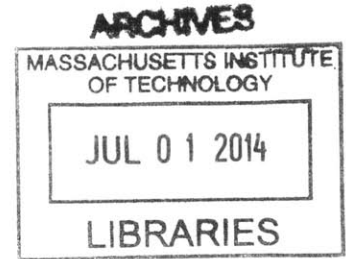


COUNTER URBAN TRANSFORMATION IN ISTANBUL BEYOGLU

by

Sakine Dicle Uzunyayla

Bachelor of Architecture
Middle East Technical University, 2009



SUBMITTED TO THE DEPARTMENT OF ARCHITECTURE
IN PARTIAL FULFILLMENT OF THE REQUIREMENTS FOR THE DEGREE OF

MASTER OF SCIENCE IN ARCHITECTURE STUDIES
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Submitted to the Department of Architecture
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Abstract

Urban transformation has become central to the Turkish government's neo-liberal program of commercial development for Istanbul. These transformations have provoked public discontent and passionate responses, the largest to date being a protest against a proposed urban transformation which in May 2013 erupted in Taksim Square, in the Beyoglu district of Istanbul. In the spirit of that protest, this thesis seeks to elaborate and apply the idea of counter urban transformation as a means of reinvesting citizens with agency in shaping their urban environment. This project relies on the creation of an alternative space in which alternative approaches to urban life can be presented and heard: it is therefore both a philosophical and a practical project.

Philosophically, it is premised on observation of Beyoglu's past and present, and of the way its cosmopolitan inhabitants interact and collaborate in urban life. This vision is presented as an open-ended contrast to the authoritarian, capitalistic, and depersonalizing vision offered by so-called urban transformation. Practically, it offers a concrete and articulated means of counter urban transformation through the lawful occupation of vacant properties in Beyoglu, a strategy which aims to delay or halt future urban transformations. This means is offered in the form of a manual appended to the body of the thesis.

The manual catalogs 80 vacant properties in Beyoglu whose occupation would be of strategic value. It contains detailed and accurate maps, architectural representations and vital facts, vignettes which display the numerous possibilities of each property, and instructions on how lawfully to occupy the properties.

It is hoped that some courageous citizens will take up this project, and in doing so will set a considerable obstacle in the way of state-led urban transformation, raise consciousness and morale, and help the public claim their agency and determine for themselves the shape of their city.

Ana Miljacki, MArch, PhD
Associate Professor of Architecture
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I am also indebted to the Fulbright Foundation, which gave me the financial opportunity to study in the U.S.A.

DEDICATION

This work is dedicated to my little brother, **Yusuf Ekin Uzunyayla**, who died unexpectedly in 2013, as I was researching. His acceptance to the university of his dreams arrived on the day of his death, and he never knew. The sole motive I found for carrying on with my work was that it might fulfill in some way his own departed dream.

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INTRODUCTION



Figure 1. Protesters on Bosphorus Bridge

This thesis seeks to theorize and apply the idea of counter urban transformation. It is inspired by the political energy of the event in Taksim Square in Beyoglu, an energy radiated from the gathering of people in a public space, raising their common voice in protest against the spate of urban transformations.

Since the close of the 20th Century the term 'urban transformation' has become central to the Turkish public authorities' pursuit of a neo-liberal program of commercial development concentrated on Istanbul. It has become a magical incantation, uttered by politicians to lend dignity to their unilateral appropriation of private and public land across the city. This rampant practice has provoked public discontent and passionate responses, the largest to date being a social movement against urban transformation which in May 2013 erupted in Taksim Square, in the Beyoglu district of Istanbul.

This thesis seeks to theorize and apply the idea of counter urban transformation. It does not aim to analyze the situation in an academic way, but to provide a narrative context and to open new realms of possibilities in urban agency. It is inspired by the political energy of the event in Taksim Square in Beyoglu, an energy radiated from the gathering of people in a public space, raising their common voice in protest against the spate of urban transformation. Instead of identifying opponents and dictating conditions to them – as is the practice of the Turkish government – counter urban transformation chooses to emphasize the need for a renewal of philosophical discourse, achieved by mediating the needs, demands, and preferences of those citizens who are currently excluded from decisions on urban form. The ideas contained here are not purely academic in nature but seek to provide the counter-transformation movement in Istanbul with a modest tool, leading to a new agency which exploits legal opportunities and social relationships to its advantages, much as the government-led urban transformation does. Here, however, the intention is to rebuild that profoundly cosmopolitan diversity which throughout history has characterized Beyoglu.

The tool aims to be the primary and unique contribution of this thesis to the counter urban transformation movement in Istanbul. It catalogs 80 vacant properties in Istanbul's Beyoglu district – an area selected for historical and practical reasons – and provides, for each property, details such as ownership, duration of time vacant, and important spatial and architectural properties. It also provides a visual reading of the urban and social fabric of each property, and renders numerous possible events that could take in place in them.

In section one, Istanbul and particularly Beyoglu and Taksim Square themselves will be briefly set in their historical and cultural context so that the issue of urban transformation can be more fully appreciated. Section two will explore the May 2013 occupation of Taksim Square to uncover the ideas and complaints which united the gathered protestors, in addition to the spontaneous strategies that they employed in making themselves heard. Data from the first two sections will inform the central plank of the thesis – the counter-transformation proposal – which will be described in detail in section three, providing an overview of and introduction to the tool. Finally, appended to the end of the thesis, will be found the tool itself, a catalog of vacant properties in Beyoglu, and an urban narrative which forms the starting point for the realization of the counter urban transformation project.

PART I

ISTANBUL, A POINT IN TIME



Figure 2. Istanbul

By the 19th Century, Istanbul was a place of reformers, revolutionaries, modernists, nationalists, Marxists, religious orders, mystics and dilettantes. As a district of Istanbul, Beyoglu, until the establishment of the Republic in 1922, was a place where many ethnicities and systems of belief lived in proximity under heterogeneous legal norms. It was cosmopolitan in a true sense, and this left an organic mark on both urban space and urban life.

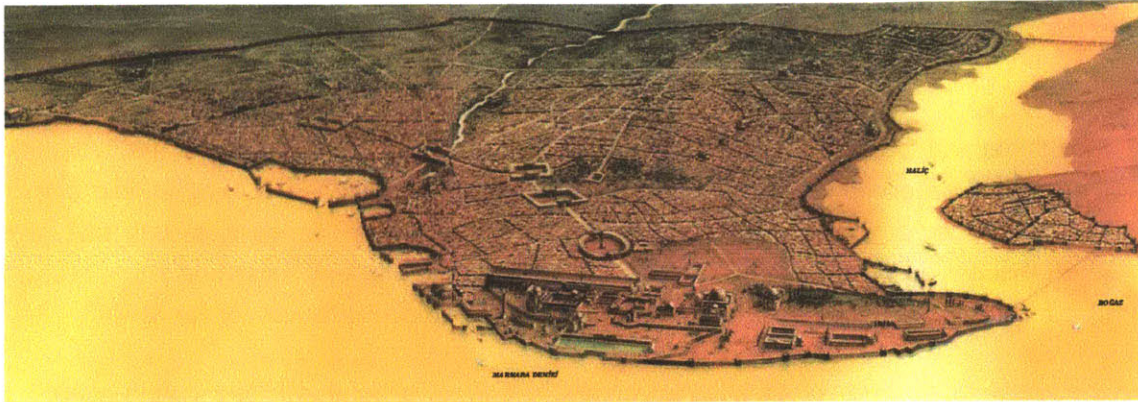


Figure 3. Istanbul

Since its founding over 1,600 years ago as the capital city of Byzantium, Istanbul (formerly Constantinople) has been a hub of trade and of cultural and religious fermentation. Its very geographic position speaks of its historical status as the meeting place of East and West, in peace and in war. This centrality made it home to the most varied peoples, from the days of the Byzantine Empire to those of the Ottoman.

The capture of the city by the Ottomans in 1453 AD gave cultural and political pre-eminence to Muslim inhabitants, which attracted migrants from across the Muslim world. Turks, Albanians, Bosnians, Arabs, and other Muslim nationalities came from the far corners of the empire to attend the influential schools of Istanbul and engage in its economic, cultural, and political life. There in Istanbul they joined Greek and Latin inhabitants, Christians as well as Jews. By the 19th Century, Istanbul had become a place of reformers, revolutionaries, modernists, nationalists, Marxists, religious orders, mystics and dilettantes. As a district of Istanbul, Beyoglu, until the establishment of the Republic in 1922, was a place where many ethnicities and systems of belief lived in proximity under heterogeneous legal norms.¹ It was cosmopolitan in a true sense, and this left an organic mark on both urban space and urban life. This cosmopolitanism is part of why Beyoglu was the place of the May 2013 protests, and is what makes Beyoglu so suitable as a stage for counter urban transformation.

The new Republic of Turkey, under Mustafa Kemal Ataturk, pursued a policy of rapid and thorough modernization and Westernization in economy and culture, along with Kemalist nationalism and bureaucratization in government policy. Looking with suspicion on Istanbul's potential organic resistance to its policies of modernization and nationalism, it transferred the capital of Turkey from Istanbul to Ankara. Although in some respects it ignored Istanbul, in other respects the Republic sought forcibly to conclude cultural debates through a top-down approach, echoes of which we may perceive in today's urban transformations.²

A NEW PATTERN OF URBAN GROWTH

After the end of the Second World War, and in the early years of the Republic, Istanbul became a portal for the economic growth of Turkey as a whole. It nourished a rising middle class and transformed peasants into workers.³ Along with this came infrastructure developments such as new roads, bridges over the Bosphorus, apartment buildings, trams and telephone wires – and necessarily the demolition and abandonment of some older urban areas to make way for the new.

The following decades of rapid, even chaotic economic expansion in Istanbul intersected with urbanization to create an unusual pattern of urban life and growth. Immigrants from rural Anatolia were settling in Istanbul; but without the economic means to buy or rent property, they used more creative approaches to acquire shelter and habitation. They would ‘squat’ on established private property, abandoned non-Muslim land holdings, Vakif land without claimants, former agricultural holdings, and above all, on various kinds of publicly owned land.⁴

The principal factor permitting this form of growth was the state’s negligence of Istanbul and thus its inability or unwillingness either to provide fully legal housing to the immigrants or to institute a workable and enforceable regime of private property. Public authorities simply yielded to inertia, which contributed to the chaotic development of the city and to the emergence of the legal/illegal dichotomy.⁵ This historical pattern of disordered urban growth has led to a contemporary situation in which ownership of land within the city suffers ambiguities, which are today being exploited by the political class for the sake of expropriation and urban transformation. However, the approach of squatting used by these immigrants has some vital implications for the counter urban transformation proposal made in this thesis.

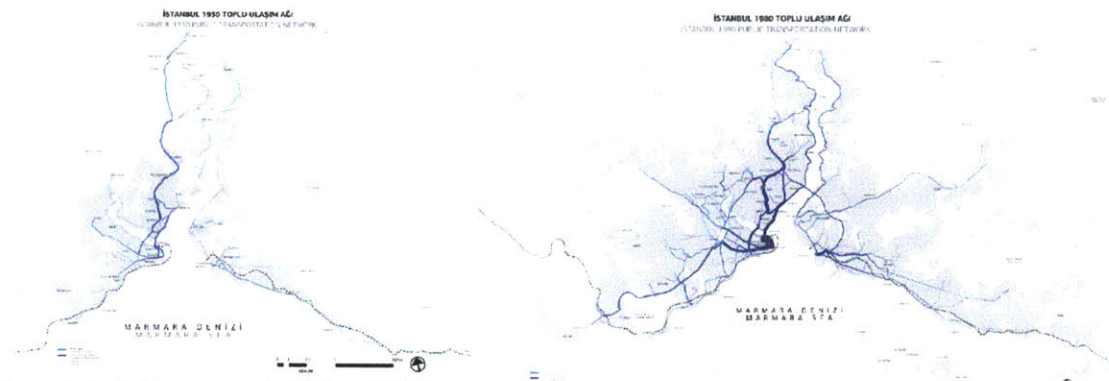


Figure 4. Istanbul's urban growth 1950 and 1980



Figure 5. Rising middle class during the Republican Period

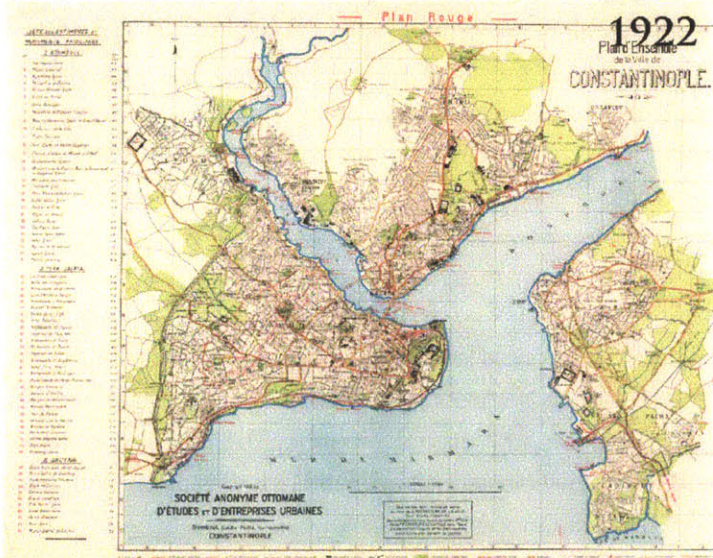


Figure 6. Istanbul 1922



Figure 7. Workers class during the Republican period

ISTANBUL'S URBAN SITUATION TODAY

The most recent phase in the city's history can best be narrated through the lenses of capitalism and globalization. Demand for property has grown up hand in hand with the commodification and privatization of land to an extent unknown before. After almost half a century of ad hoc accommodation and population growth, during which time populism protected immigrants, and public land was ambiguously transformed by squatters into private property, land has become a jealously-guarded commodity.⁶

