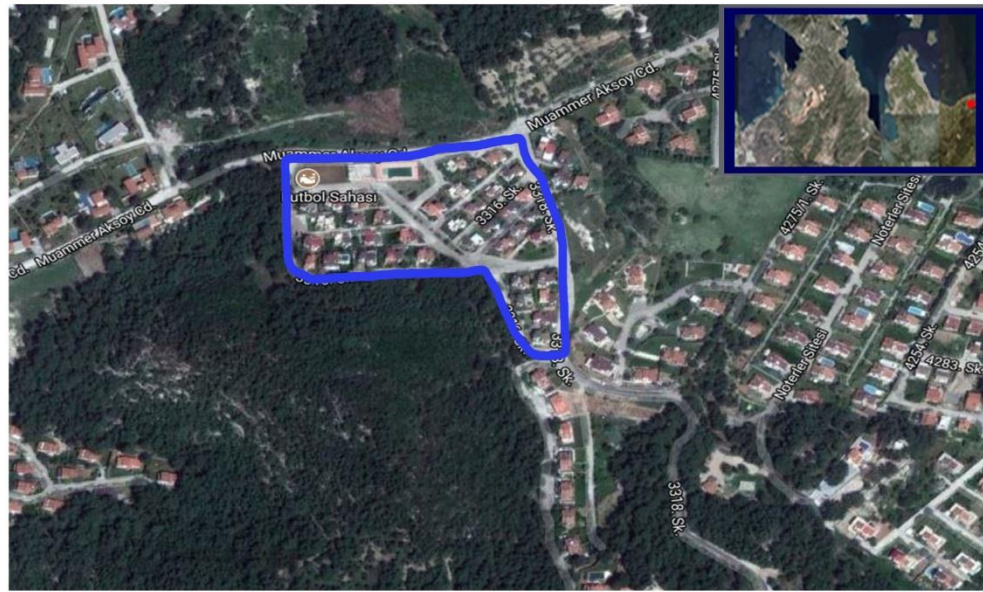


ID	Ownership	Urla Municipality-Distance to Urla Center (km)	Konak Square-Distance to Izmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
1	YELKENKAYA	6.00	35.4	1978	1985	SALIH ZEKI PEKIN - ÖZTÜRK BAŞARIR	NECATI UZAKGÖREN	BUILDING CONSTRUCTOR PRODUCTION	126	63	SEMI-DETACHED	49	1	650000	100
	YELKENKAYA	6.00	35.4	1978	1985	SALIH ZEKI PEKIN - ÖZTÜRK BAŞARIR	NECATI UZAKGÖREN	BUILDING CONSTRUCTOR PRODUCTION	355	355	TERRACE	10	3	UNKNOWN	UNKNOWN

Figure 31: Information sheet about Yelkenkaya Houses

Yelkenkaya houses have terrace types and semi-detached types of houses in Urla. Also, Yelkenkaya Houses built in 1978, which is earliest gated community.

YAĞMURKENT HOUSES



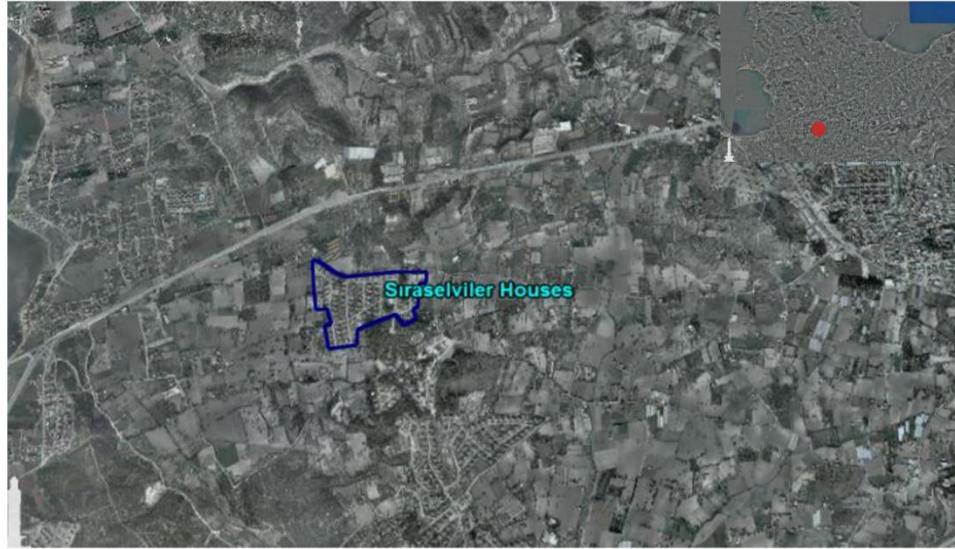
Ownership	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İçtir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
YAĞMURKENT ARSA KONUT YAPI KOOP.	9.20	29.9	1995.00	1997	UNKNOWN	UNKNOWN	COOPERATIVE	80	40	SEMI-DETACHED	84	1	UNKNOWN	UNKNOWN

Figure 32: Information sheet about Yağmurkent Houses

The other housing typology is semi- detached, which is attached from one side to another dwelling, each located on their own lot which can be in any style of the following. Yağmurkent Houses have semi-detached types of house and includes 84 residents. Although this type of typology is seen in all of Urla Yenikent Cooperative, it constitutes 15% of the gated communities in Urla except Urla Yenikent Cooperative.

The detached housing typology is the most common housing typology which 80% rate in Urla. The most important cause of this type of independences. Also, detached houses have more space than the other house typologies. In this typology common benefit is privacy.

SIRASELVILER



Ownership	Location-Centrality-Prox		Housing Production Typology					Housing Typology						
	Urla Municipality Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
Ş.Ş. SIRASELVILER KONUT YAPI KOOP.	3.80	42.3	1995	1996	RAMAZAN YAPRAK	YAZLAR YAPI DENETİM	COOPERATIVE	294	196	DETACHED	110	1	2000000	700

Figure 33: Information sheet about Siraselviler Houses

House Property Prices

Since most of the gated communities constructed in Urla focus on prestigious, the typologies of the houses also diverge each other.

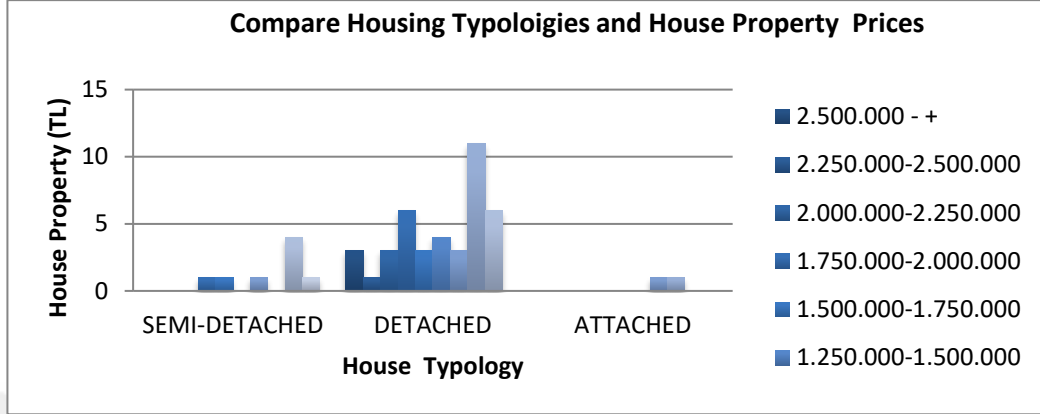


Table 18: Compare Housing Typologies and House Property Prices, 2018

According to Table 19, when housing typologies and house property prices in Urla are examined; attached buildings have been found to be the lowest priced among gated communities.

Detached house constructed are both more than, and more value in the market compared to other types of housing typologies. In the same way, detached housing examined according to monthly fees;

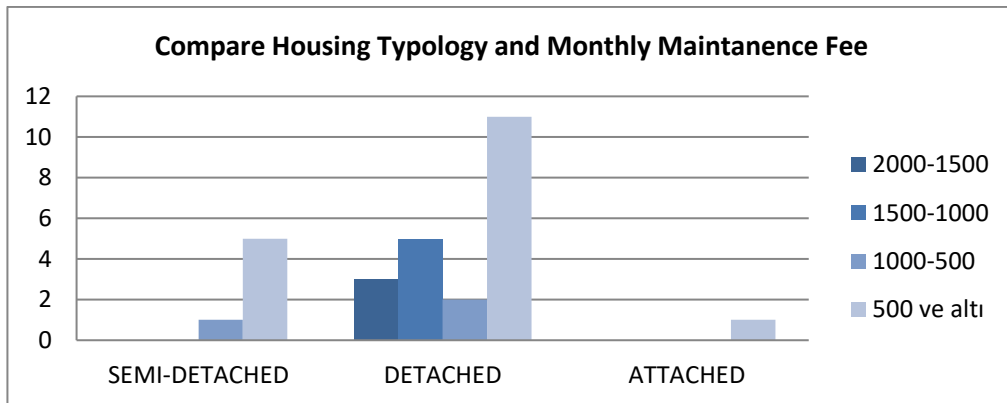


Table 19: Compare Housing Typologies and Monthly Maintenance Fee, 2018

The highest monthly fees for detached houses between 1500 TL and 2000 TL monthly, there are more expenses such as maintenance and repair within their own areas of buildings in detached housing. In the attached housing type only less

than 500 TL; in the semi-detached housing type fee is between 500 TL and 1000 TL.

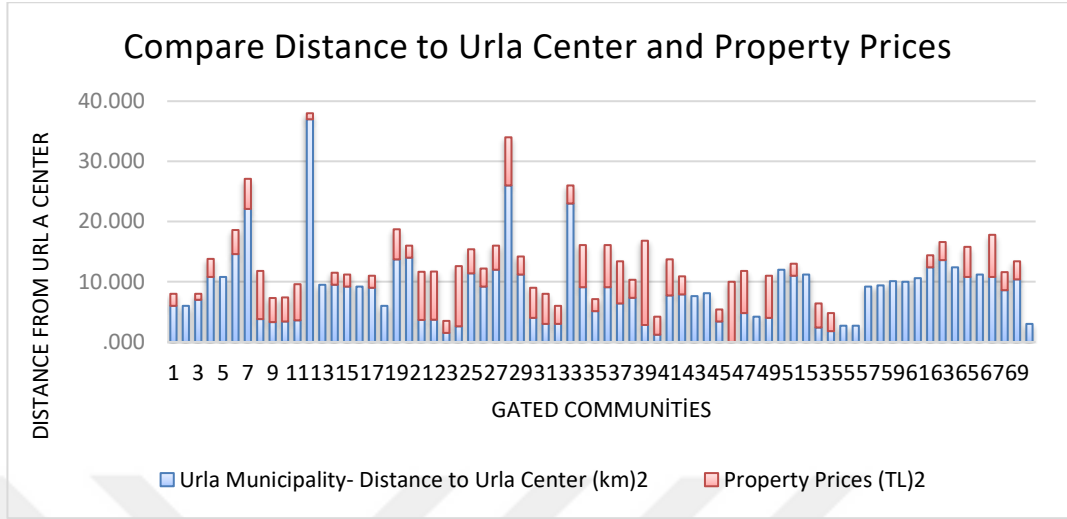


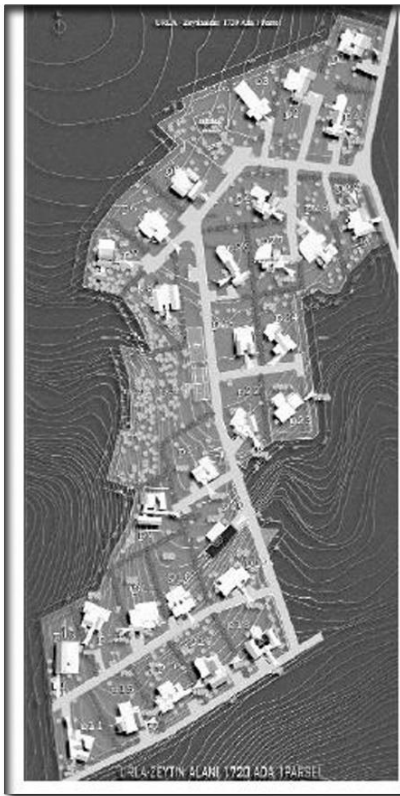
Table 20: Compare Distance and Property Prices, 2018

When the distance between the gated communities in Urla and the house property prices are compared, it has been determined that the property prices of the gated communities are the highest in the distance 5 km. to 15 km. Urla Centre.

Iltur Housing Building Cooperative which is the farthest distance to Urla Center to 37 km. and the property price is at the lowest value of 455.000 TL. There are 250 households on the gated community and the monthly fee is 130 TL.

Evzen houses are the closest gated community to the Urla Centre, property price is 950.000 TL. In the same terms Olive Hill Houses away from 2.6 km. to the center of Urla, property price is 2.600.000 TL. The property prices are high because of Urla Centre close to highway connection, close to the activities such as education, health, shopping in the central area.

OLIVE PARK HOUSES



Ownership	Location/Centrality/Prox.		Housing Production Typology					Housing Typology							
	Urla Municipality Distance to Urla Center (km)	Konak Square Distance to Fomir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee	EMSAL
OLIVEPARK (TRE İn. Tur.San. ve Tic. Ltd. Şti.)	9.10	30.0	2005	2007	ŞAHİN KILIÇ-DİRİN İŞER-ÖKAN TAŞKIRAN-İbrahim Deniz	TRE INVESTMENT	BUILDING CONSTRUCTOR PRODUCTION	300-450		DETACHED	30	1	3500000	1500	0.07

Figure 34: Information Sheet about Olivepark Houses

Total Built up Area

In terms of total square meters, the widest construction area is Sefaköy Site with 600 m². When all sites are considered, the average construction area is 286 m². Yağmurkent Site has the smallest total ground area with 40 m². Unlike in other gated communities, terrace house in Yelkenkaya has the biggest total floor area with 335 m². Average floor area is 110 m² in gated communities.



CHAPTER 5

DISCUSSION OF RESULTS

Urla is located in the western corridor of İzmir. With the master plan prepared in 1970, secondary estates and tourism areas were predicted in Urla. The later development plans made in 1970 allowed agricultural residences to be built on agricultural areas. As seen in the Urla Development Plan Provisions in 2001 (Urla's Plan Notes) ; the term of "Agricultural Housing Areas" have emerged. These areas have building permission of 5% to 7% of the total area, according to soil quality.

Most gated communities are located around the city center of Urla and on the peripheries of Urla. According to the notes of the Urla Development Plan 2001, building area could only take up to 5% or 7% of the total area and site-type buildings were built on these types of areas. So, Kekliktepe and Zeytinalanı were constructed as places where luxurious sites are located.

Apart from these provisions, gated communities that are located far away (around 22 kms) from Urla center, were constructed in Bademler, Balıklıova, Kuşçular, Yağcılar villages, which are built as secondary housing developments. These gated communities' zoning plan allowed the building area to be 15% of the total area, without any master plan. In this case, the average number of 6 gated communities were built forest and agricultural areas. These gated communities have only houses without any trade, business or other reinforcement areas. Thus, in these areas people have to satisfy their needs from the city centre. In addition, municipality has difficulty to provide and develop infrastructure to these areas.

In the research, the types of the houses in suburban areas and the housing production types were examined according to Tekeli (1982). There are 69 gated communities located in Urla. In the thesis, Urla Yenikent Cooperative was selected for evaluation as a single gated community which has the same

characteristics (building year, building areas etc.) with 14 other cooperatives in Urla. Those gated communities were mapped on the satellite image (Figure 28). As a result, approximately 79% of the gated communities are located on the north side of the highway. Gated communities are not located on the south of the highway as the south of the highway was declared as a natural protected area after 1995. Also the Urla Development Plan of 2001 approves construction rights up to 5-7% according to the soil class in the agricultural areas in the north of the highway. This situation oppose building gated communities south of highway. Also, after declared natural protected area decision; an increase in the number of gated communities at north of the highway took place. With this analysis, the factors affecting the construction of the gated communities were discussed during the construction years.

Gated communities construction years and locations were classified in the thesis. The housing production typologies of the gated communities are examined based on the license files obtained from the archives of the Municipality. In Urla, there are not any gated communities produced by housing development administration of Turkey. Gated communities determined that 26% produced by cooperative and 74% were produced by the contractor. Similarly, the housing types of the houses were also examined. Most of the houses produced by the cooperative were built in semi-detached, while most of the detached types of houses were produced by the contractor.

When the housing typologies in Urla are examined; concluded that detached and semi-detached house types are more than other types. This type of residential typology offers more private garden, and open space opportunities. As seen in the appendix 4; mostly detached and semi- detached house types located in Zeytinalanı and Kekliktepe.

