

TOKİGİLLER YAŞAM MÜCADELE REHBERİ

TOKI DWELLERS THE SURVIVAL MANUAL



ADHOKRASİ / ADHOCRACY
1. İSTANBUL TASARIM BİENALİ 2012 / 1. ISTANBUL DESIGN BIENNIAL 2012



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AYAZMA-BEZIRGANBAHCE

TOKİ DWELLERS THE SURVIVAL
MANUAL

TOKİ DWELLERS CREATE YOUR
OWN GUIDE!

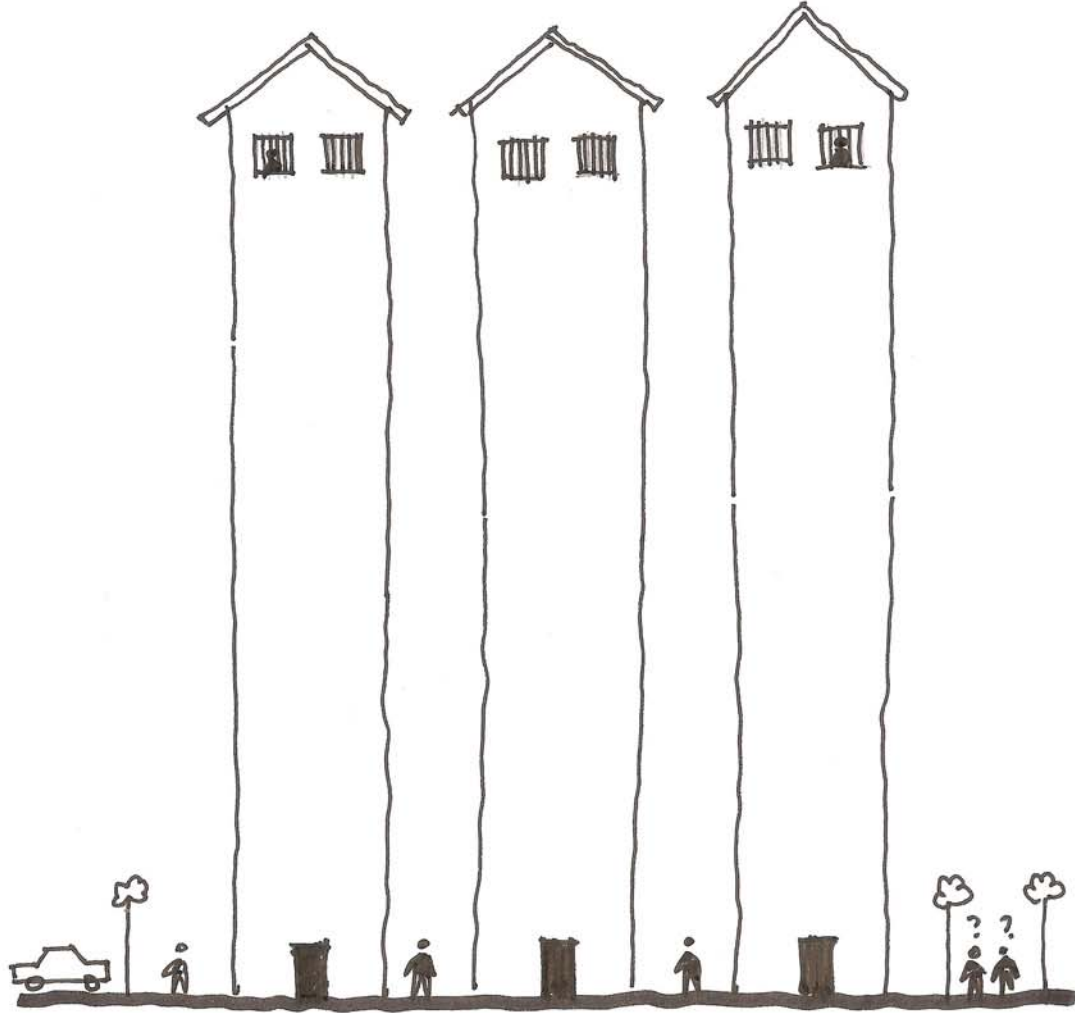
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TOKİ : YASAM
AYAZMA-BEZİRGANBAHÇE

TOKİGİLLER YASAM MÜCADELE
REHBERİ

TOKİGİLLER KENDİ REHBERİNİ
KENDİN YARAT.

HAZIRLAYANLAR

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ADHOKRASİ / 1. İSTANBUL TASARIM BİENALİ 2012

* TOKİ: INFO

**WHAT IS IT?

IT IS AN INSTITUTION FOUNDED IN 1984 DUE TO RAPID POPULATION GROWTH AND URBANISATION. IT IS DESIGNATED TO MEET THE RAPIDLY GROWING DEMAND FOR HOUSING IN A PLANNED MANNER BY PROMOTING THE HOUSING PRODUCTION SECTOR IN TURKEY.

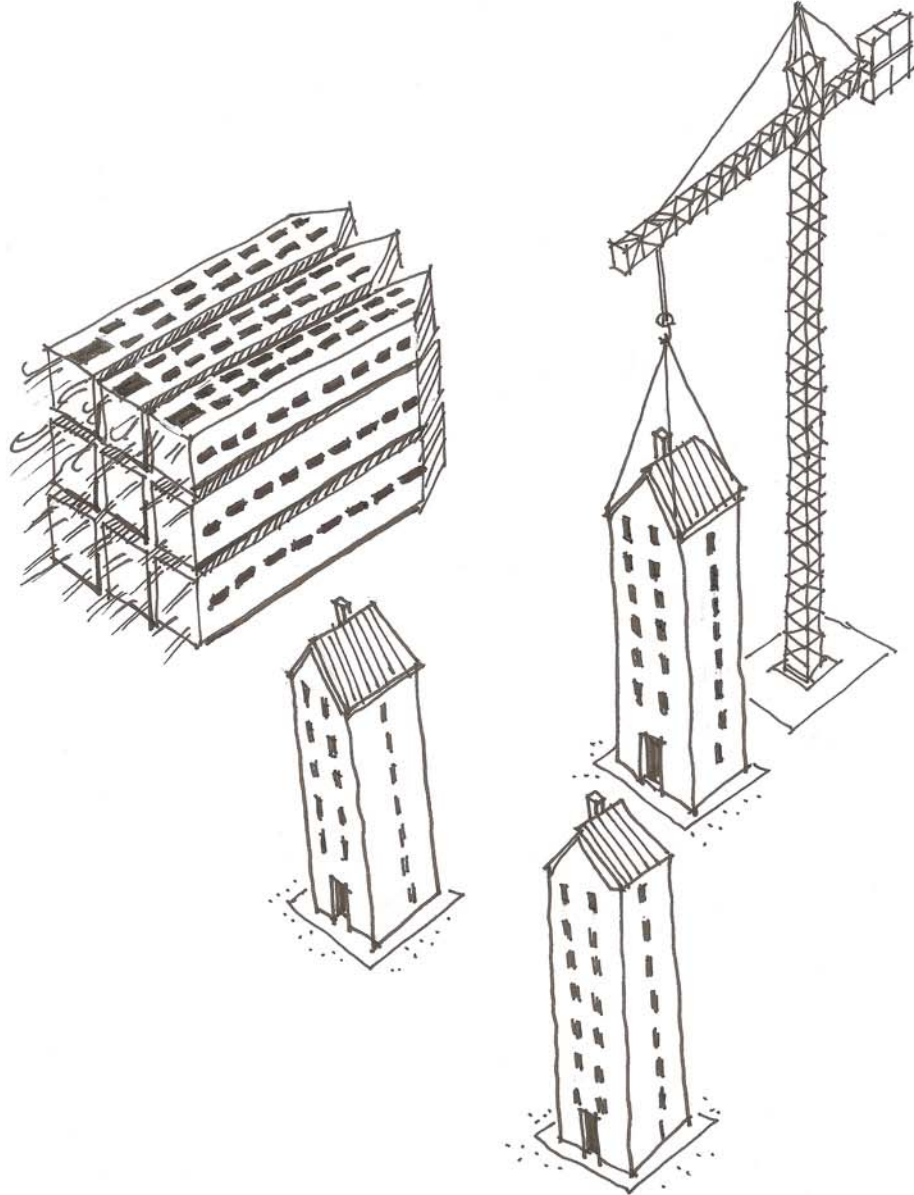
FROM THE DATE OF 20.06.2001, AFTER THE REVOCATION OF THE PUBLIC HOUSING FUND, ITS INCOME IS MET BY REAL ESTATE SALES AND RENTAL INCOMES, LOAN RETURNS, INTEREST INCOMES AND BUDGET ALLOCATIONS.

PUBLIC HOUSING LAW NO. 2995: IT PROVIDES THE HOUSING DEVELOPMENT ADMINISTRATION THE OPPORTUNITY TO ACT AUTONOMOUSLY AND FLEXIBLY: THE HOUSING DEVELOPMENT ADMINISTRATION HAS OBTAINED A CONTINUOUS AND SUFFICIENT RESOURCE APART FROM THE OVERALL BUDGET FOR RESIDENTIAL APPLICATIONS.

* T.R. HOUSING DEVELOPMENT ADMINISTRATION

** www.toki.gov.tr

* TOKİ: INFO



** NEDİR?

HIZLI NÜFUS ARTIŞI VE HIZLI KENTLEŞME NEDENİLE 1984 YILINDA KURULMUŞ İŞLEVİ TÜRKİYE'DE KONUT ÜRETİM SEKTÖRÜNÜ TEŞVİK EDEREK HIZLA ARTAN KONUT TALEBİNİ PLANLI BİR ŞEKİLDE KARŞILAMAK OLARAK BEİRLENMİŞ BİR KURUMDUR.

20.06.2001 TARİHİNDEN İTİBAREN TOPRAK KONUT FONUNUN YÜRÜRLÜKTEN KALDIRILMASIYLA GEİRVERİ GAVRİMENKUL SATIŞ VE KİRA GEİRVERİNDEN, KREDİ DÖNÜŞLERİNDEN, FAİZ GEİRVERİNDEN VE BÜTÇE ÖDENEKLERİNDEN KARŞILANMAKTADIR.

2985 SAYILI TOPRAK KONUT KANUNU; TOPRAK KONUT İDARESİ BAŞKANLIĞINA ÖZERK VE ESNEK HAREKET ETME İMKANI SAĞLAMIS; İDARE KONUT UYGULAMALARI İÇİN GENEL BÜTÇE DIŞINDA SÜBELİ VE YETERLİ KAYNAĞI SAHİP OLMUŞTUR.

* T.C. BAŞBAKANLIK KONUT İDARESİ BAŞKANLIĞI

** www.toki.gov.tr

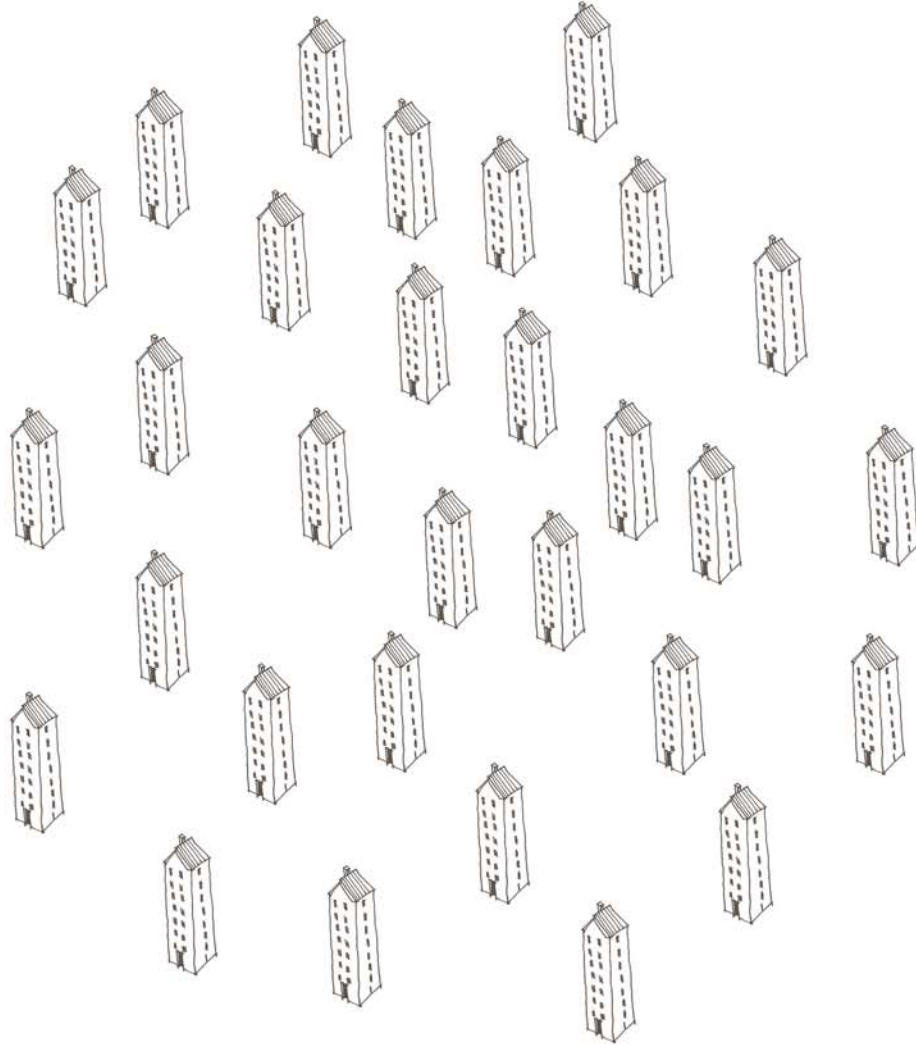
* TOKI: INFO

BETWEEN 1984 AND 2002, THE INSTITUTION, WHICH PROVIDED FINANCIAL SUPPORT FOR 950.000 RESIDENTIAL UNITS, CARRIED OUT MORE THAN 45.000 HOUSING CONSTRUCTIONS ON ITS OWN LANDS.

ADDITIONAL ARRANGEMENTS WERE MADE IN LAW NO. 4966 IN 2003. WITH THIS ARRANGEMENT, NEW ARTICLES WERE ADDED SUCH AS ESTABLISHING COMPANIES RELATED TO THE HOUSING SECTOR, PARTICIPATING IN THE ALREADY ESTABLISHED COMPANIES, DEVELOPING AND CARRYING OUT PROJECTS AIMED AT ENSURING SOURCE INCOME FOR THE ADMINISTRATION. WITH THIS REGULATION, THE ADMINISTRATION IN QUESTION WAS AUTHORISED TO TAKE OVER THE LANDS BELONGING TO THE TREASURY WITHOUT A COST WITH THE APPROVAL OF THE PRIME MINISTER.

ALTHOUGH IT SEEMS LIKE IT REACHED ITS GOAL OF 500.000 RESIDENTIAL UNITS BETWEEN 2003 AND 2012, APART FROM HOUSING PROJECTS, THEY ARE ALSO INVOLVED IN PRODUCTIONS SUCH AS BUSINESS CENTRES, SCHOOLS, HOSPITALS, MOSQUES, BORDER POLICE STATIONS; LOW AND MEDIUM INCOME HOUSING PROJECTS, WHICH ARE ITS MAIN OBJECTIVE, DO NOT EVEN MAKE UP 20% OF THIS PRODUCTION.

* TOKİ: INFO



1984-2002 ARASI 950.000 KONUT'A
FINANSMAN DESTEĞİ SAĞLAYAN KURUM
KENDİ ARSULARI ÜZERİNDE 45.000
KONUT İNŞAATI GERÇEKLEŞTİRİŞİ.

2003'TE 2985 SAYILI KANUNDA EK
DÜZENLEMELER YAPILMIŞ (4966 S.K.)
BU DÜZENLEMELER İLE ;
KONUT SEKTÖRÜNDE İLGİLİ ŞİRKETLER KURMAK,
KURULMUŞ OLANLARA İSTİRAK ETMEK ;
İDAREYE KAYNAK SAĞLANMASINI TEMİNEN
KAR AMAÇLI PROJELER GERÇEKLEŞTİRMEK,
GELİŞTİRMEK... GİBİ MADDELER EKLEN
MİŞTİR. BU DÜZENLEMELER İLE İDARE ;
HAZİNEYE AİT ARAZİLERİNİ BAŞBAKAN QAMI
İLE BEDELSİZ DEYRALMA YETKİSİNE SAHİP
OLMUŞTUR.

BU YETKİLERLE 2003-2012 ARASI 500.000
KONUT HEDEFİNE ULAŞMIŞ GÖRÜNSE DE
TOKİ; KONUT DIŞINDA TİCARET MERKEZİ
OKUL, HASTANE, CAMİ, SIKIR KAKAKOLU GİBİ
PEK ÇOK ÜRETİM YAPMAKTA ; ASIL HEDEFİ
OLAN DAR YERDETA GELİRLİ KESİME
HAZIRLANAN KONUT PROJELERİ BU ÜRETİMİN
%20'Sİ BİLE DEĞİLDİR.

* TOKİ: INFO

“THE ASSETS OF THE TOKİ INCREASED FROM 980 MILLION DOLLARS TO 4.9 BILLION BETWEEN 2002 AND 2007.”¹

“678 RESIDENTIAL UNITS (THIS IS ONLY ONE PROJECT AND IT APPEARS AS IF THERE HAS NOT BEEN ANY OTHER PROJECT CONDUCTED SINCE 2008) OUT OF THE TOTAL NUMBER OF 85.492 COMPLETED OR UNDER CONSTRUCTION IN ISTANBUL AS OF AUGUST 2010 ARE AIMED AT LOW-INCOME GROUPS.”¹

“IT SEEMS THAT THERE ARE 8 URBAN TRANSFORMATION PROJECTS CONTAINING 5292 RESIDENTIAL UNITS, THE REMAINING 79.222 RESIDENTIAL UNITS ARE AIMED AT MIDDLE AND UPPER INCOME GROUPS.”¹

THE TOTAL AMOUNT OF LAND TRANSFERRED TO THE TOKİ IS 233.869.000 M2. ONE OUT OF 50 PEOPLE LIVING IN TURKEY LIVES IN TOKİ COUNCIL HOUSING. ALTHOUGH THERE IS NO NEED FOR HOUSING AT THE PROVINCIAL LEVEL, THERE ARE 2068, 1206, 4786, 1676, 1784, 988 AND 2248 FINISHED TOKİ RESIDENTIAL UNITS IN ANTALYA, BALIKESİR, BOLU, ÇANAKKALE, EDİRNE, ELAZIĞ AND NEVŞEHİR RESPECTIVELY.²

1. Uzunçarşılıoğlu Baysal, C., 2010, Bilgi University, İstanbul’u Küresel Kent Yapma Aracı Olarak Kentsel Dönüşüm ve Ardındaki Konut Hakkı İhlalleri: Ayazma’nı’ dan Bezirganbahçe’ye Tutunamayanlar

2. Turan, İ., 2010, İ.T.Ü., T.C. Başbakanlık Toplu Konut İdaresi(TOKİ) Sosyal Konut Uygulamalarının (2003-2010) Sürdürülebilir Mimari Çerçevesinde Değerlendirilmesi:Bezirganbahçe Örneği

* TOKİ: INFO



* KONUT İHTİYACI OLMAMASINA RAĞMEN TOKİ TARAFINDAN YAPIMI TAMAMLANMIŞ KONUT SAYILARI.

* ANTALYA	2068
AYDIN	1206
BALIKESİR	4789
BOLU	2600
ÇANAKKALE	1676
EDİRNE	1784
ELAZİĞ	988
KASTAMONU	1372
KIRKLARELİ	1260
MUĞLA	1141
NEŞEHİR	2248
SİNOP	276
TEKİRDAĞ	3698
ZONGULDAK	942
...	...

* "2002-2007 ARASI TOKİ'nin MAL VARLIĞI \$980 milyon dolardan \$9.4milyar dolara yükseltmiştir."

"İSTANBUL'DA, AĞUSTOS 2010 İTİBARI İLE TAMAMLANMIŞ VEYA İNŞAAT AŞAMASINDA OLAN TOPLAM 85.492 ADİT KONUTUN 678 ADEDİ (TELBİR PROJESİ VE 2008'DEN BÜYÜK BASKA PROJE YAPILMAMIŞ GÖRÜNÜR) AÜT GELİR GRUPLARINA YÖNELİKTİR."

"8 ADET KENTSEL DÖNÜŞÜM PROJESİ KAPSAMINDA DA TOPLAM 5292 KONUTUN BULUNDUĞUNU, GERİYE KALAN 79.222 KONUTUN ORTA VE ÜST GELİR GRUPLARINA YÖNELİK PROJELER OLABİGİ GÖRÜLÜR."

TOKİ'NE DEVREDİLEN ARSA VE ARAZİLERİN TOPLAM MİKTARI 233 MİLYON 869 BİN 88 M² DİR. TÜRKİYE'DE YAŞAYAN HER 50 KİŞİDEN BİRİ TOKİ SOSYAL KONUTLARINDA YAŞAMAKTADIR. İLERİ BAZINDA KONUT İHTİYACI OLMAMASINA RAĞMEN ANTALYA 2068, AYDIN 1206, BALIKESİR 4789, BOLU 2600, ÇANAKKALE 1676, EDİRNE, 1784, ELAZİĞ 988, NEŞEHİR 2248, ... ADET YAPIMI TAMAMLANMIŞ TOKİ KONUTU BULUNMAKTADIR.

TOKİ: URBAN TRANSFORMATION

TOKİ EXPANDED ITS AREA OF AUTHORITY THOROUGHLY WITH LAW NO: 6306 ON THE TRANSFORMATION OF DISASTER RISK AREAS AND IT CARRIED OUT URBAN TRANSFORMATION PROJECTS IN SHANTY TOWN.