Meanwhile, the political classes have undergone an opposing change at the behest of a wealthy minority. Elected mayors no longer base their political fortunes on the number of votes that different groups could provide; their approach in the new millennium can be called neo-liberal, that is, an approach which favors and springs from the ideology of free market capitalism. This guides a more concerted strategy, implemented city-wide, of seeking to re-regulate land that was already ceded to squatters. It attempts to create a city after the neo-liberal mold, out of the decentralized agglomerate of communities which forms Istanbul. New legislation, such as Kentsel Donusum (Urban Transformation, enacted in 2005) gives extraordinary powers to municipalities to demolish illegal constructions and forcibly move the inhabitants to designated neighborhoods.⁷

Also within this climate, two municipalities, Beyoglu and Fatih, lobbied for a new legislative framework which would grant them powers to expropriate land for the sake of urban transformation. In June 2005, Code 5366, 'Law on the protection of deteriorated historical and cultural heritage through renewal and re-use,' was passed in the Grand National Assembly. This new law provides municipalities with new powers of expropriation to implement renewal projects within historical sites, and abolishes the need to obtain the consent of the property owners.⁸

Although there are certain differences between these expropriation processes as regards their scale and details of implementation, their final outcomes remain the same: they all serve the expropriation of owned land for use by higher status groups – in other words, they serve the forcible gentrification of Istanbul.⁹



Figure 8. Istanbul in 2012



Figure 9. Istanbul's ongoing urban renewal projects



Figure 10. Canal Istanbul Project



Figure 11. Urban renewal proposal for Imperial shipyard



Figure 12. Imperial Shipyard

Although there are certain differences between these expropriation processes as regards their scale and details of implementation, their final outcomes remain the same: they all serve the appropriation of owned land for use by higher status groups – in other words, the forcible gentrification of Istanbul.



Figure 13. Historical warehouses under urban renewal transformation



Figure 14. Proposed Galataport project for the warehouses



Figure 15. Tarlabasi



Figure 16. Transvestites in Tarlabasi



Figure 17. Community in Tarlabasi



Figure 18. Proposed urban renewal program for Tarlabasi



Figure 19. Tarlabasi urban renewal proposal under construction

THE IRONY OF TAKSIM SQUARE

One of the most significant urban developments in the early decades of the Republic was the establishment of Taksim Square as a public area in 1936. With this project the Republic turned its gaze back on Istanbul and began to re-envision it as an object of modernization; perhaps it was unforeseen how Taksim Square would simultaneously make Istanbul a participant and an agent in that process.

Physically the creation of Taksim Square involved the demolition of a defunct Ottoman barracks called the Taksim Topcu Kislasi (Taksim Artillery Barracks) and its replacement with Gezi Park, a public green space and a focal point of the new city square. Given the context outlined above, the replacement of the Ottoman relic with a public park and the transformation of the surrounding area into a public cultural space should altogether be appreciated as a symbolic rejection of the city's imperial past, in addition to being a public work.

At the same time, the installation of Taksim Square was tinged with authoritarian overtones: construction of Gezi Park was accompanied by cultural edifices and modernizing infrastructure projects, and unapologetically infringed on Armenian burial grounds. Specters of this history have been raised in the recent protests, and perhaps resistance to the this Urban Transformation can be seen in part as a continuation of lingering resentments from that period: some protestors have erected a monument in Gezi Park with the inscription "You took from us our cemetery, you will not have our park!"¹⁰

Be that as it may, the Square soon became a pivot in the public life of Istanbul. Not only did it provide a place of gathering and recreation for the people, but over time it became a political space, a contested space where the public would express agency in political and social life, for instance in May Day gatherings and protests such as the one that precipitated the May 2013 occupation.

What renders this event ironic is this: a post-Ottoman urban transformation is today threatened with re-transformation back into an Ottoman monument! On first glance it may appear merely ironic, but the subtler point at stake is that not every urban transformation is necessarily bad in itself; what makes such transformations objectionable are the authoritarian tactics used and the overt indifference to the desires of the public that actually inhabits the urban space. And this is what necessitates a counter urban transformation that will reclaim a decentralized agency in the shaping of urban life, one capable of resisting the political class when necessary.



Figure 20. Gezi Park



Figure 21. Proposed urban renewal project for Gezi Park



Figure 22. Proposed urban renewal project for Taksim Square

PART II

PUBLIC OCCUPATION OF TAKSIM SQUARE



Figure 23. Gezi Park during protests

In 2013, a tide of popular discontent with the authoritarian neo-liberal urban policies of the Turkish government flooded Istanbul in the form of protests against the projected development of the Gezi Park. Mass demonstrations were commonplace for weeks. The demonstrations were incited by a sweeping government plan to convert Taksim Square, historically a place of public gathering, into a replica Ottoman-era army barracks and shopping mall — what Mr. Eldem, the historian, called “a Las Vegas of Ottoman splendor.” This is not the sole source of public outrage, as there are other contentious projects, but it is the one around which public energy has crystallized.

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Strangers discovered one another in Taksim Square, and discovered common concerns and a collective voice to criticize the government for undertaking large-scale development projects without seeking recommendations from the public. The power of these discoveries has helped, at least for the moment, to break down the widespread fear of opposing an autocratic state. The people have produced a democratic moment, and thrown state leaders headlong into a political crisis. For many, the protest has also amplified a sense of resentment and loss — for longtime residents, urban intellectuals and many members of the underclasses who are being pushed from their homes so that upscale housing complexes and shopping malls can be built.¹²



Figure 24. Police attack during the Gezi Protests

FLUIDITY OF THE OCCUPATION

The protestors were not unified by any one ideology but by the sense that their city is being stolen from them. They were varied by background and came for ostensibly different reasons; however, they shared the feeling that this current spate of urban transformation, which is sweeping away their agency and uprooting their city's character, must be changed.

What makes the movement unusual is its fluidity and resistance to facile categorization. It is not 'the students,' nor 'the Marxists,' nor any other protest group – in short the occupation of Taksim Square was not organized by 'the usual suspects.'¹³ It did not rely on existing networks or formal leadership, and had no ideological hard core, and this provides a double benefit: it is thereby made resistant to state repression and major media type-casting, and it also protects the movement against itself, against becoming a fossilized self-parody.

Two ontologically different forms of space flow into each other in the critical moment of occupation: cyberspace and urban space. The online space of ideas and discourse relied on by protestors is continued and manifested by the occupation of urban space, at which point it becomes visible, symbolic, physically and functionally effective. The public re-asserts its ownership over the city, its buildings, its transportation, in the public space of Taksim Square. In the next moment however, if circumstances require it, the occupation flows back from the urban space into cyberspace. The interaction – the hybridization, even – of these forms of space produces new possibilities for autonomy and agency.¹⁴

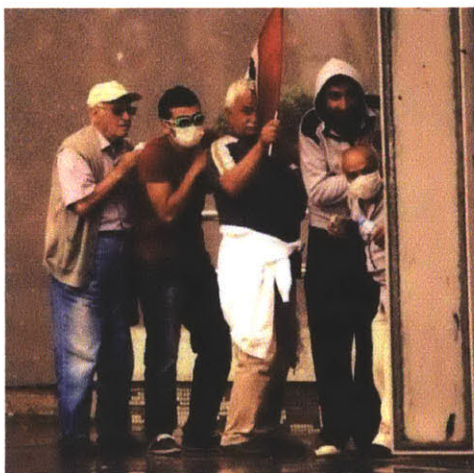


Figure 25. Protesters during Gezi Park Events



Figure 26. Protesters during Gezi Park Events

STRUCTURE OF THE OCCUPATION

Since the main feature of the movement was and is its fluidity, it stands to reason that its real structure will be vague. And in fact the structure is unusual in several respects. First, it was center-less and leaderless, and even systematically rejected the idea of a leader, because deeper-down they rejected the idea of the delegation of power and of representative democracy itself.¹⁵ Representative democracy is that form of democracy where the voters of a riding convene periodically to delegate their power to one or more politicians who will, it is hoped, represent them on the state scale. It is a form of democracy which has predominated in the world since the French Revolution. From the perspective of the occupiers of Taksim Square, however, representation had failed. Where after all had it gotten them? Thanks to 'democratic' projects such as the very urban transformation they were protesting, they viewed delegation of power as a sure route to betrayal.

So the movement was not interested in channeling its energy into a formal political institution – yet it was fundamentally political nevertheless. What they practiced instead could be called a direct democracy or a network democracy, which bases itself on active co-governance rather than on passive delegation of authority.¹⁶ Network democracy relies on non-hierarchical networks and the real-time collaboration of stakeholders in the formation of policy. It reflects the contemporary, amorphous structure of social organization and works through the collaborative spaces provided by well-known advances in information and communications technology. However, in the case of the occupation, it is not simply technological but manifested a highly physical aspect as well.

The physical aspect of direct democracy in a non-ideological movement, its manifestation in urban space, can be called togetherness.¹⁷ Togetherness has similarities to protest and to community, but distinguishes itself from protest in having no central ideological principle, and from community in having no central cultural principle such as kinship or religion. Togetherness is fundamental to the direct democracy of the occupiers of Taksim Square and to the counter urban transformation movement.

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WHAT WAS ACHIEVED?

In the aftermath of a protest movement the natural question is to ask what it achieved. This is how we are accustomed to measuring things.

But the occupation had no concrete, measurable goals. It did not aim to produce results – it was truly a movement of public exasperation, an expression of togetherness, and a groping for ‘something else.’ As such it had and has no deliverables and no deadlines.

The final and unstoppable expression of agency and dignity unfolds in self-sacrifice; and the occupation might be best understood under this light. By physically giving themselves in Beyoglu, the people made themselves a target of oppression. The primary achievement of this was to wrench public attention to themselves and catalyze a redefinition of the content and parameters of discourse on urban space, life, and development. It used the urban space to create a new ideational space for the creation of alternative values.

Ultimately the protestors were able to extract from the Turkish state several concessions: first, it was agreed that the fate of Taksim Square and Gezi Park would be put to a popular referendum; second, it was agreed that an investigation would be conducted to review whether excessive force had been used against the protestors. The former, at least, represents a significant democratic achievement. However, the story has not yet finished, and the clash of urban transformation and counter urban transformation continues.

PART III

PROPOSAL

It would be insufficient to propose any path that ignored the need to transform the public discourse on the matter. At the same time, a proposal to reopen philosophical discourse on urban design will be stillborn if it is not accompanied and catalyzed by practical, visible actions. This is why the present thesis, while not pretending to be a general solution, attempts to offer a touch of both approaches. It proposes a new tactic of counter urban transformation.

The attitude embodied in top-down Urban Transformation involves a commitment to urban design as a problem-solving activity capable of formulating, in physical terms, solutions to issues encountered in the natural and socio-cultural environment. On the other hand, the attitude of counter urban transformation chooses instead to emphasize the need for a renewal of discourse and for social and political involvement as a way of bringing about improvements in city life. It seeks to find a narrative to tell about Istanbul and the Beyoglu district, a narrative about the different value systems that intersect and collaborate to shape the urban environment.

At present, the problem of urban transformation is wrapped up in economic values, capitalism, globalization, and the real estate market. Here a different operating system is proposed, one that enables urban agency by inserting into the current system new realms of possibilities of subjectivity and active participation in shaping the city. This alternative is performative and organic, an ecosystem of interacting heterogeneous entities embodying diverse values, mirroring Beyoglu itself.