The market values of gated communities and monthly fees of the houses were analysed. As seen in the appendix 3, the locations of the gated communities, total building areas and market price values were compared and factors affecting market prices were determined. The property prices are high close to the Urla Centre based on highway connection, proximity to the activities such as education, health, shopping in the central area.

Additionally, Othman and Saïds (2010) mentions some gated communities prefer cul-de-sac roads in their plan. This situation provides less traffic and more air pollution. Also, cul-de-sac designs allows flexibility and preserve natural features.

Considering the housing production types; observed that, cooperatives houses production type increased between 1990-2000, decreased after 2000. Cooperative house production have increased between 1990-2000 in order to reduce cost with the shareholding land, cheaper building materials, and common area use. In addition, as seen in the appendix 5, it was concluded that the cooperative house production types included mostly detached and semi-detached house types. In this case, both cost is the most important factor in cooperative house production type and the demand for maximum building also have an important role.

Also, according to François Pérouse and Daniş (2005) cooperatives have site plans; as the building owners cannot make additional buildings or additional rooms to their buildings, owners cannot even change the color of the facades. This situation causes a uniformity of the sites within the cooperative.

In this thesis, gated communities have mentioned as which are not accessible from outside. In the context of Blakely and Snyder (2001); Urla has both lifestyle communities, has own leisure activities, and prestige type of gated communities which are symbols of wealth and status for the residents.

Also in the context of Burke's (Baycan-Levent and Gülümser, 2007) study; third type of gated communities which is "secure suburban estates" can be identified in Urla, which a low-rise housing villas, using the same building material in its designs and including a small activity area.

CONCLUSION

This study mainly focused on urbanization and suburbanization concepts. How urbanization gets affected by both the pull and push factors and how suburbanization emerges as a result of urbanization, were discussed.

After 1980, urbanization has developed rapidly in Turkey. Transportation, communication and social and economic structure have also changed along with urbanization. This situation has changed the types of housing and location of land use. Cities tend to spread and sprawl. One consequence of this is the emergence of the low-density single family houses. Especially the single family houses scattered in the western part of Izmir played a dominant role in the development of the tourism corridor. With time, seasonal houses have been used permanently.

The households preferred living at the periphery of the city for pull factors like private garden with detached home and natural amenities, and push factors like traffics and heterogenous social environment. The push and pull factors influenced the people's preference.

According to Keleş (1998) urbanization cannot only be explained with population, but it can also be explained through changes in economical and social life. In this framework; when the urbanization process of Urla is considered; we observe both social and economic changes with population growth.

The complexity of the city has increased due to the fact that İzmir is the 3rd largest city of the country, the population is more than 4 million. Also, over population problems, stress, cost of living, rather distant interpersonal relations, the increases in marginal sectors, heterogeneous social environment, traffic and air pollution cause people to push from the urban to rural areas. These are push factors of the urbanization process that Gmelch and Zenner (2001) mentioned.

Despite push factors of urban areas, Urla has pull factors. Urla has been attractive with reasons of its location, proximity to the city center, as well as

having a sea shore in the north and south and natural amenities. Also, socially homogeneous population in pursuit of a quiet life, increasing car ownership and highway connectivity motivated more people and due to these pull factors, people preferred to live in Urla.

According to Mieszkowski and Mills (1993), two main theories have been forwarded in process of suburbanization which are “natural evolution” and “flight from blight”. In this context; Urla’s process is more susceptible to flight from blight theory. So; as the quality of life is higher in Urla, it has developed from the push factors of urban and the pull factors of Urla.

All the results obtained in the study can be related to the push factors of urbanization and the pull factors of suburbanization. And this situation continues. Pull factors such as security, private open spaces, and nicer environment attract people to live in gated communities in Urla. Also some forwarder factors allow this situation like, the construction of the highway, the increase in car ownership, the plan provisions of Urla etc.

When the case study Urla is considered, it is obvious that the gated communities affect agricultural lands. The demand of housing is provided on agricultural areas through local planning tools. In addition based on the inclusion of Urla in the Izmir Metropolitan Municipality in 2004, as mentioned in Chapter 4, a decrease has been observed in the number of gated communities.

The infrastructure and transportation requirements are other challenges of these gated communities. Local plan approvals are being made on plot basis and not reserving land for social and technical facilities.

Gated communities are obliged to leave approximately 40% areas to the public in their local plan according to the Construction Law no 3194. However, gated communities use the social space allocated to the public within their own. This situation is reflected negatively to Urla Municipality and the people living in the around gated community. The created social area is shared on behalf of the site and returns to the Municipality as expropriation burden. In addition, people cannot benefit from the social area because the social area is not accessible to public or gated communities closes the social areas to the outside.

In addition, with the mentioned Urla's plan notes, since the "site" type development construction is allowed in the agricultural areas; the agricultural areas are threatened in the area valid on the north side of the highway. Instead of using the land for agricultural purposes, the landowners are converting their land to a site through a contractor. This situation also attracts large investors to Urla. In Kekliktepe gated communities have increased where prestige is prominent.

The gated communities have brought a new population to Urla, but have not made any social and educational contribution in the agricultural areas. Private education and private health care services needs increased; The power of public scholl and public health services has decreased.

Although the gated communities advocates homogeneity; have brought along the sector that should serve the gated communities. The need unqualified personnel has increased for the maintenance, repair, security and gardening of the gated communities. These lower income groups have increased their needs such as housing and education and they benefit from the public education and public health services. Although gated communities advocate homogeneity, they cause heterogeneity.

According to François Pérouse and Daniş (2005), the construction of gated communities excludes their surroundings. Gated communities offer sterile and distinguished life inside. They isolate themselves with walls or natural thresholds in the life they provide. In addition, although gated communities are seen as homogeneous within themselves, it is stated that there are educational level, lifestyle, social-cultural differences within themself.

The gated community structures in Urla can be reconciled with the concept of new urbanism. It is a stream that has emerged in 1980s for more livable cities. This current has some principles. According to Duany, new urbanism is the most important planning movement of this century, it reforms the design of the built environment, and is about raising our quality of life and standard of living by creating better places to live. Also it has principles like walkability, connectivity, mixed-use and diversity, mixed housing, quality architecture and urban design,

traditional neighborhood structure, increased density, smart transportation, sustainability and quality of life.

According to Duany and Plater-Zyberk & Co (2014) New Urbanist cities can be designed in a way that suburban areas are located outside the cities, but closer than the rural areas to the centers. Suburban areas define the least dense and most purely residential sector of the neighborhood. Buildings have space with deep setbacks: common lawn and porch or fence (Duany Plater-Zyberk & Co., 2014). The cities are divided into six zones, which increase in intensity of development and decrease to the agrarian and untouched natural conditions. Also, the transect is a master planning tool that guides the placement and form of buildings and landscape, allocates uses and densities, and appropriately details civic spaces (Duany, 2000).

Urla's gated communities considered in this framework; gated communities have pedestrian friendly streets with some having cul-de-sac streets. Gated communities place emphasis on beauty, aesthetics, human comfort both for their interior and exterior designs. Some of the principles of New Urbanism are observed in the gated communities of Urla.

As discussed throughout the thesis, suburban cities emerged as new settlements by moving away from the push factors of the urban areas. Also, from the suburban areas, people can reach the city center via railway or transportation connection. However, Urla is a coastal district since the 19th century. Even though Urla has the characteristics of a suburban development in some of its parts, administratively it has been a designated district. In this way, Urla provides an exceptional case in the urban/suburban framework. Suburban areas define an area on the edge of a large town or city where people who work in the town or city often live, in dictionary definition. Although Urla is located away from the city centre on the peripheries of İzmir, it is a district rather than being a suburb. Urla has been perceived as a suburban city with increasing secondary housing constructions and gated communities with these features.

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ID	Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee	Source
		Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents			
1	YELKENKAYA	6.00	35.4	1978.00	1985	SALİH ZEKİ PEKİN - ÖZTÜRK BAŞARIR	NECATİ UZAKGÖREN	BUILDING CONSTRUCTOR PRODUCTION	126	63	SEMI-DETACHED	49	1	650000	100	http://www.floryagayrimenkul.com/konut-satilik/yazlik-izmir-urla-iskele-klima-3-1-oda-110m2/tgcLL0f80A=%7C%ne
		6.00	35.4	1978.00	1985	SALİH ZEKİ PEKİN - ÖZTÜRK BAŞARIR	NECATİ UZAKGÖREN	BUILDING CONSTRUCTOR PRODUCTION	355	355	TERRACE	10	3	UNKNOWN	UNKNOWN	UNKNOWN
2	GELİNKAYA	7.00	35.4	1987.00	1991	UNKNOWN	BEKİR YILDIZ	BUILDING CONSTRUCTOR PRODUCTION	104	52	ATTACHED	42	2	425000	150	http://www.emlakpazari.net/izmir-Urla-iskele-Satilik-Villa-emlak23580.html
3	ZEYTLİKÖY ARSA VE KONUT YAPI KOOPERATİFİ	10.80	40.1	1994.00	1995	ERBİL COŞKUNER	CENGİZ TOKLU - CAHİT BÜRKET	BUILDING CONSTRUCTOR PRODUCTION	160	65	DETACHED	60	1	850000	UNKNOWN	https://www.sahibinden.com/ilan/emlak-konut-satilik-cesmealtinin-oksjen-cenneti-zeytinlikoy-villalarinda-satilik-294051587/detay
4	ZEYTLİNLER ÇİFTLİK EVLERİ ARSA VE YAPI KOOPERATİFİ	10.80	40.1	1993.00	1994	CENGİZ BEKTAŞ	SÜLEYMAN AKIM	UNKNOWN	140	70	DETACHED	60	1	UNKNOWN	250	https://www.facebook.com/Zeytinler-Ciftlik-Evleri-IzmirUrla-330218319770/info?tab=page_info
5	ÇAMLITEPE KONUT YAPI KOOPERATİFİ	14.60	32.0	1992.00	1994	UNKNOWN	UNKNOWN	UNKNOWN	350	150	DETACHED	52	1	1062500	UNKNOWN	https://www.sahibinden.com/ilan/emlak-konut-satilik-urlada-site-icinde-mustakil-muhtesem-1000m-icinde-300m-5-plus villa-295799954/detay
6	ALTINKÖY ÇİFTLİK EVLERİ YAPI KOOPERATİFİ	22.10	48.7	1993.00	1995	UNKNOWN	UNKNOWN	COOPERATIVE	450	130	SEMI-DETACHED	269	1	1250000	UNKNOWN	http://www.altinkoyciftlikevleri.com/?page_id=19_ http://www.hurriyetemlak.com/konut-satilik/izmir-urlya-yagilar-emlakcidan-villa/detay?Param=C8Sze0.1if
7	S.S. SİRASELVİLER KONUT YAPI KOOP.	3.80	42.3	1995.00	1996	RAMAZAN YAPRAK	YAZLAR YAPI DENETİM	COOPERATIVE	294	196	DETACHED	110	1	2000000	700	https://www.sahibinden.com/ilan/emlak-konut-satilik-altinerden-urlya-sirasevliler-sitesinde-5-plus1-360-m2-luks-villa-292543608/detay
8	S.S. MENESKÖY KONUT YAPI KOOP.	3.30	38.8	1990.00	1991	ERBİL COŞKUNER	NECATİ UZAKGÖREN	COOPERATIVE	230	115	DETACHED	45	1	1000000	UNKNOWN	http://www.urlagayrimenkul.net/konut-satilik/villa-izmir-urlya-sira-kat-kaloriferi-6-2-oda-350m2/2lrXXlln45CQBLZHe
9	İTOKENT KONUT YAPI KOOPERATİFİ	3.40	39.1	1994.00	1995	CENGİZ TURHAN	İZMİR MÜHENDİSLİK	COOPERATIVE	360	200	DETACHED	246	1	1000000	700	http://www.itokent.org/2/
10	umutköy konut yapı kooperatifi	3.60	39.2	1990.00	1992	UNKNOWN	BÖNYAMIN ÖGÜNÇ	COOPERATIVE	120	120	DETACHED	123	1	1500000	UNKNOWN	http://www.milliyetemlak.com/ilandetay/49645-2074/urlya-umutkoy-ciftlik-evlerinde-cesme-villa-2015-ful-rozeta

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		Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents			
36	URLA YENİKENT KONUT YAPI KOOPERATİFİ (15 GATED INCLUDE)	#BAŞV!	#BAŞV!	UNKNOWN	UNKNOWN	S.S. URLA KONUT ÜRETİM YAPI	PROJE DANIŞMANLIK ARAŞTIRMA VE TAAHÜR	COOPERATIVE	#BAŞV!	#BAŞV!	SEMI-DETACHED	#BAŞV!	2	#BAŞV!	206	
37	ÇAMLİBEL ÖZYURT EVLERİ	7.33	26.9	UNKNOWN	UNKNOWN			BUILDING CONSTRUCTOR PRODUCTION	210	80	DETACHED	48	1	750000	UNKNOWN	http://www.milliyetemlak.com/ilan-detay/48712-418/urla-camlibel-konaklarinda-satilik-villa
38	SEFAKÖY EVLERİ (2)	2.82	33.8	2014.00	2016	MESKEN MİMARLIK	HAK İNŞAAT	BUILDING CONSTRUCTOR PRODUCTION	525	200	DETACHED	UNKNOWN	1	3725000	UNKNOWN	/konut-satilik/izmir-urula-yelaltiemlakcidan-villa/detay?sParam=a92hhP3aqpz2u6SxX15mJw=&new=1
39	EVZEN	1.20	32.1	2008.00	2011	DEMİRCE MİMARLIK	BAHADİR İNŞAAT	BUILDING CONSTRUCTOR PRODUCTION	230	110	SEMI-DETACHED	18	2	950000	UNKNOWN	http://3dkonut.com/evzen-urula/projesi_ http://www.mimarizm.com/ilki-yapi/evzen-villalari_123079
40	URLA KENT YAPI KOOPERATİFİ	7.73	41.7	UNKNOWN	2008	UNKNOWN	KÜÇÜKOĞLU YAPI	BUILDING CONSTRUCTOR PRODUCTION	250	180	DETACHED	40	1	1500000	300	http://www.hurriyetemlak.com/konut-satilik/izmir-urula-icmeler-emlakcidan-villa/detay?sParam=i258Pk3t
41	S.S. KIDALKENT KONUT YAPI KOOPERATİFİ	7.90	42.1	1995.00	1996	UNKNOWN	İLYAS ERBAŞ	COOPERATIVE	250	125	DETACHED	32	1	850000	UNKNOWN	tapularina-13-yil-sonrakavustu-izmir-725219h.htm_ http://www.hurriyetemlak.com/konut-satilik/izmir-urula-
42	YEŞİL BAHÇE SİTESİ	7.62	40.4	1994.00	2003	IŞIK MERCAN	UNKNOWN	BUILDING CONSTRUCTOR PRODUCTION	UNKNOWN	130	SEMI-DETACHED	26	2	UNKNOWN	UNKNOWN	http://yesilbahcesitesi.blogspot.com.tr/2008_09_01_archive.html
43	YEŞİL TEPELER SİTESİ	8.10	42.1	1993.00	1994	UNKNOWN	BÜLENT ÖZAR	BUILDING CONSTRUCTOR PRODUCTION	160	100	DETACHED	55	2	UNKNOWN	UNKNOWN	http://www.emlakarena.com/emlakarena/19329/urula_yesiltepe_sitesinde_satilik_full_villa_120_metrekarre_havuzlu_bahce_eli
44	ARKADIA	3.40	31.6	2000.00	2004	UNKNOWN	GAT-OL İNŞAAT	BUILDING CONSTRUCTOR PRODUCTION	250	150	DETACHED	33	1	625000	UNKNOWN	http://www.sahibinden.com/ilan/emlak-konut-satilik-izmir-in-antik-donem-ruhu-urula-nin-essiz-projesinde-son-4-villa-
45	BRYELA	3.2	29.4	2006.00	2013	EKE MİMARLIK	GYB İNŞAAT	BUILDING CONSTRUCTOR PRODUCTION	403	200	DETACHED	21	1	2500000	UNKNOWN	http://www.hurriyetemlak.com/konut-satilik/izmir-urula-yelaltiemlakcidan-mustakil-ev/detay?sParam=RV%2eJ2A6OMEn1HbXUUhPvQ==&new=1
46	FORTUNA	4.80	32.4	1995.00	2005	UNKNOWN	ÖZTEM YAPI	BUILDING CONSTRUCTOR PRODUCTION	400	250	DETACHED	19	1	1800000	450	