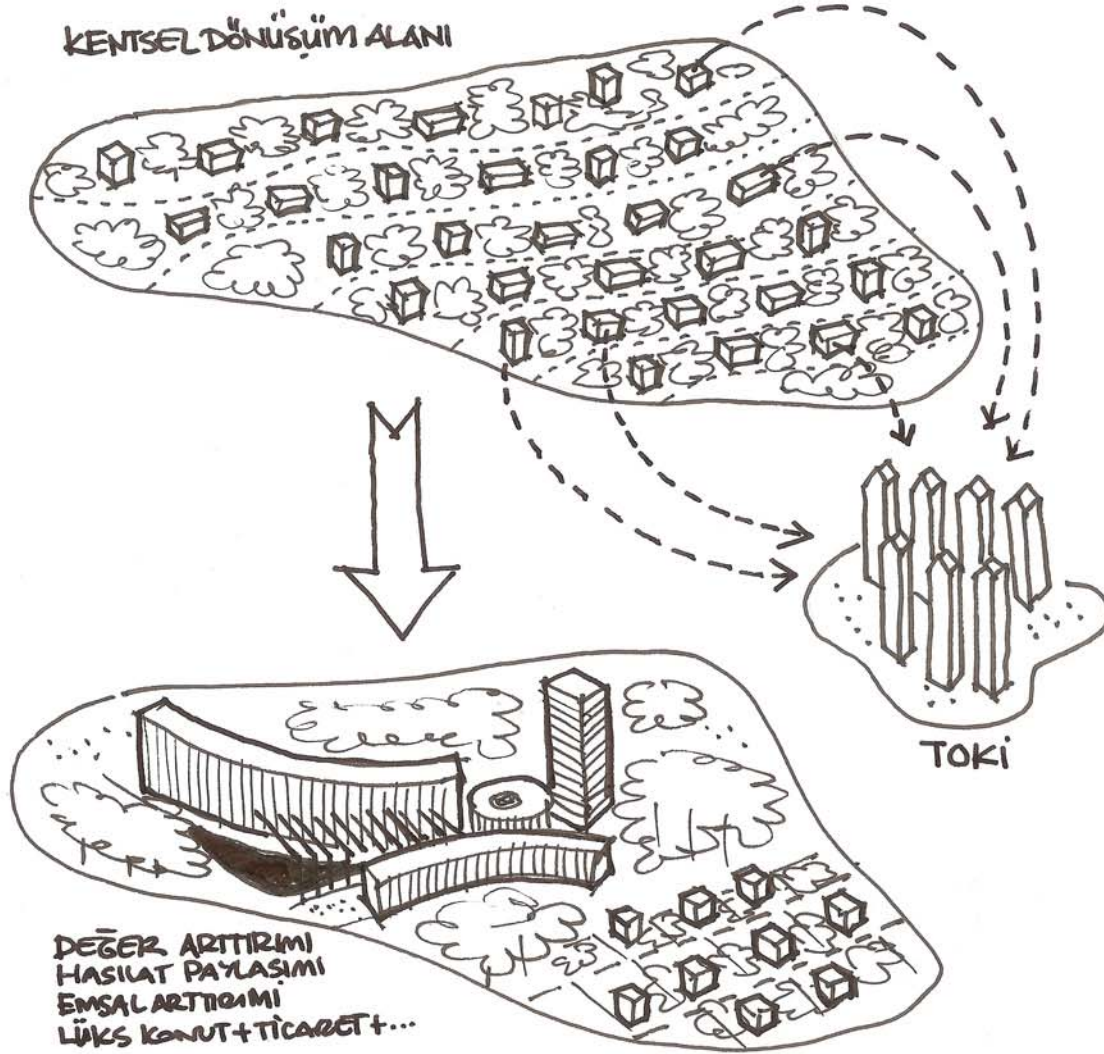
THESE STUDIES WHICH WERE EXPECTED TO TRANSFORM SHANTY TOWNS INTO HABITABLE AREAS WERE, RATHER THAN CONSIDERING PUBLIC INTEREST, REARRANGED BASED ON 'REVENUE SHARING*' THROUGH 'COMPANIES' BY TAKING INTO CONSIDERATION THE 'USE VALUE' AND 'EXCHANGE VALUE' IN THESE AREAS, WHICH HAVE BECOME VERY VALUABLE IN THE CITY. JUST FOR THE ECOLOGY OF THE CITY, LIKE MANY LANDS WHICH ARE VERY IMPORTANT AS PUBLIC LANDS...

FOR EXAMPLE, A RENEWAL AREA IS DECLARED AS AN URBAN TRANSFORMATION AREA. LET US SAY, THERE IS A CONSTRUCTION IN A 100.000 M2 AREA. THERE ARE LAND LORDS HERE. IT IS TENDERED TO A COMPANY WITH A QUICK EXPROPRIATION DECISION. A COMPANY STARTS THE CONSTRUCTION WITH A PLAN. TOKİ, AS A PUBLIC INSTITUTION, TRANSFERS AHMET'S LAND TO MEHMET BY AT THE SAME TIME GAINING A PROFIT.¹

*REVENUE SHARING: THE TRANSFER OF LANDS BY INDIVIDUALS OR INSTITUTIONS FOR A CERTAIN SUM. TOKİ PUT UP VALUABLE LANDS FOR SALE BY TENDER. CONTRACTORS WHO PARTICIPATE IN THE TENDER PROPOSE REVENUE INSTEAD OF THE FLAT FOR LAND METHOD. AN AGREEMENT IS SIGNED WITH THE CONTRACTOR WHO MAKES THE COMMITMENT TO PAY THE HIGHEST AMOUNT OUT OF THE REVENUE TO THE ADMINISTRATION.

1. Uzunçarşılıoğlu Baysal, C., 2010, Bilgi University, İstanbul'u Küresel Kent Yapma Aracı Olarak Kenttsel Dönüşüm ve Arındaki Konut Hakkı İhlalleri: Ayazma'nı'dan Bezirganbahçe'ye Tutunamayanlar

TOKİ: KENTSEL DÖNÜŞÜM



TOKİ, 6306 SAYILI AFET RİSKİ ALTINDAKİ ALANLARIN DÖNÜŞTÜRÜLMESİNE İLİŞKİN YASA İLE KENDİ YETKİ ALANLARINI YİNE GENİŞLETMİŞ; GEÇEKONDU BÖLGELERİNDE KENTSEL DÖNÜŞÜM PROJELERİ GERÇEKLEŞTİRMELİDİR.

GEÇEKONDU BÖLGELERİNİN YAŞANABİLİR ALANLARA DÖNÜŞTÜRÜLMESİ OLARAK BEKLENEN BU ÇAŞMALAR; KAMU YARARI AÇISINDAN DEĞERLENDİRİLMELİDİR; ARTIK KENT İÇİNDE OLUYORCA DEĞERİ HAYE GELMİŞ BU ALANLARDA 'KULLANIM' VE 'DEĞİŞİM' DEĞERİ GÖZETİLEREK, "SİRKETLER" ARACIĞI İLE "HASILAT PAYLASIMI" ESASİ İLE YENİDEN DÜZENLENMEKTEDİR. TİPKİ KENTİN EKİSİSİ İÇİN, KAMU ARAZİSİ OLARAK OLUYORCA ÖNEMLİ OLAN PEK ÇOK ALAN GİBİ ...

"ÖRNEĞİN BİR YENİLE ALANI, KENTSEL DÖNÜŞÜM ALANI OLARAK İLAN EDİLİYOR. DİYOLİM 100000m² İNŞAAT VAR. BURADA MÜLK SAHİPLERİ VAR. ACEL BİR KAMULASTIRMA KARARI İLE BİR SİRKETE İHALE EDİLİYOR. BU SİRKET PLAN TADİME 300.000m² YA DA 500.000m² İNŞAAT YAPMOR, TOKİ, BİR KAMU KURUMU OLARAK AHMET'İN ARSASINI RANT DA SAĞLAYARAK MEHMET'E DÖNÜŞTÜRÜYOR.

* HASILAT PAYLASIMI;

KİŞİ YA DA KURUMLARIN KENDİ ARSALARINI BEŞİRÜ BİR BEDEL KARŞILIĞI DEVRETMELEDİ.

TOKİ DEĞERİ ARSALARI AKÇIKHAYEYUMLA SATIŞA ÇIKARTIRAR. İHALEYE KATILAN MÜTEHİTLER KAT KARŞILIĞI YERİNE HASILAT

ÖNERİYORLAR. HASILAT ÜZERİNDEN İDAREYE EN YÜKSEK MİLTARİ VERMEVİ TAHAHHÜT EDEN MÜTEHİTLER SÖZLEŞİME İMZALANIYOR.

TOKİ: URBAN TRANSFORMATION

HOW DOES **THE PROCESS** WORK?

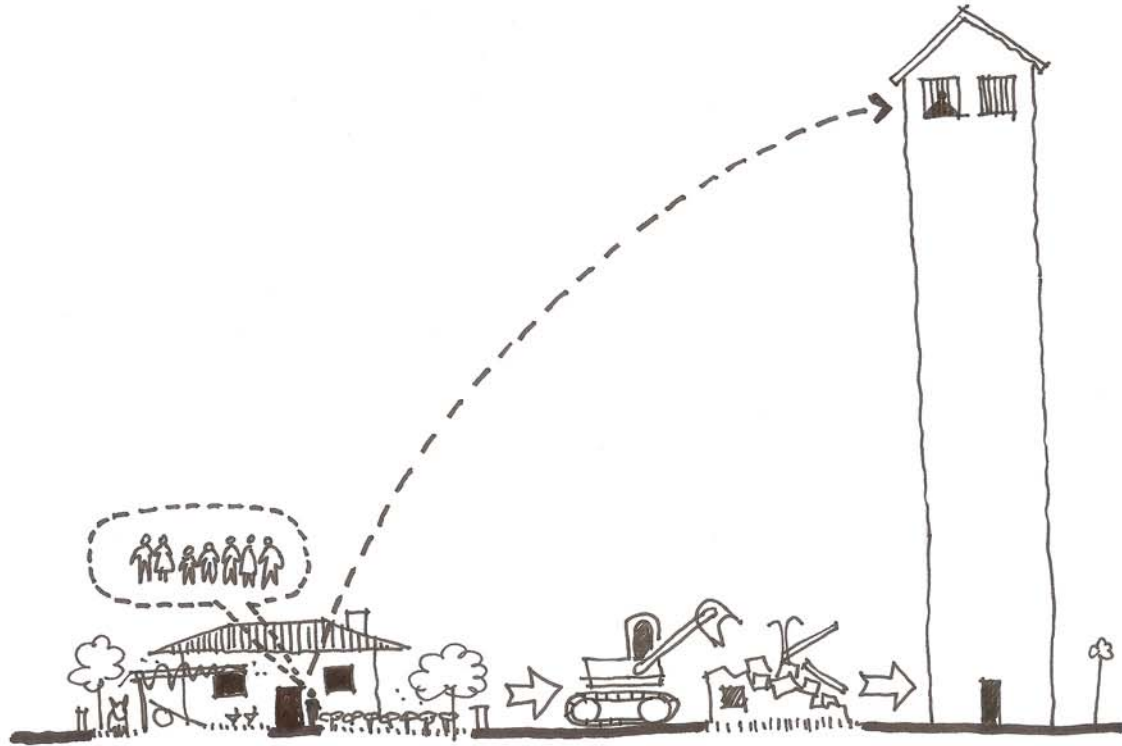
THE PROCESS IS NOT TRANSPARENT. SHANTY TOWN DWELLERS GENERALLY FIND OUT ABOUT THE PROJECT TOO LATE: FOR EXAMPLE, X MUNICIPALITY SENDS A DOCUMENT TO THE MUKHTARS WHICH SAYS 'X, LAND USE PLAN WAS RELEASED FOR THE NORTH OF E5,' JUST 10 DAYS BEFORE THE PROJECT IS DUE TO COMMENCE... HOW IS THE MUKHTAR SUPPOSED TO KNOW ABOUT THIS LAND USE PLAN FOR THE E5? WHAT ARE ITS PROS AND CONS... WITH THE PLAN COMES THE DECISION OF DEMOLITION. THE AGREEMENT WITH THE SHANTY TOWN DWELLERS IS STANDARD.

DEPENDING ON IF ONE IS AN OCCUPIER (UNLICENSED, WITHOUT A TITLE DEED) OR A TITLE HOLDER (OFFICIAL DOCUMENTATION OF RESIDENCE IS REQUIRED), A PRICE IS DETERMINED FOR THE SHANTY HOUSE (USUALLY 10.000 – 15.000 TL). THIS PRICE IS ACCEPTED AS AN ADVANCE PAYMENT AND THE DWELLERS ARE PLACED IN HOUSES CONSTRUCTED FOR THE TRANSFORMATION OF THE SHANTY TOWNS IN THE OUTSKIRTS OF THE CITY BY DEBITING THEM BETWEEN 45.000 AND 70.000 TL TO BE PAID IN A 15-20 YEAR PERIOD BY MONTHLY INSTALLMENTS (290-450 TL).

LOAN AGREEMENTS ARE MADE WITH THE DWELLERS FOR THE INSTALLMENT PAYMENTS. BUT THE SHANTY TOWN DWELLERS ARE LEFT TO THE MERCY OF THE BANKS. THE PROFIT OPTIMISATION SYSTEM WILL RECEIVE THE INTEREST FROM THOSE WHO DO NOT PAY THEIR LOAN ON TIME; WHEN THE REPAYMENT PERIOD EXPIRES, THE BANK WILL SEIZE THE HOUSE.¹

1. Uzunçarşılıoğlu Baysal, C., 2010, Bilgi University, İstanbul'u Küresel Kent Yapma Aracı Olarak Kentsel Dönüşüm ve Ardındaki Konut Hakkı İhlalleri: Ayazma'nı'dan Bezirganbahçe'ye Tutunamayanlar

TOKİ: KENTSEL DÖNÜŞÜM



"SÜREÇ" NASIL İŞLER?

SÜREÇ ŞEFFAF YÜRÜMELİ, GELEKNEMLİLLERİN
PRİDEDEN HAKERİETİ GENELDE ETİBİGEÇ, ÇUR:
ÖRNEĞİN X BÖLETİYESİ MUHTARLARA YAZI GÜN-
DELİR. 'X E-Ş KİNEYİNDE NAZİM İMAR PLANI
ÇIKMIŞTIR GÖRÜŞLERİNDE 'DİYE. ASKIDAN İNME-
SİNE 10 GÜN KALA ... MUHTAR DA NEREDEN
DİLSİN EŞ ÜREDİNDE NAZİM İMAR PLANI NEDİR?
NE GETİRİR, NE GÖTÜRÜR ... PLAN YIKIM KARARI
GETİRİR. GELEKNEMLİLLER OLAN ANAŞMA
STANDARTTIR.

İŞGALİ İŞET DİHSATSİZ, TAPUSUZ) VE HAK SAHİBİ İŞE
(İKAMETİNİ DESMİ BİRERAK LA BELEGELEMİSİ
GEREKİR) GELEKNEMLİLLERİNE BİR ENKAZ BEDEİ
(GENELİKLE 10.000-15.000 TL) BİCİRİR. BU BEDEİ
DESİNAT KABUL EDİRİR. VE TOKİ'NİN KENT ÇERÇE-
VEİNDE, GELEKNEMLİLLERİNİN YÖNEK
YAPIRGİSİ KİNTİARA 15-20 YIL VADELİ ANLIK
TAKSİTLERİNE ÖDEMELEĞİ (250-450 TL) 45.000-
70.000 TL ARASI BİRLİKTE YAPIRGİSİ YERLEŞİRİR.
TAKSİT ÖDEMELERİNİN BANKALARLA KİNTİ
ANLAŞMASI YAPIR. ANCAK GELEKNEMLİLLER
BANKALARIN İNSAFINAT ERK EDİRİR. KAR OPTİMİNAS-
YONN SİSTEMİ KREDİSİNİ ZAMANINDA ÖDE-
MEYENDEN TAPUSU ALACAK; ÖDEME SÜRERİ AŞIRI
DA EVİNE EL KİNTİ YAPIR.

TOKİ: URBAN TRANSFORMATION

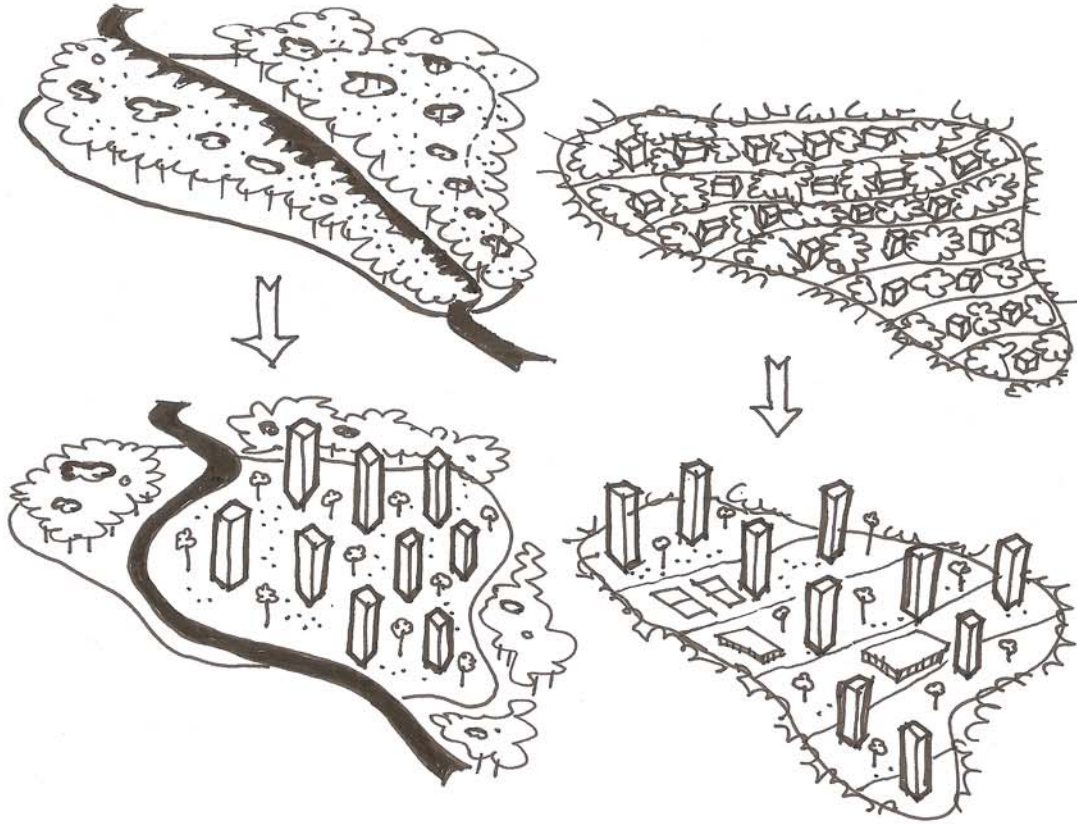
FOR EXAMPLE, IN THIS PROCESS, A WOMAN AND HER DAUGHTER LIVING OFF RENTS MAY BE TOLD "YOUR 3-STOREY BUILDING IS EQUIVALENT TO OUR 60 M2 FLAT WHICH WE WILL GIVE YOU."

FOR ISTANBUL WHICH IS LOSING THE IDENTITY OF AN INDUSTRIAL CITY AND GRADUALLY EVOLVING INTO A TOURISM, FINANCE, SERVICES, AND TRADE CENTRE, THESE PROCESSES CARRY THE MEANING THAT NEITHER SHANTY TOWNS NOR CHEAP LABOR IS NEEDED ANYMORE.¹

BUT THE THINGS DONE IN THE NAME OF SOCIAL HOUSING MEANS THE SEGREGATION OF THE URBAN POOR FROM THE CULTURAL AND NATURAL RESOURCES AND PUBLIC SPACES OF THE CITY. AS AN EXTENSION OF GLOBAL CAPITALISM AND THE NEO-LIBERAL POLICIES OF URBANISATION, USING AREAS SUCH AS WETLANDS, FORESTED LANDS AND AGRICULTURAL LANDS, TOKİ ATTEMPTS TO BECOME THE MAIN ACTOR OF NOT ONLY SOCIAL AND CULTURAL BUT ALSO ECOLOGICALLY IRREVERSIBLE DAMAGES AND CRISES.

1. Uzunçarşılıoğlu Baysal, C., 2010, Bilgi University, İstanbul'u Küresel Kent Yapma Aracı Olarak Kentsel Dönüşüm ve Ardındaki Konut Hakkı İhlalleri: Ayazma'nı'dan Bezirganbahçe'ye Tutunamayanlar

TOKİ: KENTSEL DÖNÜŞÜM



BU SÜREÇTE ÖRNEĞİN KÖMÜRLE YAŞAYAN VE KİRALARLA GEÇİMEN BİRKADIMA SENSİN 3KATLI BİNAN DİZİM SANA VERECEĞİMİZ GOMPUK DAİREME DENK GEİYOR DENBİYOR.

BU SÜREÇTÜR ÖRNEĞİN SANAMI KENTİ KİMİĞİNİ YİTİRMEKTE OLAN VE GİDEREK TURİZM, FİNANS, HİZMETLER VE TİCARET MERKEZİ OLMAYA EVRİLEN 'İSTANBUL' İÇİN ARTIK UCUZ EMEK GÜCÜNÜ DE GELEKONDUUMA DA İHTİYAG YONTUR ANLAMMI TAŞIYOR.

ANCAK SOSYAL KONUT ADI ALTINDA YAPILANAR DA; KENT YOKSULLARINI, KENTİN KÜLTÜBELVE İDEAL KAYNAKLARINDAN, KUMUSAL MEKAN LARINDAN AYRIŞTIRMASI ANLAMINA GEİYOR. KÜRESEL KAPİTALİZME NEDÜBERAL KENTLEŞ- METPOLİTİKALARININ UZANTISI OLUYOR TOKİ; KENDİNİ YENİDEN İŞLEVLENDİREREK; SU HAYZALADI, ORMANLIK ARAZİLER, TARIM ARAZİLERİ GİBİ ALANLARI KULLANARAK; YALNIZ SOSYAL VE KÜLTÜREL DEĞER, GEMİ DÖNÜŞÜ İMKANSIZ TAHRİBATLARLA, YAŞANACAK EKOLOJİK KRİZLERİN BAŞ AKTÖRÜ OLMAYA BÖLÜNMEKTEDİR.