It would be insufficient to propose any path that ignored the need to transform the public discourse on the matter. At the same time, a proposal to reopen philosophical discourse on urban design will be stillborn if it is not accompanied and catalyzed by practical, visible actions. This is why the present thesis, while not pretending to be a general solution, attempts to offer a touch of both approaches. It proposes a new tactic of counter urban transformation.

STRATEGIC OCCUPATION: A TACTIC OF COUNTER URBAN TRANSFORMATION

In brief, the tactic proposed by this thesis is as follows: the Beyoglu district of Istanbul contains many vacant properties and buildings, and certain legal loopholes exist that allow these places to be legally occupied. Occupation of vacant buildings in strategic areas will throw a considerable obstacle in the way of state-led urban transformation, will raise consciousness and morale, and may help to buy the public time to reclaim their agency and determine for themselves the shape of their city.

Beyoglu was chosen as the focal point of the argument and the tool for historical and practical reasons. First, as described in Section I, Beyoglu has been a cosmopolitan center throughout the history of Istanbul, and to this day retains an unusual urban vitality, making it ripe for the ferment of counter urban transformation in discourse and in action. Second, it contains a large number of vacant properties and buildings of strategic value, as can be seen in the Appendix.

Appended to this text is the tool itself, a detailed catalog, or pamphlet, of 80 vacant properties in Beyoglu. This pamphlet provides all the information necessary for interested citizens to occupy each property listed, including details such as these:

- Precise location
- Details of ownership
- Duration of time vacant
- Significant spatial and architectural properties
- Sketches and diagrams of each property
- Narrative renderings of possible events in each neighborhood

The information provided in the pamphlet regarding each property is not generic, but very specific and tightly organized. It was collated with the intention to be truly useful to the occupier, and is entirely up to date.

First, readers locate themselves in Beyoglu, Istanbul. At this level, vacancies along with their broader details are mapped to the district as a whole. The next schema divides the vacancies into three neighborhoods within Beyoglu; all three are subdivided further along social and physical strata. This process takes into account the cosmopolitan nature of Beyoglu by presenting the specific qualities and constraints of each neighborhood and stratum. Readers first view the spatial maps, then the

textual details, and then locate themselves within the miniature drawings which depict the physical and social fabric of the neighborhoods.

Next, readers view representations of the vacant properties contained in the neighborhood being viewed. These are drawn in the same way so that their importance is equalized and democratized. Details for each property are cataloged beside the drawings. For each property a series of vignettes is provided, illustrating events that might happen in the neighborhood. Readers are invited into a visual narrative that encourages them to reach for a new agency in the urban space.

At this point, readers have been equipped with an understanding both of the problems posed by urban transformation, and of the alternative proposed by this thesis. Having learned something of the historical and present-day urban context of Istanbul, having seen how this informs an organic and cosmopolitan vision of urban life, and having been introduced to the proposal for counter urban transformation, readers are now invited to progress to the practical side of this thesis: the occupation manual. It is hoped that some courageous readers will take up this project, and in doing so will set a considerable obstacle in the way of state-led urban transformation, raise consciousness and morale, and help the public claim their agency and determine for themselves the shape of their city.

NOTES

- 1 Keyder, "A Brief History of Modern Istanbul," 506.
- 2 Ibid., 510.
- 3 Ibid.
- 4 Ibid., 512.
- 5 Ibid.
- 6 Ibid., 518.
- 7 Ibid., 520.
- 8 Islam, "Current Urban Discourse," 61.
- 9 Ibid., 63.
- 10 Greenhouse, "THE ARMENIAN PAST OF TAKSIM SQUARE."
- 11 Arango, "Development Spurs Larger Fight Over Turkish Identity."
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FIGURE LIST

Figure 1.

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Figure 2. [http://upload.wikimedia.org/wikipedia/commons/9/91/Map_of_Constantinople_\(1422\)_by_Florentine_cartographer_Cristoforo_Buondelmonte.jpg](http://upload.wikimedia.org/wikipedia/commons/9/91/Map_of_Constantinople_(1422)_by_Florentine_cartographer_Cristoforo_Buondelmonte.jpg). Accessed March 15 2014

Figure 3.

http://upload.wikimedia.org/wikipedia/commons/thumb/2/26/Bizansist_touchup.jpg/550px-Bizansist_touchup.jpg. Accessed March 15 2014

Figure 4.

Istanbul: From Imperial Capital to Global City
Harvard Design School: HIS 0440500 Fall 2013
Sibel Bozdogan

Figure 5.

Istanbul: From Imperial Capital to Global City
Harvard Design School: HIS 0440500 Fall 2013
Sibel Bozdogan

Figure 9.

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Figure 10.

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Figure 12.

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Figure 20.

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Figure 21.

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Figure 22.

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Figure 23.

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Figure 24.

[http://blog.radikal.com.tr/Blog/net-muhalefet\(gezi-parki-direnisi\)](http://blog.radikal.com.tr/Blog/net-muhalefet(gezi-parki-direnisi)). Accessed March 15 2014

Figure 25.

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Figure 26.

<http://t24.com.tr/haber/gezi-hareketinin-ortak-paydolari-ve-yeni-orgutluluk-bicimleri,233416>. Accessed March 15 2014



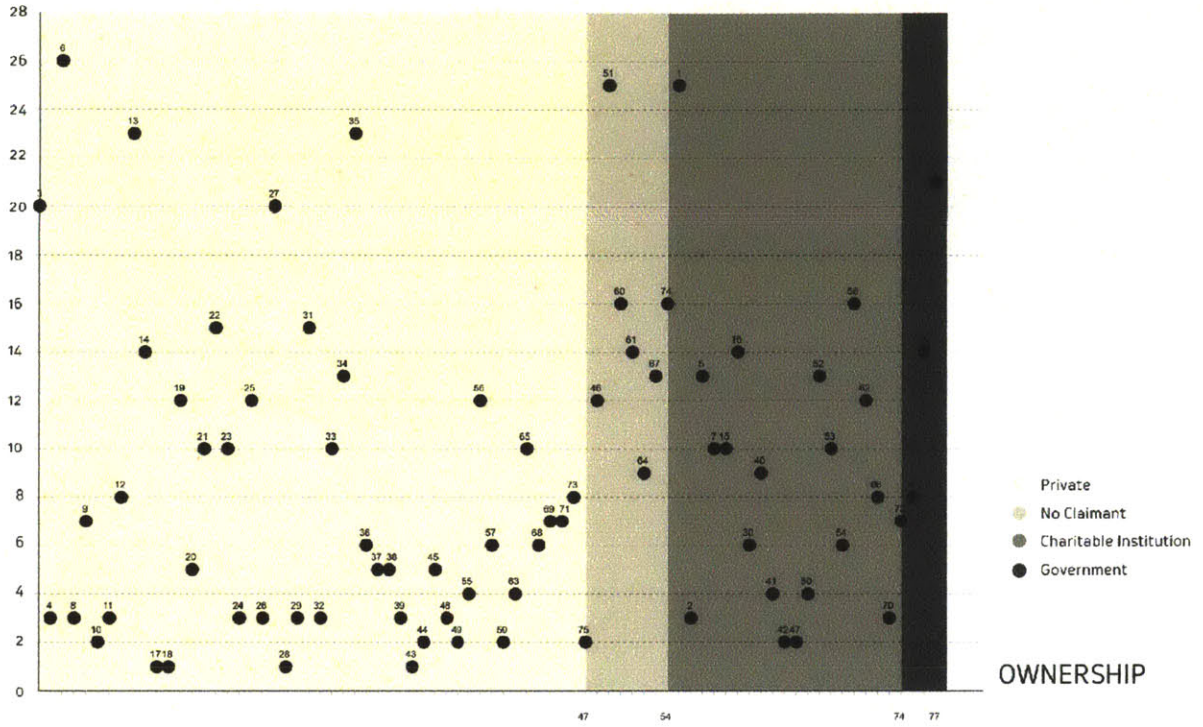
*Think of your favorite city square, park, or historic landmark. It might be a peaceful place, or a place for recreation, or it might thrill you with noise, movement, and human life. Now imagine that the local government, without asking anybody, has decided to tear it down and replace it with a shopping mall. Here in Istanbul, this is called '**urban transformation**', and has been going on for over a decade, against the mounting protests of the public.*

***The pamphlet** you are reading is a part of that protest. Merely by reading it you participate in the rejuvenation of public thought, discourse, and **agency in urban life**. This pamphlet does not claim to be the solution to authoritarian urban transformation in Istanbul, but it does propose a new tactic of counter urban transformation.*

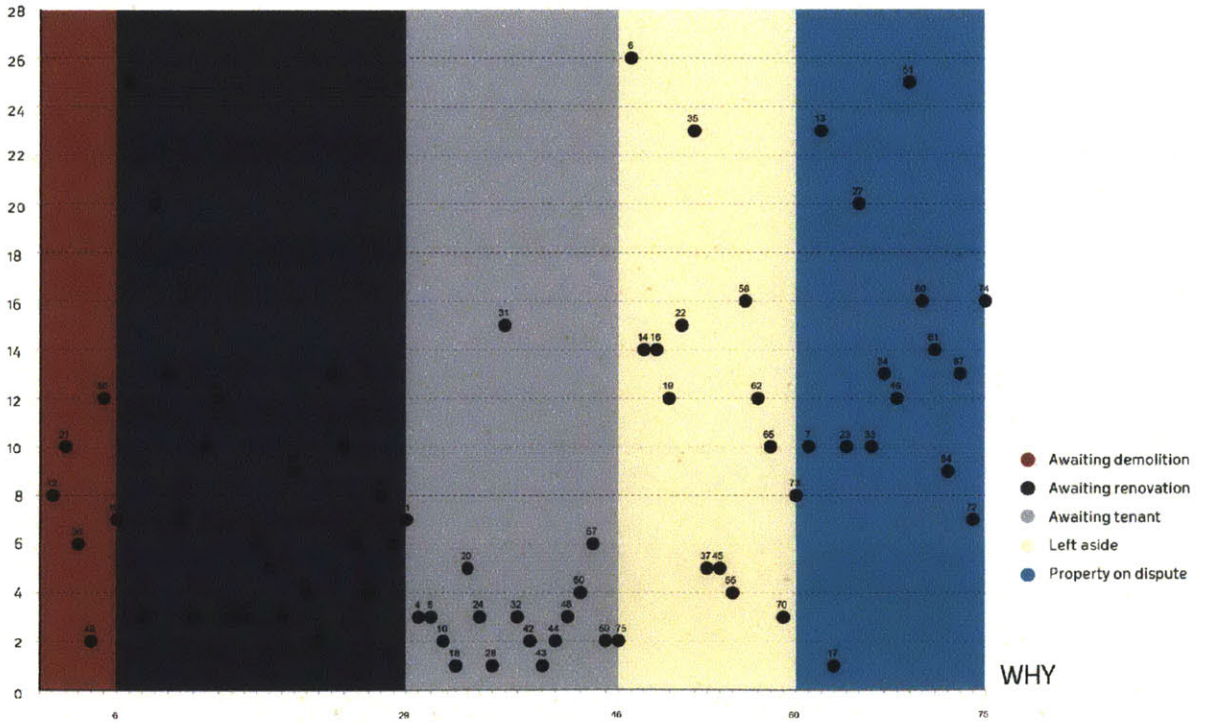
*In brief: Istanbul contains many vacant properties and buildings, and certain legal loopholes exist that allow these places to be legally occupied. Occupation of **vacant buildings** in strategic areas will throw a considerable obstacle in the way of state-led urban transformation, will raise consciousness and morale, and may help to buy the public time to reclaim their agency and determine for themselves the shape of their city.*