ID	Ownership	Location/Centrality/Proximity		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee	Source
		Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents			
47	TINAZ	4.20	31.8	2004.00	2005	UNKNOWN	KÜÇÜKOĞLU YAPI	BUILDING CONSTRUCTOR PRODUCTION	450	380	DETACHED	9	1	UNKNOWN	UNKNOWN	
48	YAMAÇ EVLER	4.00	31.0	UNKNOWN	2009	UNKNOWN	UNKNOWN	BUILDING CONSTRUCTOR PRODUCTION	300	150	DETACHED	16	1	1750000	UNKNOWN	http://www.rezerve.best/property-item/butik-bir-site/
49	GÜVENEMREM	12.00	44.0	2005.00	2006	UNKNOWN	GÜNDÜZ ÖZÇAM	BUILDING CONSTRUCTOR PRODUCTION	113	55	SEMI-DETACHED	34	1	UNKNOWN	UNKNOWN	
50	YEŞİLOBA COOPERATIVE	11.00	46.4	1992.00	1994	UNKNOWN	ERGENEKON KURT	COOPERATIVE	140	80	DETACHED	50	1	620000	350	https://www.sahibinden.com/ilan/emlak-konut-satilik-yesiloba-da-cennet-kosesi-rezerve-den-213833531/detay
51	KUĞU SESİ COOPERATIVE	11.20	46.5	1995.00	1997	UNKNOWN		COOPERATIVE	270	150	DETACHED	10	1	UNKNOWN	UNKNOWN	
52	ZEREN (YASEMİN)	2.40	31.4	2007.00	2009	UNKNOWN	TEPEKULE YAPI DENETİM	BUILDING CONSTRUCTOR PRODUCTION	380	180	DETACHED	36	1	1000000	650	http://www.nurriyetemlak.com.tr/konut-satilik/izmir-uraltintas-emlakcidan-villa/detay?sParam=MSLnRiA
53	NERGİS	1.80	29.6	2007.00	2008	UNKNOWN	MŞB İNŞAAT	BUILDING CONSTRUCTOR PRODUCTION	280	75	SEMI-DETACHED	12	2	860000	UNKNOWN	http://www.nurriyetemlak.com.tr/konut-satilik/izmir-urayenikent-emlakcidan-villa/detay?sParam=JjipE5hM
54	KUĞU	2.70	32.4	2005.00	2011	TURGAY BAKIR	EGE YAPI İNŞAAT	BUILDING CONSTRUCTOR PRODUCTION	386	20	DETACHED	20	1	UNKNOWN	UNKNOWN	http://konuttimes.com/uraltintas-emlakcidan-villa/detay?sParam=JjipE5hM
55	TOPTETE KYBELE EVLERİ	2.70	34.6	1998.00	1999		SEFA OKAY	BUILDING CONSTRUCTOR PRODUCTION	270	180	DETACHED	9	1	UNKNOWN	250	http://www.nurriyetemlak.com.tr/konut-kiralik/izmir-urayenice-emlakcidan-villa/detay?sParam=az4ssoFgX
56	S.S.EGE DENİZİ YAPI KOOPERATİFİ	9.20	29.9	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	COOPERATIVE	UNKNOWN	48	DETACHED	51	1	UNKNOWN	UNKNOWN	

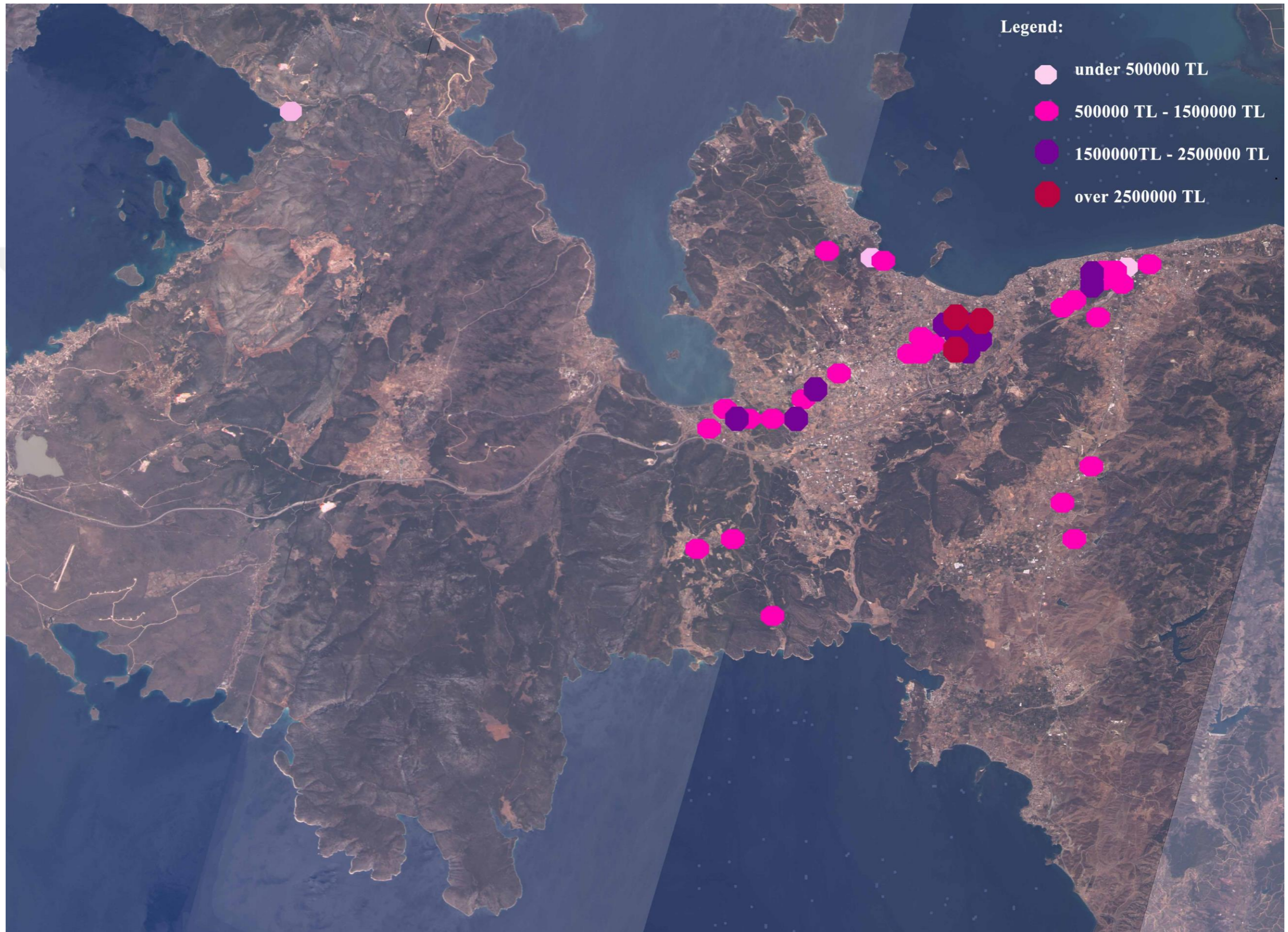
ID	Ownership	Location/Centrality/Proximity		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee	Source
		Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents			
57	CANYUVA	9.40	30.2	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	BUILDING CONSTRUCTOR PRODUCTION	UNKNOWN	UNKNOWN	SEMI-DETACHED	40	2	UNKNOWN	UNKNOWN	
58	EGELİ 1	10.10	31.2	1996.00	1996	HÜSEYİN EGELİ	URNA LECT US	BUILDING CONSTRUCTOR PRODUCTION	220	140	DETACHED	10	1	UNKNOWN	UNKNOWN	http://www.egeli-1-eyleri.com.tr/proje/zevitalani-egeli-1-eyleri/3096
59	EGELİ 2	10.00	31.1	UNKNOWN	UNKNOWN	HÜSEYİN EGELİ	URNA LECT US	BUILDING CONSTRUCTOR PRODUCTION	UNKNOWN	UNKNOWN	DETACHED	20	1	UNKNOWN	UNKNOWN	https://www.youtube.com/watch?v=Y1oXj4hKnGM
60	EGELİ 3	10.60	31.3	2003.00	2004	HÜSEYİN EGELİ	URNA LECT US	BUILDING CONSTRUCTOR PRODUCTION	UNKNOWN	UNKNOWN	DETACHED	19	1	UNKNOWN	1000	http://www.zingat.com/ur-la-zevitalani-nda-luks-villa-150321
61	SAKLIKENT	12.40	32.6	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	BUILDING CONSTRUCTOR PRODUCTION	190		DETACHED	32	1	700000	650	https://www.sahibinden.com/ilan/emlak-konut-satilik-zevitalaninda-havuzlu%2Cmukemmel-satilik-yazlik-192232502/detay
62	YORÇAM	13.60	29.8	1999.00	2000		AYGIT İNŞAAT	BUILDING CONSTRUCTOR PRODUCTION	280	160	DETACHED	7	1	900000	1000	
63	ZEYTİN KONAKLARI	12.40	30.1	UNKNOWN	UNKNOWN	VURAL İNŞAAT	UNKNOWN	BUILDING CONSTRUCTOR PRODUCTION	260	200	DETACHED	10	1	UNKNOWN	UNKNOWN	
64	ÇAMLIBELEN	10.80	31.4	1999.00	UNKNOWN	UNKNOWN	UNKNOWN	BUILDING CONSTRUCTOR PRODUCTION	250	175	DETACHED	13	1	1500000	1200	http://www.hurriyetemlak.com/konut-satilik/izmir-ur-la-zevitalani-emlakcidan-villa/detay?sParam=NNI20%2eMwedNxiHIYOnISQGO=&new=1 https://www.sahibinden.com/ilan/emlak-konut-satilik-muhtesem-bir-sitede-nezih-yasam-eokhan-uec-den-rezerve-212973892/detay

ID	Ownership	Location/Centrality/Proximity		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee	Source
		Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents			
65	GÜVENLER	11.20	31.1	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	BUILDING CONSTRUCTOR PRODUCTION	180	100	DETACHED	20	1	UNKNOWN	UNKNOWN	
66	15 EVLER	10.80	29.6	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	BUILDING CONSTRUCTOR PRODUCTION	400	160	DETACHED	14	1	1800000	1000	https://www.sahibinden.com/ilan/emlak-konut-satilik-urula-da-site-icinde-villa-281803190/detay
67	MEGAPOL URLA	8.60	42.0	2012.00	2015	UNKNOWN	TRE İNŞAAT	BUILDING CONSTRUCTOR PRODUCTION	203	102	SEMI-DETACHED	182	2	925000		http://www.hurriyetemlak.com/konut-satilik/izmir-urula-icmeler-sahibinden-villa/detay?sParam=16-8YXLaibAvs6Bhm9QOGw==
68	DOĞA PARK EVLERİ (KALABAK)	10.40	32.2	2009.00	2010	TAŞKIN AKAY	RTA AKAY İNŞAAT	BUILDING CONSTRUCTOR PRODUCTION	250	120	DETACHED	46	1	850000	350	https://www.sahibinden.com/ilan/emlak-konut-satilik-cennetten-bir-kose-guvenlikli-havuzlu-sitede-245468010/detay
69	BELLA VİSTA KONAKLARI	3.00	31.0	UNKNOWN	2014		SÜSLER İNŞAAT SAN. VE TİC. A.Ş.	BUILDING CONSTRUCTOR PRODUCTION	400	180	DETACHED	9	1	2500000	750	https://www.sahibinden.com/ilan/emlak-konut-satilik-kekliktepe-bella-vista-konaklarinda-son-2-villa-553983649/detay

APPENDIX-2



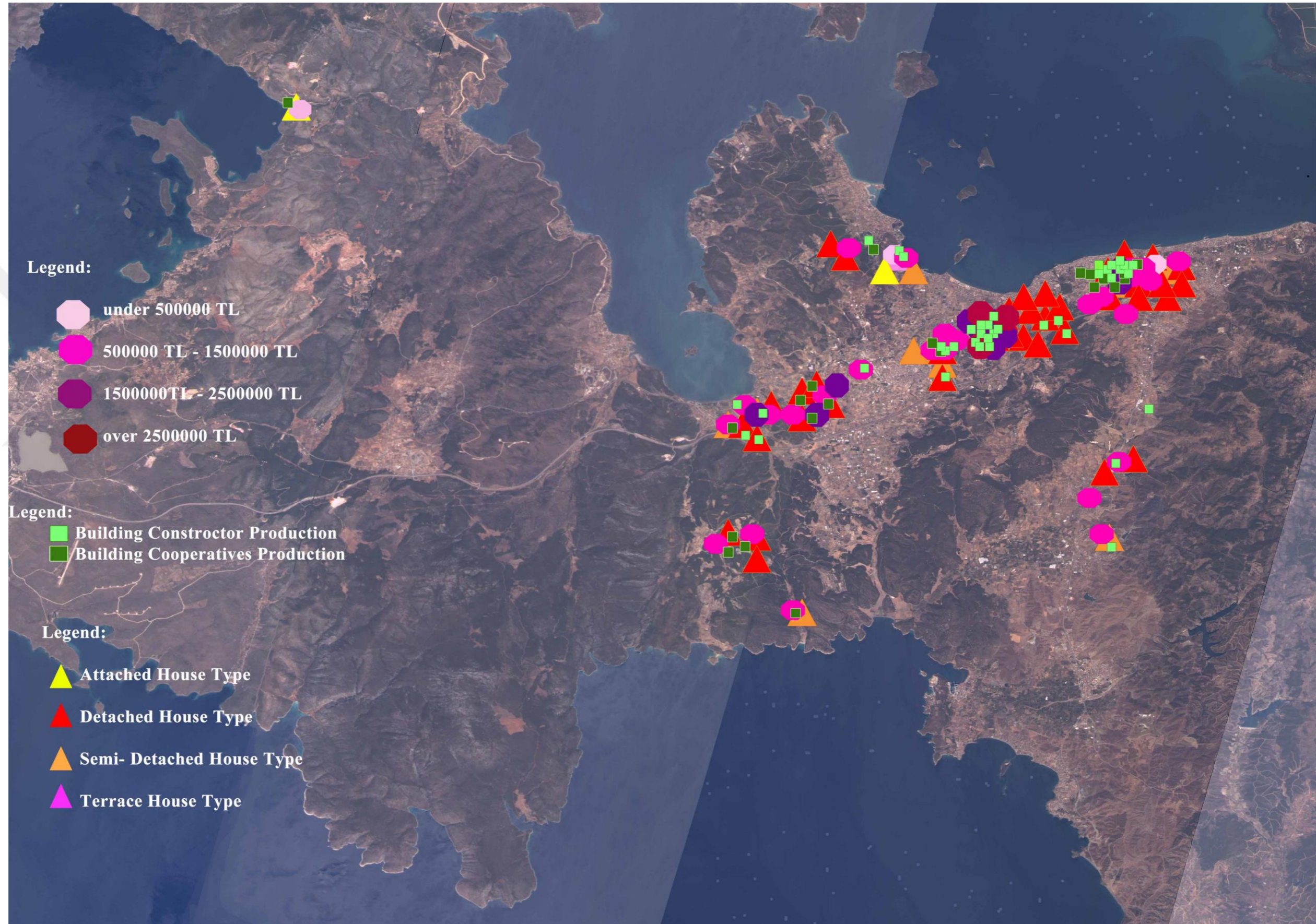
APPENDIX-3



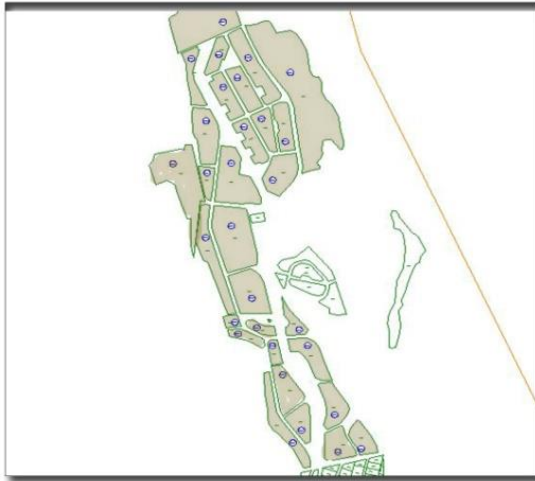




APPENDIX-6

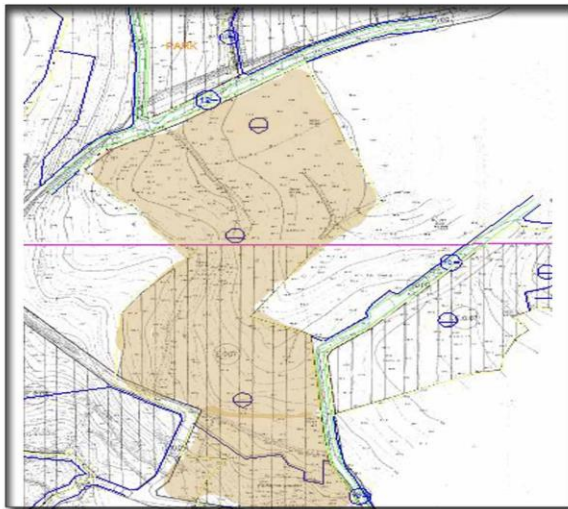


ALTINKOY HOUSES



Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee
	Uria Municipality - Distance to Uria Center (km)	Konak Square - Distance to Izmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents		
ALTINKOY CIFTLIK EVLERI YAPI KOOPERATIFI	22.10	48.7	1993	1995	UNKNOWN	UNKNOWN	COOPERATIVE	450	130	SEMI-DETACHED	269	1	1250000	UNKNOWN