TOKI: TYPOLOGY

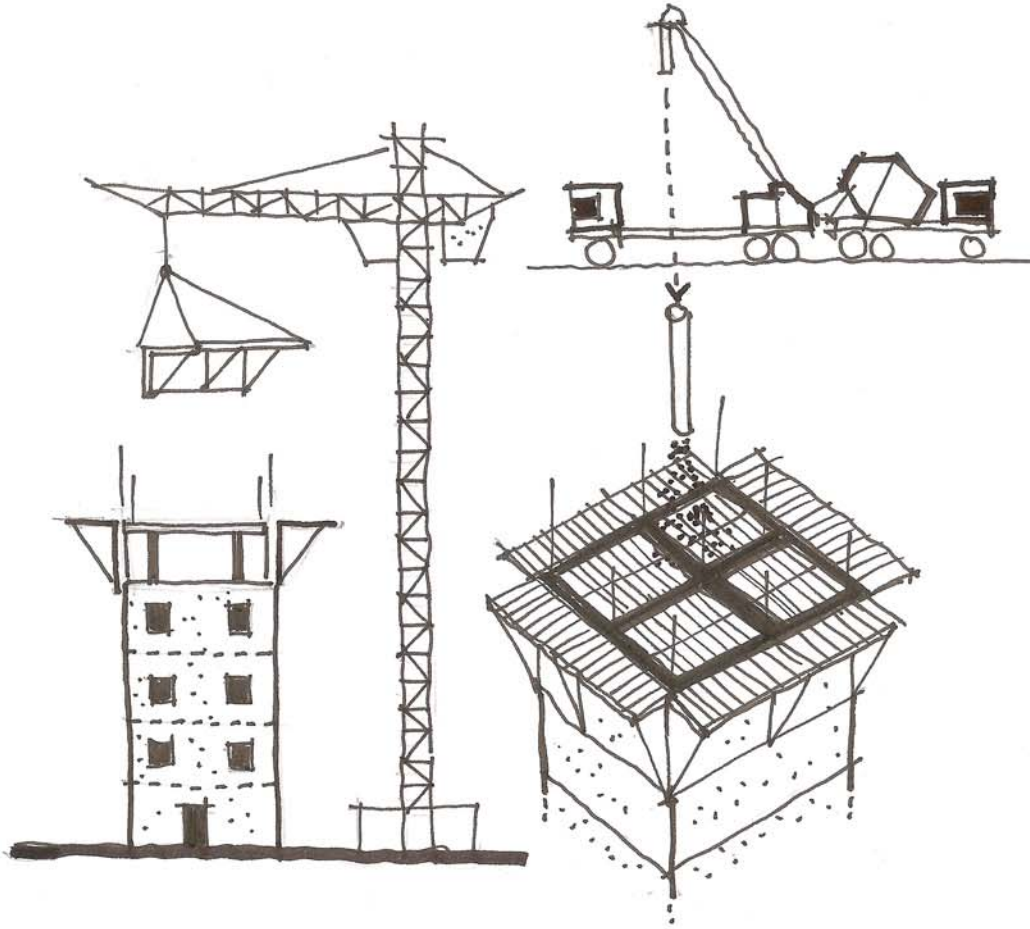
ONE OF THE MOST OBVIOUS CHARACTERISTICS OF TOKI HOUSING IS CONSTRUCTIONAL AND STRUCTURAL STANDARDISATION AND HOMOGENISED HOUSING TYPOLOGY. WE CAN EXPLAIN THE COMPONENTS OF THIS REPETITIVE TYPOLOGY WHICH IGNORE THE CITY, CLIMATE, TERRAIN OR CULTURE IN THE FOLLOWING WAY :

1. THE TUNNEL FORMWORK AS A CONSTRUCTION SYSTEM:

THE TUNNEL FORMWORK IS A CONSTRUCTION METHOD WHICH ENABLES THE CONTRACTOR TO COMPLETE THE WALL AND THE FLOOR IN A ONE-DAY PERIOD IN A SINGLE OPERATION. WITHIN THE REPETITIVE FLOORS, ALL THE WALLS ARE USED AS LOAD-BEARING WALLS AND THIS SYSTEM TURNS THE FLOORS INTO CELLS MADE OF CONCRETE. THIS CELLULAR STRUCTURE WHICH ELIMINATES IN-HOUSE FLEXIBILITY NECESSITATES THE DESCRIPTION OF THE USES BEFOREHAND.

IT NECESSITATES THE PRE-PLANNING OF SO MANY DETAILS AND INFRASTRUCTURE, SOUND INSULATION BEING OF PRIMARY CONCERN.

TOKİ: TİPOLOJİ



TOKİ KONUTLARININ EN BELİRGİN KARAKTERİSTİK ÖZELLİKLERİNDEN BİRİ DE İNŞAİ VE YAPISAL OLARAK TEKRAR ÜSTÜZÜLMÜŞ, HOMOJENLEŞTİRİLMİŞ KALIT TİPOLOJİSİDİR. ŞEHİR, İKLİM, ARAZİ, KÜLTÜR FARK ETMEDEN HER YERDE TEKRAR EDEN BU TİPOLOJİYİ YAR EDEN BİR SENEKİTİ ŞÖTÜRE ACABI ÜRİZ.

1. YAPIM SİSTEMİ OLARAK: TÜNEL KAUP TÜNEL KAUP İNTEGRAL HİDİN TEK OPERASYON LA 1 KATIN DUVAR VE DÖŞEME LEFİNİ 1 GÜNÜK ZAMAN DİLİMİ İÇİNDE TAMAM-LANMASINI SAĞLAYAN ÇELİK BİR KAUP SİSTEMİ, BİR İNŞA MERRUDUDUR. BİR BİRİNİ TEKRAR EDEN KATLAR İÇİNDE TÜM DUVARLARI TAŞIYICI SİSTEM OLARAK KULLANAN SİSTEM KATLARI BETONDAN ÇUŞAN HÜCRELER HALİNE GETİRİR.

DAİRE İÇİ BENEFİKLEŞTİRİ ORTADAN KAUP İRAN BU HÜCRELİ YAPİ KULLANIM LABİN ÖNCE DEN İYİ TARİF EDİLMESİNİ ZORUNLU KILAR.

BAŞTA SES YALITIMI OLMAK ÜZERE SPEKÇOK DETAY VE ALTYAPININ ÖNCE DEN PLANLAN MASINI GEREKİ KILAR.

TOKI: TYPOLOGY

2. PLAN TYPOLOGY¹

FOR ITS PLAN TYPOLOGIES, MOSTLY DEFINED AS 2 + 1 AND 3 + 1, TOKI PREFERS THE TYPICAL FLAT FORMULA PRODUCED BY CONTRACTORS; IT USES THE FAMILIARITY OF THIS GENERALLY ACCEPTED FORMULA AS A MEANS OF LEGITIMACY. WHEN YOU ENTER, THE HALL IS ON THE RIGHT HAND SIDE, THE CORRIDOR IS ON THE LEFT HAND SIDE LEADING TO 2 OR 3 ROOMS AND THE KITCHEN IS ACROSS THE HALL. THIS IS A PLAN TYPOLOGY WHICH EVERYBODY IN TURKEY KNOWS BY HEART.

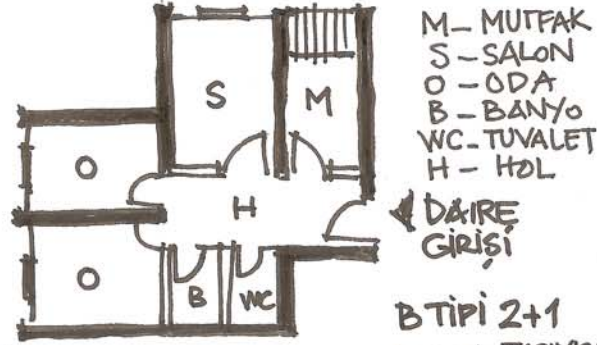
THIS PLAN, WHICH IGNORES CLIMATE, TERRAIN, REGION, CULTURE, FAMILY STRUCTURE, NUMBER OF FAMILY MEMBERS, LIVING HABITS AND RELATIONSHIP PATTERNS, BECOMES THE CORE OF A GENERAL TYPOLOGY IMPLEMENTED EVERYWHERE.

3 OR 4 OF THESE PLANS ARE BROUGHT TOGETHER – THEY ARE TURNED INTO A FLOOR PLAN AROUND THE STAIRCASE-LIFT-HALL. THEY ARE TURNED INTO 15 OR 20 STOREY POINT BLOCKS.

^{*}, ^{**} THESE STANDART PLANS OF TOKI TYPOLOGY ARE BEING USED IN DIFFERENT CITIES. IT IS NOT SURPRISING THAT YOU ENCOUNTER THEM AT ANY CITY IN TURKEY SUCH AS; SAKARYA, BALIKESIR, HALKALI (ISTANBUL) AND BEZIRGANBAHÇE (ISTANBUL).

1. TOKI plan schemas can be easily found on WEB by using a search engine.

TOKİ: TİPOLOJİ



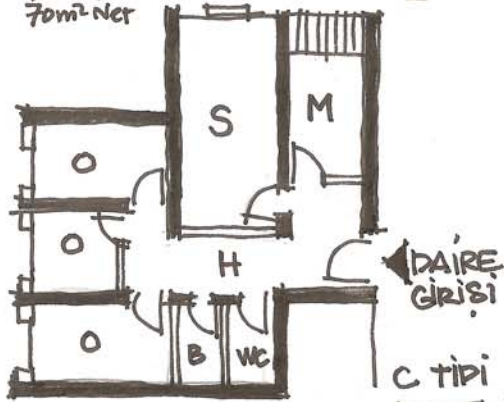
M- MUTFAK
S- SALON
O- ODA
B- BANYO
WC- TUVALET
H- HÖL

DAİRE
GİRİŞİ

B TİPİ 2+1

— TASIYICI DUVAR
— TASIYICI OLMAYAN DUVAR
— PENCERE KAPISI

* B TİPİ
90m² Brüt
70m² Net



C TİPİ 3+1

— TASIYICI DUVAR
— TASIYICI OLMAYAN DUVAR
— PENCERE KAPISI

** C TİPİ
118 m² Brüt
90 m² Net

** BU TİPLER TOKİ STANDART TİPLERİ OUP; CESİRİ İLÇEDE KULLANILMAKTADIR.
BU TİPLERE SAKARYA'DA, BALIKESİR'DE, HALKALI YADA BEZİRGANBAHÇE'DE
(İSTANBUL) RAŞTAMANIZ SAŞİRTİCİ DEĞİLDİR.

2. PLAN TİPOLOJİSİ

COĞUNLUKLA 2+1 VE 3+1 OLARAK BELİRLENMİŞ OLAN PLAN TİPOLOJİLERİ İÇİN TOKİ, TÜRKİYE'DE MÜTEAKİT EYLEME ÜRETİLMİŞ TİPİK APARTMAN DAİRESİ FORMÜLÜNÜ TERLİH EDER; BÜGENEL KABULÜN ASINAKÇINI MESRU MET ARACI OLARAK KULLANIR: "GİRİLDİĞİ ZAMAN SAĞ TARAFTA SALONUN, SOL TARAFTA 2 VEYA 3 ODAYA GİDEN HÖLÜN, KARŞIDA DA MUTFAĞIN OLDUĞU..." TÜRKİYE'DE GÖZÜ KAPALI HERKESİN BİLDİĞİ BİR PLAN TİPIDİR.

İKLİM, ARAZİ, BÖLGE, KÜLTÜR, AİLE YAPISI, FERT SAYISI, YAŞAM AÜŞKANLIKLARI VE İLİŞKİ BİCİM. LERİNİN YOK SAYILDIĞI, HER YERDE UYGULANAN GENELBİR TİPOLONİN ÇEKİRDEĞİ HAKİNE DÖNÜŞÜR; BU PLAN.

BU PLANLAR 3'LÜ, 4'LÜ YAN YANA GETİRİLİR. BİR MERDİVEN-ASANSÖR-HÖL ETRAFINDA KAT PLANI HAKİNE DÖNÜŞTİRİLMİRLER. 15 VEYA 20 KAT'A YAKAN NOKTA BLOKLAR/ PİNARLAR HAKİNE DÖNÜŞTİRİLMİRLER.

TOKI: TYPOLOGY

3. UNDERSTANDING OF GENERAL LAYOUT

THESE POINT BLOCKS ARE DEFINED BY THEIR STANDARD GARDEN AND SETBACK DISTANCE AND THEY ARE TURNED INTO CITY BLOCKS. THESE BLOCKS ARE PLACED IN A MATHEMATICAL ORDER WITHOUT CONSIDERING THEIR RELATIONSHIP WITH THE LAND AND EACH OTHER. THEY ARE TURNED INTO AREAS WITH THE MENTALITY OF ZONING/CITY BLOCK, WHICH REDUCES PEOPLE'S RELATIONSHIPS TO THE PARKING LOT, ROAD AND PEDESTRIAN PATH, BUILDS CHILDREN'S PLAYGROUND, SCHOOL AND MARKET-PLACE AT THE MARGINS AND DOES NOT ALLOW THE COMMUNICATION AND THE INTERACTION OF DIFFERENT AGE GROUPS. AS VOICED BY THE RESIDENTS OF THE TOKI, THESE APARTMENT BLOCKS LOCATED IN AREAS DETACHED FROM CITY LIFE TURN INTO BLOCKS OF DORMITORIES. IN THE INTERVIEWS CONDUCTED WITH THE TOKI RESIDENTS, WE SEE THAT THEY DESCRIBE THE PLACE THEY LIVE AS;

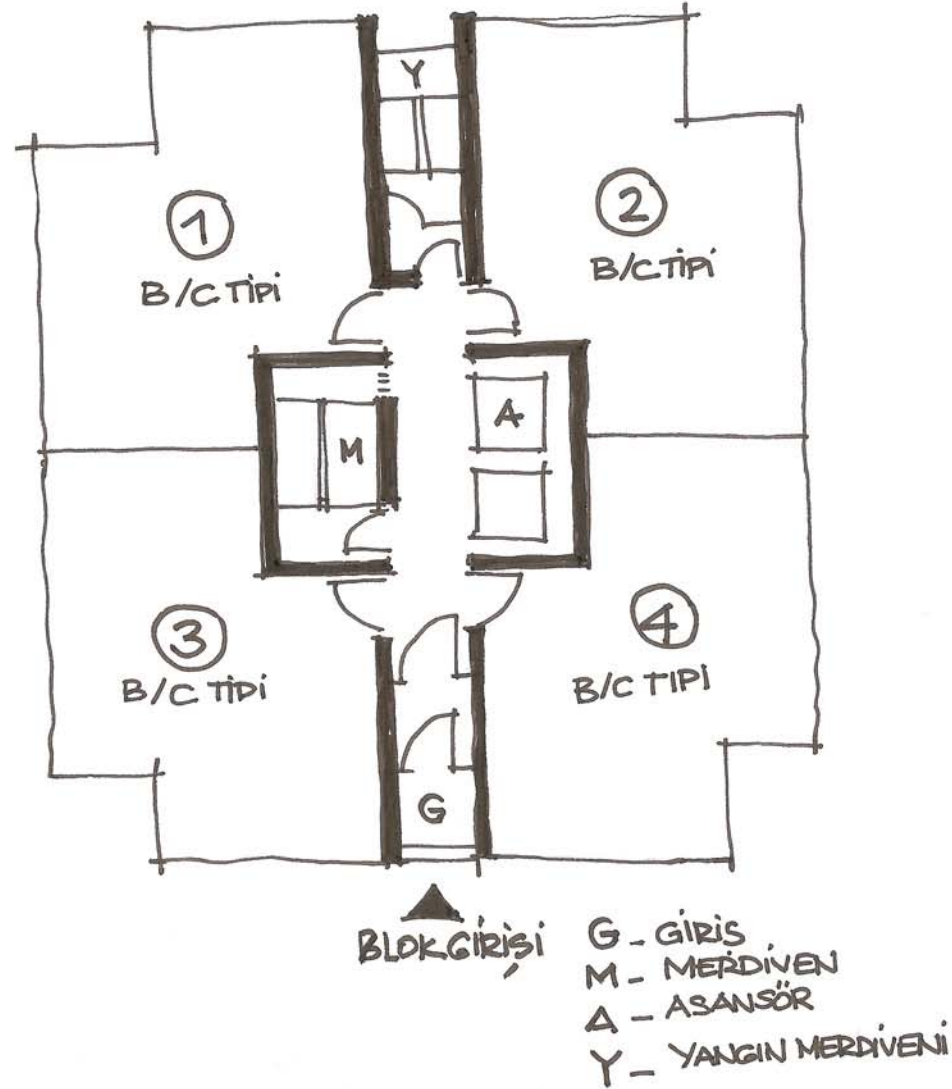
"DORMITORY TOWN"¹

"WE LIVE LIKE ANIMALS IN CAGES"²

"WE LIVE IN AN OPEN-AIR PRISON"³

1. Turan, İ., 2010, İ.T.Ü., T.C. Başbakanlık Toplu Konut İdaresi(TOKİ) Sosyal Konut Uygulamalarının (2003-2010) Sürdürülebilir Mimarlık Çerçevesinde Değerlendirilmesi:Bezirganbahçe Örneği
2. Uzunçarşılıoğlu Baysal, C., 2010, Bilgi University, İstanbul'u Küresel Kent Yapma Aracı Olarak Kenttsel Dönüşüm ve Ardındaki Konut Hakkı İhtalleri: Ayazma(n)'dan Bezirganbahçe'ye Tutunamayanlar
3. Field researches and interviews in Ayazma and Bezirganbahçe

TOKİ: TİPOLOJİ



3. GENEL YERLEŞİM ANLAYIŞI

BU NOKTA BLOKLAR, TANIMLI VE STANDART BAHÇE VE ÇEKME MESAFELERİ İLE TANIMLANIR. VE ADALARA DÖNÜSTÜRÜLÜR. ARAZİ VE BİR-BİRLERİNE İLİŞKİLİ GÖSTERİLMEDEN MATEMATİKSEL BİR DÜZENDE YERLEŞEN BU BLOKLAR; BİR BİRİNE İLİŞKİLİ OTOPARK, YOL, VE YAHA YOUNA İNDRGEMEN; SOSYAL DONATI OLARAK ÇOCUK PARKI, OKUL, CARŞI BİSİ DONATILAR. BUNLARIN UCUNA EKLENEN; FARKLI YAŞ GRUPLARININ İLETİŞİM VE ETKİLEŞİMİNE KAPALI 'ZONING'/'ADALAR' MANTIĞI İLE OLUŞTURULMUŞ ALANLARA DÖNÜSTÜRÜLÜR. TOKİ SAKİNERİNİN DE DİLENDİRDİĞİ GİBİ KENT HAYATINDAN KOPMUŞ BU ALANLARDAKİ, BLOKLARDAKİ, DAİRELER TOPU' YATAK - KANEBİRE' DÖNÜŞÜRÜLÜR.

TOKİ SAKİNERİ İLE YAPILAN GÖRÜŞMEDE SAKİNERİN YAŞADIKLARI YERİ;

"YATAK HANGİ KASABASI" OLMAK TANIMLATIYIKMI;

"KİMİSTEKİ HAYVANLAR GİBİ YAŞIYORUZ" YA DA

"ACIK HAVA HAPİSHANESİNDE YAŞIYORUZ" DİYE -
REK TARİF ETTİKLERİ GÖRÜLÜR.

TOKI: LIFE AYAZMA_BEZIRGANBAHÇE

UN - THE COMMITTEE ON ECONOMIC,
SOCIAL AND CULTURAL RIGHTS (CESCR)
UNDERLINES SEVEN ASPECTS OF
ADEQUATE HOUSING IN GENERAL
COMMENT NO. 4:
RIGHT TO ADEQUATE HOUSING (1991).

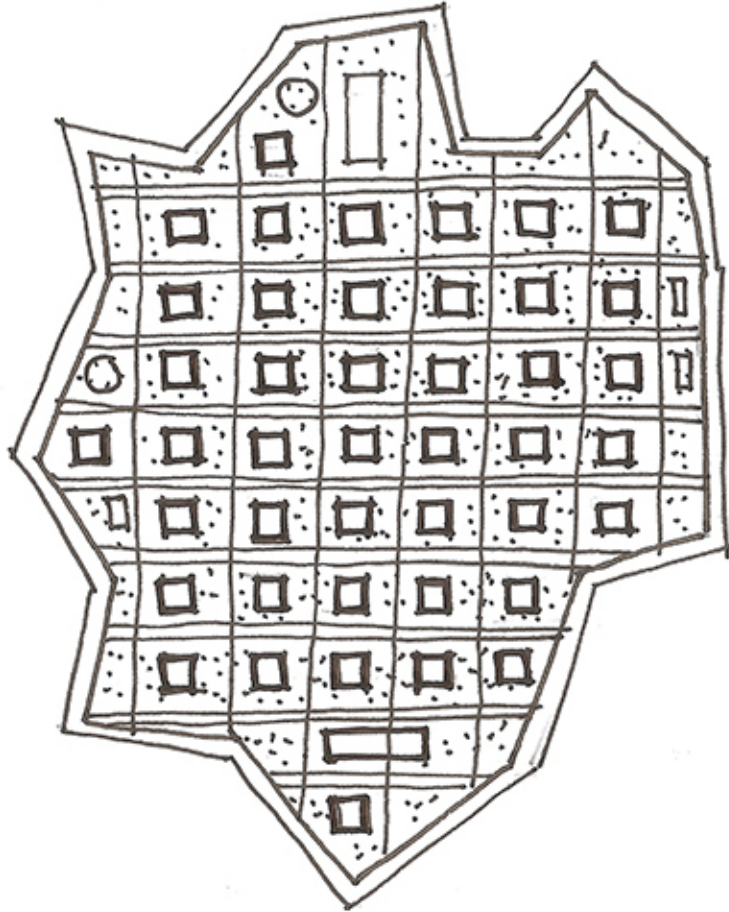
- 1. LEGAL SECURITY OF TENURE
- 2. AVAILABILITY OF SERVICES, MATERIALS,
FACILITIES AND INFRASTRUCTURE
- 3. AFFORDABILITY
- + 4. HABITABILITY
- + 5. ACCESSIBILITY
- 6. LOCATION
- 7. CULTURAL ADEQUACY

TOKI SOCIAL HOUSING MEETS 2 OUT OF THESE 7
ARTICLES.