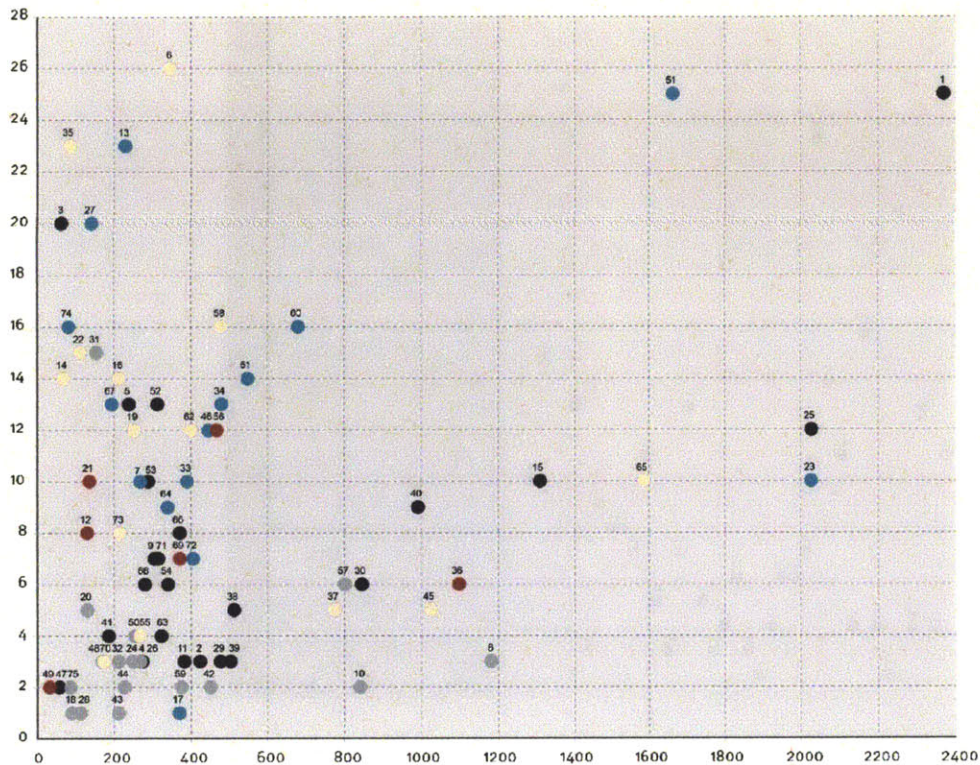
VACANCY



VACANCY



VACANCY



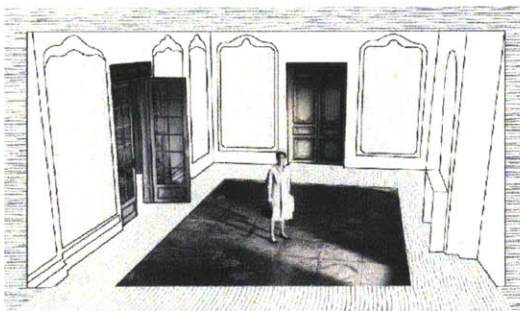
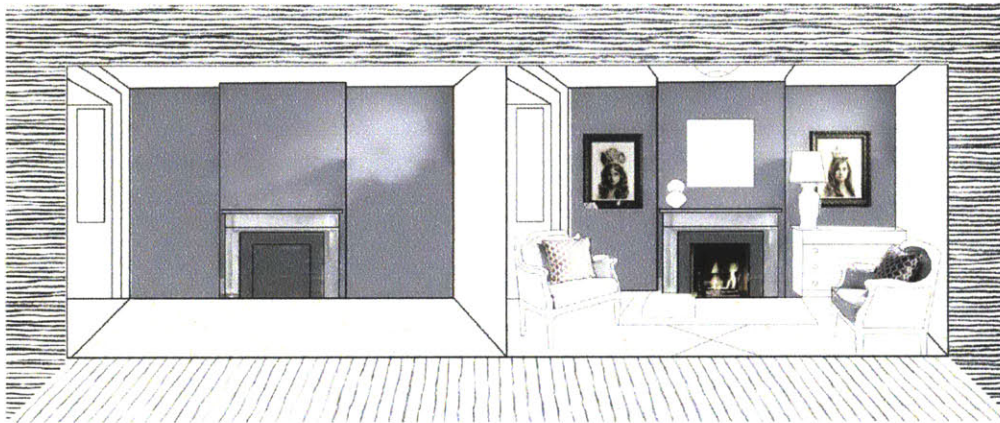
WHY

- Awaiting demolition
- Awaiting renovation
- Awaiting tenant
- Left aside
- Property on dispute

SIZE sqm

Unlawful vs. Illegal

The word hane means 'place' in Turkish. While property ownership is constitutionally guaranteed by the state, the applicable law uses the term hane, which refers to a place but does not include vacant properties or buildings: it means a household, a dwelling that is not empty. The hane included in the catalog have all been vacant for several years at least. The ambiguous definition of hane means that squatting is considered unlawful, but not illegal. Squatting is therefore considered as a civil dispute between persons (the owner[s] of the property and the squatter[s]) property addressed in civil court, rather than as a criminal case involving the state and the police. As a result of emigration and the ambiguous ownership described above, there is often no proprietor to dispute with the squatter(s), and in these cases no redress is possible for unlawful squatting.



Eviction

At some point you may be evicted from the property, since the police have the right to evict you in the event of a neighborhood complaint. This eventuality is why occupation must convince the greater society of its usefulness if it is to minimize such complaints and become a successful counter urban transformation strategy.

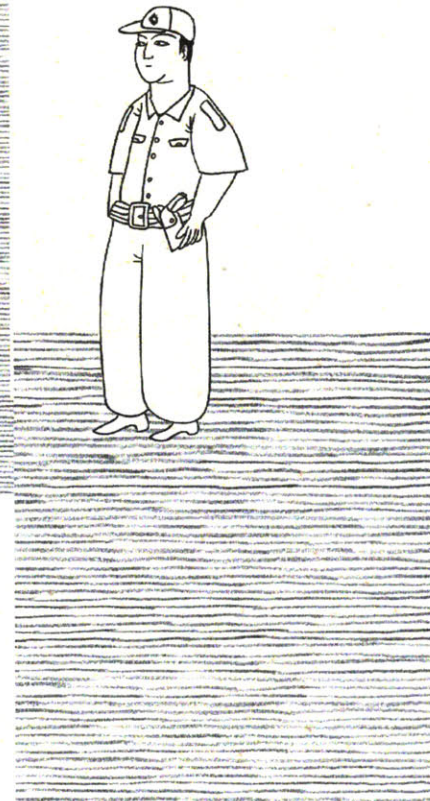
Again, it is important that you have at least two witnesses who can confirm your date of entry. If you can demonstrate that you have been living in the property for over 60 days, the police can no longer evict you at will but must initiate a bureaucratic process which will require a minimum of two to three years to complete. This greatly increases the effectiveness of occupation.



Access to Properties

Mindful of the distinction between unlawful and illegal, it is important for you strictly to avoid committing illegal acts when occupying a vacant property or building. Damage to property is illegal and will open you to criminal charges rather than merely civic ones. Entry through an open window or door is not illegal, but damage to a window, a door, or a lock certainly is. If the point of entry is bolted or locked, you may disassemble the hardware to gain entry, while keeping all of the parts undamaged to avoid criminal charges.

Once you have accessed the property you must take responsibility for it. You should have two or more witnesses present to confirm the date of access. Points of entry should be secured and the location should be protected from damage. Hanging objects on the building facade is illegal. Remember that the punishment for damage of historically significant properties can be harsh.



Gaining Ownership

If you have occupied a property that has no claimants or whose inheritors are unknown, Turkish law gives you legal right to the property after twenty years. This means that not only will you have impeded top-down urban transformation of the district, but in doing so you will have gained a property with no mortgage.



Ռ Ն Յ Մ
 Ս Մ Ղ Ղ
 Բ Ե Ե Ք
 Շ Յ Վ Բ
 Դ Շ Շ Ժ
 Զ Ո Ւ Զ
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 Գ Զ Բ Գ

.....
*Properties belonging
 to minorities*

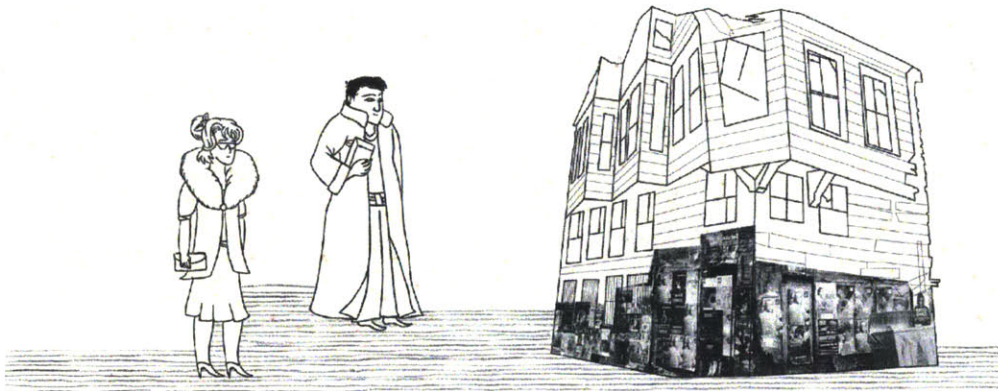
For centuries the Beyoglu district of Istanbul has been a place where many minorities have lived together, immigrated to, and emigrated from. Today, however, there exist no reciprocal agreements between the Turkish government and those of the home countries of minorities – such as Greece and Armenia – regarding the status of properties owned but vacated by emigrants. Thus many vacant properties and buildings can be found in Beyoglu with an ambiguous legal status, neither claimed by the emigrants who vacated them (often long ago) nor owned by the Turkish state.

Α Β Γ Δ Ε Ζ
 Η Θ Ι Κ Λ Μ
 Ν Ξ Ο Π Ρ Σ
 Τ Υ Φ Χ Ψ Ω



.....
What Happens in Court, Added Value

A court-requisitioned expert will visit the property and define a rate of adequate pay for the number of months you have occupied it. If you have not damaged the property this rate will be very low, because none of the properties included in the catalog are new, and 99% are considered decayed. If you have added value to the property during your stay – if for example you have cleaned it up and used it for its advantage – this will be calculated by the expert and deducted from the adequate pay. Keep in mind, however, that if occupying a historical building you should not attempt any non-reversible changes, as you may be assigned damages.



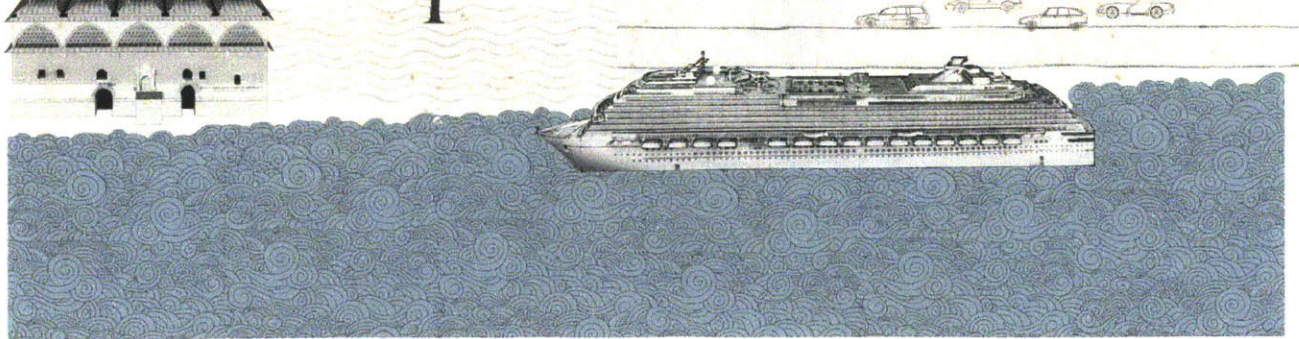
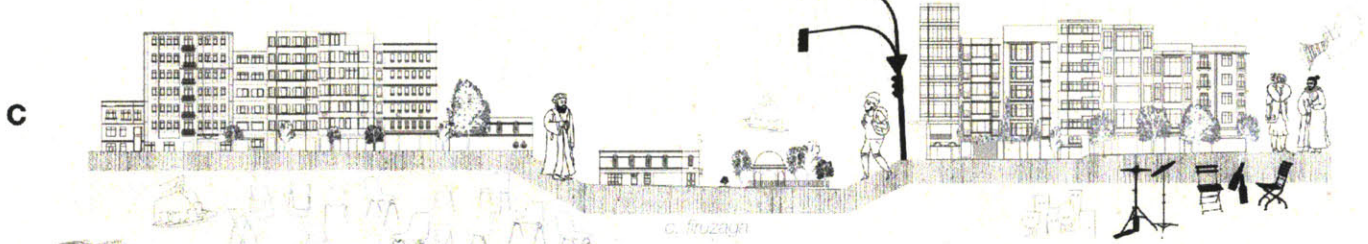
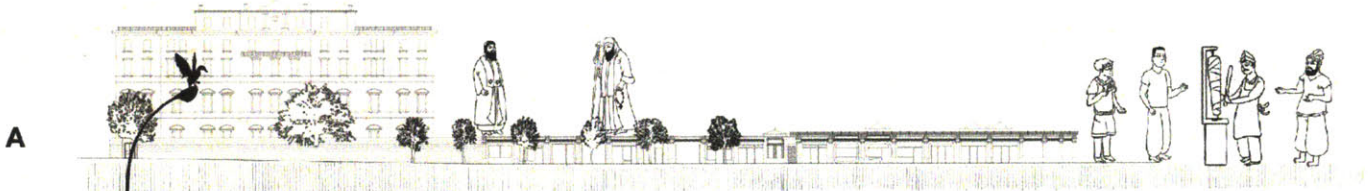
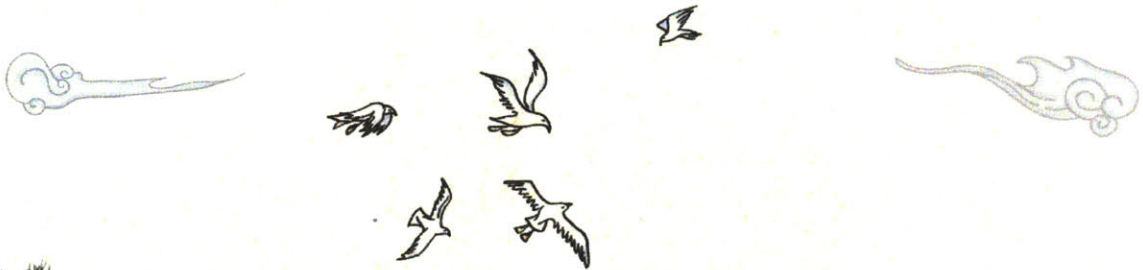