ARKADIA HOUSES



Ownership	Location/Centrality/Prox.		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee	
	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents			
ARKADIA	3.40	31.6	2000.00		2004	UNKNOWN	GAT-OL İNŞAAT	BUILDING CONSTRUCTOR PRODUCTION	250	150	DETACHED	33	1	625000	UNKNOWN

BELLA VISTA HOUSES



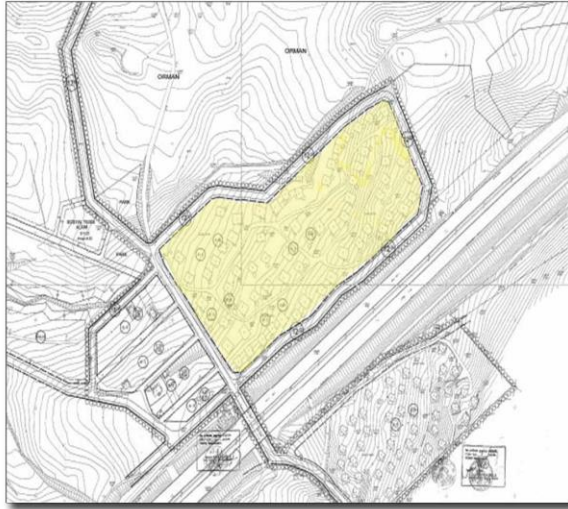
Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology						
	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
BELLA VISTA KONAKLARI	3.00	31.0	UNKNOWN	2014		SUSLER İNŞAAT SAN. VE TİC. A.Ş.	BUILDING CONSTRUCTOR PRODUCTION	400	180	DETACHED	9	1	2500000	750

CAN YUVA HOUSES



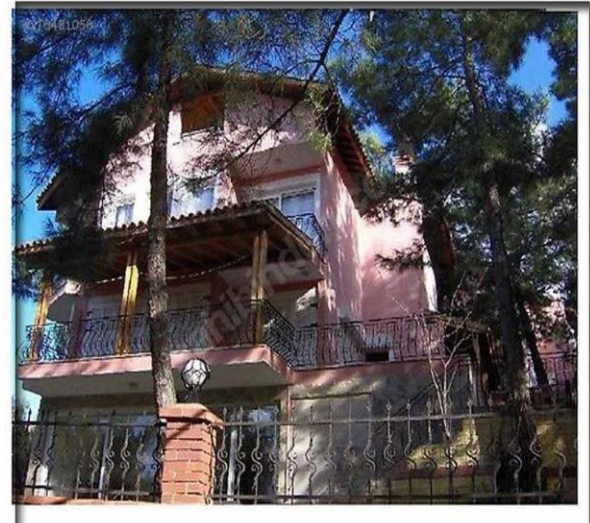
Ownership	Location/Centrality/Proximity		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee
	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents		
CANYUVA	9.40	30.2	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	BUILDING CONSTRUCTOR PRODUCTION	250	123	SEMI-DETACHED	40	2	UNKNOWN	UNKNOWN

ÇAMKENT HOUSES



Ownership	Uria Municipality - Distance to Uria Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
ÇAMKENT YAPI KOOPERATIFI	6.00	33.0	1997.00	1998	HATICE YENİŞEHİR	MEHMET ÖZBAY	COOPERATIVE	232	116	DETACHED	66	1	2200000	250

ÇAMLİBEL



Ownership	Location/Centrality/Proximity		Housing Production Typology				Housing Typology					Property Prices (TL)	Monthly Maintenance Fee	
	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses			Number of Residents
ÇAMLİBEL ÖZYURT EVLERİ	7.33	26.9	UNKNOWN	UNKNOWN			BUILDING CONSTRUCTOR PRODUCTION	210	80	DETACHED	48	1	750000	UNKNOWN

ÇAMLIBELEN HOUSES



Ownership	Location/Centrality/Proximity		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee
	Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents		
ÇAMLIBELEN	10.80	31.4	1999.00	UNKNOWN	UNKNOWN	UNKNOWN	BUILDING CONSTRUCTOR PRODUCTION	250	175	DETACHED	13	1	1500000	1200

ÇAMYUVA HOUSES



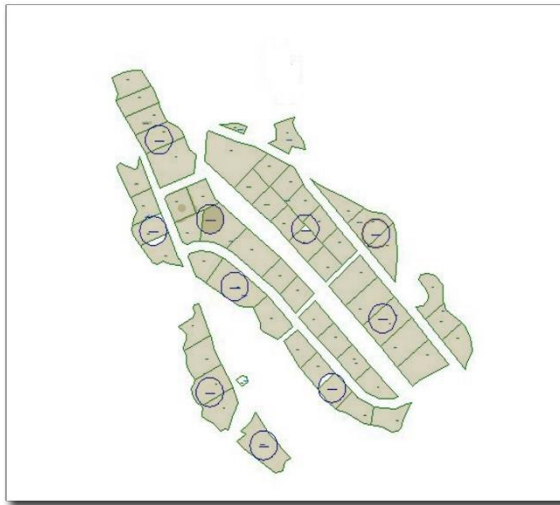
Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee
	Uzla Municipality Distance to Uzla Center (km)	Konak Square Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents		
ÇAMYUVA HOUSES	11.40	28.6	UNKNOWN	2002	UNKNOWN		BUILDING CONSTRUCTOR PRODUCTION	135	270	DETACHED	24	1	1100000	

ÇAMYUVA RUSTİK HOUSES



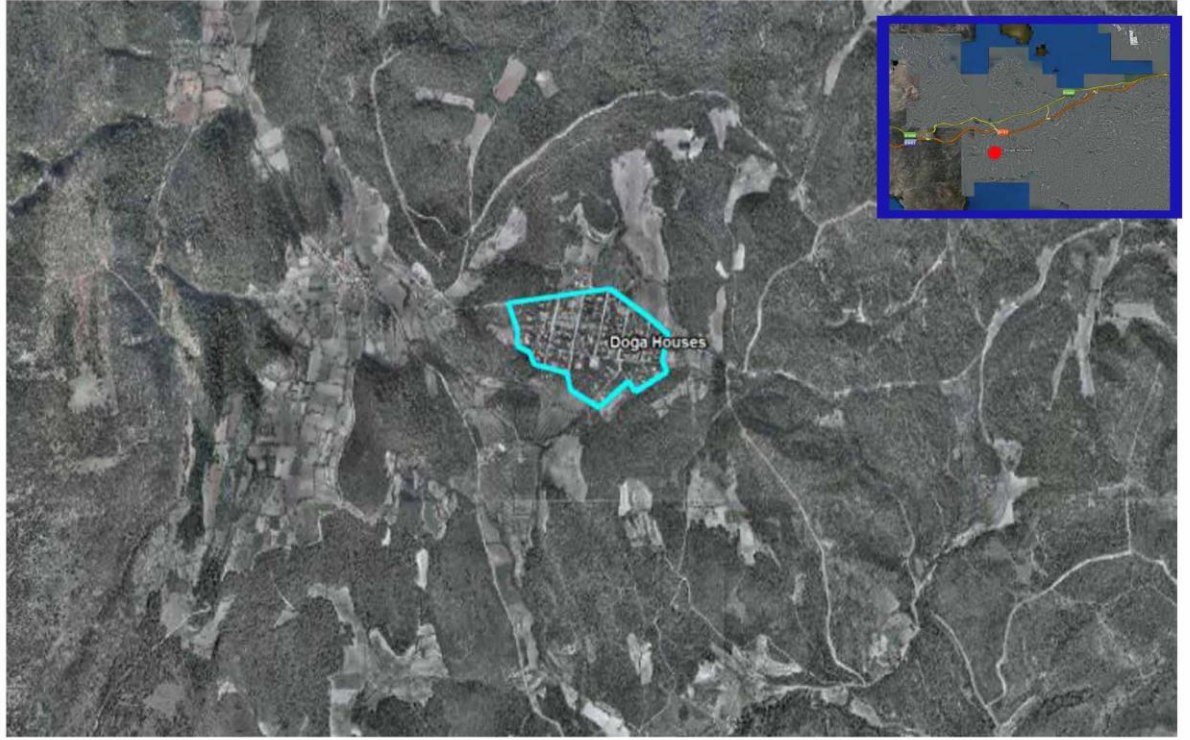
Ownership	Location/Centrality/Proximity		Housing Production Typology				Housing Typology							
	Urfa Municipality - Distance to Urfa Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
ÇAMYUVA RUSTİK HOUSES	12.00	28.0	1999.00	2002	UNKNOWN	UNKNOWN	BUILDING CONSTRUCTOR PRODUCTION	250	180	DETACHED	17	1	1190000	UNKNOWN

CAMLITEPE HOUSES



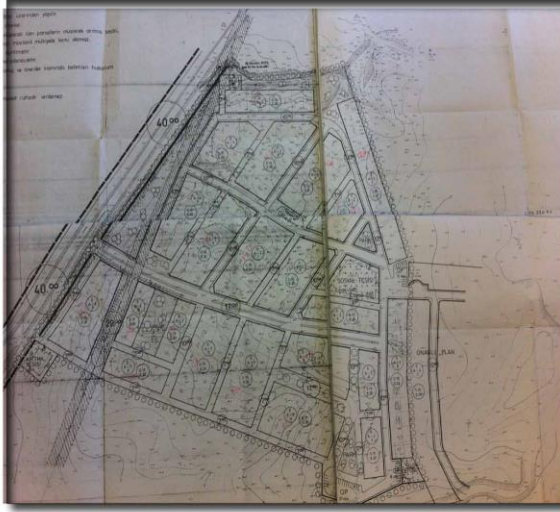
Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee
	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents		
ÇAMLITEPE KONUT YAPI KOOPERATIFI	14.60	32.0	1992	1994	UNKNOWN	UNKNOWN	UNKNOWN	350	150	DETACHED	52	1	1062500	UNKNOWN

DOĞA ÇİFTLİK HOUSES



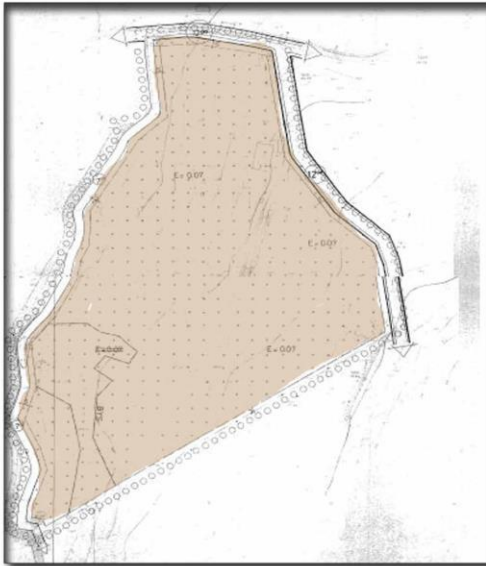
Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee
	Urfa Municipality - Distance to Urfa Center (km)	Konak Square - Distance to İmiz Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents		
DOĞA ÇİFTLİK EVLERİ (Yağcılar)	23.00	47.0	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	BUILDING CONSTRUCTOR PRODUCTION	160		DETACHED	83	1	880000	UNKNOWN

DOĞA EVLERİ BADEMLER



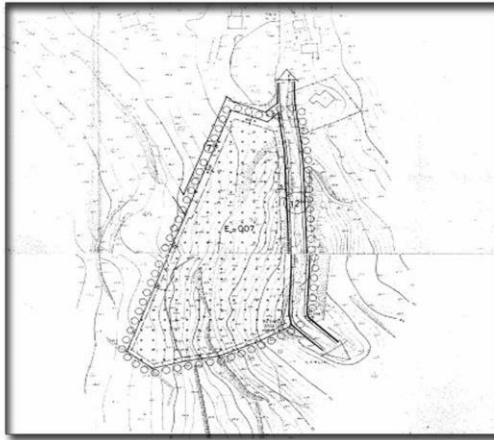
Ownership	Location/Centrality/Prox.		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee
	Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents		
DOĞA EVLERİ SİTESİ	14.00	37.0	2000.00	2002	UNKNOWN	SERHAT AKBAY	BUILDING CONSTRUCTOR PRODUCTION	160	75	DETACHED	15	1	530000	175

DOĞA PARK HOUSES



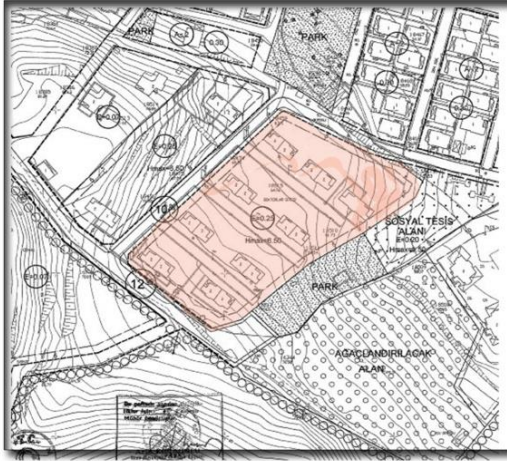
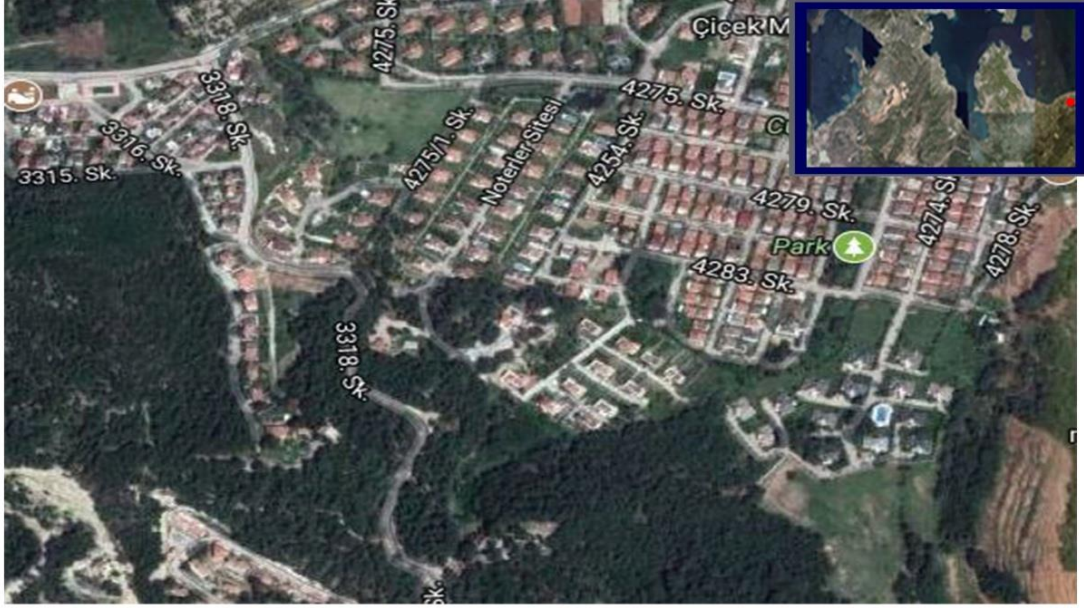
Ownership	Location/Centrality/Proximity		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee
	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents		
DOĞA PARK EVLERİ (KALABAK)	10.40	32.2	2009.00	2010	TABRİN AKAY	ETA AKAY İZMİR	BUILDING CONSTRUCTOR PRODUCTION	220	120	DETACHED	45	1	850000	210