NECESSARY PRECAUTIONS WERE NOT TAKEN
FOR THE LEGALISATION OF TENURE. HOUSING
STANDARDS ARE INADEQUATE. THEY LIVE ON
THE BREADLINE BECAUSE THEY CANNOT PAY
LOAN INSTALLMENTS. THEY ARE LOCATED IN THE
PERIPHERY, REMOTE OF ACCESS. TRANSPORTA-
TION IS ANOTHER GREAT EXPENSE. THEY ARE
FORCED TO LIVE IN HOUSES WHICH ARE INCOM-
PATIBLE WITH THEIR CULTURES AND LIFESTYLES.
LARGE FAMILY STRUCTURE AND CULTURE ARE
NOT TAKEN INTO CONSIDERATION.¹

1. Uzuncorluoğlu Bayral, C., 2010, Bilgi Üniversitesi Yüksek Lisans Tezi, İstanbul’u Karesel Kent Yapma Aracı Olarak Kentin
Dönüşüm ve Arındaki Konut Hakkı İhtalleri: Ayazma’nı’den Bezirganbahçe’ye Tutunamayınlar

TOKİ: YAŞAM AYAZMA - BEZİRGANBAHÇE



BM - EKONOMİK, SOSYAL, KÜLTÜREL
HAKLAR KOMİTESİ YAŞAMA
ELVERİŞİ KONUT HAKKI (1991)
GENEL YORUM 4 TE YAŞAMA
ELVERİŞİ KONUTLARIN FÖTÖLÜSİNİN
ALTINI ÇİZER.

- ⊖ 1. Kullanım Hakkının yasal Güvenliği,
- ⊖ 2. Hizmet, malzeme, tesis ve altyapının kullanılabilirliği,
- ⊖ 3. Maddi olarak karşılanabilirlik,
- ⊕ 4. Oturmaya Elverişlilik,
- ⊕ 5. Erişilebilirlik,
- ⊖ 6. Konutun Mervii,
- ⊖ 7. Kültürel Yeterlilik,

TOKİ sosyal konutları bu 7 maddenin 2'sini karşılayabilmektedir. Kullanım hakkının yaşama elverişliliği konusunda gerekli tedbirler alınmamıştır. Konutların standartları yetersizdir. Konutların kredi taksitleri ni ödeyemedikleri için acık sınırında yaşamaktadırlar. Mervii olarak, erişilebilirlik, pediferiye yer almaktadır. Ulaşım giderleri ayrı bir külfettir. Kültürel ve yaşam tarzlarına hiç uymayan konutlarda yaşamaya mecbur edilmişlerdir. Kalasavak aile yapıları da, kültürel ve dikkate alınmamıştır.

TOKI: LIFE AYAZMA_BEZIRGANBAHÇE

SITE MANAGEMENT IN TOKI SOCIAL DWELLINGS IS CARRIED OUT THROUGH PRIVATE COMPANIES*. THE COMPANIES THAT ARE IN CHARGE OF MANAGEMENT IN CONNECTION WITH THE TOKI REGULATE AND SUPERVISE THE RULES OF SOCIAL DWELLINGS, FROM HANGING LAUNDRY ON THE BALCONY TO THE DECISIONS OF PUBLIC GATHERINGS AND RECREATIONS. THE DEMANDS OF THE MAJORITY ARE LIMITED TO THESE RULES.

WHEN YOU ENTER A BUILDING COMPLEX, A SIGNBOARD WELCOMES YOU; 'THIS BUILDING COMPLEX IS MONITORED BY 62 SURVEILLANCE CAMERAS.'¹ IT CAN BE FOLLOWED LIVE ON THE INTERNET.

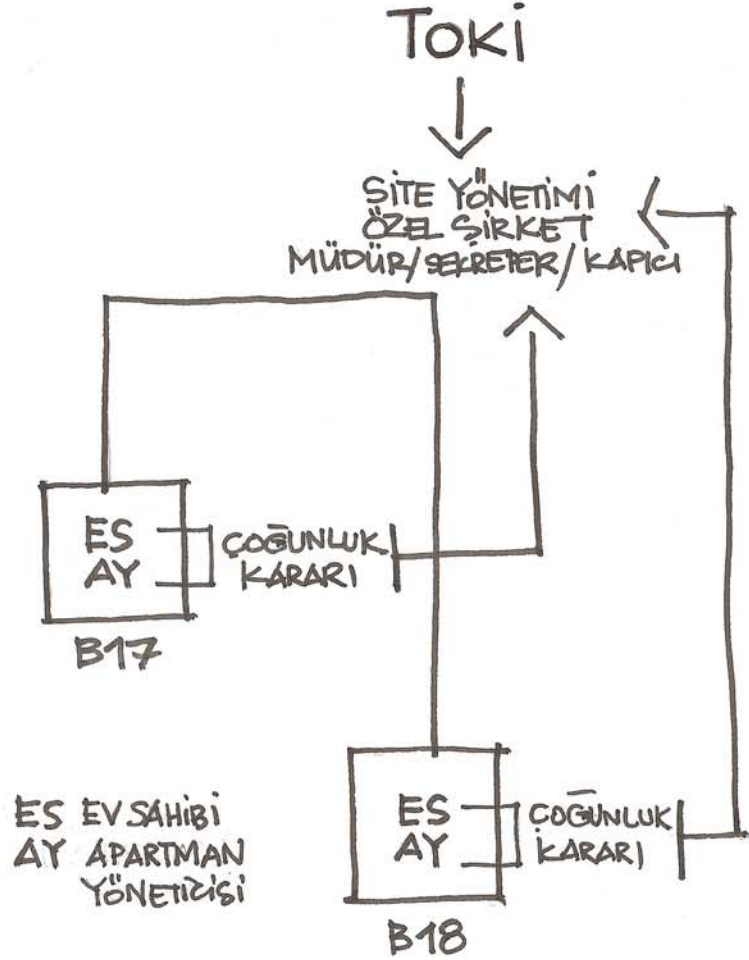
FOR EXAMPLE SEE:

* <http://www.bogaziciyonetim.com/bezirganbahce/>

THE COMPANY CONSISTS OF BUILDING COMPLEX MANAGEMENT, MANAGER, SECRETARY AND THE JANITOR. THE JANITOR IS THE EYES OF EVERY BLOCK. RESIDENTS CHOOSE AN APARTMENT MANAGER WHO WILL BE IN CONTACT WITH THEIR SPOKESMEN AND SITE MANAGEMENT. EVERY BLOCK HAS A SEPARATE JANITOR AND MANAGER.

1. Uzunçarşılıoğlu Baysal, C., 2010, Bilgi University, İstanbul'u Küresel Kent Yapma Aracı Olarak Kentsel Dönüşüm ve Ardındaki Konut Hakkı İhlalleri: Ayazma'nı' dan Bezirganbahçe'ye Tutunamayanlar

TOKİ: YAŞAM AYAZMA - BEZİRGANBAHÇE



TOKİ SOSYAL KONUTLARINDA SITE YÖNETİMİ "ÖZEL ŞİRKETLER" ARACIĞI İLE YAPILIR. TOKİ'YE BAĞLI OLARAK YÖNETİM İŞLEVİNİ YÜRÜTEN ŞİRKETLER, BU SOSYAL KONUTLAR DAKİ KURALLARI DÜZENLER VE DENETLER. BAKIYA CAMIĞI 2 ASIMASINDAN, ORTAK TOPLANMA VE EĞLENME KALABAGINA KADAR KURULLARIN İŞLEVİNİ SAĞLAR. SİTEDEKİ COĞUNLUK TAKEPLERİNİN SINIRLARI DA BU KURALLARDIR.

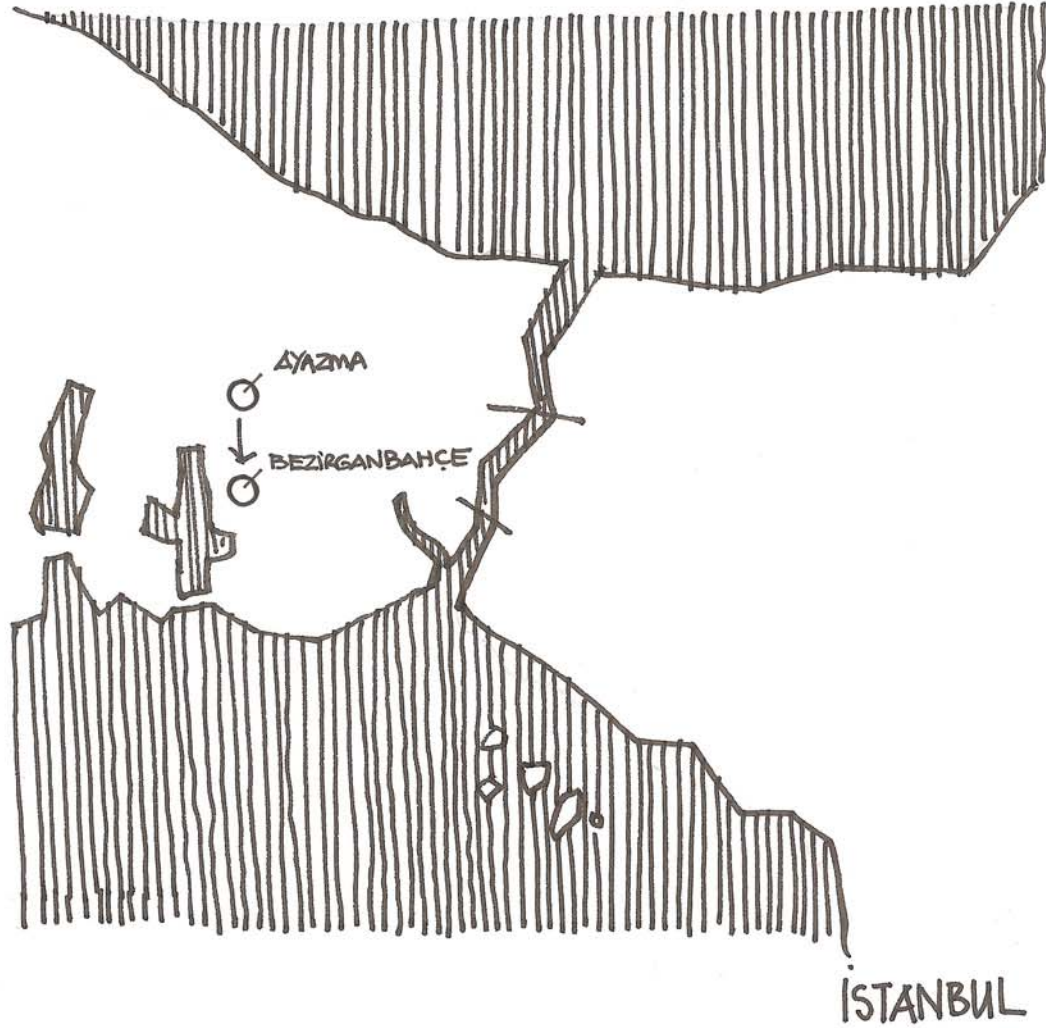
BİR SİTEYE GİRİĞİNTİDE SİZİ SİZİN BİR LEVHA KARŞIYAR;
"BU SİTE 62 MOBESSE KAMERA İLE İZLENMEKTEDİR"
İNTERNET ÜZERİNDEYİNDE CANLI OLARAK TAKİP EDİLEBİLİR. ÖRNEĞİN DEĞİ:
* www.bogaziciyonetim/bezirganbahce/

ŞİRKET SITE YÖNETİMİ, MÜDÜR, SEKRETER VE KAPICIDAN OLSUN. KAPICI HER BLOKTAKİ AHDİ BİR GÖZÜDÜR. EV SAKİNERİ KENDİ SÖZÜMÜ VE SİTE YÖNETİMİ İLE İLİŞKİ İÇİNDE OLACAK BİR APARTMAN YÖNETİCİSİ SEÇER. HER BLOĞUN AHDİ BİR KAPICININ AHDİ BİR YÖNETİCİSİ VARDIR.

TOKI: LIFE AYAZMA_BEZIRGANBAHÇE

THE ISTANBUL AYAZMA-BEZIRGANBAHÇE AREA WAS EXAMINED AS A SOURCE FOR THE STUDIES IN THIS GUIDE; ALL THE DATA, QUESTIONS AND RECOMMENDATIONS WHICH SUPPORT THE GENERAL DESCRIPTIONS MADE SO FAR WERE GENERATED IN REFERENCE TO THIS AREA.

TOKİ: YAŞAM AYAZMA - BEZİRGANBAHÇE



BU REHBERDEKİ CAIŞMAKARA
KAYNAKLIK ETMESİ İÇİN İSTANBUL
AYAZMA - BEZİRGANBAHÇE
BÖLGESİ İNCELENMİŞ;
BURAYA KADAR YAPILAN GENEL
AÇIKLAMAYI DESTEKLEYEN VERİLER,
SÖZÜMLER VE ÖNERİLER BU BÖLGE
REFERANS ALINARAK OLUŞTURULMUŞTUR.

TOKI: LIFE AYAZMA_BEZIRGANBAHÇE

THE ATATÜRK OLYMPIC STADIUM OPENS IN 2002 IN AYAZMA. IN 2004, THIS AREA IS DECLARED AS AN URBAN TRANSFORMATION AREA. APPROXIMATELY 7800 PEOPLE LIVE IN AYAZMA AT THAT TIME. THIS AREA, WHERE 1800 SOCIAL DWELLINGS ARE LOCATED, IS A SHANTY TOWN 96% OF WHICH CONSISTS OF SINGLE-STOREY HOUSES WITH GARDENS.^{1,2}

THE MAJORITY OF FAMILIES ARE FORCED TO EVACUATE THIS AREA BY SIGNING A CONTRACT AND THE MAJORITY OF THEM MOVE TO THE TOKI RESIDENTIAL UNITS IN BEZIRGANBAHÇE IN 2005. THESE ARE HOUSES WHERE THE PLASTER COMES OFF AND THE ROOFS LEAK WHENEVER IT RAINS, EVEN BEFORE THEY MOVE IN. TOKI KÜÇÜKÇEKMECE MUNICIPALITY AND ISTANBUL METROPOLITAN MUNICIPALITY START A HOUSING PROJECT IN THIS AREA. THIS AREA IS GIVEN OUT TO THE AĞAOĞLU COMPANY BY CONTRACT. (MY WORLD EUROPE PROJECT)

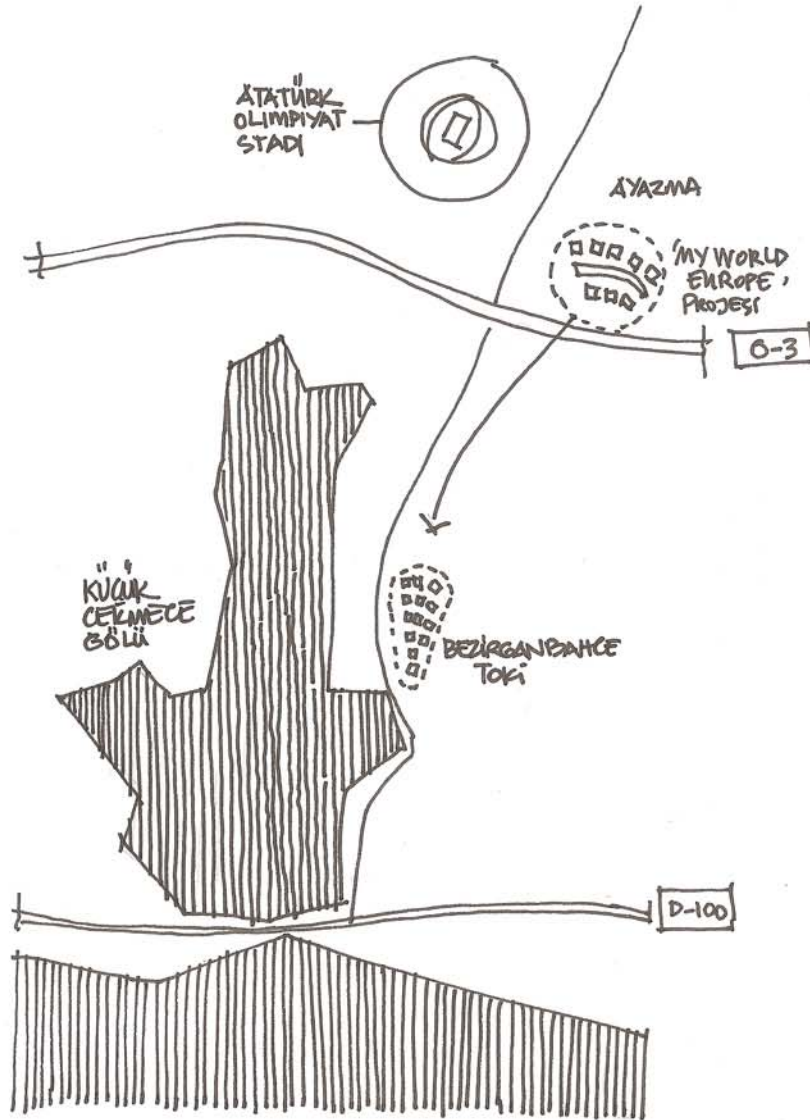
CONTRARY TO WHAT IS SAID IN THE COMPANY ADVERTISEMENTS, THIS AREA IS NOT EMPTY. IT IS A LUXURIOUS HOUSING PROJECT WHICH DEMOLISHED APPROXIMATELY 1.800 FAMILY HOMES AND FORCED THE RESIDENTS TO MIGRATE*. IN THEIR PLACE, THEY WILL BUILD 3.080 RESIDENTIAL UNITS IN 17 130-METER HIGH BLOCKS AND TWIN VILLAS. THE PRICES OF THE FLATS RANGE FROM 400.000 TO 600.000 TL AND THE PRICES OF THE VILLAS EXCEED 1.000.000 TL.

* ayazmamagdurulari.wordpress.com

1. Advisory Group on Forced Evictions AGFE, Report to the Executive Director of the UN Habitat Programme Mission to Istanbul, June 2009 Final

2. Uzunçarşılıoğlu Baysal, C., 2010, Bilgi University, İstanbul'u Küresel Kent Yapma Aracı Olarak Kentsel Dönüşüm ve Ardındaki Konut Hakkı İhlalleri: Ayazma(n)'dan Bezirganbahçe'ye Tütunamayınlar

TOKİ: YAŞAM AYAZMA - BEZİRGANBAHÇE



AYAZMA BÖLGESİNDE 2002'DE ATATÜRK OLİMPİYAT STADYUMU AÇILIR. 2004 YILINDA BU ALAN KENTSEL DÖNÜŞÜM ALANI İLAN EDİLİR. AYAZMA'DA ÖSİRLER YAKLAŞIK 7800 KİŞİ YAŞAMAKTADIR. BU ALAN 1800 KONUTUN BULUNDUĞU; YAKLAŞIK %96'SI TEKKATLILIK VE BAHÇELİ EVLERDEN OLUŞAN GEÇERLİ ALANDIR.

ARTELEON BÜYÜK KİSMİ SÖZLEŞME İMZA UYARAK BU ALANI BOŞALTMAK ZORUNDA BIRAKIR. VE 2005 YILINDA BÜYÜKÖĞÜNLÜĞÜ BEZİRGANBAHÇE'DENİ TOKİ KONTROLUNA TAŞINIR. "DAHA TAŞINMADAN SIVILADI DÖKÜLEN, HER YAĞMURDA ÇATIĞI AKAN "YENİ KONUTLAR" DIR BUNLAR. TOKİ, KÜÇÜK ÇEKMECE BELEDİYESİ VE İSTANBUL BÜYÜKŞEHİR BELEDİYESİ BU BÖLGEDE KONUT PROJESİ KİMLİK 'START' VERİR. BU ALAN 'AĞA ÖLÜ' FİRMA İHALE EDİLİR. ('MY WORLD EUROPE' PROJESİ)

BU ALAN, FİRMA BEKLEMLERİNDEKİ GİPİ BOŞ DEĞİL YAKLAŞIK 1200 AİLENİN EVLERİNİN * YIKILARAK, ZORLA GÖÇE ZORLANDIĞI; YERİNE 130 m yüksekliğinde 17 blok, İKİ VİLLA İHALE YAPILACAK; YAKLAŞIK 3000 KONUTLUK; DAĞIĞI FİYATLARI 400.000 TL - 600.000 TL ARASINDA DEĞİLEN VİLLA FİYATLARI 1.000.000 TL'Yİ AŞAN WİKS BİR KONUT PROJESİDİR.