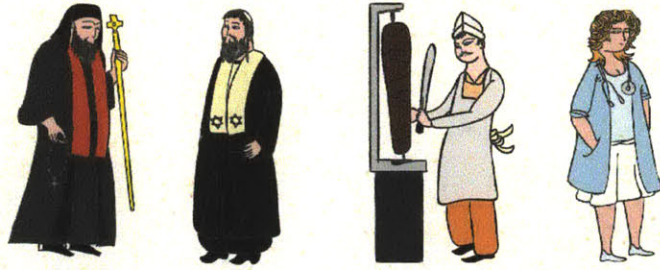
In former times it was known as la grande rue de Pera and, as the name suggests, was a place of refinement, a place to sport finery and rare perfume, in whose cafes poets held court and whose theaters put on the latest European operas. It was a place where the Ottoman sultan himself would make appearances.

After the founding of the Republic it gradually lost its airs, but retained its vitality as more and different people crowded onto it. Today it is a maelstrom of sounds, smells, and sights. As you walk, you hear music of every kind coming from every direction: jazz, pop, metal, classical, folk. A mixed and heavy scent of perfume, sweat, food and flowers fills your nose. You walk past holy men, bankers, street vendors, students, lawyers, junkies; some of them look happy, others sorrowful, thoughtful, careless or flirtatious. By day the street is bustling with ordinary activities, buying and selling. By night one finds a wilder atmosphere of revels, shouting and drinking, as well as bar fights and prostitution. Occasionally the night-time events spill into the morning, and the day people arrive and go about their business, unconcerned: this is Istiklal Avenue and they are used to it.

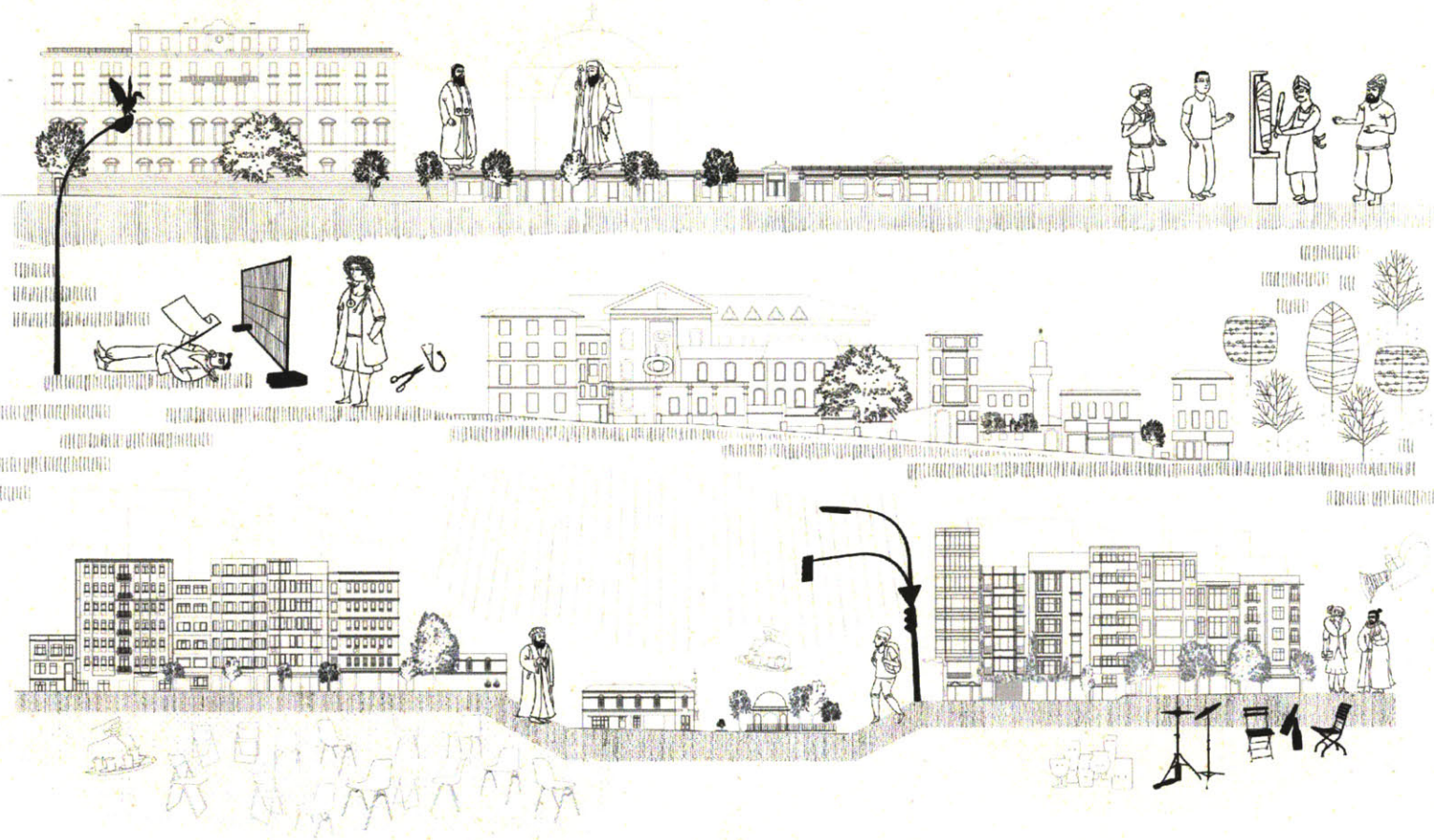
a. taksim

It may be that wherever we go we leave traces of our personalities, and that every human experience imprints itself on the place where it occurs. A room, a house, a city street would thus be filled, drop by drop, with the emotional life of the people who use it; and a final drop comes and suddenly it overflows and it is no longer a house or a street but a living being. If such places do exist, Istiklal Avenue is one of them: a mile long pedestrian thoroughfare lined with embassies, arcades, bars, theaters, boutiques and galleries, warehouses and temples; a street centuries old, but rejuvenated each day by the many thousands of people who live, work, and visit there.

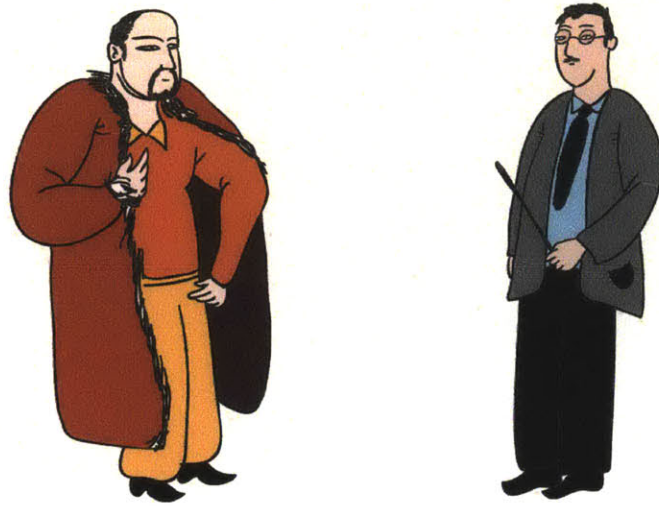




b. siraselviler

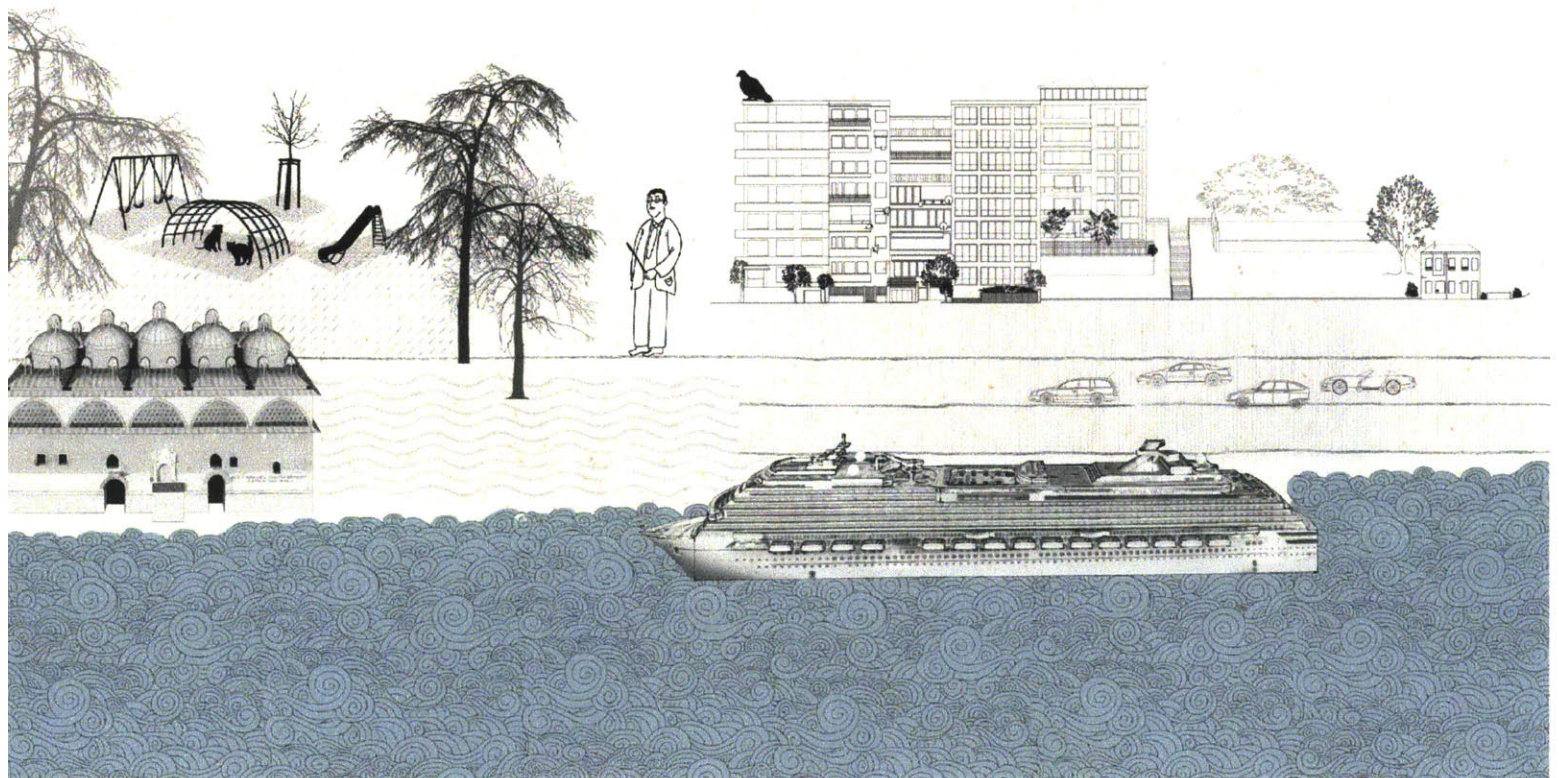


c. firuzaga



d. cihangir

Cihangir, son of Mehmet, often spent time here, brooding in his gardens perched high over the great city his father conquered. The neighborhood was later named after him. Today Cihangir is a quaint, colorful, and expensive residential area with plenty of cafes, gardens, and restaurants. Whereas it once was home to a thriving Greek community, now it hosts a very international collection of inhabitants, and is known for its writers, filmmakers, and other artists – and for its many and well-treated cats.