DOĞUŞ HOUSES



Ownership	Location/Centrality/Proximity		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee
	Urfa Municipality - Distance to Urfa Center (km)	Konak Square - Distance to İsmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents		
DOĞUŞ ÇİFTLİK EVLERİ	3.00	40.0	1995.00	1996		GÜRBÜZ ÖZÇAM	BUILDING CONSTRUCTOR PRODUCTION	180	100	DETACHED	12	1	850000	UNKNOWN

DOKTORLAR HOUSES



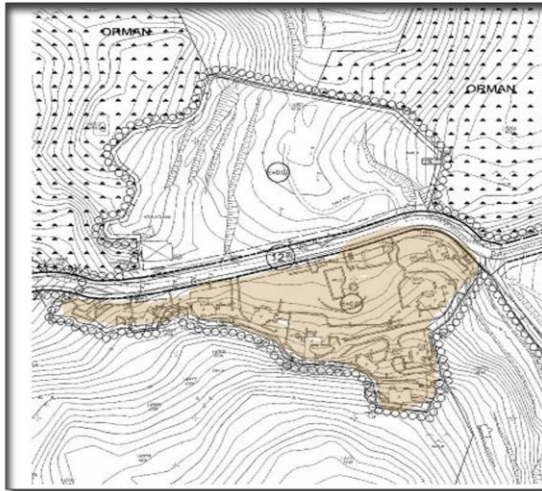
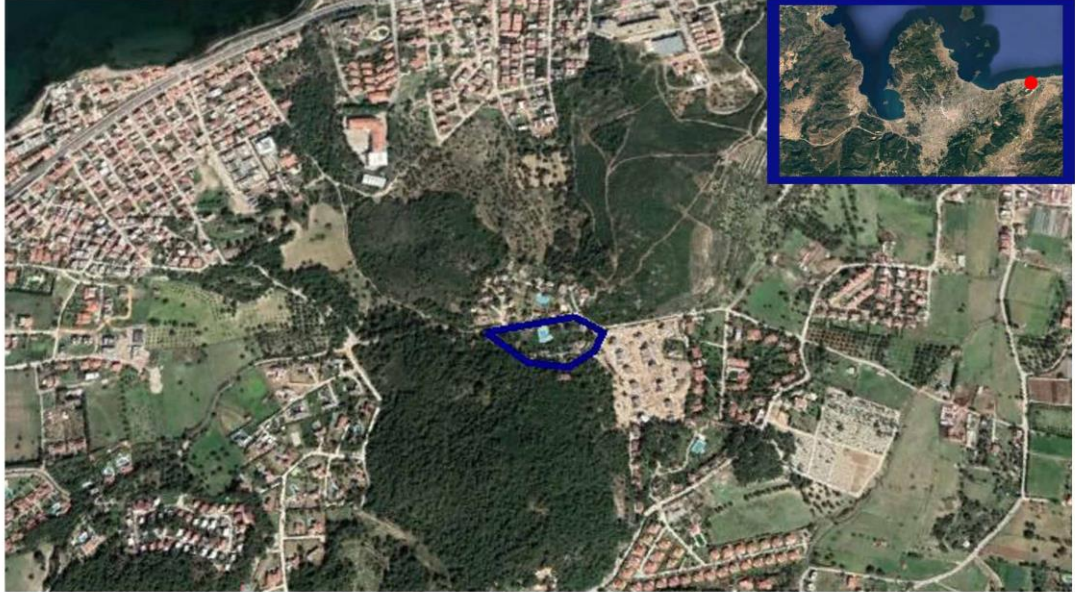
Ownership	Urula Municipality - Distance to Urula Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
S.S. URLA ÇAMLIK DOKTORLAR KONUT YAPI KOOP.	9.20	28.8	1993.00	1994	UNKNOWN	UNKNOWN	COOPERATIVE	160	70	DETACHED	22	2	552500	150

DÖRT MEVSİM HOUSES



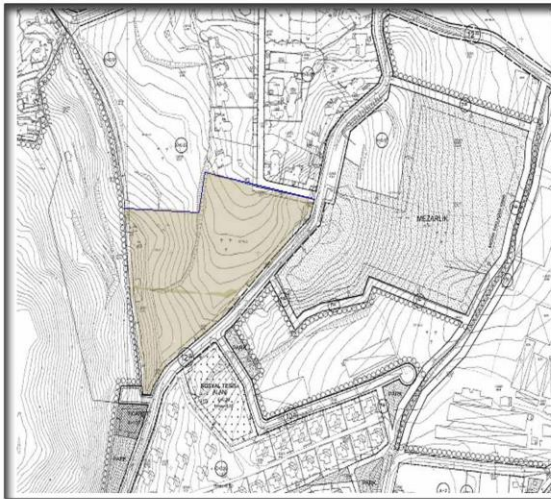
Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology						
	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to Izmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
DÖRT MEVSİM SİTESİ	11.20	29.2	1992.00	1993		BUNYAMİN ÖĞÜNCÜ	BUILDING CONSTRUCTOR PRODUCTION	220	160	DETACHED	34	1	850000	UNKNOWN

EGELİ 1 HOUSES



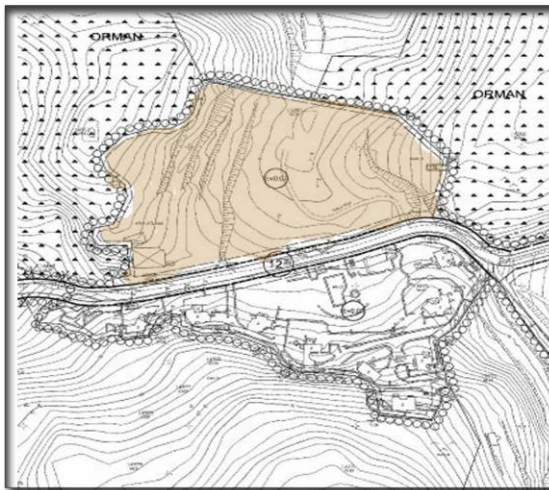
Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee
	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents		
EGELİ 1	10.10	31.2	1996.00	2000	HÜSEYİN EGELİ	URNA LECTUS	BUILDING CONSTRUCTOR PRODUCTION	220	140	DETACHED	10	1	UNKNOWN	UNKNOWN

EGELİ 2 HOUSES



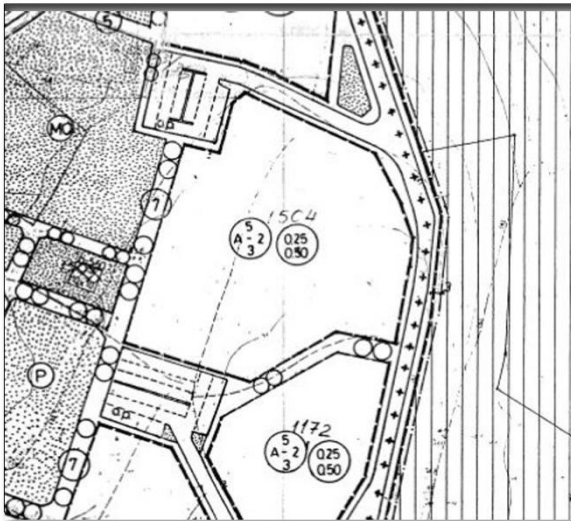
Ownership	Location/Centrality/Prox		Housing Production Typology				Housing Typology							
	Uria Municipality - Distance to Uria Center (km)	Konak Square - Distance to Izmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
EGELİ 2	10.00	31.1	UNKNOWN	2014.00	HÜSEYİN EGELİ	URNA LECTUS	BUILDING CONSTRUCTOR PRODUCTION	350	150	DETACHED	18		UNKNOWN	UNKNOWN

EGELİ 3 HOUSES



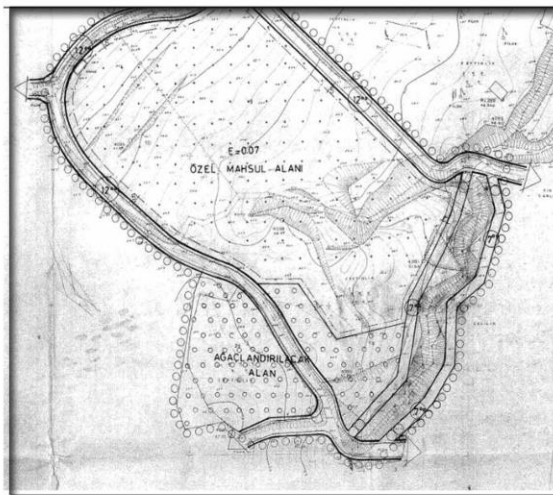
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	Uria Municipality - Distance to Uria Center (km)	Konak Square - Distance to Jamir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
EGELİ 3	10.60	31.3	2003.00		HÜSEYİN 2004 EGELİ	URNA LECTUS	BUILDING CONSTRUCTOR PRODUCTION	260	120	DETACHED	19	1	2800000	1000

EVZEN HOUSES



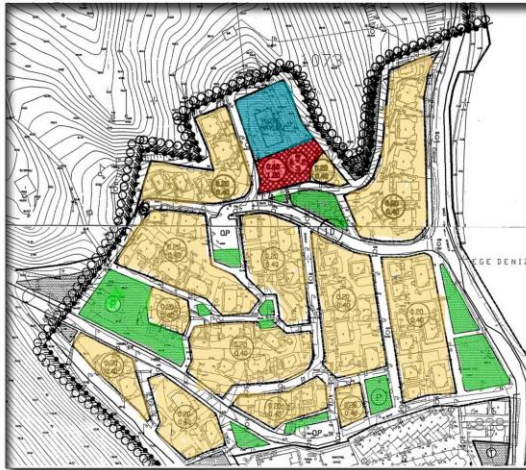
Ownership	Location/Centrality/Prox.		Housing Production Typology				Housing Typology					Property Prices (TL)	Monthly Maintenance Fee	
	Urfa Municipality - Distance to Urfa Center (km)	Konak Square - Distance to İmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses			Number of Residents
EVZEN	1.20	32.1	2008.00	2011	DEMİRCE MİMARLIK	BAHADİR İNŞAAT	BUILDING CONSTRUCTOR PRODUCTION	230	110	SEMI-DETACHED	18	2	950000	UNKNOWN

FORTUNA HOUSES



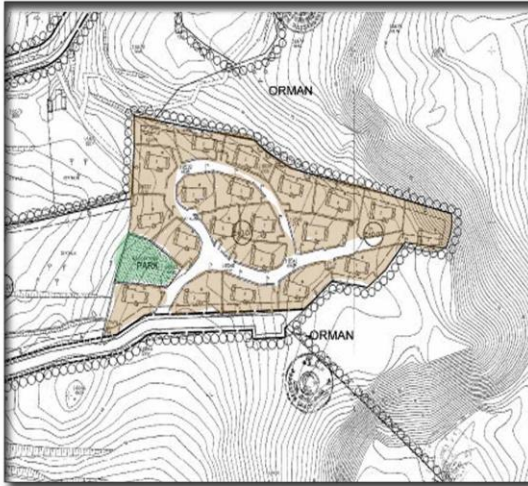
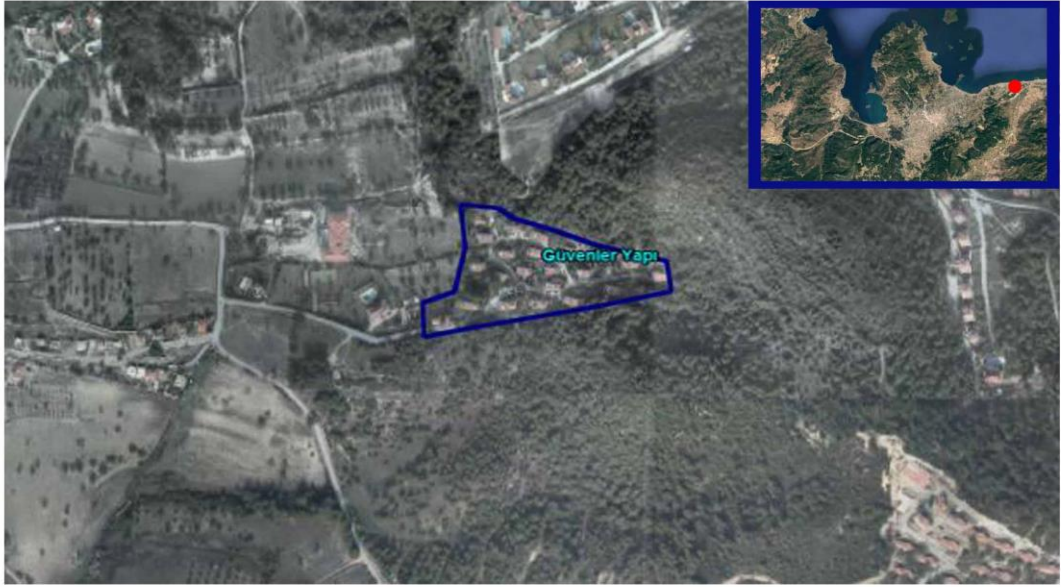
Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee
	Urla Municipality-Distance to Urla Center (km)	Konak Square-Distance to Izmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents		
FORTUNA	4.80	32.4	1995.00		2005 UNKNOWN	ÖZTEM YAPI	BUILDING CONSTRUCTOR PRODUCTION	400	250	DETACHED	19	1	1800000	450

GELINKAYA HOUSES



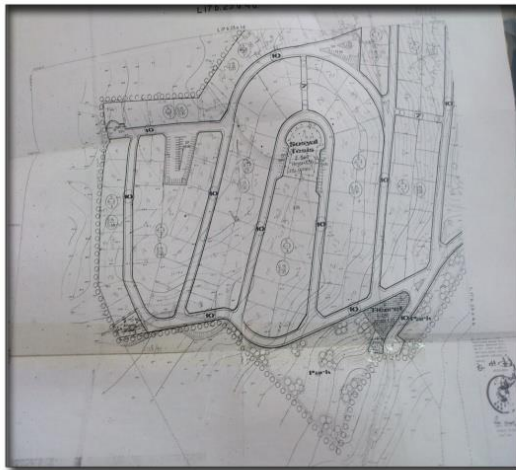
Ownership	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
GELINKAYA	7.00	35.4	1987	1991	UNKNOWN	BEKİR YILDIZ	BUILDING CONSTRUCTOR PRODUCTION	104	52	ATTACHED	42	2	425000	150

GÜVENLER HOUSES



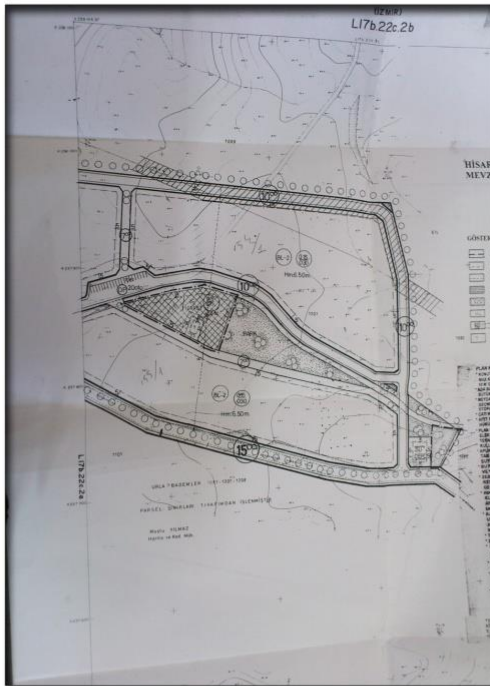
Ownership	Location/Centrality/Prox.		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee
	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İsmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents		
GÜVENLER	11.20	31.1	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	BUILDING CONSTRUCTOR PRODUCTION	180	100	DETACHED	20	1	UNKNOWN	UNKNOWN

HEKIMKOY HOUSES



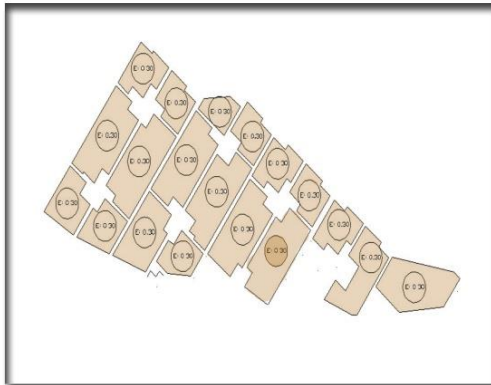
Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee	EMSAL
	Uria Municipality Distance to Uria Center (km)	Konak Square - Distance to Izmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents			
BADEMLER HEKIMKOY KONUT YAPI KOOP.	9.20	30.0	2003	2004	UNKNOWN	BARIŞ SABANCI	BUILDING CONSTRUCTOR PRODUCTION	260	180	DETACHED	96	1	1200000	300	E: 0.30