* Kaynak: ayazma.magdurlari.wordpress.com

TOKI: LIFE AYAZMA_BEZIRGANBAHÇE

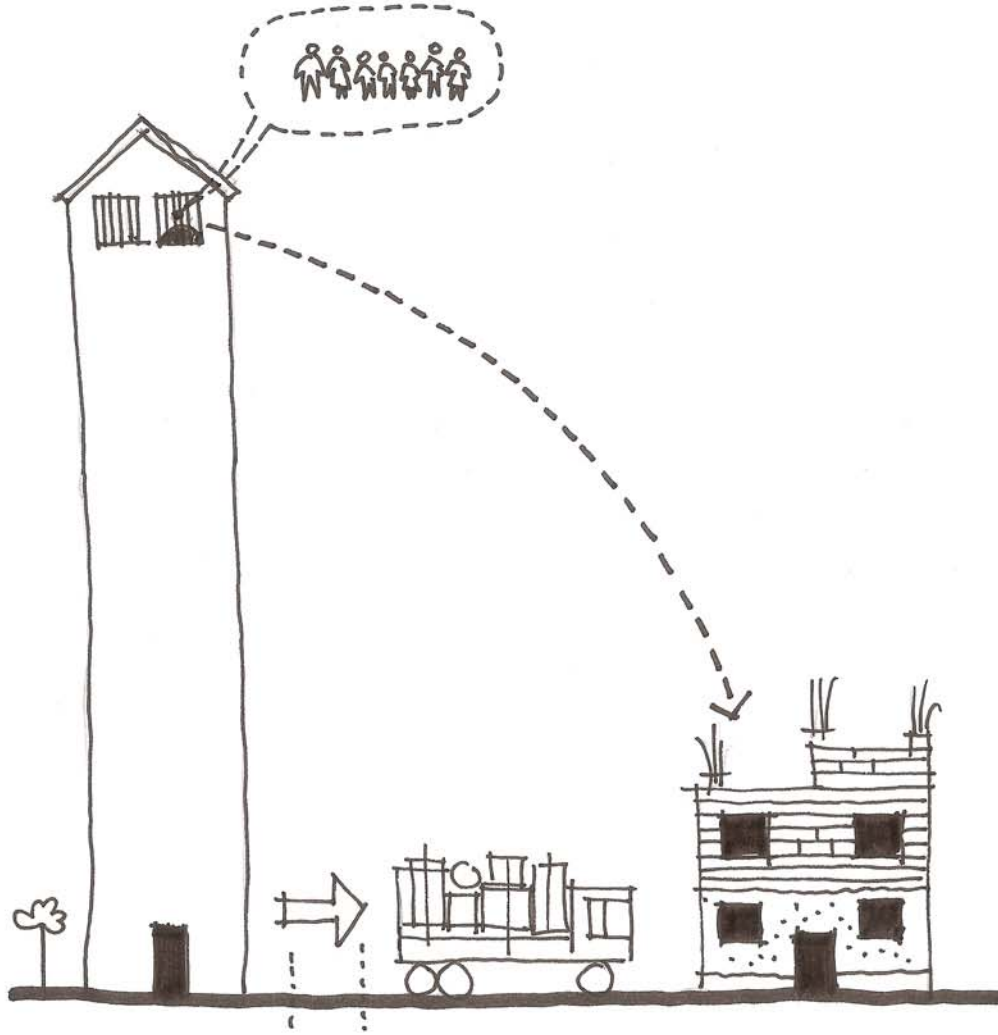
THE MAJORITY OF THE NEW RESIDENTS OF BEZIRGANBAHÇE WHOSE DEBTS WERE GROWING EXPONENTIALLY EVERY MONTH HAD TO SELL THEIR HOUSES WITH THE DEBTS AND MOVE BACK TO THE SHANTY TOWNS AGAIN. BUT THIS TIME THEY DID NOT MOVE TO THEIR OWN PLACES, BUT MOVED AS TENANTS AND BECAME MORE IMPOVERISHED.

ACCORDING TO THE REPORTS, 123 FAMILIES COULD NOT PAY THEIR CONDOMINIUM FEES AND BANK LOANS IN THE FIRST 6 MONTHS AND THEREFORE, THEY WERE SENT IN THE BAILIFFS. ACCORDING TO THE SURVEYS IN 2008, 30% OF THE RESIDENTS HAD TO SELL THEIR HOUSES AND MOVE WITHIN 2 YEARS AND THE 43% OF THEM WERE CONSIDERING MOVING.¹

MOST OF THOSE LEAVING BEZIRGANBAHÇE MOVED AROUND SILVRI AND ÇERKEZKÖY WHICH ARE AT THE PERIPHERY OF THE CITY (FOR NOW) AND GO THROUGH A THIRD MIGRATION EXPERIENCE.¹

1. Uzunçarşılıoğlu Baysal, C., 2010, Bilgi University, İstanbul'u Küresel Kent Yapma Aracı Olarak Kentsel Dönüşüm ve Arındaki Konut Hakkı İhlalleri: Ayazma'nı' dan Bezirganbahçe'ye Tutunamayanlar

TOKİ: YAŞAM AYAZMA - BEZİRGANBAHÇE



HER AY BORÇLARI KATILARAK ARTAN YENİ BEZİRGANBAHÇELİLERİN BÜYÜK KISMI KONUTLARINI BORÇUYLA SATMAK VE YENİDEN GEÇEKONDUKLARA TAŞINMAK ZORUNDA KALDI. BU SEFER KENDİ EVLERİNDE DEĞİL KİRAYA ÇIKTIKAR VE DAHA DA YOKSULLAŞTILAR.

RAPORLARA GÖRE TÜK GAYİTİNDE, ÖDEME MEDİKLERİ APARTMAN AİDATIYI VE BANKA KREDİLERİ NEDENİLE 123 AİLE İCRAK OULR. 2008 ANKETLERİNDE %30'U 2 YENE İÇİNDE EVLERİN SATMAK ZORUNDA KALMIŞ VE TAŞINMAYI DÜŞÜNEMERİN SAYISI 1043 TÜR.

BEZİRGANBAHÇEDEN AYRILANLARIN ÇOĞU SİLVİ VE CERKEZLİ TARAFLARINA KENTİN DİŞ (ŞİMDİLİK) ÇEPELERİNE YERLEŞEREK 3. BİR GÖÇ DENEYİMİ YAŞAMAKTADIR.

TOKI: LIFE AYAZMA_BEZIRGANBAHÇE

AYAZMA | BEZIRGANBAHÇE

EMPLOYMENT - LIFE

25% EMPLOYED
75% UNEMPLOYED
EMPLOYED:
59% 1 PERSON / FAMILY
13% 0 PERSON / FAMILY

63% 1 PERSON / FAMILY
32% NON-REGULAR WORKER

INCOME

AVERAGE
600 TL/FAMILY (INCOME)

24% - 301-500 TL
41% - 501- 700 TL
22% - 701 - 1.000 TL

EXPENDITURE

? (NO DATA)

23% OF THE POPULATION,
28% OF THE HEADS OF THE HOUSEHOLDS HAVE SOCIAL SECURITY (SSK)

35% RENT (INSTALLMENT) = 220 TL
34% BILLS + 52 TL CONDOMINIUM FEE
21% FOOD
3% HEALTH
1% CLOTHING, TRANSPORTATION

INFORMATION

72 M2 (2+1)
THE COST OF TYPE B FLATS 51.405 TL
10% IN ADVANCE 180 MONTH FIXED TERM
THE RENT /THE BANK LOAN OF TYPE-B FLATS/ 220 TL
52 TL CONDOMINIUM FEE

AYAZMA | BEZIRGANBAHÇE

EDUCATION

0.5% UNIVERSITY ? (NO DATA)
7.4% HIGHSCHOOL ?
12.7% SECONDARY SCHOOL ?
%79.4 PRIMARY SCHOOL ?
+
LETTERED (26%)

LIFE

7800 PERSON
1800 HOUSE

%96 ONE STOREY
IN GARDEN

17000 PEOPLE
2640 FLATS
AVERAGE 7 PEOPLE
PER HOUSE
12 STOREY
4 FLATS PER STOREY
55 BLOCKS
FLAT 2+1
GROSS:90M2
NET:70M2

TOKİ: YAŞAM AYAZMA - BEZİRGANBAHÇE

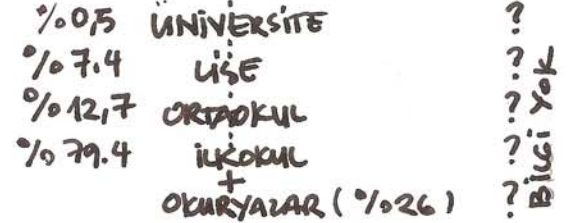
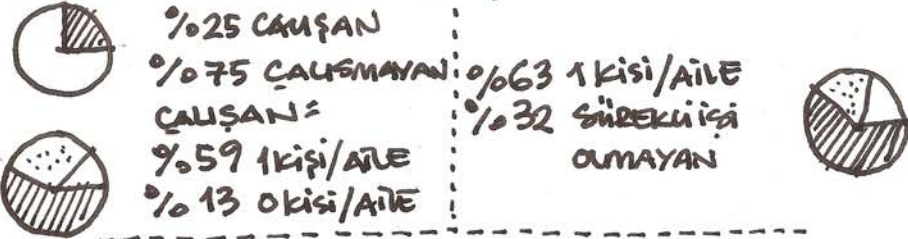
VERİLER*

AYAZMA : BEZİRGANBAHÇE

AYAZMA : BEZİRGANBAHÇE

İS - YAŞAM

EĞİTİM



GELİR

YASAM

ORTALAMA %024 - 301-500 TL
600 TL/AİLE (KAZANÇ) %041 - 501-700 TL
%022 - 700-1000 TL

7800 kişi
1800 KONT
17.000 kişi
2640 DAİRE
ORT. 7 kişi/HANE

GİDER

%35 KİRA (TAKSİT) ≈ 220 TL
?(Bilgi Yok) %34 FATİRA + 52 TL (AİDAT)

%96 TEKKAT. 12 KAT
Lİ BAHÇE İCİNDE 4 DAİRE/KAT
55 BLOK
DAİRE 2+1
BRÜT 90; NET 70m²

%04 EĞİTİM

NUFUSÜN %23'ÜK
HANEBESİ %28'i
SSK'LI

%03 SAĞLIK
%01 GİYİM/MASIM

BİLGİ

72 m² NET DAİRE (2+1) B tipi
MAYIYETİ 51.405 TL : %10
PESİN - 180 AY VADE
220 TL KİRA/TAKSİT
52 TL AİDAT

TOKI DWELLERS THE SURVIVAL MANUAL

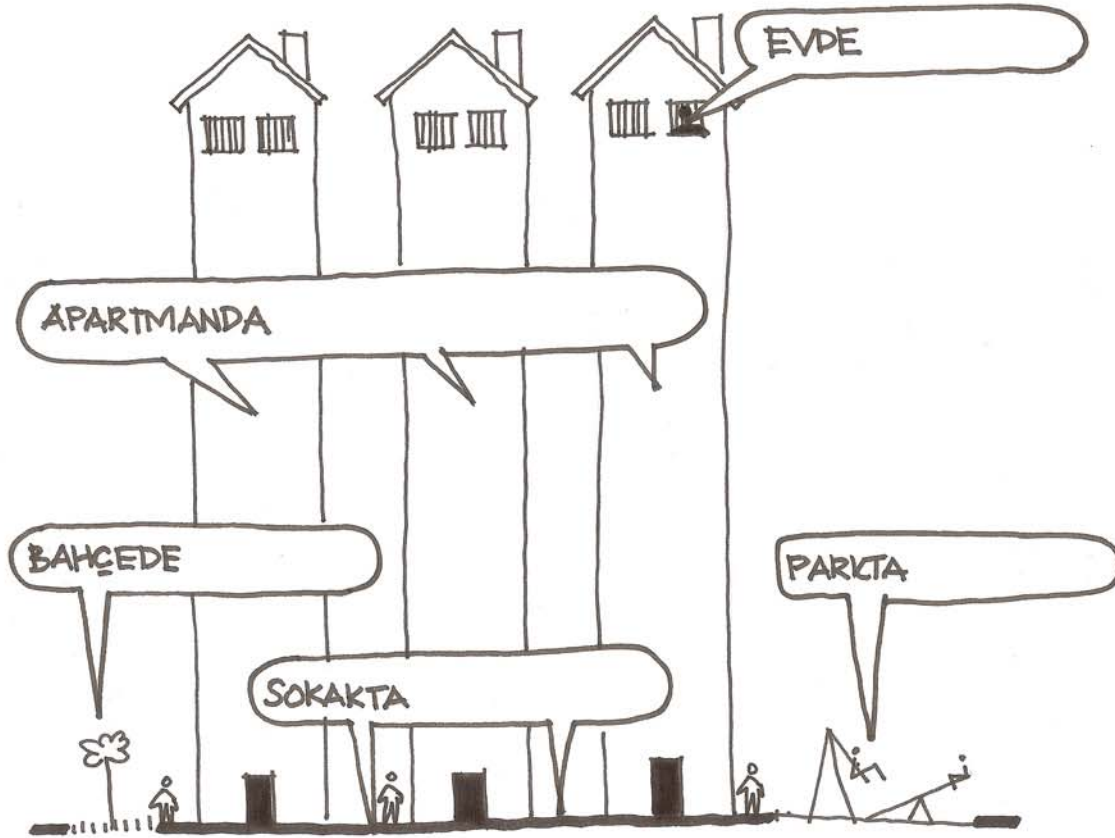
IN THE INTERVIEWS WITH THE TOKI DWELLERS OF BEZIRGANBAHÇE AND AYAZMA, WHO WERE FROM VARIOUS GENERATIONS AND AGE, EXPLAINED THEIR QUESTIONS AND PROBLEMS ABOUT THEIR DWELLING CONDITIONS AND LIFE. THESE EXPLANATIONS CONSIST OF TECHNICAL ISSUES SUCH AS, THE LOW QUALITY OF THE CONSTRUCTION OF THEIR HOUSES, PROBLEMS ABOUT WATER INFRASTRUCTURE, DAMPNESS AND RELATED ISOLATION. FURTHERMORE, THE OTHER PROBLEMS WERE ABOUT THEIR RELATION TO SPATIAL CONDITIONS AND SOCIAL PROBLEMS.

AS THEY LIVE IN A DENSE POPULATION IN SMALL STRICTLY DIVIDED DOMESTIC SPACES, THEY HAVE SPATIAL MATTERS, NEEDS AND DEMANDS.

THE SPATIAL AND PHYSICAL ORGANIZATIONS OF THE SPACE DOES NOT CORRESPOND, THUS IT CREATES A LACK OF COMMUNICATION AND NON-INTERACTIVE SPATIAL ENVIRONMENT.

THE LACK SPATIAL AND PHYSICAL CONDITIONS, TOOLS FOR OPEN OR CLOSE, OR COMMON OR PRIVATE SPACES.

TOKİGİLLER YAŞAM MÜCADELE REHBERİ



BEZİRGANBAHÇE VE AYAZMA'DA TOKİGİLLER İLE YAPILAN KONUŞMALARDA PEK ÇOK SORU VE SORUN FARKLI YAŞ GRUPLARI TARAFINDAN DİLLENİRİLDİ. BU DİLLENİRMELERİN BİR KISMI 'TEKNİK' ACIDAN YAPI VE YAPILABA AIT İNŞAAT KALİTESİ İLE BAĞLANTILI; TESİSAT PROBLİMLERİ, SU RUTUBET YA DA İZOLASYON PROBLİMLERİ GİBİ KONULARI KAPSAYAN; BİR KISMI İSE KENDİ HAYATLARINI BU ALANLARDA DÜZENLEMİŞE KONUSUNDA MEKANSAL-DONATISAL-SOSYAL PROBLİMLER EKSIKLIKLER ÜZERİNE ODAKLANDI:

'KALABALK' YAŞAMAKTAN KAYNAKLANAN VE ESNEK OLMAYAN KAT PLANLARI NEDENİNE YAŞANAN MEKANSAL SORUNLAR, İHTİMAKLAR, TALEPLER;

MEKANSAL VE FİZİKİ DÜZENLEMELENDEN BİRİBİRİNİ TANIMAYAN 'İTTİSİMSİZ', 'ENGİZİMSİZ' BİR ORTAM OLUŞTURMASI;

AKIL YADA KAPALI, ORTAK YADA ÖZEL ALANLARDA İHTİTAK DUYULAN MEKANSAL YADA ARAÇSAL "DONATI EKSIKLIĞI" ... GİBİ.

TOKI DWELLERS THE SURVIVAL MANUAL

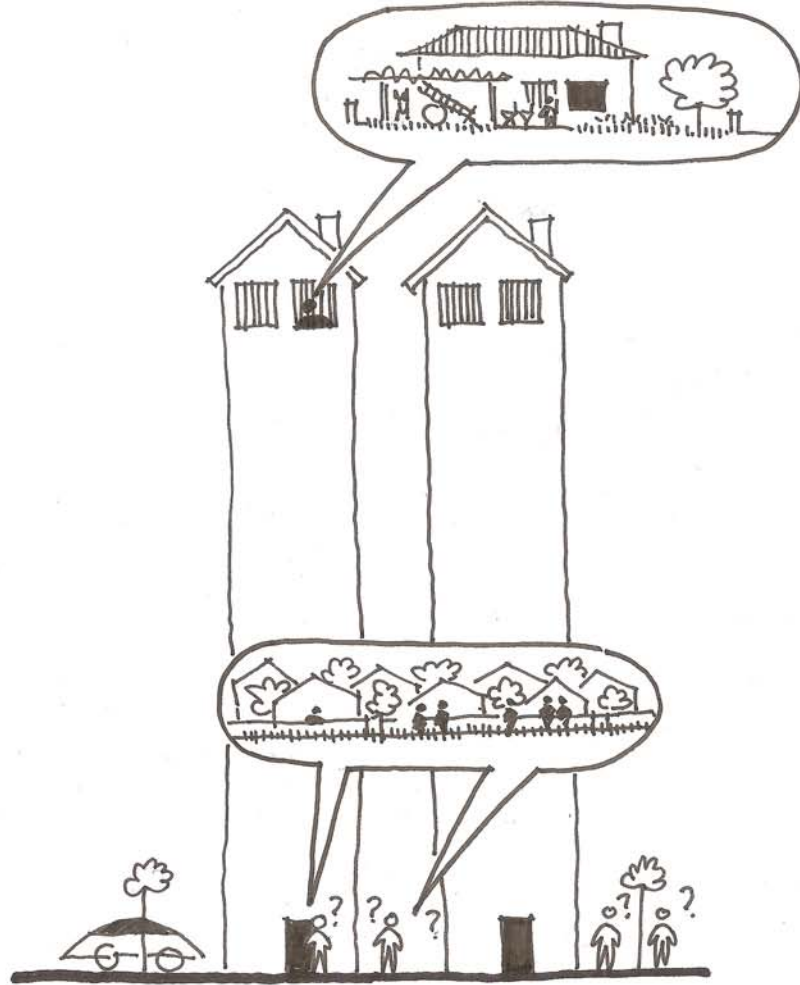
THERE ARE 4 BASIC POINTS ABOUT THE QUESTIONS AND DEMANDS:

(NONCONFORMITY) MOST OF THE TOKI INHABITANTS ARE FORCED TO LIVE IN A PHYSICAL ENVIRONMENT THAT THEY WERE NOT USED TO LIVE. THEIR PREVIOUS DWELLING CONDITION WAS TOTALLY OPPOSITE. FOR EXAMPLE, 96% OF THE RESIDENTS WHO CAME FROM AYAZMA USED TO GROW THEIR OWN VEGETABLES IN THEIR GARDEN AT THEIR "GECEKONDUS", THEY HAD MORE CLOSE RELATION WITH THEIR NEIGHBORHOODS WITHIN INTENSE COMMUNAL LIFE. NOW, THIS IS TOTALLY OPPOSITE.

(ADAPTATION) IN THEIR "GECEKONDU", THEY USED TO EXPAND STEP BY STEP THEIR SPATIAL CONDITIONS AND SPACE THROUGH THEIR NEEDS IN AN ORGANIC WAY. (LACK OF COMMUNICATION) HOWEVER NOW, THE COMMUNAL PRACTICES OF SHARING COMMON SPACE, COLLECTIVITY AND SOLIDARITY COMPLETELY DO NOT EXIST. BECAUSE THERE ARE NO SPATIAL CONDITIONS FOR IT. ACCORDING TO THAT DAILY SPATIAL HABITS DISAPPEARED.

MOREOVER, BESIDE THE FACETS OF THE DEFECTS AND (POVERTY) THAT DECREASE AND THE INCREASING AFFORDABILITY ARE ALL PART OF THE WHOLE PICTURE.

TOKİGİLLER YAŞAM MÜCADELE REHBERİ



Bu soru ve cevapların odakta 4 temel nokta etrafında çarpılmaktadır:

(UYUMSUZLUK) TOKİGİLLERİN BÜYÜK BİR KISMI DAHA ÖNCE YAŞAMADIKLARI VE AÜŞKEN OLMADIKLARI BİR FİZİKİ ÇEVREDE YAŞAMAYA MAHKUM KALMALARI; (ÖRNEĞİN FİYAZMADAN BELİRGANBAHÇEYE GELEN LEONİ %96'SI BEDEKİNDİ'DE BAHÇEDE YETİŞTİRDİKLERİ İLE, KOMŞULUK DÜŞKÜNÜ İÇİNDE, KENDİ KALABALIK YAŞAM AÜŞKANLIKLARINI SÜRDÜRÜRKEN; BURADA BU AÜŞKANLIKLARDAN TERS-YÜZ OLMASI.)

(ADAPTASYON) GELECEKTEKİ HAYATINDA İHTİYAÇLARINI EKLEME EKLEME ÇÖZÜMLERİNİ BİR YAŞAM KÜLTÜRÜNÜ SÜRDÜRÜRMEKLE; **(İLETİŞİMSİZLİK)** YAŞAM BİÇİMİNİ ORTAKLIK, PAYLAŞIM, DAYANMA GİBİ DAVRANIŞ MODELLERİNİ YAŞAMIŞ AÜŞKANLIKLARDAN KOPMASI; TÜM BUNLARIN YANINDA DA 'YOKSUNLUKLAR' KADAR 'YOKSULLUK' BOHUTUNUN ARTMASI AUM GÜCÜZİNİN GİDEREK AZALMASI BU TESPİTLERİN ORTAK TEMEL PAYDALARİ OLARAK GÖRÜLMEKTEDİR.

TOKI DWELLERS THE SURVIVAL MANUAL

THE MAIN PROBLEM THAT THIS SURVIVAL MANUAL FOR TOKI DWELLERS IS FOCUSING ON ARE: THE LOST OF SOCIAL INTERACTIVITY AND COMMUNICATION THAT CANNOT BE TRANSFORMED FROM THEIR DOMESTIC LIVES THROUGH THEIR INDIVIDUAL WILL OR COMMUNAL PRACTICES.

BOTH PHYSICAL CONDITIONS AND METHODOLOGICAL ORGANIZATION SEGREGATES AND PREVENTS THE ACTIVATION OF THE TOKI DWELLERS. THE QUESTION IS: IS IT POSSIBLE TO CREATE EMANCIPATORY PUBLIC SPACES, THE SEARCH FOR THE SPATIAL JUSTICE IN SUCH BUILDING BLOCKS, WHICH ARE SEGREGATING THE URBAN LIFE, ERASING THE SOCIAL AND CULTURAL PRACTICES, AND DEVASTATING THE NOTION OF "PLACE". "PLACE" GAINS IT'S MEANING AND EMPOWER WITHIN THE EVERYDAY LIFE AND HERITAGE OF SOCIO-CULTURAL ACCUMULATION. HOW IS POSSIBLE IF EVERYTHING RELATED TO "PLACE" HAS BEEN DEVASTATED? THIS IS NOT AN EASY QUESTION TO ANSWER.