01

GF

25 years

Awaiting Renovation
Project Delayed

Charity

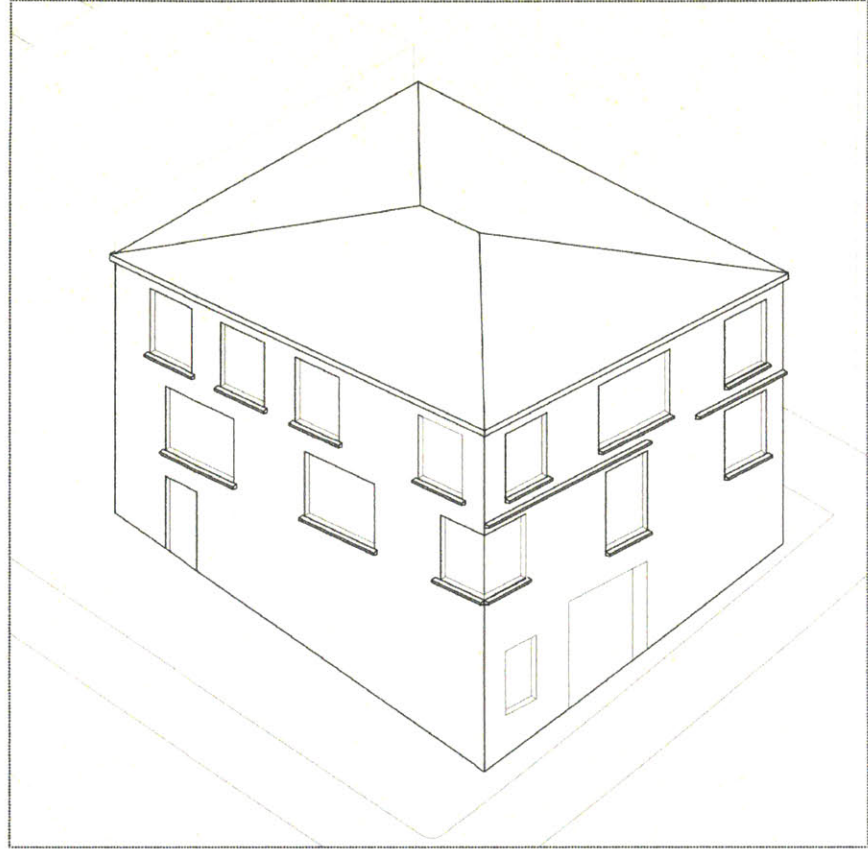
Residential

Vakif Cikmazı, 34437 Istanbul

Somewhat Permeable

345 sqm x 6





02

OFF

3 years

Awaiting Renovation
Project Delayed

Charity

Residential

Tayyareci Ethem Sokağı
4-4A, 34437 İstanbul

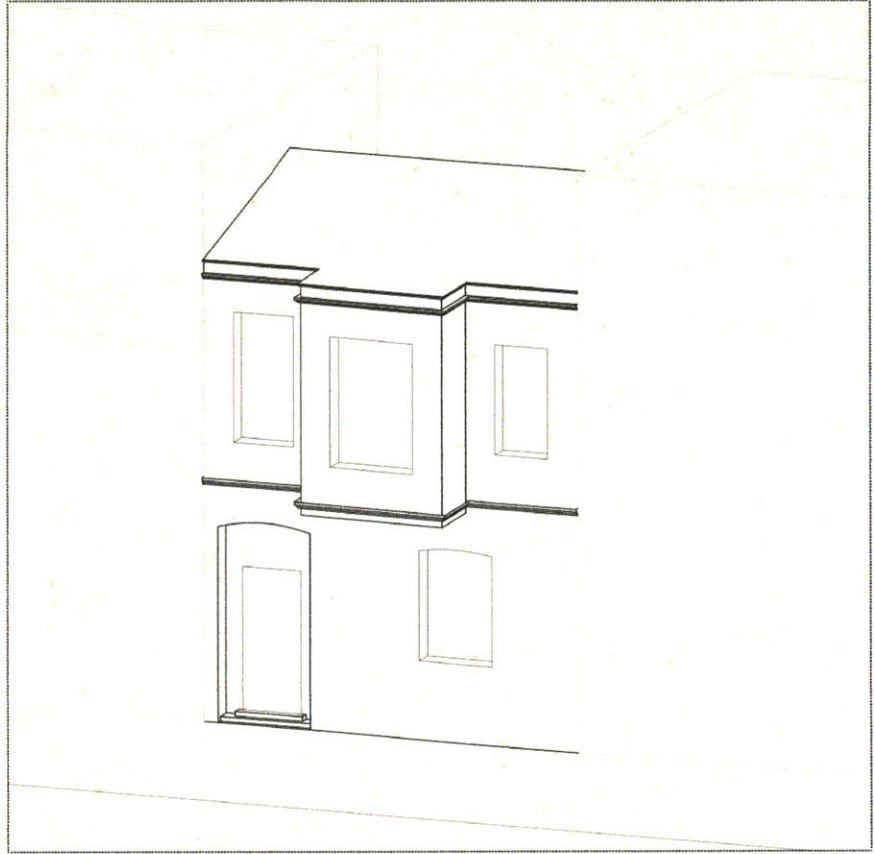
Somewhat Permeable



143 sqm x 3

11m 13m





03

OFF

20 years

Awaiting Renovation
Approval Delayed

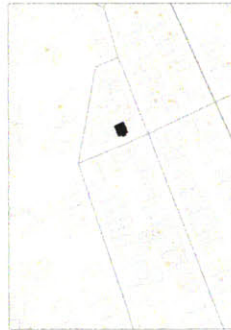
Private

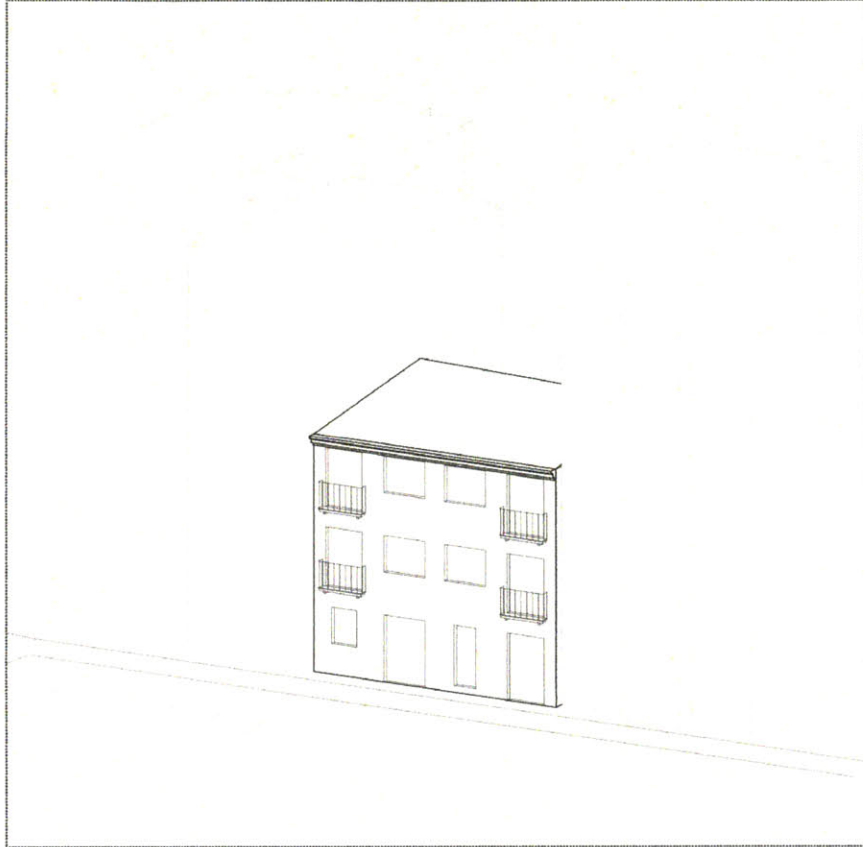
Residential

Sağiroğlu Sokağı, 20
Beyoğlu, İstanbul, Türkiye

Permeable

30 sqm x 2





04

3 years

Awaiting Tenant
Sale

Private

Residential, GF Retail

Arslanyatağı Sokağı
Cihangir, Beyoğlu, İstanbul, Türkiye

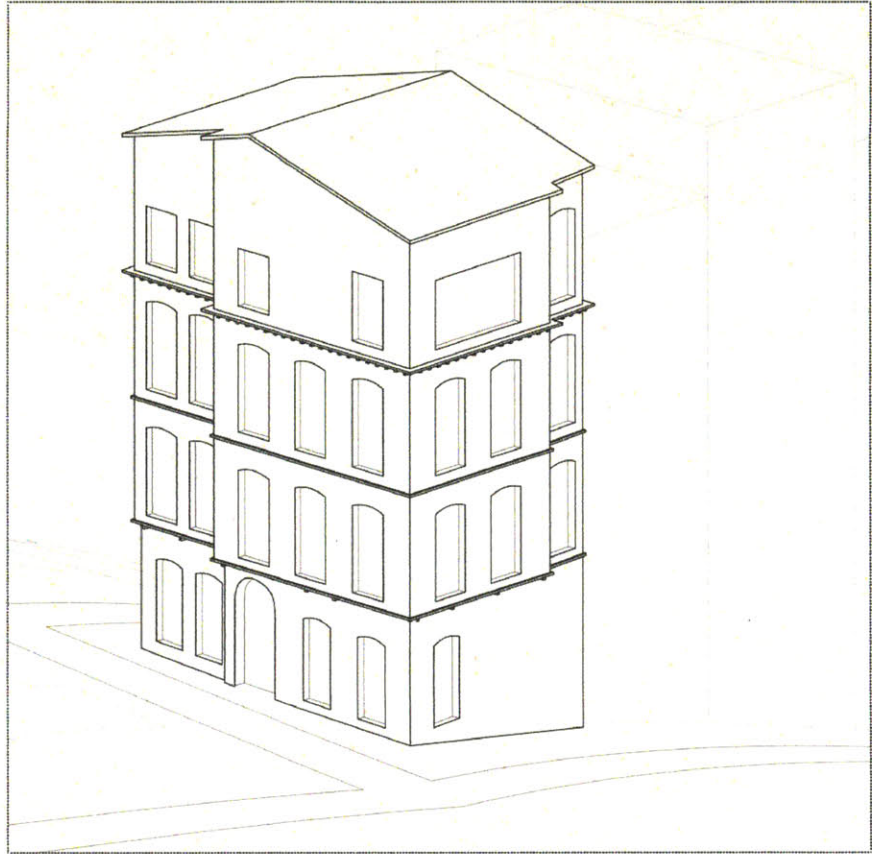
Not Permeable

100 sqm x 3



m

10m
10m



05

OFF

13 years

Awaiting Renovation
Project Delayed

Charity

Residential

Dr. Mehmet Öz Sokağı
Cihangir, Beyoğlu, İstanbul, Türkiye

Not Permeable

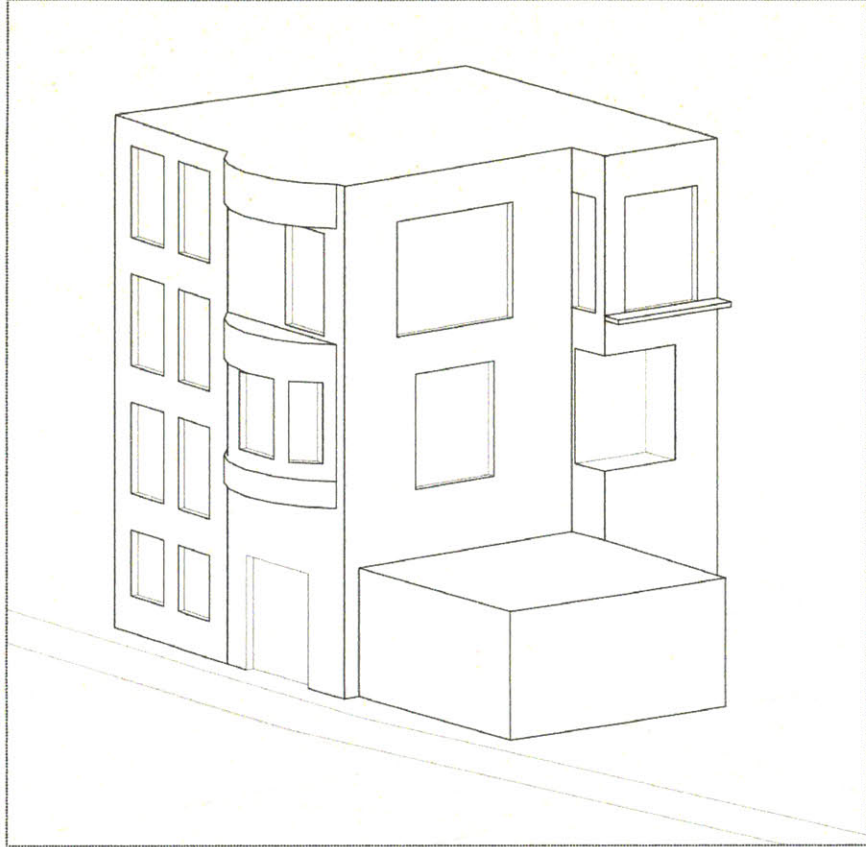


m

61 sqm x 3

6.5m
9.5m





06

26 years