HISAR HOUSES



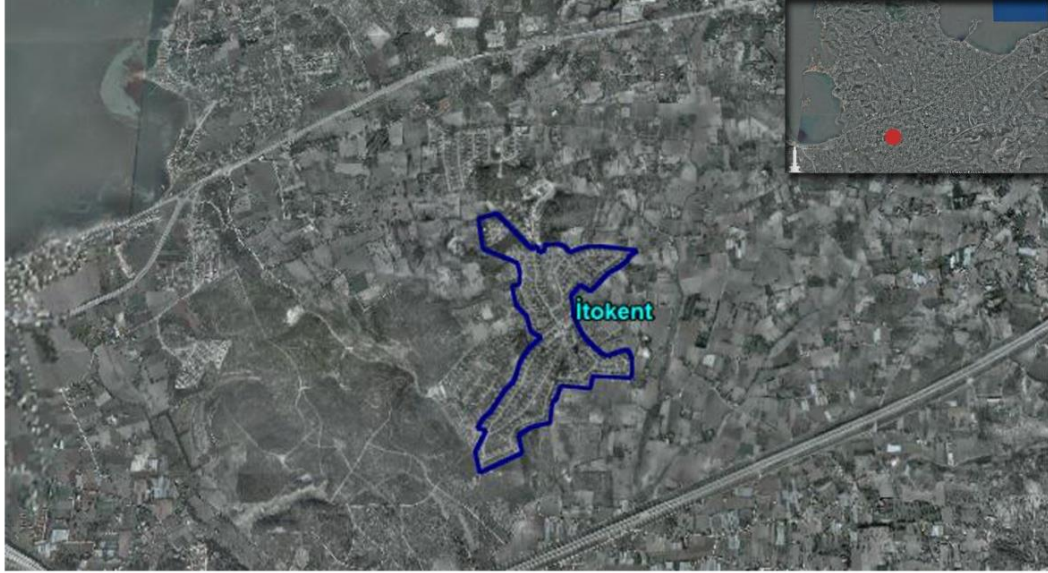
Ownership	Location/Centrality/Prox		Housing Production Typology				Housing Typology					Property Prices (TL)	Monthly Maintenance Fee	EMSAL	
	Uzla Municipality - Distance to Uzla Center (km)	Konak Square - Distance to Izmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses				Number of Residents
HISAR EVLERI SITESI (BADEMLER)	9.10	29.8	2006	2006	TURHAN AKBAYIR	UNKNOWN	BUILDING CONSTRUCTOR PRODUCTION	453	180	DETACHED	56	1	1950000	1500	E. 0.30

İLTUR



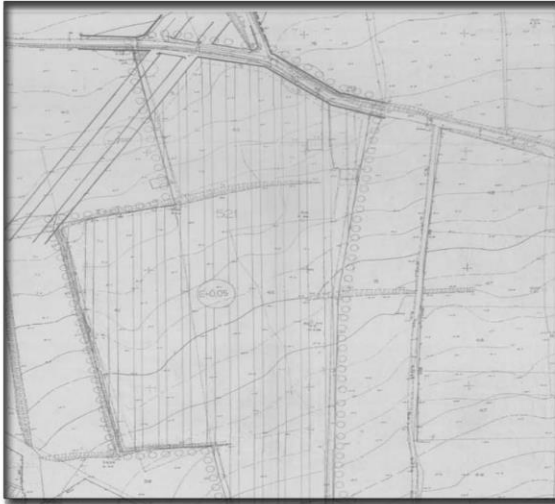
Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology						
	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
S. S. Garenca Site İşletme Kooperatifi (İLTUR)	37.00	72.0	1990	UNKNOWN	UNKNOWN	UNKNOWN	COOPERATIVE	110	65	ATTACHED	250	2	455000	130 TL

ITOKENT



Ownership	Location/Centrality/Proximity		Housing Production Typology					Housing Typology						
	Uria Municipality - Distance to Urla Center (km)	Konak Square - Distance to Izmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
ITOKENT KONUT YAPI KOOPERATIFI	3.40	39.1	1994	1995	CENGLZ TURHAN	İZMİR MÜHENDİSLİK	COOPERATIVE	360	200	DETACHED	246	1	1000000	700

KIDALKENT



Ownership	Location/Centrality/Prox		Housing Production Typology				Housing Typology					Property Prices (TL)	Monthly Maintenance Fee	
	Ura Municipality Distance to Ura Center (km)	Konak Square-Distance to İmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses			Number of Residents
S.S. KIDALKENT KONUT YAPI KOOPERATİFİ	7.90	42.1	1995.00	1996	UNKNOWN	İLYAŞ ERBAŞ	COOPERATIVE	250	125	DETACHED	32	1	850000	UNKNOWN

KUĞU HOUSES



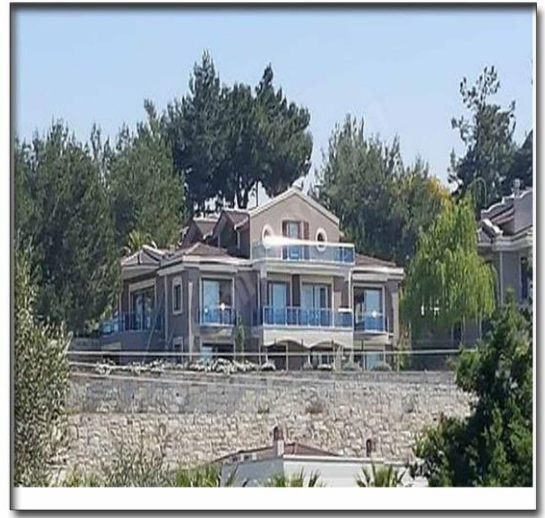
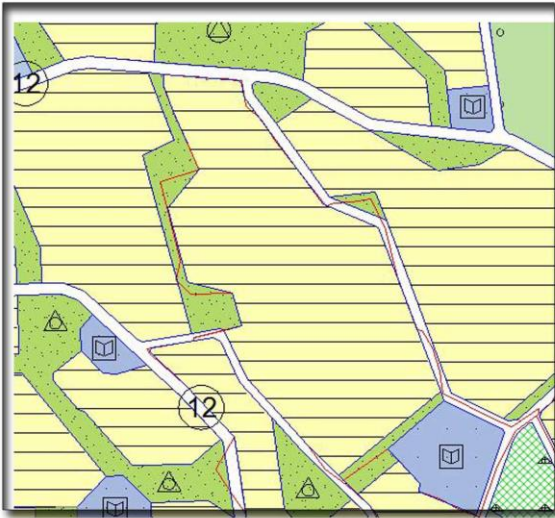
Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee
	Urla Municipality-Distance to Urla Center (km)	Konak Square-Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents		
KUĞU	2.70	32.4	2005.00	2011	TURGAY BAKIR	EGE YAPI İNŞAAT	BUILDING CONSTRUCTOR PRODUCTION	386	20	DETACHED	20	1	UNKNOWN	UNKNOWN

MENESKÖY



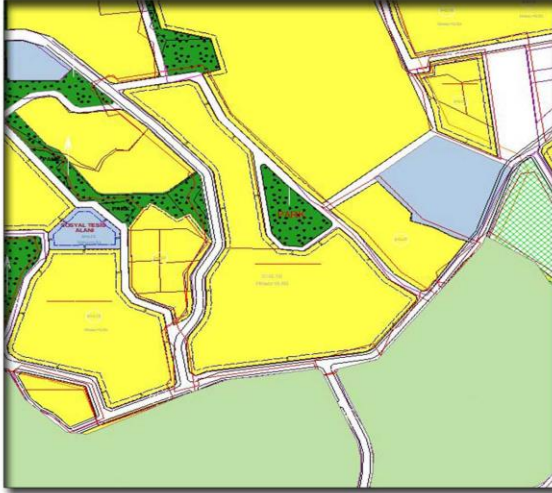
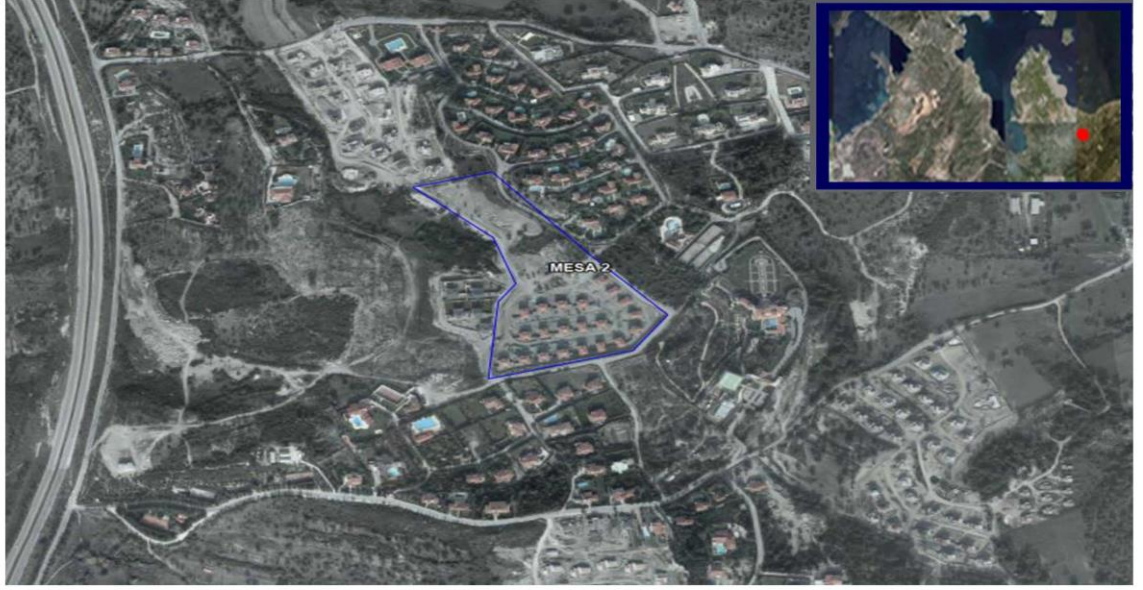
Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee
	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents		
S.S. MENESKÖY KONUT YAPI KOOP.	3.30	38.8	1990.00	1991	ERBİL COŞKUNER	NECATİ UZAKGÖREN	COOPERATIVE	230	115	DETACHED	45	1	1000000	UNKNOWN

MESA HOUSES



Ownership	Location/Centrality/Proximity		Housing Production Typology				Housing Typology							
	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
MESA1 EVLERİ	3.66	33.5	2005.00	2008	MUNLU-T.L.DEMİRDONDE	UNKNOWN	BUILDING CONSTRUCTOR PRODUCTION	422	200	DETACHED	30	1	2270000	1500

MESA 2 HOUSES



Ownership	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İznir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
MESA 2 EVLERİ	3.70	34.6	2007.00	2009	Y.DEMİR - MÜNİC - T.L.DEMİR DİNDE	UNKNOWN	BUILDING CONSTRUCTOR PRODUCTION	175	320	DETACHED	21	1	2000000	UNKNOWN

NERGİS HOUSES



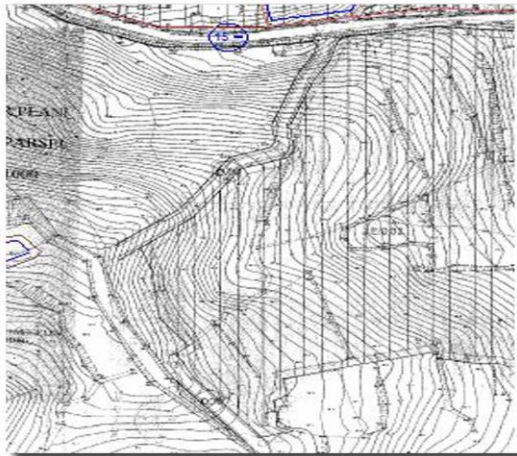
Ownership	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İznir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
NERGİS	1.80	29.6	2007.00	2008	UNKNOWN	MSB İNŞAAT	BUILDING CONSTRUCTOR PRODUCTION	280	75	SEMI-DETACHED	12	2	860000	UNKNOWN

NOTERLER HOUSES



Ownership	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İsmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
İZNYOM ARSA VE YAPI KOOP. (NOTERLER SİTESİ)	9.50	28.0	1993.00	UNKNOWN	UNKNOWN	UNKNOWN	COOPERATIVE	236	118	DETACHED	30	1	675000	250

OLIVE HILL HOUSES



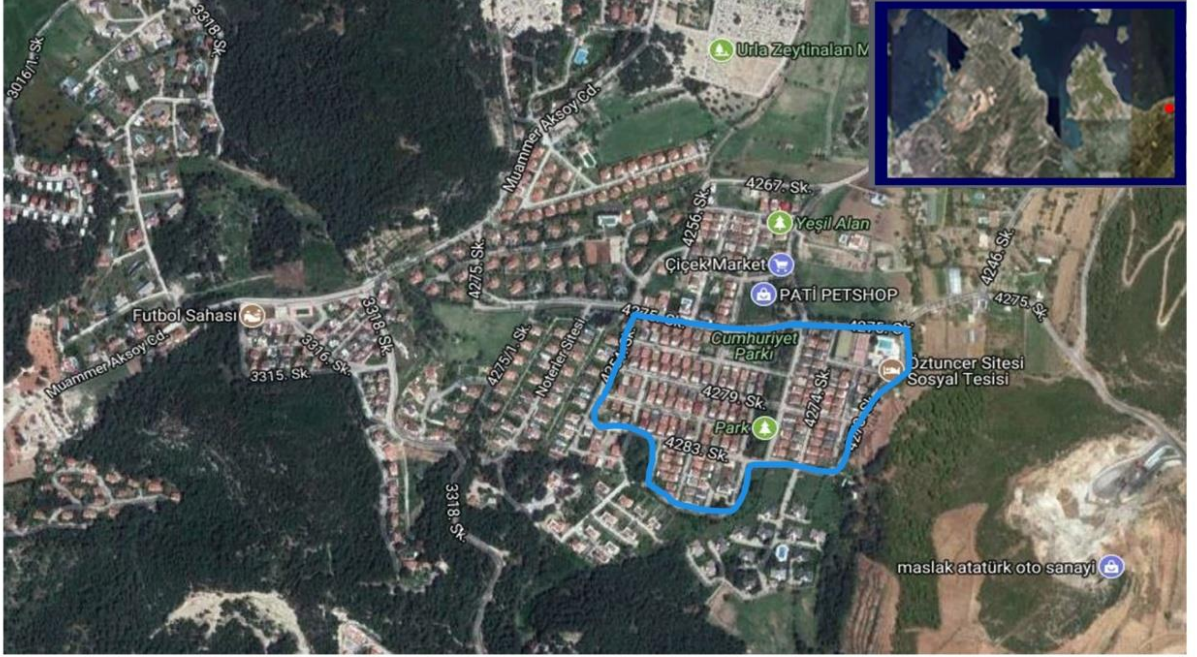
Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology						
	Uria Municipality - Distance to Uria Center (km)	Konak Square - Distance to Femi Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
OLIVE HILL HOUSES (BATI YAKASI ESKI_KEKLIKTEPE)	2.6	35.4	UNKNOWN	2012	UNKNOWN	UNKNOWN	BUILDING CONSTRUCTOR PRODUCTION	210	375	DETACHED	24	1	2600000	UNKNOWN

OLIVE PARK HOUSES



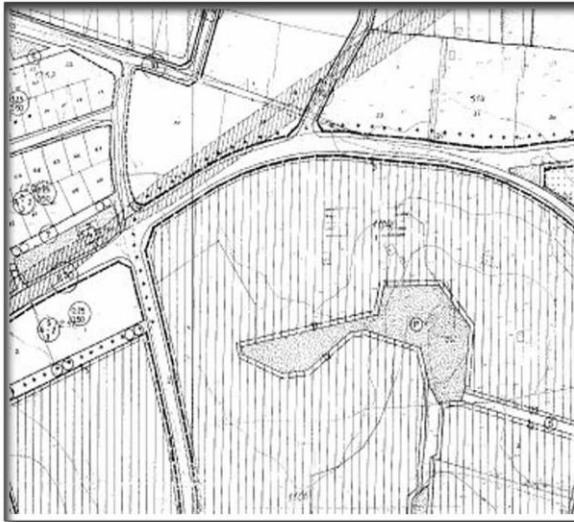
Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology							
	Urfa Municipality - Distance to Urfa Center (km)	Konak Square - Distance to İmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee	EMS-L
OLIVEPARK (TRE İnş. Tur. San. ve Tic. Ltd. Şti.)	9.10	30.0	2005	2007	İsmail Kaşp- Dürin Söer- Okan Tajlan- İbrahim Deniz	TRE INVESTMENT	BUILDING CONSTRUCTOR PRODUCTION	300-450		DETACHED	30	1	3500000	1500	0.07