THIS MANUAL HAS THE PROVOCATIVE AND TRIGGERING ROLE IN ORDER TO REMIND OUR COMMON DEMAND ON TO ACT AND COMMUNICATE IN A COMMON AND COLLECTIVE SPATIAL ORGANIZATION. THUS, THE DEMANDS AND NEEDS OF TOKI DWELLERS ARE VERY VITAL AND IMPORTANT.

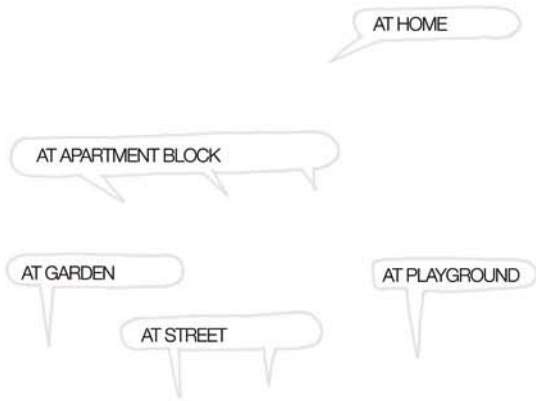
TOKİGİLLER YAŞAM MÜCADELE REHBERİ



TOKİGİLLER YAŞAM MÜCADELE REHBERİNİN BU TESPİTÜR İÇİNDE ODAKLAN-
DIĞI (BELKİ DE EN TEMEL) SORUN: "KENDİ
İHTİYAÇ VE TALEPLERİNİ", KENDİ YAŞAM ALANLARI-
NA 'BİREKSEL' YA DA 'ORTAK' OLARAK ELENEY-
BİLECEKLERİ, DÖNÜŞTÜREBİLECEKLERİ 'SOSYAL
ETKİLEŞİM VE İLETİŞİM DÜZÜMENİN KAYBOL-
MASIDIR.

HEM FİZİKİ HEM DE YÖNETİMSEL DÜZENLEMELER
'TOKİGİLLERİ' AYRISTIRMAKTA VE 'ETKİ(N)SİZLEŞ-
TİRMEKTEDİR. KENT YAŞAMINDAN AYRISTIRILMIŞ,
KOPARTILMIŞ, SOSYAL VE KÜLTÜREL BİRİKİMDEN YOK
SUN, 'YER OMA' STATÜSÜ KAZANMAMIŞ, YER'İN
OLUSAL GERÇEKLİĞİ İLE İLGİLİ OLMAYAN BU TOKİ
YAPILADALARINDA; KAMUSAL ALANLARDAKİ
ÖZGÜRLESTİRİCİ OLARAKLARIN; ADİL KENT ARA-
TIŞI İÇİNDE, BU ADALARDA YENİDEN ÜRETEBİL-
MENİN OLARAKLAR, NÜMKÜN MÜDÜR? GÜCÜNÜ
SOSYAL VE KÜLTÜREL BİRİKİMDEN ALAN 'YER'
OLMA HALİNDEN ALAMADISINA GÖRE, GÜCÜNÜ
NEREDEN ALACAKTIR? BUNLAR YANITLANMASI
KOLAY SORULAR DEĞİLDİR

BU REHBER, TALEP VE İHTİYAÇLARA YÖNELİK
GÜCÜNÜ 'ORTAK İLETİŞİM VE HAREKET EDEBİLİME'
DEN ALAN; "ARAR VE YÖNTEMLER" KONUSUNDA
TETİKLEYİCİ BİR 'ROL' EDİNİP EDİNİLEMEYECE-
Ğİ SORUSUNU SORMAYA CAUSIR.



PRODUCTION AND USAGE

INDIVIDUAL

AT HOME
 AT APARTMENT BLOCK
 AT STREET
 AT GARDEN
 AT PLAYGROUND

SHARED/COLLECTIVE

AT HOME
 AT APARTMENT BLOCK
 AT STREET
 AT GARDEN
 AT PLAYGROUND

CMIL INITIATIVE / OUTER PARTICIPATION / SUPPORTERS

WHAT CAN BE DONE?

IF FOUR FLATS HOUSEHOLDS WHICH ARE LIVING IN THE SAME STORE CAN AGREE ON USING COMMON HALL TOGETHER OR INDIVIDUALLY FOR DIFFERENT USAGE.

YM_ FIRE ESCAPE
 M_ STAIRWAY
 H_ HALL
 D_ FLAT

* INFO: HOUSEHOLDS(BETWEEN 7-12 PEOPLE)
 SHARE 14M2 LIVING ROOM.

BEZIRGANBAHÇE

WHERE?

QUESTION?

WE ARE TWELVE PEOPLE LIVING AT HOME. AS A FAMILY, WE CAN NOT HAVE OUR DINNERS SIMULTANEOUSLY AT THE SAME DINING TABLE.

I AM NOT ABLE TO INVITE MY NEIGHBORS TO DINNER.

WE, HOUSEWIVES, WANT TO HAVE SPECIAL GUEST DAYS, BUT WE CAN NOT MEET UP IN A HOUSE OF ONE OF US.

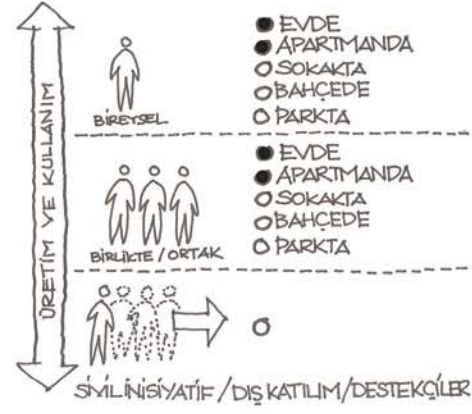
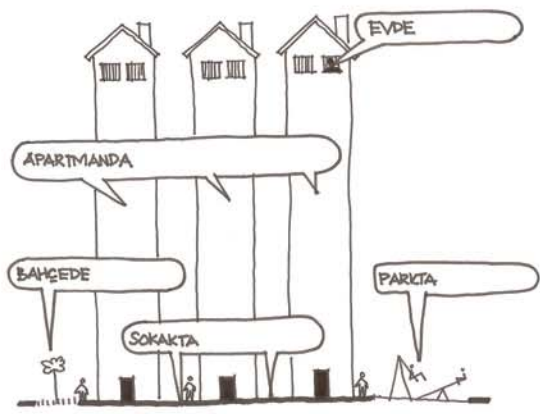
HOW CAN BE DONE?

- DINNER INVITATION
- GUEST DAY/MEETING
- HOSTING, ETC...

GROUND CLOTH

LAWN/
 PORTABLE CHAIR

GROUND
 CLOTH



- EVDE
- APARTMANDA
- SOKAKTA
- BAHÇEDE
- PARKTA

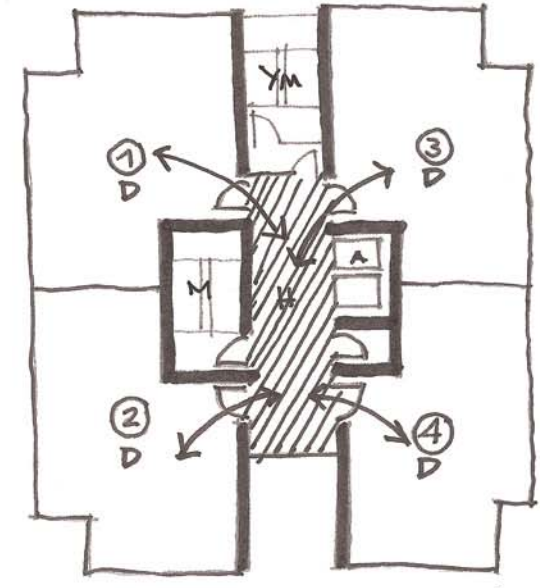
NEREDE?
SORU?

BEZİRGANBAHÇE

EVDE 12 KİŞİYİZ. TÜM AİLE FERTLERİ AYNI MASA-
DA OTURUP BİRLİKTE YEMEK YİYEMİYORUZ.
MİSAFİRLERİMİ YEMEĞE DAVET EDEMİYORUM.
KADINLAR OLARAK GÜN YAPMAK İSTİYORUZ. AMA
HERHANGİBİR EVDE TOPLANAMIYORUZ.

NE YAPILABİLİR ?

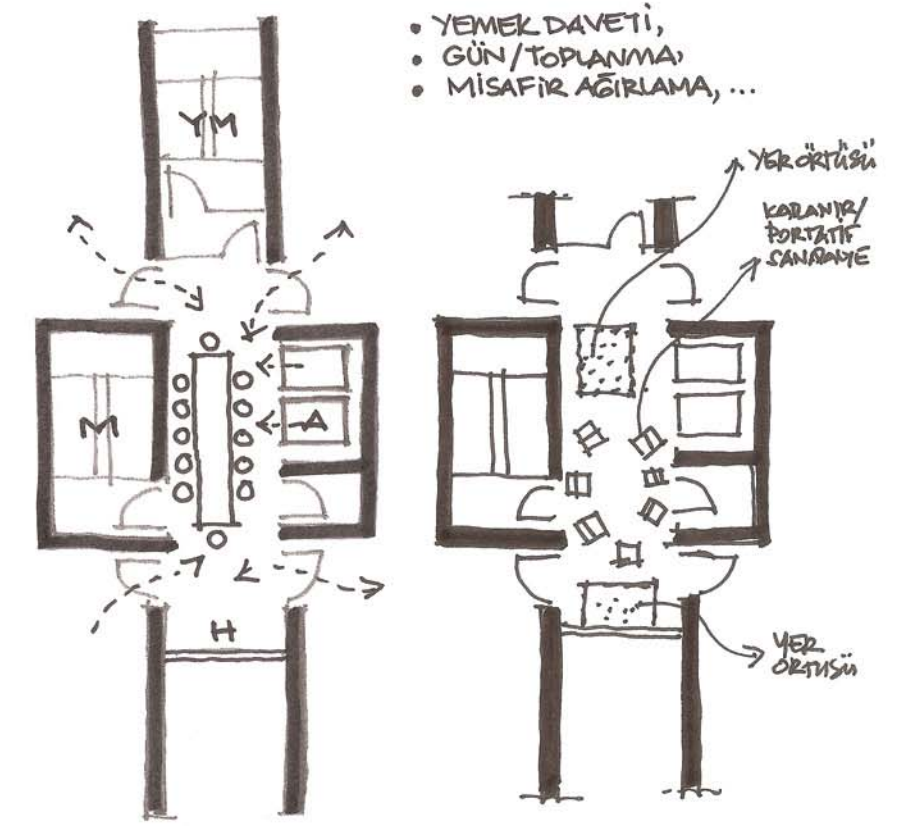
HER KATTA BULUNAN 4 DAİRE ARALARINDA ANLAŞABİLİR İSE; KAT ORTAK HOLLÜNÜ, FARKLI KULLANIMLAR İÇİN; BİRLİKTE YA DA AYDI AYRI KULLANABİLİRLEK.



- YM - YANGIN MERDİVENİ
- M - MERDİVEN
- A - ASANSÖR
- H - HÖL
- D - DAİRE

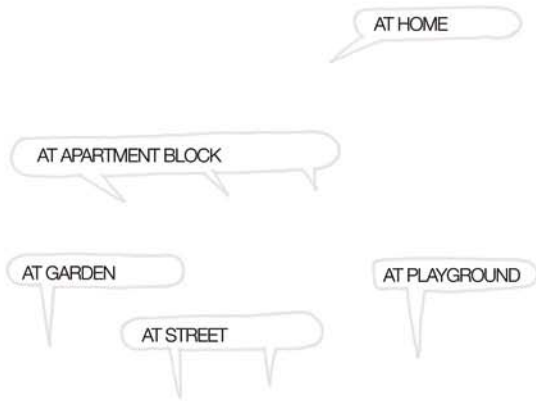
NASIL YAPILABİLİR ?

- YEMEK DAVETİ,
- GÜN / TOPLANMA,
- MİSAFİR AĞIRLAMA, ...



* BİLGİ : 7-12 KİŞİ ARASINDA DEĞİŞEN HANE HALKI 14m²LİK SALONU PAYLAŞIYOR





PRODUCTION AND USAGE

INDIVIDUAL	AT HOME AT APARTMENT BLOCK AT STREET AT GARDEN AT PLAYGROUND
SHARED/COLLECTIVE	AT HOME AT APARTMENT BLOCK AT STREET AT GARDEN AT PLAYGROUND

CML INITIATIVE / OUTER PARTICIPATION / SUPPORTERS

BEZIRGANBAHÇE

WHERE?

QUESTION?

IN OUR APARTMENT BLOCK, THERE ARE 48 FLATS. HOWEVER, I BARELY KNOW 4 OR 5 OF THEM. I HAVE NO IDEA OF WHAT THEY ARE DOING.

I DO NOT KNOW ANYBODY TO BABYSIT FOR MY KIDS OCCASIONALLY.

I CAN NOT FIND ANY PLACE TO HOST MY SLEEPOVER GUESTS.

WHAT CAN BE DONE?

THE NEIGHBORS CAN PREPARE COMMUNICATION BOARDS ON THE ROUTES WHICH EVERYONE USE IN DAILY LIFE. (ENTRANCE HALL, STOREY HALL, ELEVATOR, ETC...) THUS, THE ENCOUNTERING OF NEIGHBORS AND KNOWING EACH OTHER BECOME MORE POSSIBLE.

"ON THIS SUNDAY WE HAVE A PICNIC AT THE GARDEN OF B16." THE MANAGER OF BLOCK B16/HALIL

"I AM NOT GOING TO WORK THIS WEEK, SO I CAN BABYSIT FOR YOUR CHILDREN." D12/HATICE

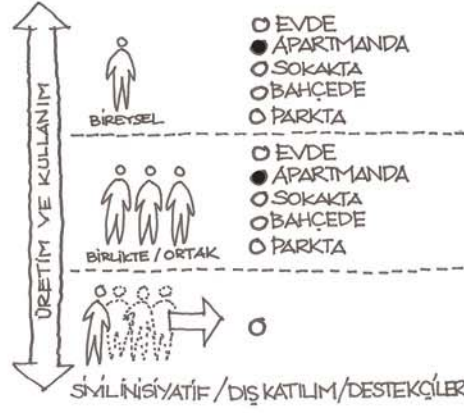
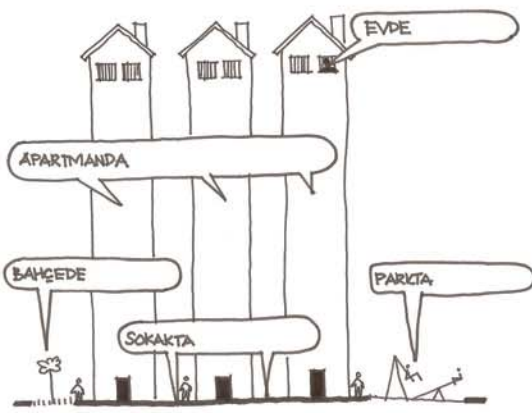
"WE WILL CELEBRATE ALI'S BIRTHDAY IN THE HALL OF 4TH STOREY ON 20TH OF APRIL." D16/AYŞE

"NEXT WEEK, MY BROTHER'S WIFE IS COMING OVER. I NEED PLACE TO HOST MY GUEST FOR 2 DAYS. I PREFER OUR STOREY" D54/DICLE

HOW CAN BE DONE?

"THE WALLS" WHICH ARE USED MOSTLY AND IN THE LIMELIGHT, CAN BE USED FOR COMMUNICATION BOARDS. THESE BOARDS CAN BE MADE FROM SIMPLE FOAM BOARDS HANGED TO WALLS OR SUITABLE. WALLS CAN BE PAINTED IN DARK COLOURS, SO WISHES CAN BE WRITTEN DIRECTLY ON THE SURFACE.

IN ORDER TO PROVIDE PARTICIPATION FROM ALL AGES, THE DIMENSION AND POSITIONING OF BOARDS SHOULD BE ARRANGED THROUGH BEARING IN MIND THE LENGTH OF CHILDREN AND ADULTS.



- EVDE
- APARTMANDA
- SOKAKTA
- BAHÇEDE
- PARKTA

- EVDE
- APARTMANDA
- SOKAKTA
- BAHÇEDE
- PARKTA

○

NEREDE?

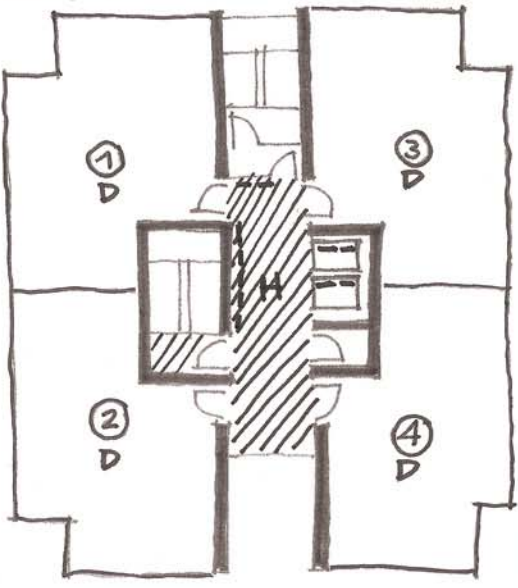
BEZİRSANBAHÇE

SORU?

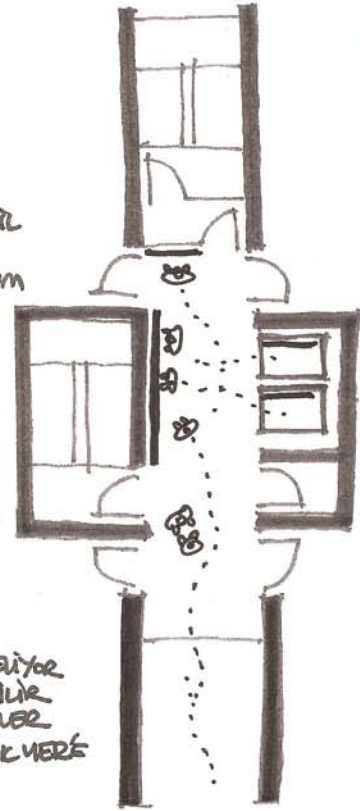
48 HANE YAR BİZİM APARTMANDA 4-5 TANESİNİ ANCAK TANIYORUM. KİMİN NE YAPTIĞINDAN HABERİMİZ YOK. ARADA COÇUĞUMU BIRAKARAK KİMSEYİ BİLMİYORUM. MİSAFİRİZİM İÇİN YATAK YER BULAMIYORUM

NE YAPILABİLİR ?

HERKESİN GÜNLÜK OLARAK KULLANDIĞI MEKANLAR, ROTALAR ÜZERİNDE İLETİŞİM PANOLARI HAZIRLANABİLİR. (GİRİŞ HÖZÜ, KATHÖZÜ, ASANSÖR ... OLABİLİR) BÖYLECE APARTMAN SAKİNLERİNİN BİRBİRBİRİNİ TANIMASI, BİRBİRİ İLE İLETİŞİM HALİNDE PEK ÇOK PAYLAŞIMIN YAPILMASINA OLANAK DOĞAR.

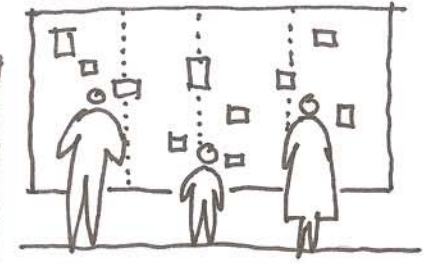


- "BU PAZAR B16'NİN BAHÇESİNDE PİKNIK YAPACAĞIZ"
B16 APT YÖNETİSİ HALLİ
- "BU HAFTA ÇALIŞMIYORUM BÜTÜN GÜN EVDE OLACAĞIM COÇUK BAKABİLİRİM"
D12 / HATİCE
- "ZOHİSAN'DA 4. KAT HÖZÜNDE ALIYININ DOĞUM GÜNÜNÜ KUTLUYORUZ"
D16 / AYSE
- "HAFTAYA KARDESİMİN EŞİ BİZE KALMAYA GEİYOR BİZİM KATTADA OLABİLİR 2 GECE İÇİN BİZİM KİLER DEN BİRİ İÇİN KALACAK YERİ İHTİYAÇ VAR."
D54 / DICLE



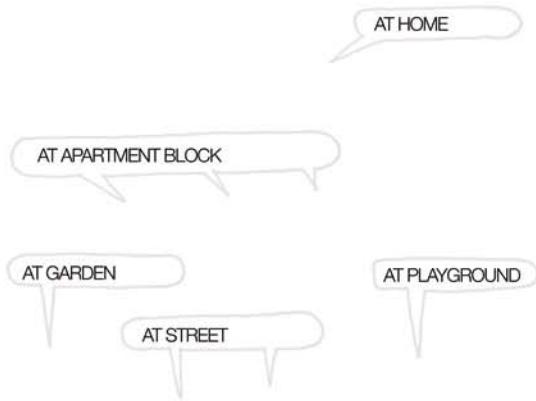
NASIL YAPILABİLİR ?

BİNANIN EN ÇOK VE SIK KULLANILAN; EN GÖZ ÖNÜNDE OLAN ALANLARDAKİ "DUVARLAR" BU PANOLAR İÇİN KULLANILABİLİR. BASİT KAPUK USUL KALAR DUVARA YAPİSTİRİLABİLECEĞİ GİBİ UYGUN DUVARLAR KÖM RENK BOYANARAK TERBESİRE PALE YAZILABİLİR.



PANO BOYUTLARI VE YERLEŞİMİ HEM COÇUKLARIN HEMDE YETİŞKİMLERİN BOYLARI DİŞİNDE DİĞER HAZIRLANABİLİRSE HER YASTAN KATILIM SAĞLANABİLİR.





WHAT CAN BE DONE?

UNDER THE BAD WEATHER CONDITIONS, APARTMENT HALL CAN BE USED AS A PLACE NOT ONLY FOR ADULTS BUT ALSO FOR CHILDREN TO PLAY OR PAINT TOGETHER.