Left Aside

Private

Residential

Kumrulu Sokağı
Kılıçalı Paşa, Beyoğlu, İstanbul, Türkiye

Permeable

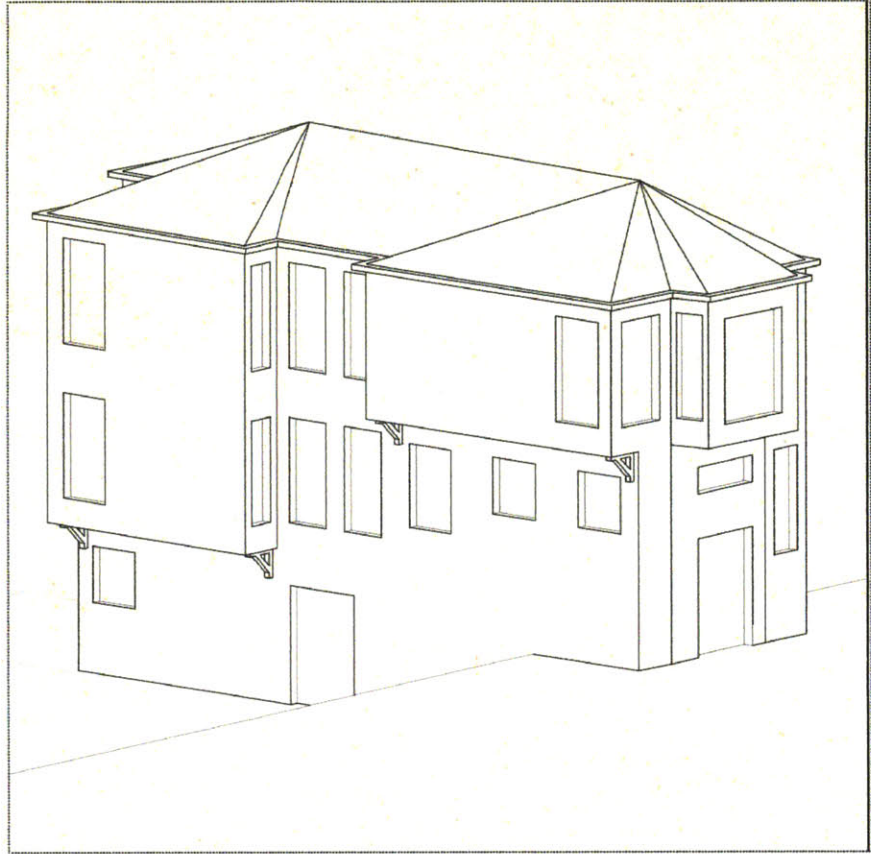


85 sqm x 3

9.2 m

9.2 m





07

OFF

10 years

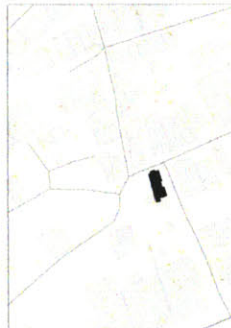
Property on Dispute
Inheritance

Charity

Residential

İlyas Çelebi Sokağı
Kılıçalı Paşa, Beyoğlu, İstanbul, Türkiye

Somewhat Permeable



96 sqm x 3

6m
1cm



09

7 years

Awaiting Renovation
Approval Delayed

Private

Residential

Turnacıbaşı Caddesi
Kuloğlu, Beyoğlu, İstanbul, Türkiye

Somewhat Permeable

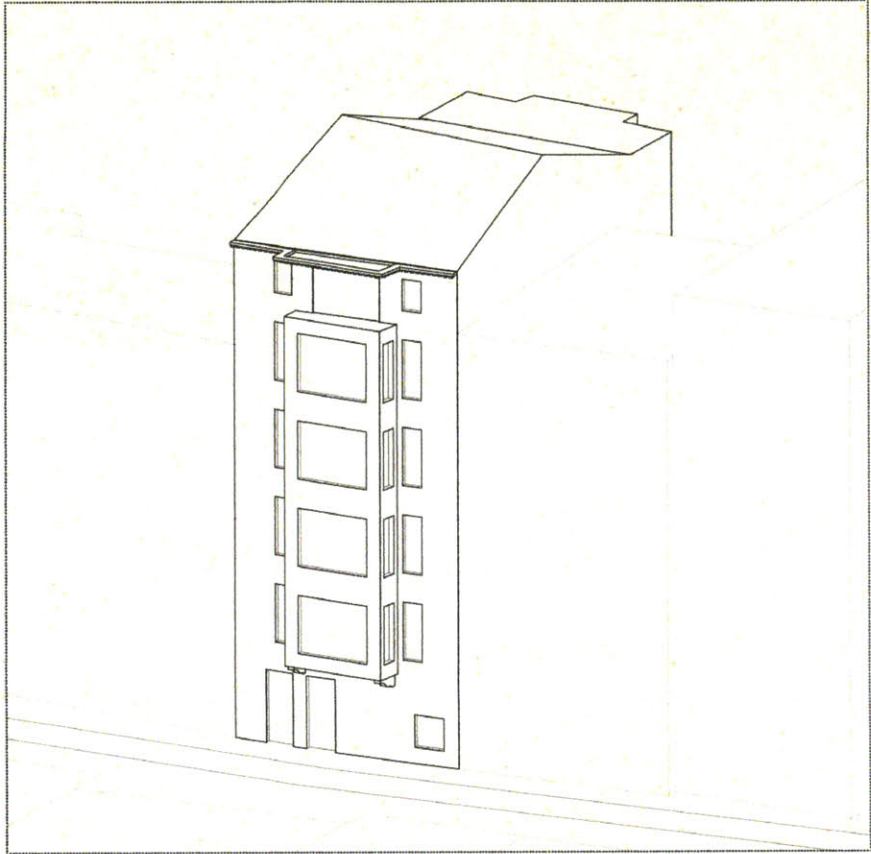


S

78 sqm x 4

6m

1.3m



10

GF*

2 years

Awaiting Tenant
Sale

Private

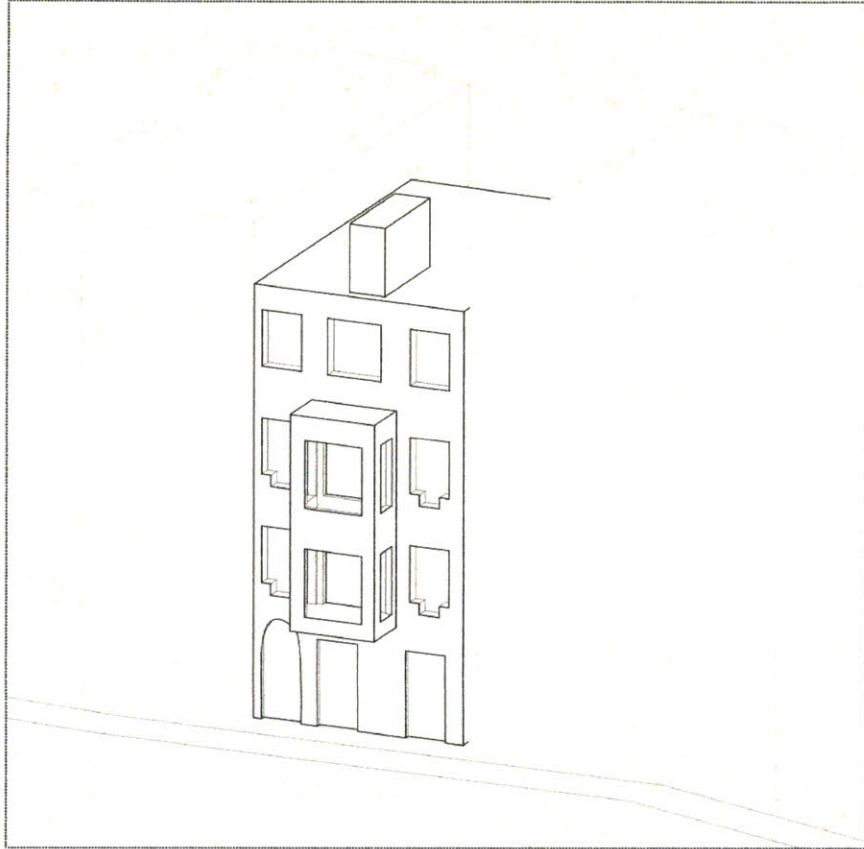
Residential, GF Retail

Sadri Alışık Sokağı, 33
Kuloğlu, Beyoğlu, İstanbul, Türkiye

Somewhat Permeable

162sqm x 6





11

GPT

3 years

Awaiting Renovation
Financial Shortage

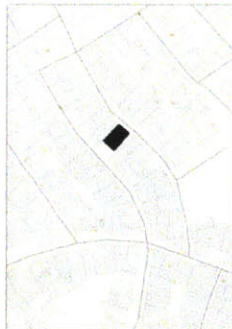
Private

Residential

Sadri Alışık Sokağı
Kuloğlu, Beyoğlu, İstanbul, Türkiye

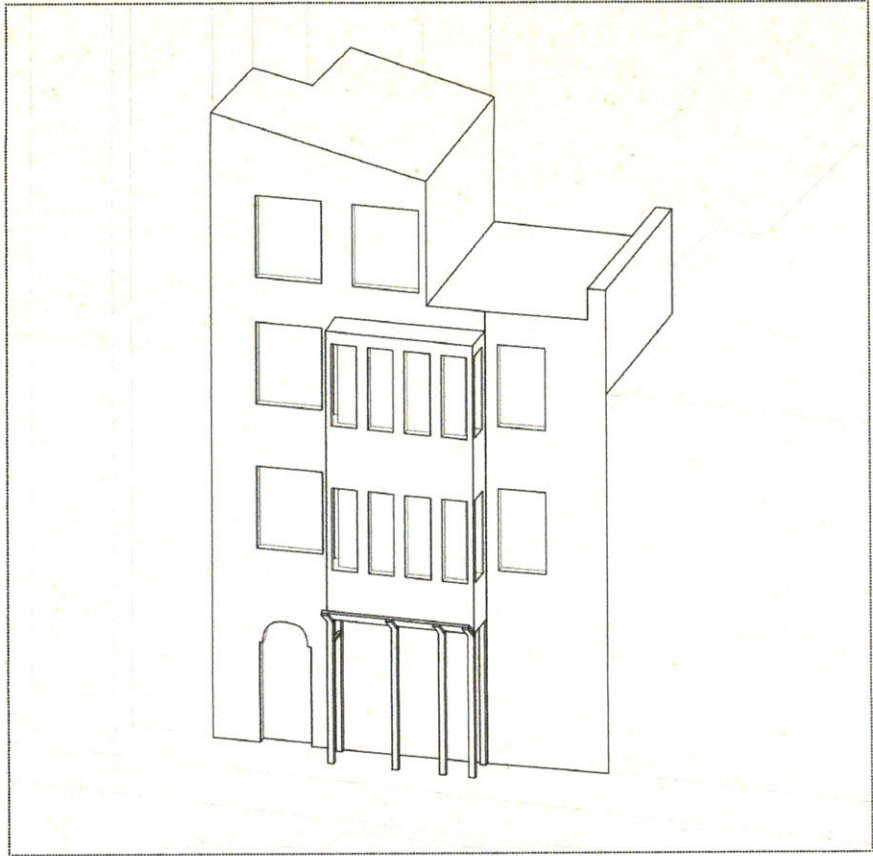
Permeable

96 sqm x 4



12m 8m





12

GF