OZTUNCERLER HOUSES



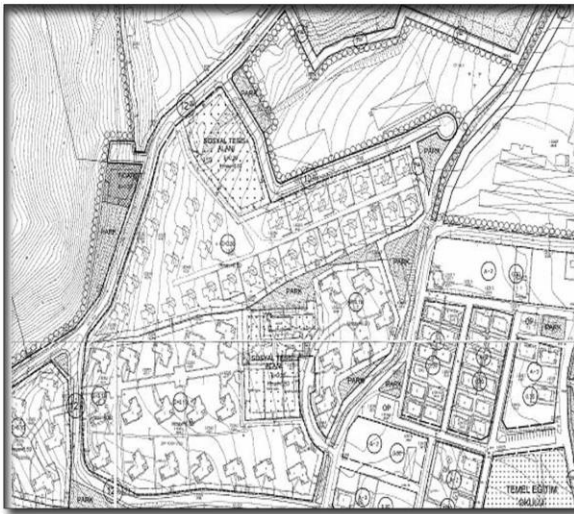
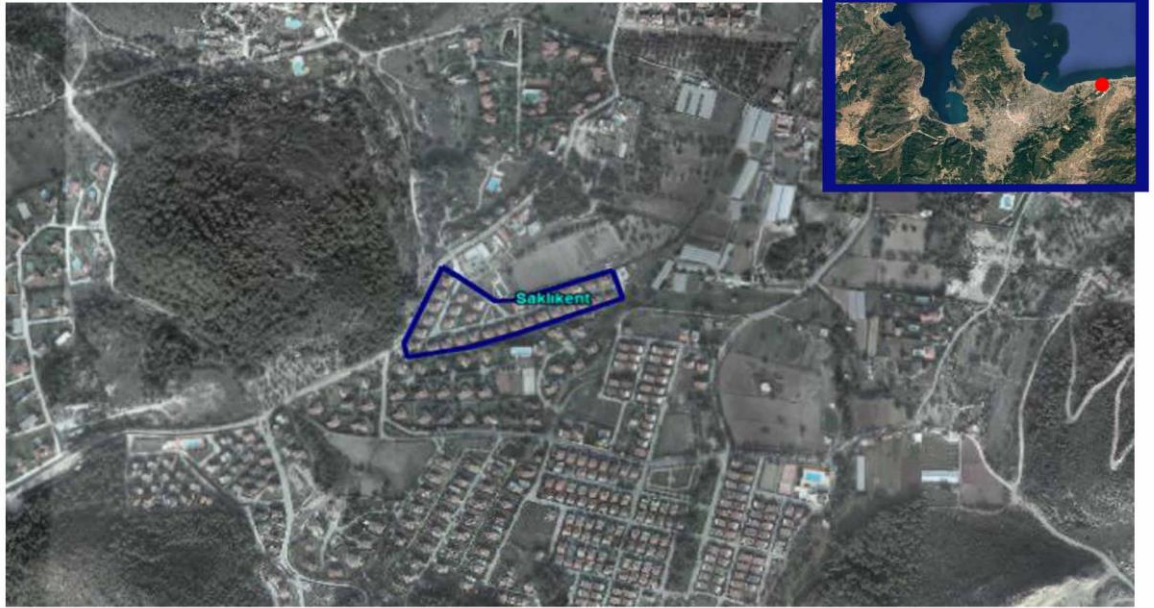
Ownership	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
S.S. ÖZTUNCER SİTESİ İŞLETME KOOPERATİFİ	9.00	29.9	1997.00	2001	UNKNOWN	UNKNOWN	COOPERATIVE	240	120	DETACHED	175	UNKNOWN	575000	160

ÖZGÜR KENT



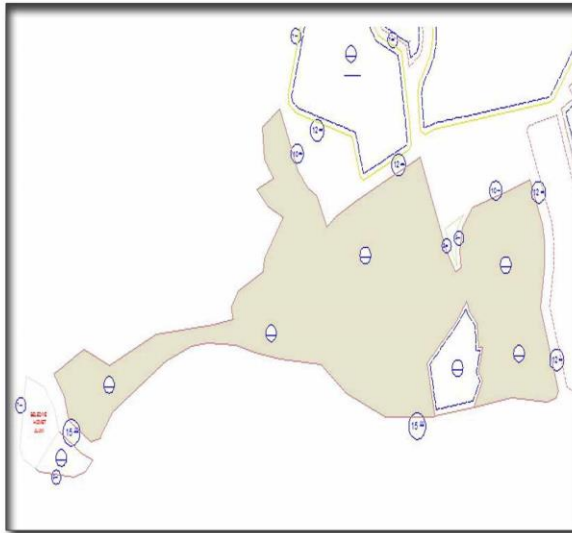
Ownership	Location/Centrality/Proximity		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee
	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents		
ÖZGÜR KENT KONUT YAPI KOOP.	1.50	34.2	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	COOPERATIVE	80	180	SEMI-DETACHED	42	1	520000	180

SAKLIKENT HOUSES



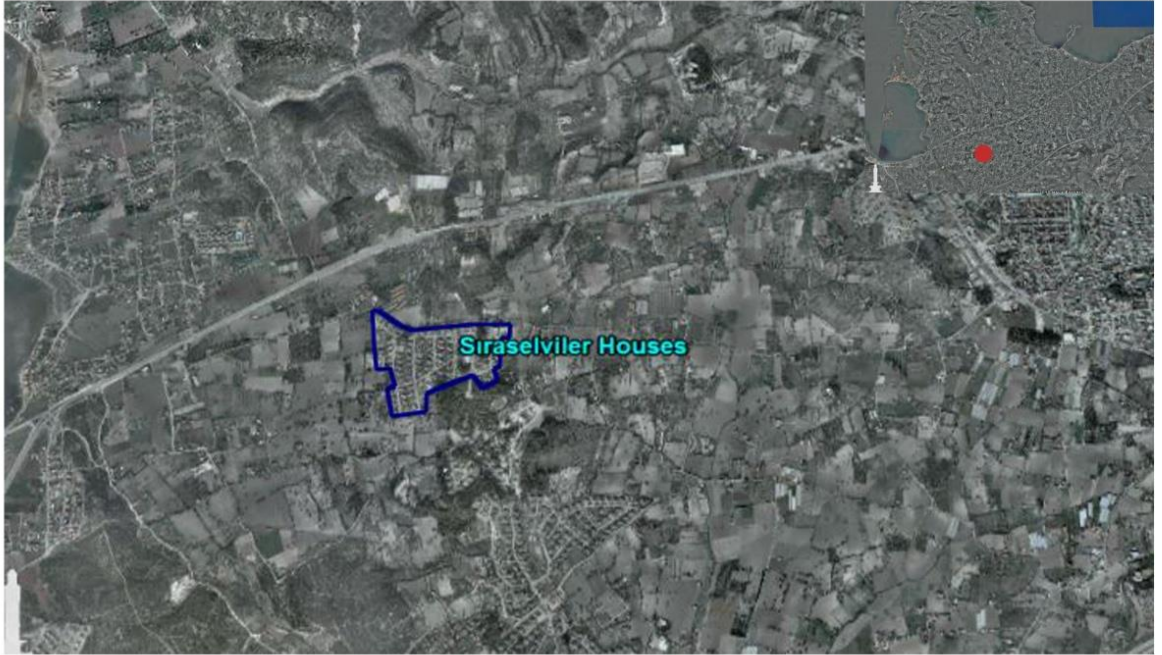
Ownership	Location/Centrality/Prox.		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee
	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents		
SAKLIKENT	12.40	32.6	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	BUILDING CONSTRUCTOR PRODUCTION	190		DETACHED	32	1	700000	650

SEFAKÖY



Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee
	Uria Municipality - Distance to Uria Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents		
SEFAKÖY EVLERİ	2.82	33.8	2014.00	2016	MERKEN İMMARLIK	HAK İNŞAAT	BUILDING CONSTRUCTOR PRODUCTION	525	200	DETACHED	UNKNOWN	1	3725000	UNKNOWN

SIRASELVILER



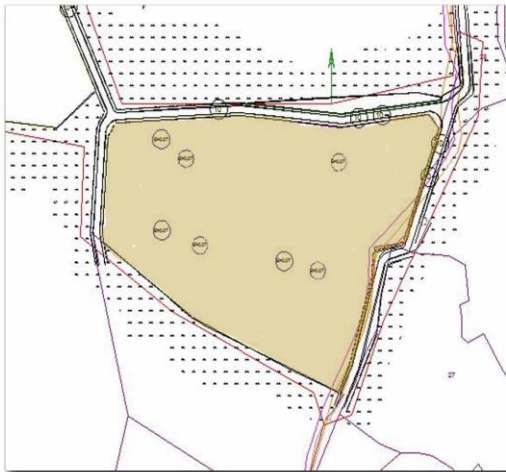
Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee
	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents		
S.S. SIRASELVILER KONUT YAPI KOOP.	3.80	42.3	1995	1996	RAMAZAN YAPRAK	YAZLAR YAPI DENETİM	COOPERATIVE	294	196	DETACHED	110	1	2000000	700

ŞERİFAĞA HOUSES (5 HOUSES)



Ownership	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
ŞERİFAĞA (5) HOUSES	3.00	40.0	2006.00	2013	AKS FAHARİM VE MİMARLIK	REHBER YAPI DENETİM	BUILDING CONSTRUCTOR PRODUCTION	312	180	DETACHED	5	1	1350000	UNKNOWN

ŞİRİNOBA HOUSES



Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology						
	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to Izmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
ŞİRİNOBA EVLERİ	5.12	37.6	1996.00	2000	UNKNOWN	LEDA İNŞAAT	BUILDING CONSTRUCTOR PRODUCTION	240	100	DETACHED	32	1	620000	350

TOPTEPE-KYBELE HOUSES



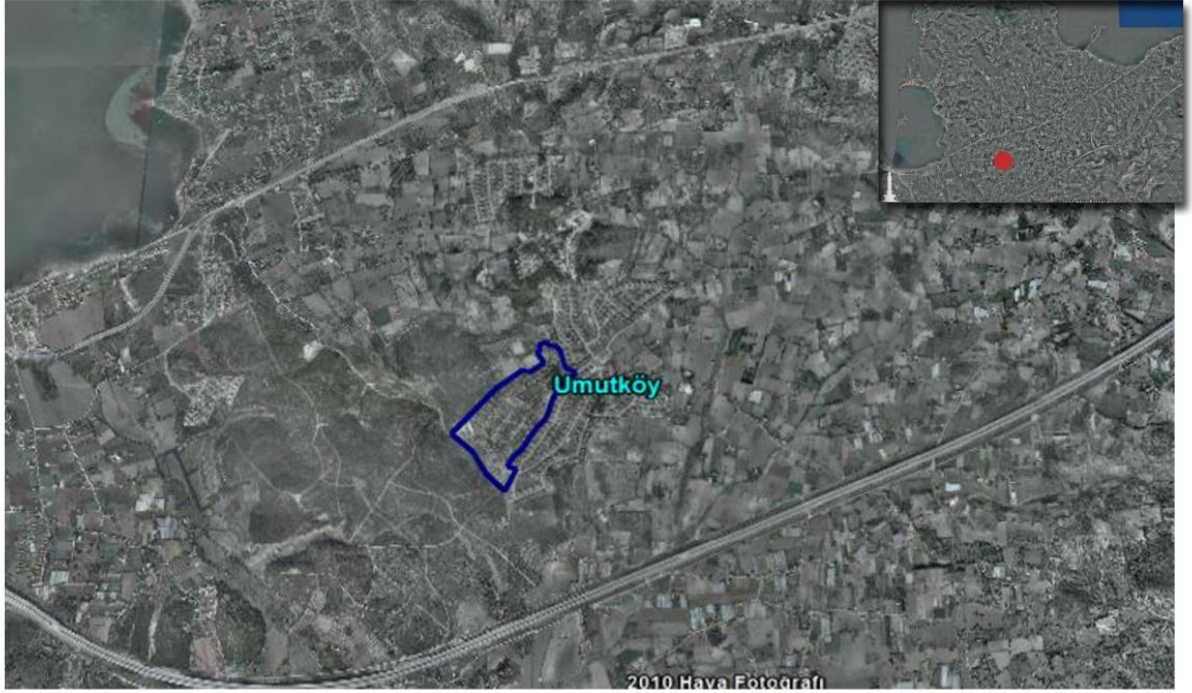
Ownership	Location/Centrality-Price		Housing Production Typology				Housing Typology					Property Price (TL)	Monthly Maintenance Fee	
	City Municipality	Konak Square - Distance to Etila Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses			Number of Residents
TOPTEPE KYBELE EVLERI	2.70	34.6	1998.08	1999		BEFA OKAY	BUILDING CONSTRUCTOR PRODUCTION	270	180	DETACHED	8		UNKNOWN	200

TINAZ HOUSES



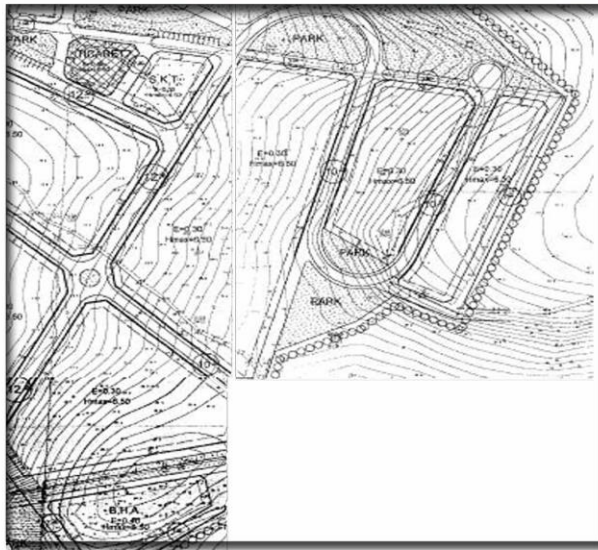
Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee
	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to Izmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents		
BRYELA	3,2	29,4	2006.00		EKE MİMARLIK	GYB İNŞAAT	BUILDING CONSTRUCTOR PRODUCTION	403	200	DETACHED	21	1	2500000	UNKNOWN

UMUTKÖY



Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee
	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents		
UMUTKÖY KONUT YAPİ KOOPERATİFİ	3.60	39.2	1990	1992	UNKNOWN	BÜNYAMİN ÖĞÜNC	COOPERATIVE	120	120	DETACHED	123	1	1500000	UNKNOWN

URLA KENT



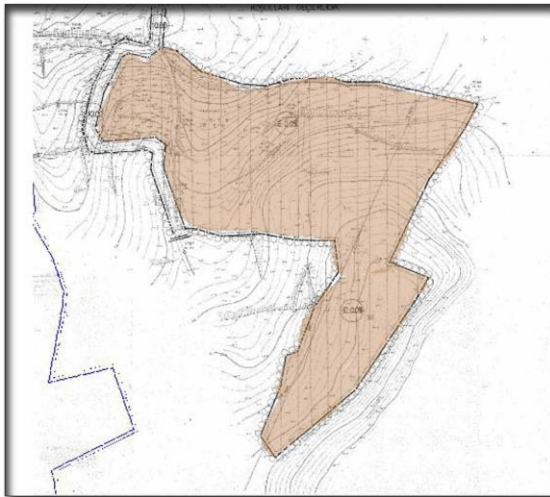
Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology						
	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
URLA KENT YAPI KOOPERATIFI	7.73	41.7	UNKNOWN	2008	UNKNOWN	KÜÇÜKOĞLU YAPI	BUILDING CONSTRUCTOR PRODUCTION	250	180	DETACHED	40	1	1500000	300

YAKINCA HOUSES



Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology						
	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İznir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
YAKINCA KONUT YAPI KOOP. (BADEMLER)	13.72	38.5	2001.00	2004	UNKNOWN	MUHAMMAD DIZBAY	BUILDING CONSTRUCTOR PRODUCTION	340	170	SEMI-DETACHED	27	1	1250000	275