HALL
(THE SPACE FOR PLAY
AND STORAGE)

PRODUCTION AND USAGE	INDIVIDUAL	AT HOME AT APARTMENT BLOCK AT STREET AT GARDEN AT PLAYGROUND
	SHARED/COLLECTIVE	AT HOME AT APARTMENT BLOCK AT STREET AT GARDEN AT PLAYGROUND
<u>CIVIL INITIATIVE / OUTER PARTICIPATION / SUPPORTERS</u>		

HALL / ROPE / SWING
HANGERS

STOREY HALL

BEZIRGANBAHÇE

WHERE?

QUESTION?

WHEN THE WEATHER IS TOO WARM OR TOO RAINY, WE CAN NOT PLAY IN THE PLAYGROUND.

IT IS NOT POSSIBLE TO FIND ANY PLACE TO DO PAINTINGS WITH MY FRIENDS.

MY PARENTS DO NOT BUY A BICYCLE FOR ME BECAUSE OF THE LACK OF STORAGE PLACE IN OUR BALCONY.

I CAN NOT FIND SUITABLE PLAYTHINGS IN THE PLAYGROUND FOR MY 3 YEAR-OLD BOY.

HOW CAN BE DONE?

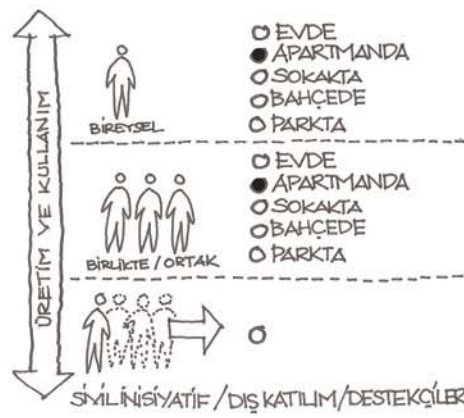
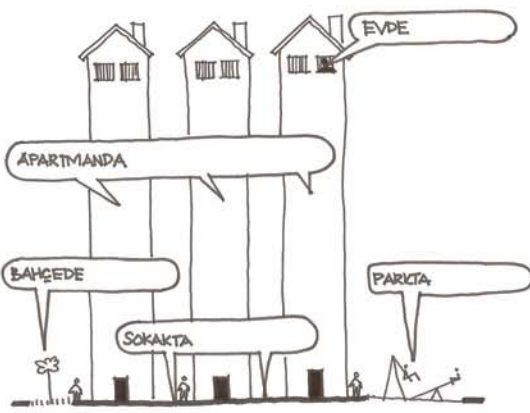
IT IS POSSIBLE TO GENERATE TEMPORARY USAGES VIA GROUND CLOTHES OR TABLE AND CHAIR WHICH ARE BROUGHT FROM HOUSES.

CHILDREN CAN HANG THEIR DRAWINGS ON WALLS OF HALL.

ROPE, HAMMOCK, SWING CAN BE HANGED ON CEILING VIA MOUNTED HOOKS.

AND WHEN ALL THESE THINGS PICK UP, HALL CAN BE BACK TO ITS BASIC USAGE.

HALL



- EVDE
- APARTMANDA
- SOKAKTA
- BAHÇEDE
- PARKTA

- EVDE
- APARTMANDA
- SOKAKTA
- BAHÇEDE
- PARKTA

○

NEREDE?

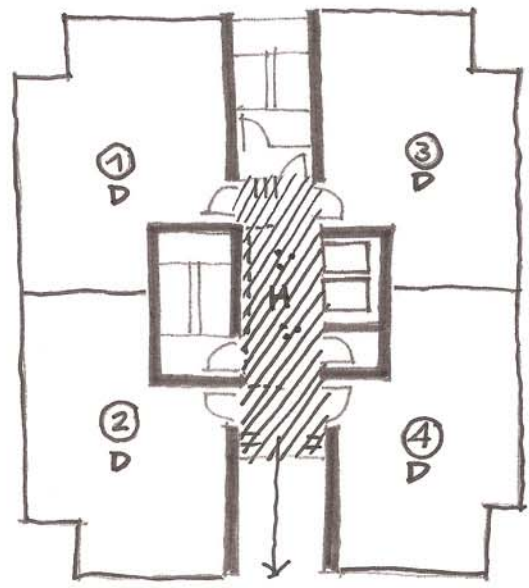
BEZİRSANBAHÇE

SORU?

HAVA ÇOK SICAK YA DA YAĞMURLU OLDUĞU ZAMAN PARKTA OYUN OYNAYAMIYORUZ.
 ARKADAŞLARIMLA BİRLİKTE RESİM YAPACAK BİR YERİMİZ YOK.
 BALKONUMUZDA KOYACAK BİR YERİMİZ OLMADIĞI İÇİN BANA BİSİKLET ALMIYORLAR.
 3 YAŞINDAKİ ÇOCUĞUM İÇİN PARKTA UYGUN OYUNCAK BULAMIYORUM.

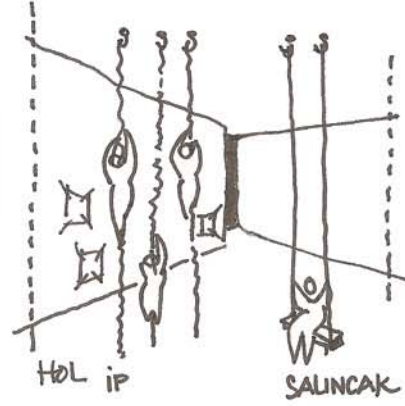
NE YAPILABİLİR ?

APARTMAN HOLLÜ HAVANIN KÖTÜ OLDUĞU KOSULLARDA SADECE YETİSKİNLER İÇİN DEĞİL ; ÇOCUKLARINDA BİRLİKTE VAKİT GEÇİRDİKLERİ , OYUN OYNADIKLARI , RESİM YAPTIKLARI BİR YER OLABİLİR.



Hdl
(OYUN-DEPOLAMA)
ALANI

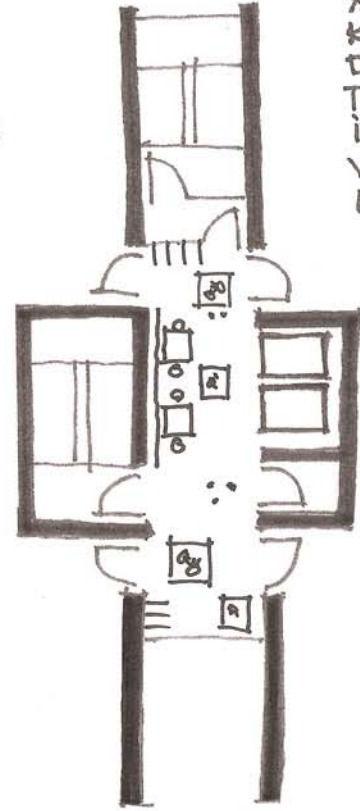
BİSİKLETLER UYGUN DUVARLARDA DİK KULLANILACAK YAN YANA GETİRİLEBİLİRLER. DUVARLARA BASİT APARATLAR MONTAJ ETMEK VE BİSİKLETLERİ ASMAK MÜMKÜN.



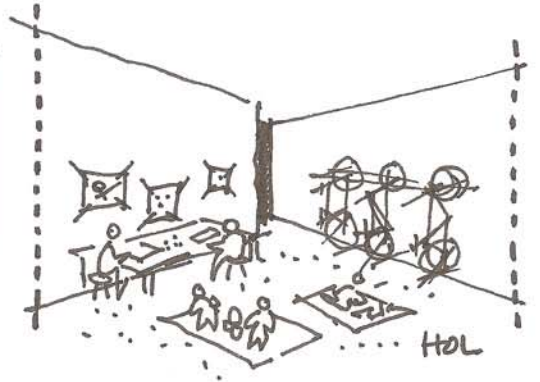
- ASKILAR -

NASIL YAPILABİLİR ?

EVLERDEN ÇIKARTILACAK YAĞI/ ÖRTÜLER YA DA MASA, SANDALYE İLE GEÇİCİ BİR KULLANIM ÜRETİLEBİLİR ÇOCUKLAR Hdl DUVARLARINA RESİMLERİNİ ASABİLİR. TAVANA MONTE EDİLEN KANCA LAR İLE İP, HAMAK, SALINCAK ASILABİLİR. VE TÜM BUNLAR TOPLANDIĞINDA Hdl ESKİ KULLANIMINA DÖNERBİLİR.

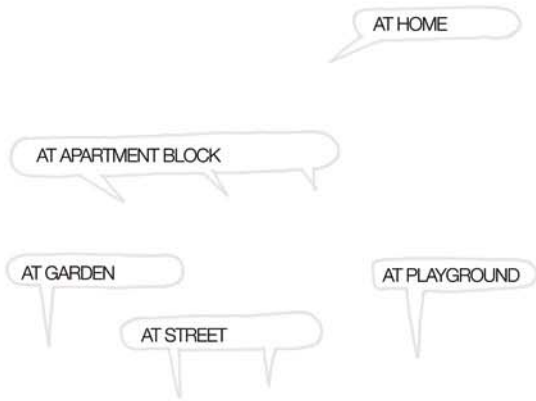


- KAT HOLLÜ -



Hdl





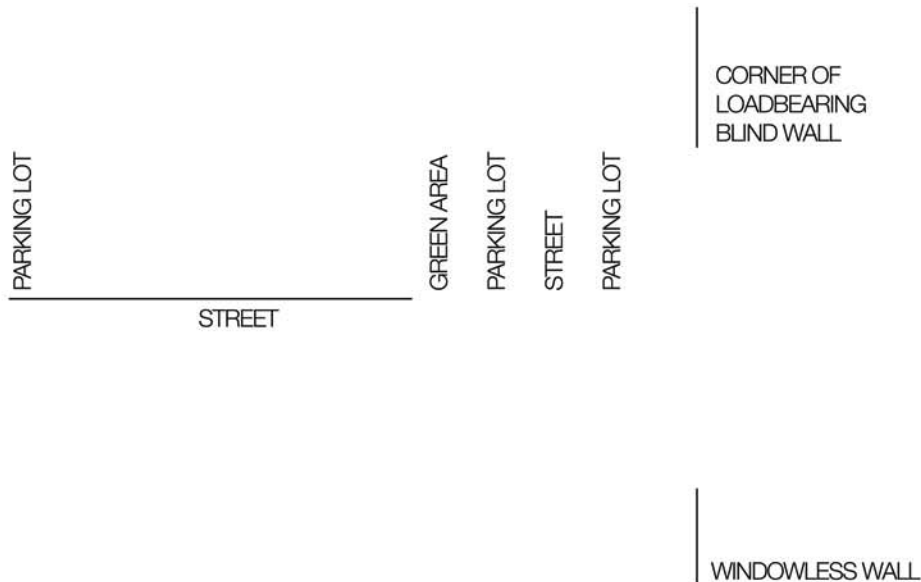
PRODUCTION AND USAGE

INDIVIDUAL	AT HOME AT APARTMENT BLOCK AT STREET AT GARDEN AT PLAYGROUND
SHARED/COLLECTIVE	AT HOME AT APARTMENT BLOCK AT STREET AT GARDEN AT PLAYGROUND

CML INITIATIVE / OUTER PARTICIPATION / SUPPORTERS

WHAT CAN BE DONE?

ARISING FROM THE CONSTRUCTION SYSTEM, ON THE PLAN OF TYPICAL TOKI BLOCKS, THERE ARE COMPLETELY WINDOWLESS, BLIND WALLS ON THE CORNERS OF BUILDINGS. THESE BLIND WALLS CAN BE USED AS SUBJECTS OF COURTYARD AND OPEN-AIR ACTIVITIES. IT IS POSSIBLE TO USE THEM TO HANG THINGS ON, HOLD ON, CLIMB, OR LEAN ON THEM... (EVEN TO DRAW SOMETHING...) HAVE A WORD OR TWO WITH MY NEIGHBOURS.
IT IS NOT POSSIBLE TO FIND A PIECE OF STONE TO MARK THE SCORES WHILE PLAYING FOOTBALL.



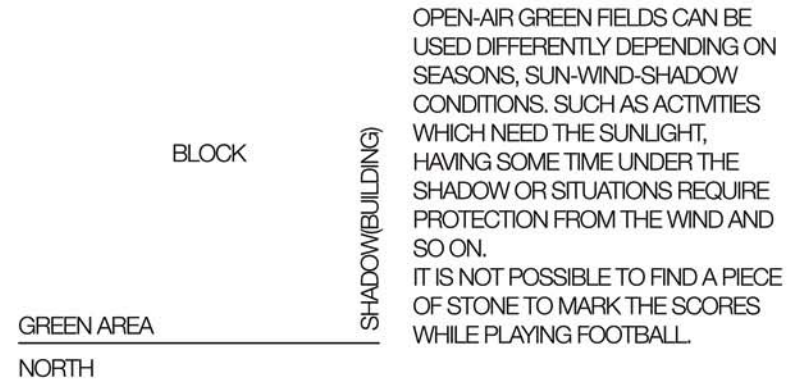
BEZIRGANBAHÇE

WHERE?

QUESTION?

IN SUMMER, WE ARE FOUR PEOPLE, LIVING IN OUR SMALL ROOM. SOMETIMES, I DREAM ABOUT CAMPING IN THE GARDEN. MY FRIENDS AND I DO NOT HAVE ANY PLACE TO DO PAINTINGS NEITHER AT THE STREET, NOR IN THE PLAYGROUND. DURING THE DAY, I CAN NOT GO OUT WHENEVER I WANT. HANGING OUT CLOTHES FROM BALCONY IS PROHIBITED BY THE SITE MANAGEMENT. I WISH I COULD HANG THEM OUT TO DRY IN THE FRESH AIR. EXCEPT A FEW BENCHES IN THE PARK, THERE IS NO PLACE TO SIT AND HAVE A WORD OR TWO WITH MY NEIGHBOURS.

HOW CAN BE DONE?



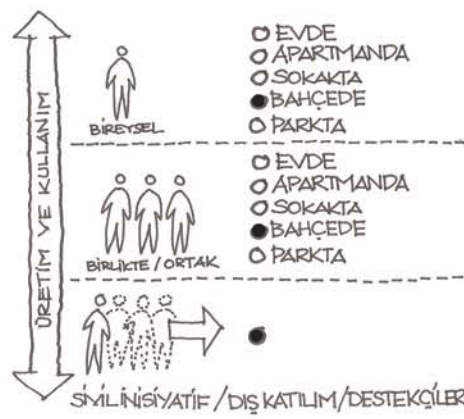
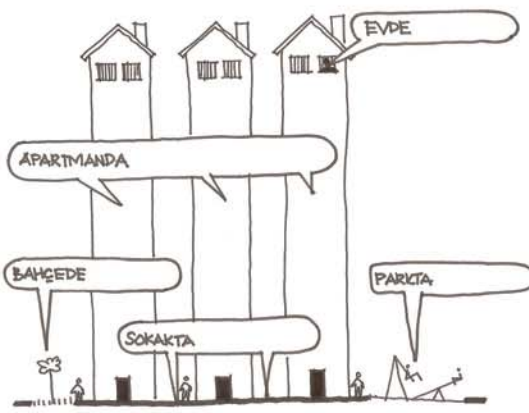
BY COMMUNICATION BOARDS OR OTHER COMMUNICATION TOOLS, TOKI DWELLERS CAN COME TOGETHER AND USE THIS OPEN-AIR SPACE TO HOST:

1. CHILDREN'S PLAY ACTIVITIES AS AN ALTERNATIVE TO EXISTING PLAYGROUND, OPEN-AIR PAINTING/COLOURING ACTIVITIES...
2. GARDENING ACTIVITIES,
3. OPEN-AIR KITCHEN, COOKING EVENTS AND PICNICS,
4. OPEN-AIR PUBLIC EVENTS TO HANG ON CLOTHES,
5. MUTUAL EXCHANGE, GIVE-AWAY, TRADE AND SHARING EVENTS,
6. ENTERTAINMENT ACTIVITIES,
7. AND SO ON...

BEZİRGANBAHÇE

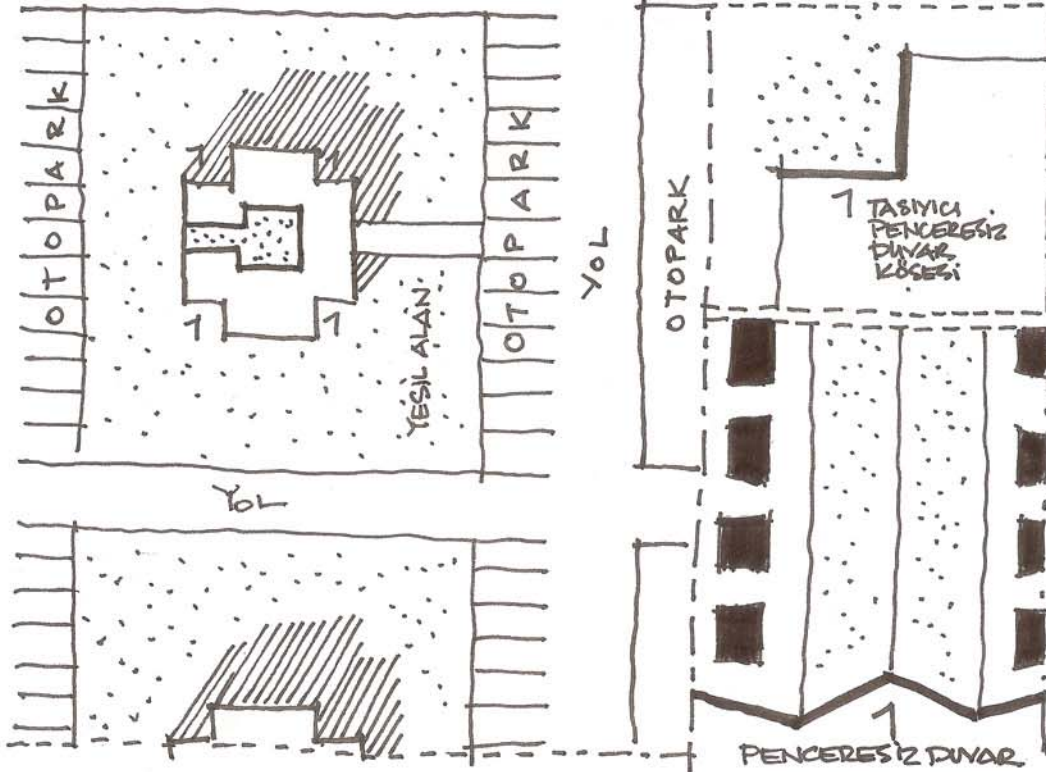
SORU?

YAZIN KÜÇÜK ODAMIZDA 4 KİŞİ KALIYORUZ. BAZEN BAHÇEDE KAMP KURMAYI HAYAL EDİYORUM. ARKADAŞLARIMLA SOKAKTA YA DA PARKTA RESİM YAPACAK YERİMİZ YOK. GÜN İÇİNDE İSTEDİĞİM ŞAYTTE PARÇA ÇIKAMIYORUM. BALKONA ÇAMAŞIR ASILMASI SITE YONETİMİ TARAFINDAN YASAK. KEŞKE ÇAMAŞIRLARIMI AÇIK HAVADA KURUTABİLSEM. KOMSULARIMLA PARKTAKİ BİRKAÇ BANK DİSİNDA SOHBET EDEBİLİYELİM. OTURACAK HER HANGİ BİR YER YOK. MAÇ YAPMAYI İÇİN KALEMİ İKARETLEMEKÇEK TAŞ BİLE YOK.

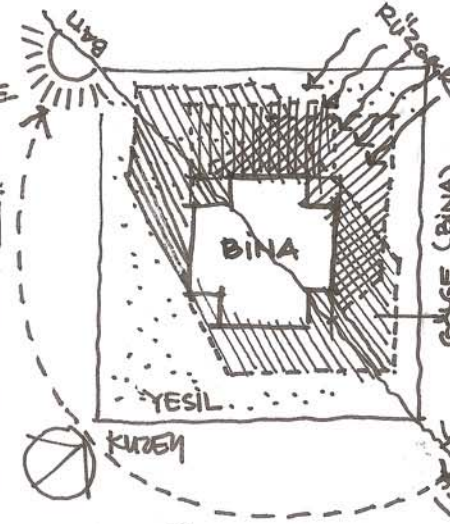


NE YAPILABİLİR ?

TOKİ BLOKLARI TIP BLOK PLANLARINDA YAPIM SİSTEMİNDEN KAYNAKLANAN YAPILARIN KÖŞE BÖLGELERİNDE YER ALAN PENCERESİZ TÜMÜYLE, SAĞIR DUVARLAR BULUNMAKTADIR. BU DUVARLAR BAHÇE VE AÇIK HAVA AKTİTE LEDİNDE KULLANILABİLİR. BU DUVARLARA BİRSEYLER ASMAK, TUTUNMAK, DAYAMAK, TIRMANMAK... MÜMKÜN. (HATTA BİRSEYLER ÇİZMEK BİLE.)



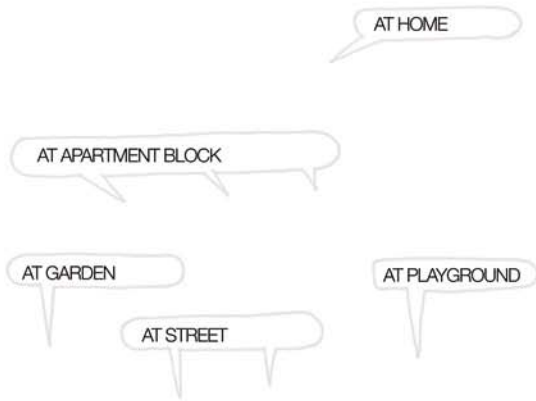
NASIL YAPILABİLİR ?



YESİL AÇIK ALAN KULLANIMLARI, MEVSİMLERE BAĞLI OLARAK, GÜNEŞ - RÜZGAR - GÖLGE FAKTÖRLERİNİN BAĞLI OLARAK FARKLI BİÇİMLERDE DEĞERLİNDİRİLEBİLİR. GÜNEŞ İSTEMEN AKTİVİTELER, GÖLGEDE YAKIT GECİRME, YA DA RÜZGARDAN KORUNMA GEREKTİREN DURUMLAR GİBİ...