YAMAÇ HOUSES



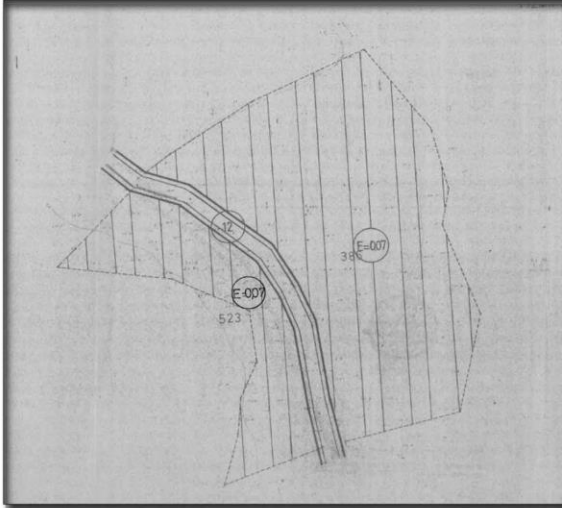
Ownership	Location/Centrality/Proximity		Housing Production Typology				Housing Typology					Property Prices (TL)	Monthly Maintenance Fee	
	Uria Municipality Distance to Uria Center (km)	Konak Square - Distance to İmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses			Number of Residents
YAMAÇ EVLER	4.00	31.0	UNKNOWN	2009	UNKNOWN	UNKNOWN	BUILDING CONSTRUCTOR PRODUCTION	300	150	DETACHED	16	1	1750000	UNKNOWN

YELKENKAYAHOUSES



ID	Ownership	Urfa Municipality - Distance to Urfa Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
1	YELKENKAYA	6.00	35.4	1978	1985	SALIH ZEKI PEKİN - ÖZTÜRK BAŞARIR	NECATİ UZAKGÖREN	BUILDING CONSTRUCTOR PRODUCTION	126	63	SEMI-DETACHED	49	1	650000	100
	YELKENKAYA	6.00	35.4	1978	1985	SALIH ZEKI PEKİN - ÖZTÜRK BAŞARIR	NECATİ UZAKGÖREN	BUILDING CONSTRUCTOR PRODUCTION	355	355	TERRACE	10	3	UNKNOWN	UNKNOWN

YEŞİLBAHÇE HOUSES



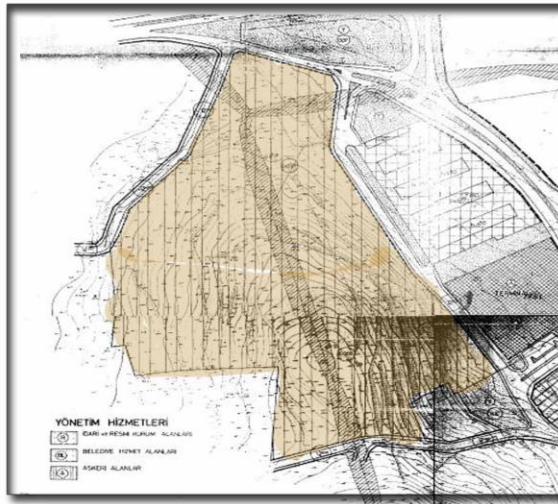
Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology						
	Uria Municipality - Distance to Uria Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
YEŞİL BAHÇE SİTESİ	7.62	40.4	1994.00	2003	İSİK MERCAN	UNKNOWN	BUILDING CONSTRUCTOR PRODUCTION	UNKNOWN	130	SEMI-DETACHED	26	2	UNKNOWN	UNKNOWN

YORÇAM HOUSES



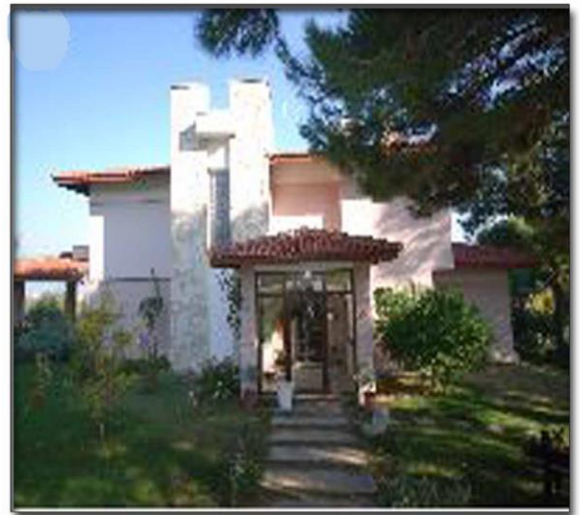
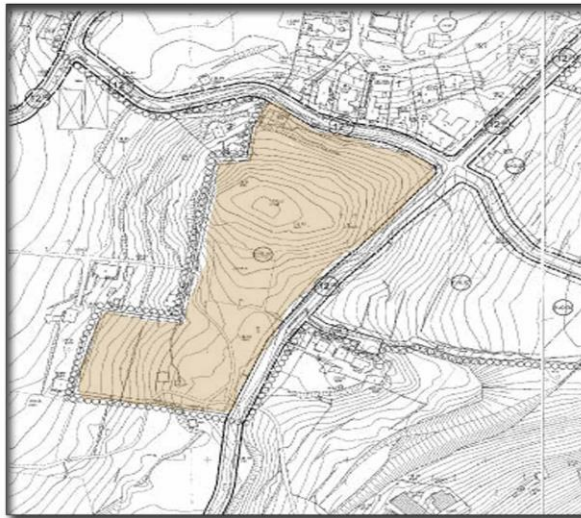
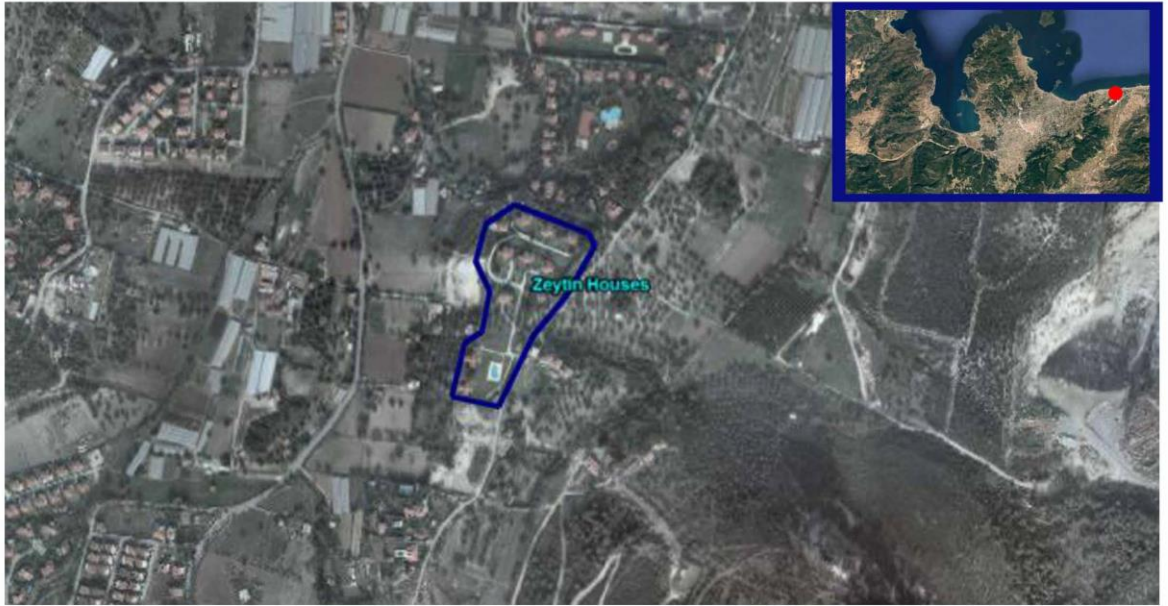
Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology						
	Urfa Municipality - Distance to Urfa Center (km)	Konak Square - Distance to İznir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
YORÇAM	13.60	29.8	1999.00	2000		AYGİT İNŞAAT	BUILDING CONSTRUCTOR PRODUCTION	280	160	DETACHED	7	1	900000	1000

ZEREN HOUSES



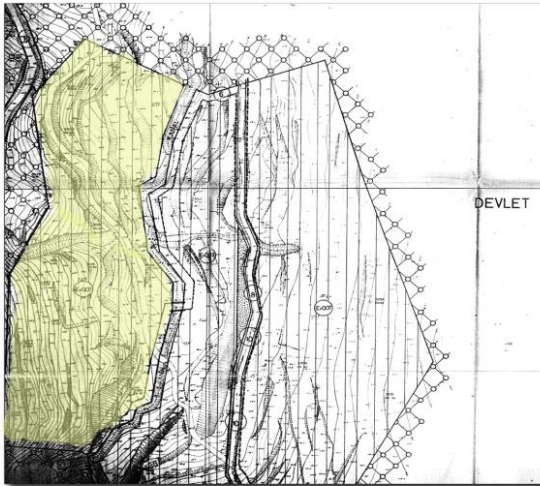
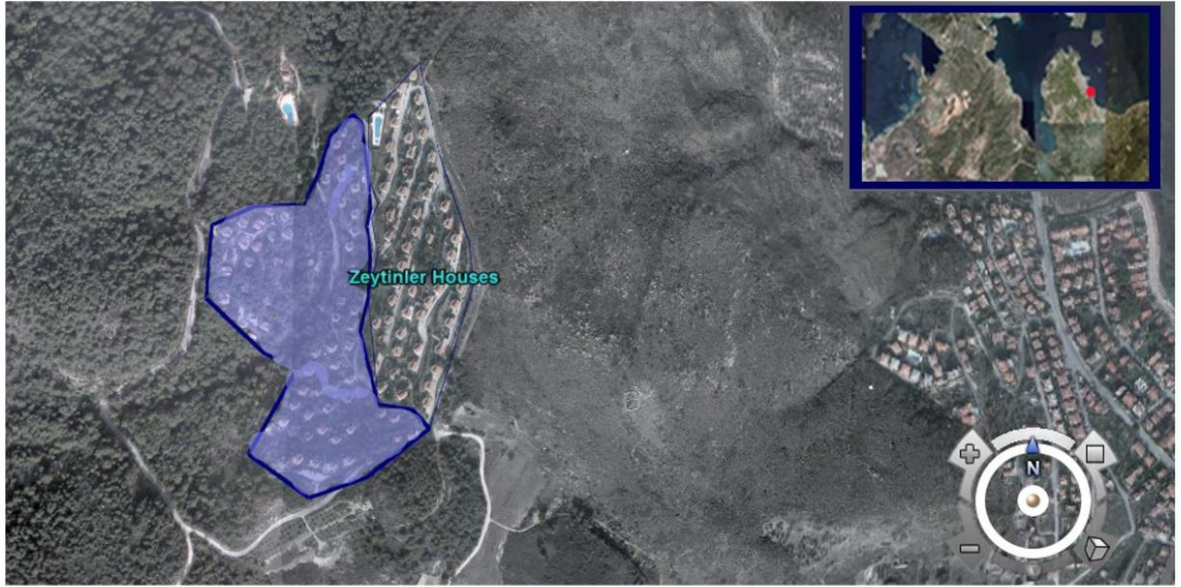
Ownership	Location/Centrality/Prox		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee
	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to Konak Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents		
ZEREN	2.40	31.4	2007.00	2009	UNKNOWN	TEPEKULE YAPI DENETİM	BUILDING CONSTRUCTOR PRODUCTION	380	180	DETACHED	36	1	1000000	650

ZEYTİN HOUSES



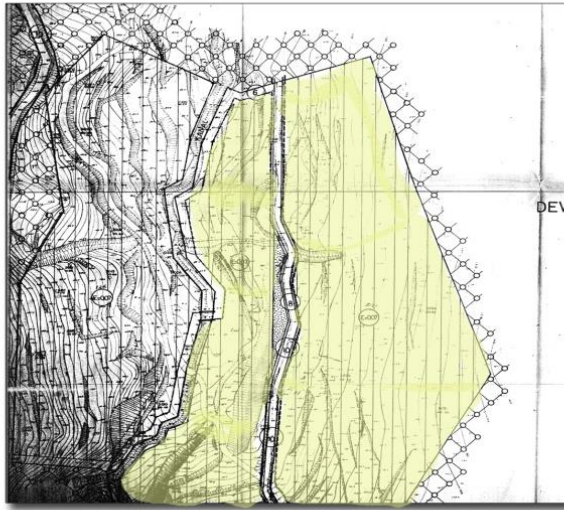
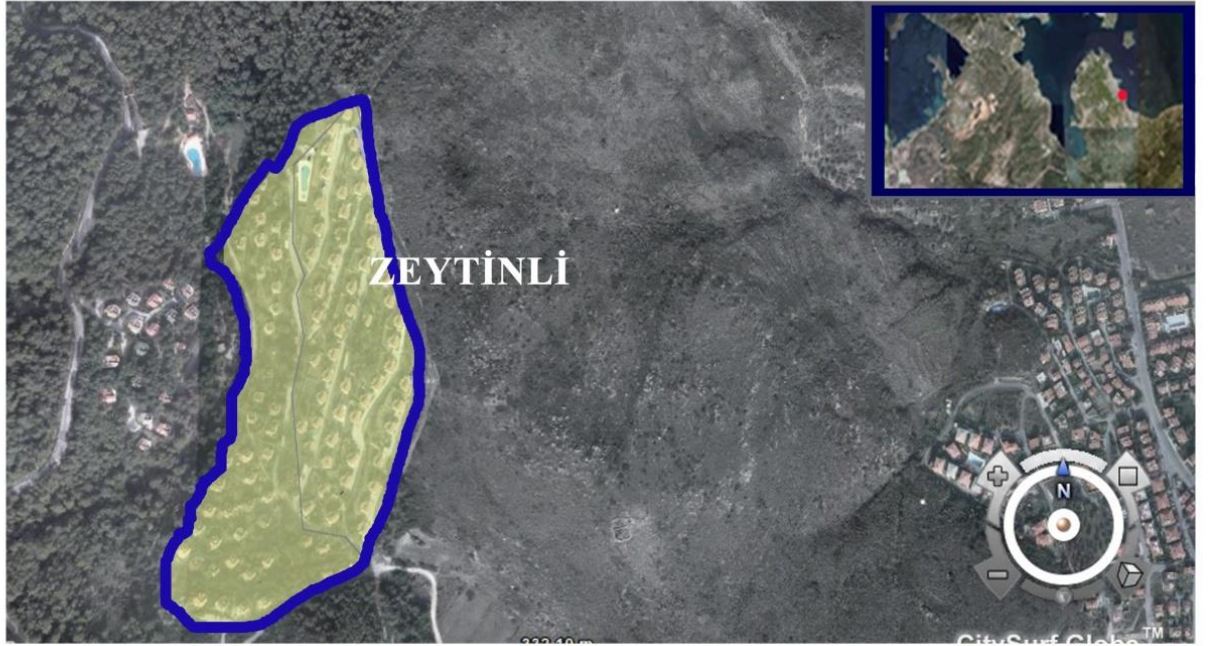
Ownership	Location/Centrality/Proximity		Housing Production Typology					Housing Typology					Property Prices (TL)	Monthly Maintenance Fee
	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to İzmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents		
ZEYTİN KONAKLARI	12.40	30.1	UNKNOWN	UNKNOWN	VURAL İNŞAAT	UNKNOWN	BUILDING CONSTRUCTOR PRODUCTION	260	200	DETACHED	10	1	UNKNOWN	UNKNOWN

ZEYTİNLER HOUSES



Ownership	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to Izmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
ZEYTİNLER ÇİFTLİK EVLERİ ARSA VE YAPIL KOOPELATİFİ	10.80	40.1	1993	1994	CENGİZ BEKTAŞ	SÜLEYMAN AKIM	UNKNOWN	140	70	DETACHED	60	1	UNKNOWN	250

ZEYTİNLİKÖY HOUSES



Ownership	Uria Municipality - Distance to Uria Center (km)	Konak Square - Distance to İsmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typolgy	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
ZEYTİNLİKÖY ARSA VE KONUT YAPİ KOOPERATİFİ	10.80	40.1	1994	1995	ERBİL COŞKUNER	CENGİZ FOKLU - CAHİT BÜRKET	BUILDING CONSTRUCTOR PRODUCTION	160	65	DETACHED	60	1	850000	UNKNOWN

ZEYTİNOBA



Ownership	Location/Centrality/Prox:		Housing Production Typology					Housing Typology						
	Urla Municipality - Distance to Urla Center (km)	Konak Square - Distance to Izmir Center (km)	Construction Start	Construction Finish	Designed by	Constructed by	Production Typology	Total Built up Area (Each House)	Total Ground Floor Area	Housing Typology	Number of Houses	Number of Residents	Property Prices (TL)	Monthly Maintenance Fee
ZEYTİNOBA YAPI KOOP.	9.50	28.7	1992.00	UNKNOWN	UNKNOWN	UNKNOWN	COOPERATIVE	272	136	DETACHED	8	UNKNOWN	UNKNOWN	500