İLETİŞİM PANOLARI YA DA BASKA BİÇİMLERDE TOKİ ŞAKİNLERİ BU AÇIK ALANLARDA BİRARAYA GELEBİLİR:

1. PARKA ALTERNATİF ÇOCUK OYUN AKTİVİTELERİ; AÇIK HAVADA RESİM - BOYA... GİBİ AKTİVİTELER.
2. BAHÇE - BİTKİ DİKME AKTİVİTELERİ
3. MUTFAK - PİSİRME YEME - PİKNİK AKTİVİTELERİ
4. AÇIK HAVADA ORTAK ÇAMAŞIR KURUTMA EYLEMLERİ;
5. KARSILIKLI TAKAS - PAYLAŞIM ETKİNLİKLERİ;
6. EĞLENÇE ETKİNLİKLERİ;
7. ... GİBİ, FEK ÇOK KULLANIM VE PAYLAŞIM İÇİN KULLANILABİLİR.



PRODUCTION AND USAGE

INDIVIDUAL	AT HOME AT APARTMENT BLOCK AT STREET AT GARDEN AT PLAYGROUND
SHARED/COLLECTIVE	AT HOME AT APARTMENT BLOCK AT STREET AT GARDEN AT PLAYGROUND
<u>CML INITIATIVE / OUTER PARTICIPATION / SUPPORTERS</u>	

BEZIRGANBAHÇE

WHERE?

QUESTION?

IN SUMMER, WE ARE FOUR PEOPLE, LIVING IN OUR SMALL ROOM. SOMETIMES, I DREAM ABOUT CAMPING IN THE GARDEN. MY FRIENDS AND I DO NOT HAVE ANY PLACE TO DO PAINTINGS NEITHER AT THE STREET, NOR IN THE PLAYGROUND. DURING THE DAY, I CAN NOT GO OUT WHENEVER I WANT. HANGING OUT CLOTHES FROM BALCONY IS PROHIBITED BY THE SITE MANAGEMENT. I WISH I COULD HANG THEM OUT TO DRY UNDER THE SUN. EXCEPT A FEW BENCHES IN THE PARK, THERE IS NO PLACE TO SIT AND HAVE A WORD OR TWO WITH MY NEIGHBOURS. IT IS NOT POSSIBLE TO FIND A PIECE OF STONE TO MARK THE SCORES WHILE PLAYING FOOTBALL.

WHAT CAN BE DONE?

HOW CAN BE DONE?

THESE ACTIVITIES CAN EXPAND WITH OUTSIDER PARTICIPATION AND SUPPORTS. AS LONG AS TOKI DWELLERS ARE OPEN TO THEIR OWN SITUATION, OUTER MEDIUMS ARE GOING TO PARTICIPATE AND COOPERATE.

PLANT/PLANTING

COOKING + PICNIC + PUBLIC HANG ON

GARDEN

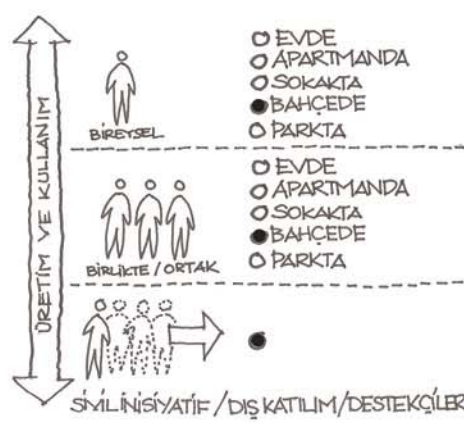
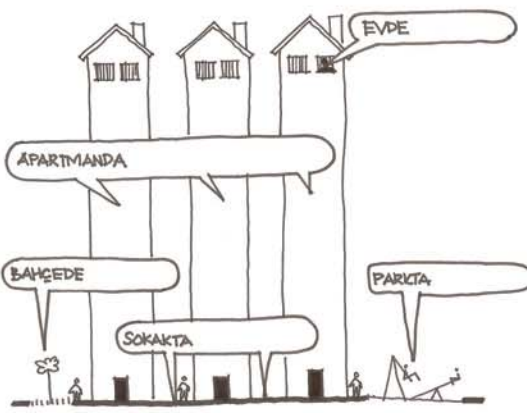
PAINTING +PLAY

PLAY

BEZİRGANBAHÇE

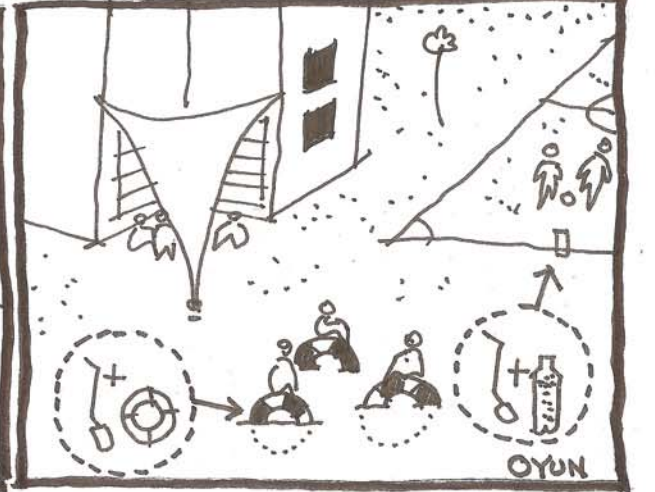
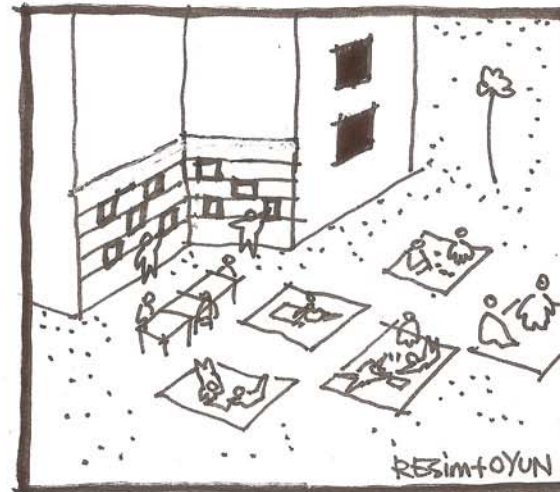
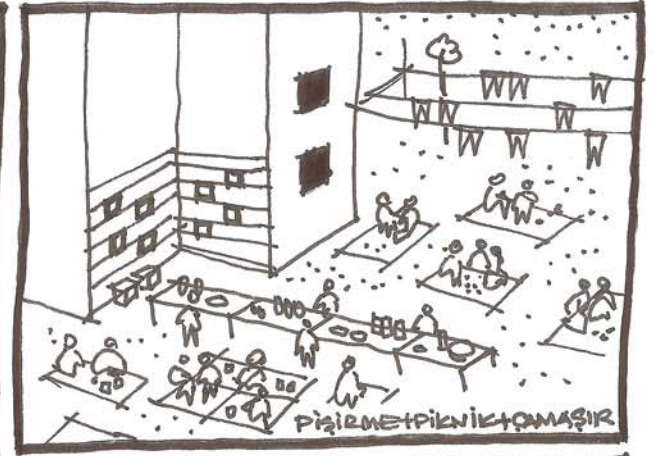
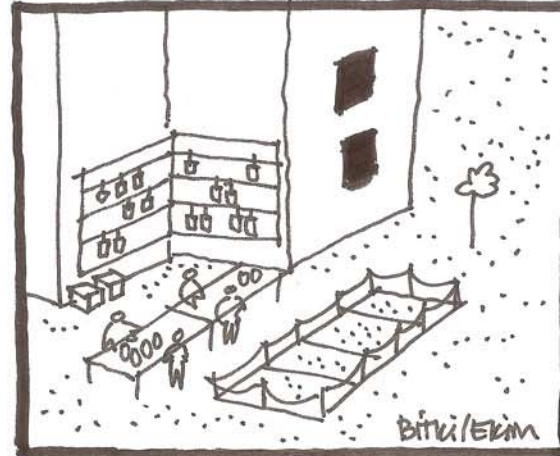
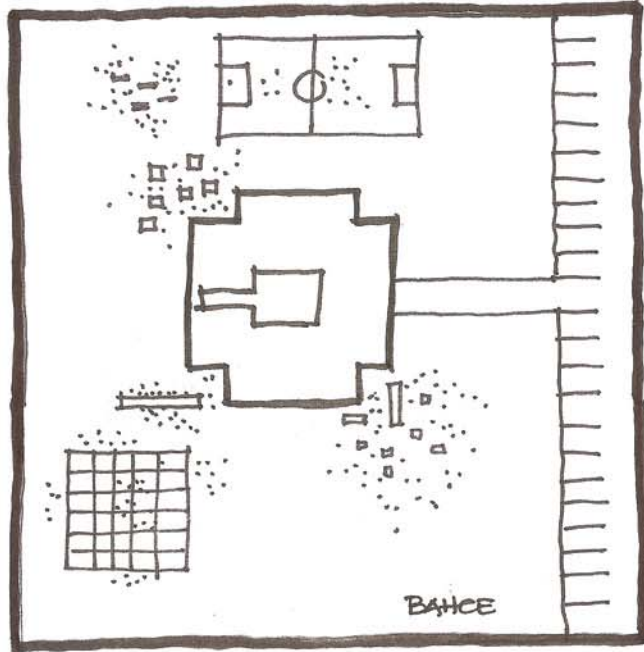
SORU?

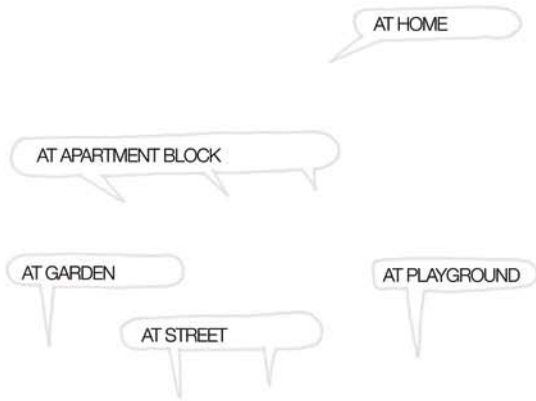
YAZIN KÜÇÜK ODAIMDA 4 KİŞİ KALIYORUZ. BAZEN BAHÇEDE KAMP KURMAYI HAYAL EDİYORUM. ARKADAŞLARIMLA SOKAKTA YA DA PARKTA RESİM YAPACAK YERİMİZ YOK. GÜN İÇİNDE İSTEDİĞİM ŞAYITE PARÇA ÇIKAMIYORUM. BALIKNA CAMAŞIR ASILMASI SITE YONETİMİ TARAFINDAN YASAK. KEŞKE CAMAŞIRLADIMI AÇIK HAVADA KURUTABİLSEM. KOMSULARIMLA PARKTAKİ BİRKAÇ BANK DİSİNDA SCHBRET EDEBİLİYELİK. OTURACAK HER HANGİ BİR YER YOK. MAÇ YAPMAYI İÇİN KALEMİ İKARETLEMEK TAŞ BİLE YOK.



NE YAPILABİLİR ?

BU ETKİNLİKLER, DİŞİN KATILIM VE DESTEKLER LE PE GENİŞLENEBİLİR. TOKİSİLER KENDİ DURUM LARINA AÇIK OLDUKLARI SÜRECE DİŞ MEJRALAR ONLARA KATILARAK, DESTEK OLACAKLARDIR.





PRODUCTION AND USAGE

INDIVIDUAL	AT HOME AT APARTMENT BLOCK AT STREET AT GARDEN AT PLAYGROUND
SHARED/COLLECTIVE	AT HOME AT APARTMENT BLOCK AT STREET AT GARDEN AT PLAYGROUND

CML INITIATIVE / OUTER PARTICIPATION / SUPPORTERS

BEZIRGANBAHÇE

WHERE?

QUESTION?

ON THE CONTRARY OF AYAZMA DAILY LIFE, WE DO NOT HAVE THE OPPURTUNITY TO GROW ANYTHING IN THE GARDEN NOW. IT IS QUITE HARD TO GROW SOMETHING IN THE BALCONY TOO. IT IS TOO LITTLE AND WE USE IT MOSTLY FOR OTHER PURPOSESS AS WELL.

I WISH WE COULD GROW TOMATOES, COLLARDS ETC. JUST LIKE IT WAS SO IN OUR FORMER GARDEN.

WHAT CAN BE DONE?

PRODUCING SPACE SAVING-HANGED SOLUTIONS IS POSSIBLE IN SMALL SPACES. YOU CAN PRODUCE SIMILAR SOLUTIONS INDEPENDENTLY OR WITH YOUR NEIGHBOURS. YOU CAN REUSE YOUR PET BOTTLES; SHARE YOUR SEEDS.

HINGE

FRAME

1- ON THE WALL
OF BALCONY

2- SUN BATHING

(WITH HINGED JOINT)

PET BOTTLE / WASTE OF PACKAGING

ROPE

WASTE OF
PACKAGING /
BOTTLES OR
BOXES

TOMATO

COLLARD

ENVELOPE/SEED

"ON SUNDAY, 10TH OF SEPTEMBER, WE ARE COMING TOGETHER TO EXCHANGE THE SEEDS AND TO PLANT THEM IN THE PET BOTTLES THAT WE PAINTED LAST WEEK!"
D22/AYŞE

YOU CAN;
- ACT SYNCRONIZED WITH YOUR NEIGHBOURS BY USING THE COMMUNICATION BOARD

- PAINT AND REUSE YOUR PET BOTTLES AND PACKAGING WASTES

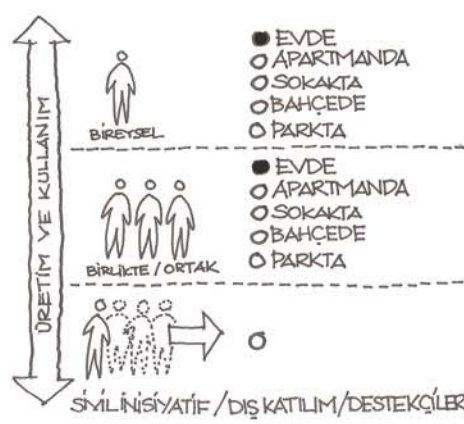
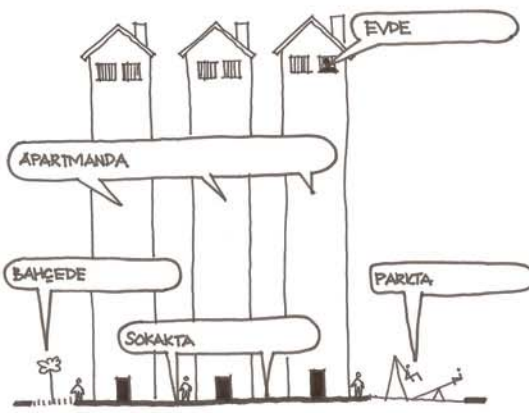
- PLANT WHAT YOU WANT TO GROW

- TRADE VEGETABLES THAT YOU HAVE ALREADY GROWN

- EXCHANGE SEEDS

- ROPE OR HANG TO YOUR BALCONY HANGER.

HOW CAN BE DONE?



- EVDE
- APARTMANDA
- SOKAKTA
- BAHÇEDE
- PARKTA

- EVDE
- APARTMANDA
- SOKAKTA
- BAHÇEDE
- PARKTA



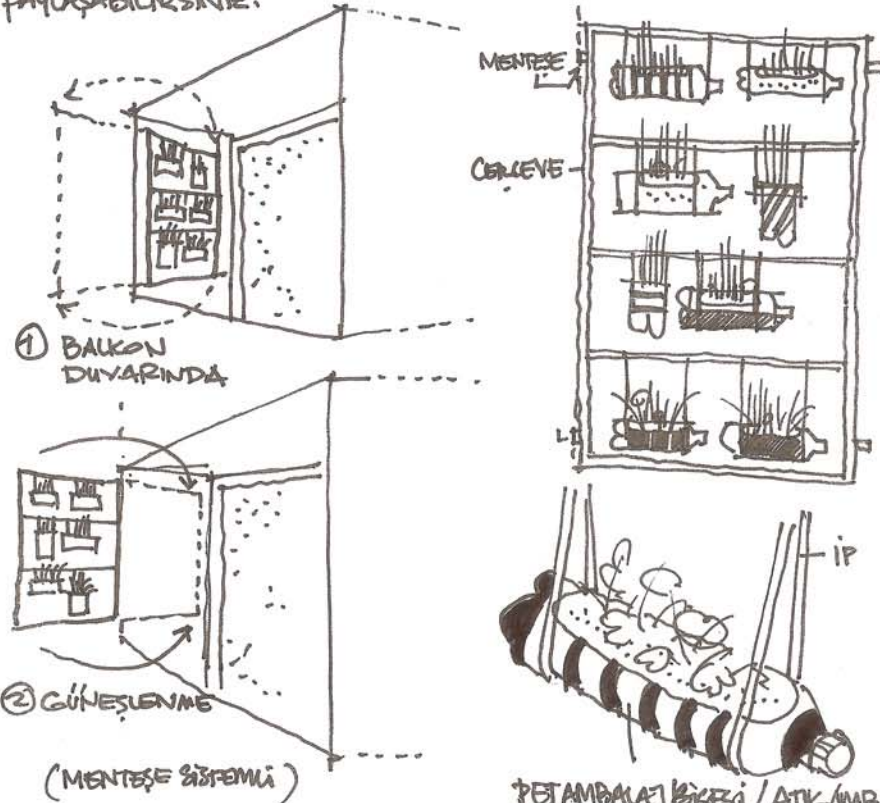
SİMLİ İNİŞİYATİF / DIŞ KATILIM / DESTEKÇİLER

AYAZMADA YAŞARKEN OLDUĞU GİBİ BAHÇEDE BİRŞEYLER YETİŞTİRME İMKANIMIZ YOK. BALKONDA DA BİRŞEYLER YETİŞTİRMEK ÇOK GÜÇ. HEM KÜÇÜK, HEMDE ÇOK ŞEY İÇİN KULLANIYORUZ.

KEŞKE ESKİ BAHÇEMİZDE OLTUĞU GİBİ DOMATES, KARALAHANA... YETİŞTİREBİLSEK.

NE YAPILABİLİR ?

KÜÇÜK MEKANLARDA EN AZ YER KAPLAYACAK BİÇİMDE DÜŞÜNÜNDE, ASILI ÇÖZÜMLER ÜRETMEK MÜMKÜN. KOMŞULARINIZLA ORTAK VEYABAGIMSIZ BENZER ÇÖZÜMLER ÜRETEBİLİR, PET SİRESİ ATIKLARINIZI DEĞERLENDİREBİLİR, TOHUMLARINIZI PAYLAŞABİLİRSİNİZ.



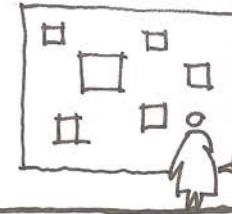
① BALKON DUVARINDA

② GÜNEŞLENİME

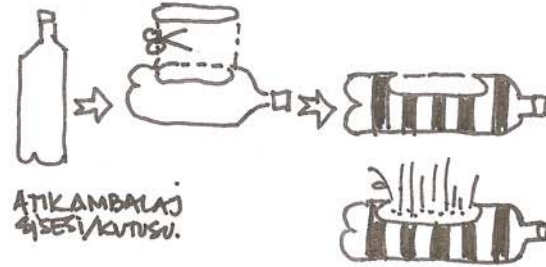
(MENTESE SİSTEMİ)

PET AMBALAJ SİRESİ / ATIK AMBALAJ

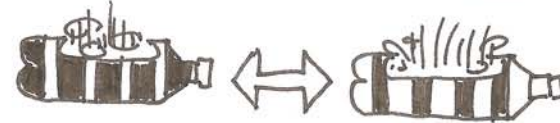
NASIL YAPILABİLİR ?



"TOHUM PAZARI GÜNÜ BAHÇEDE TOPLANIP, TOHUM TAKASI YAPIP, GELEN HAFTA BOYADIĞIMIZ SİSİTLERİ PAZARI EYLEYİZ"
D22 / AYŞE



ATIK AMBALAJ SİRESİ / KUTUSU.



DOMATES

KARALAHANA

ZARFI TOHUM

"İLETİŞİM PANOSUNU KULLANARAK KOMŞULARINIZLA BİRLİKTE HAREKET EDEBİLİR

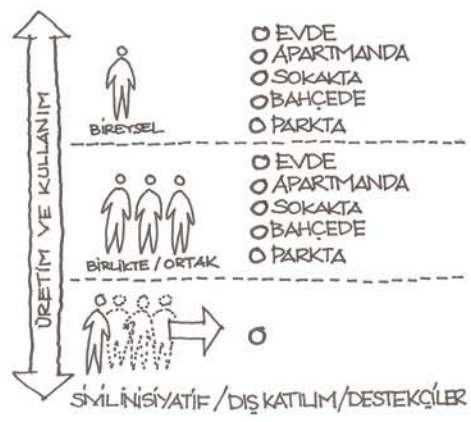
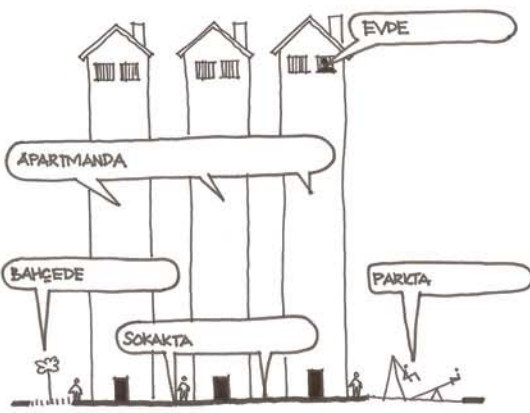
● ESKİ AMBALAJ YADA PET SİSİTLERİ DÖNÜŞTÜRÜLEBİLİR / BOYAYABİLİR

● YETİŞTİRMEK İSTEDİKLERİNİZİ EYLEYİBİLİR

● DOSTLARINIZLA TAKAS EDEBİLİR

● TOHUM ALIŞ-VERİSİ YAPABİLİR

● EVİNİZDEKİ BALKON AŞKILIGIMIZLA BAKLAYABİLİR; ASABİLİRSİNİZ."



NEREDE?

SORU?

NE YAPILABİLİR ?

NASIL YAPILABİLİR ?





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