8 years

Awaiting Demolition
Rezoning Approval Delayed

Private

Residential, GF Retail

Ağa Hamamı Sokağı, 22a
Kuloglu, Beyoğlu, İstanbul, Türkiye

Permeable

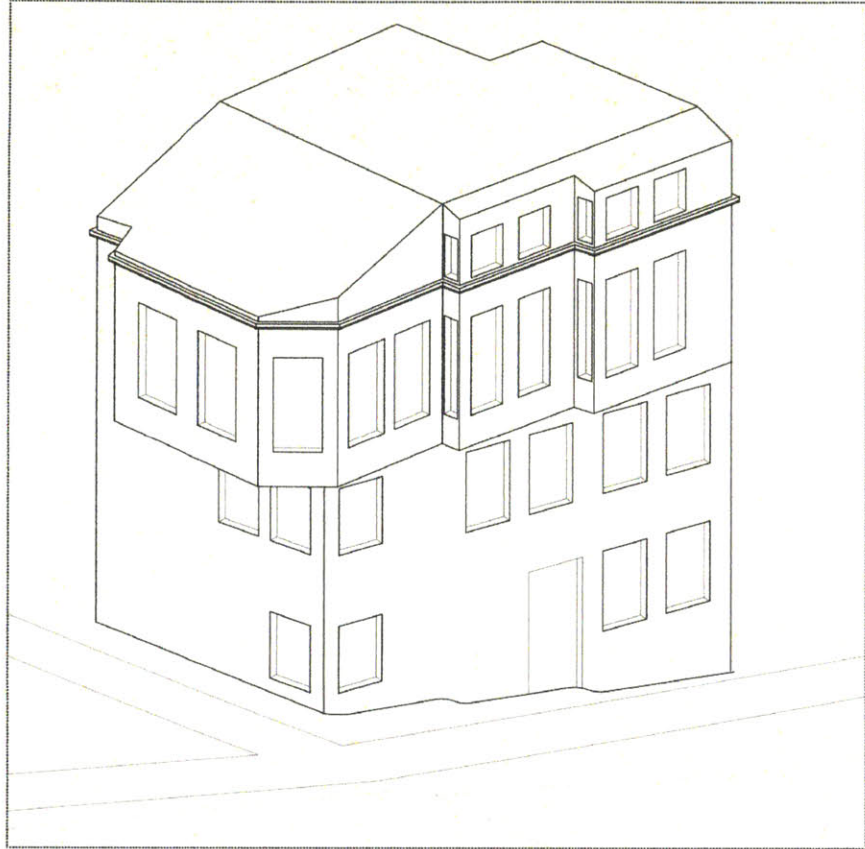
40 sqm x 4



8m

5m





13



23 years

Property on Dispute
Joint Owners

Private

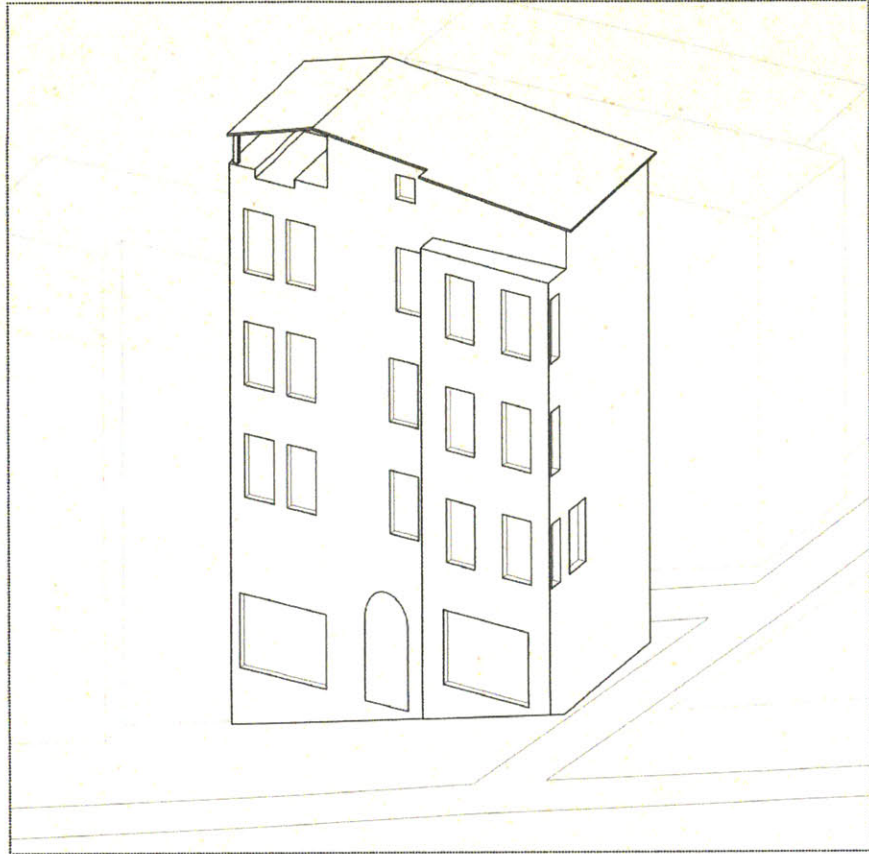
Residential

Altıpatlar Sokağı
Kuloglu, Beyoğlu, İstanbul, Türkiye

Permeable

65 sqm x 3

10m 6.5m



14

OFF

14 years

Left Aside

Private

Residential, GF Retail

Maç Sokağı

Katip Mustafa Çelebi, Beyoğlu, İstanbul

Permeable

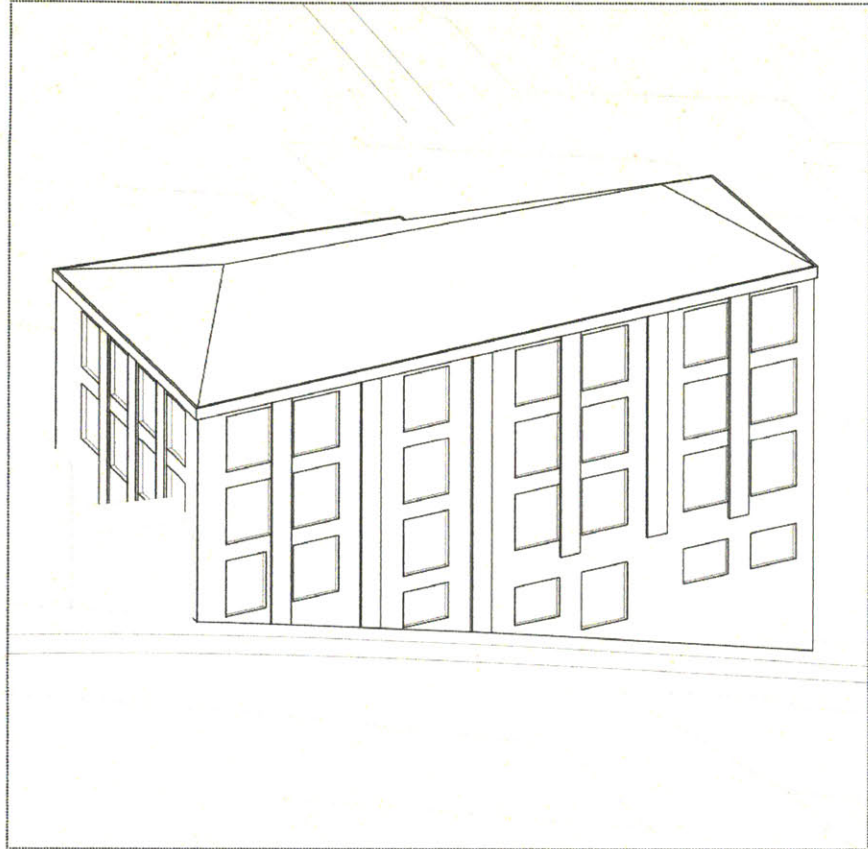


15 sqm x 4



3.6 m
4.3 m





15



10 years

Awaiting Renovation
Project Delayed

Charity

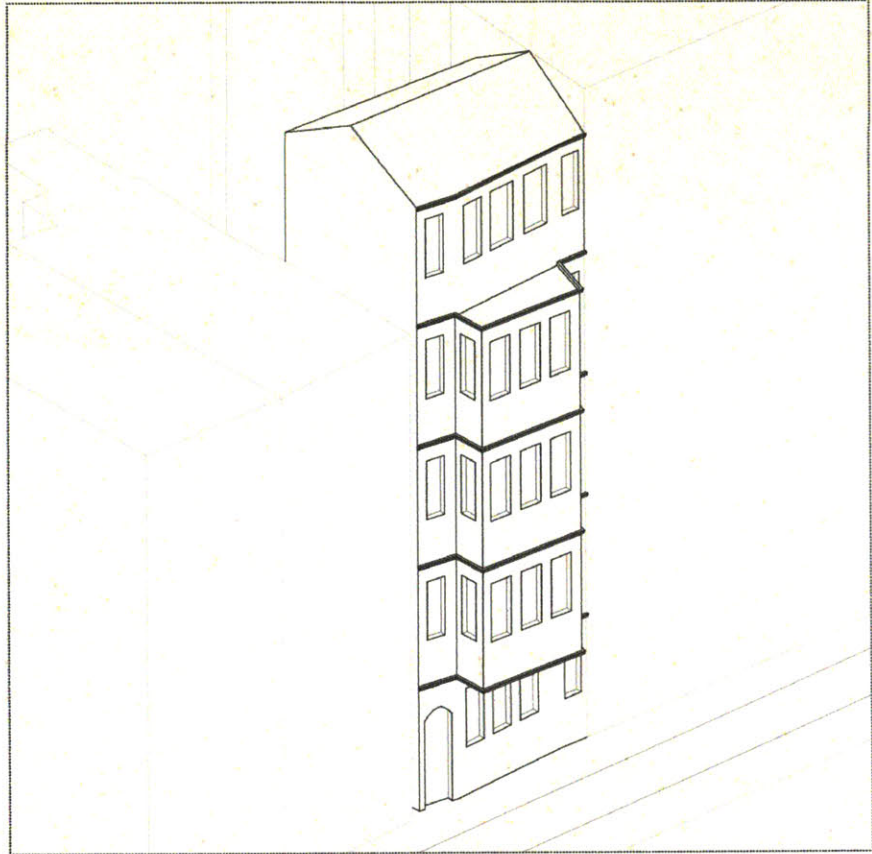
School

Maç Sokağı
Katip Mustafa Çelebi, Beyoğlu, İstanbul

Somewhat Permeable

327 x 5 sqm

27.5m 15m



16

OFF

14 years

Left Aside

Charity

Residential

Tel Sokağı
Katip Mustafa Çelebi, Beyoğlu, İstanbul

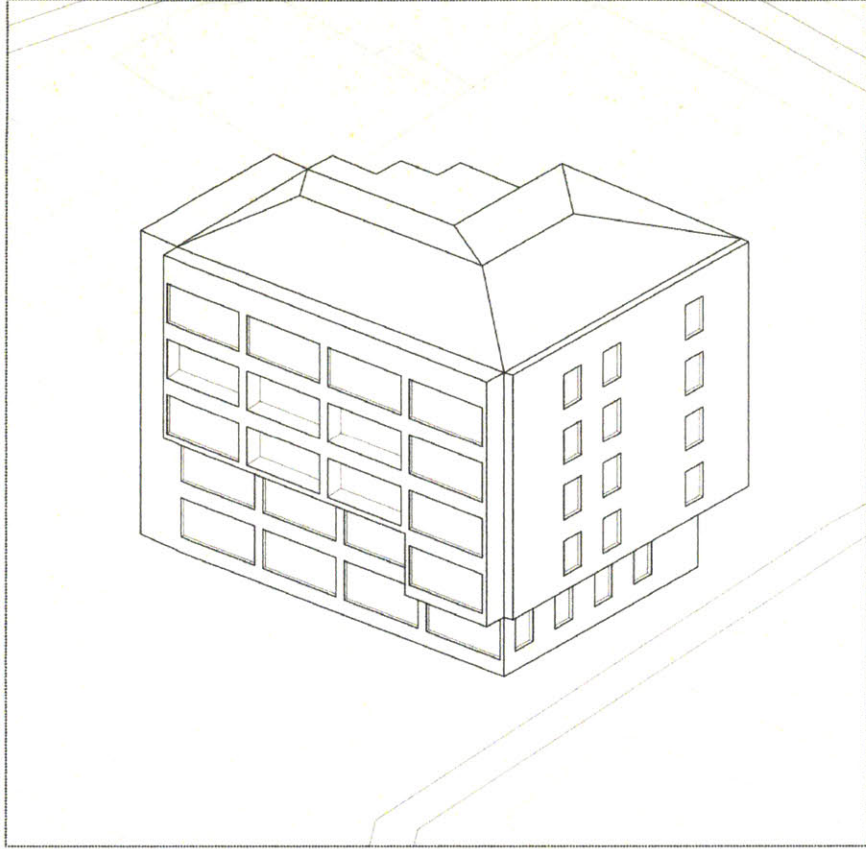
Somewhat Permeable



43 sqm x 5

7m 5.6m





65

OFF

10 years

Left Aside

Private

Residential

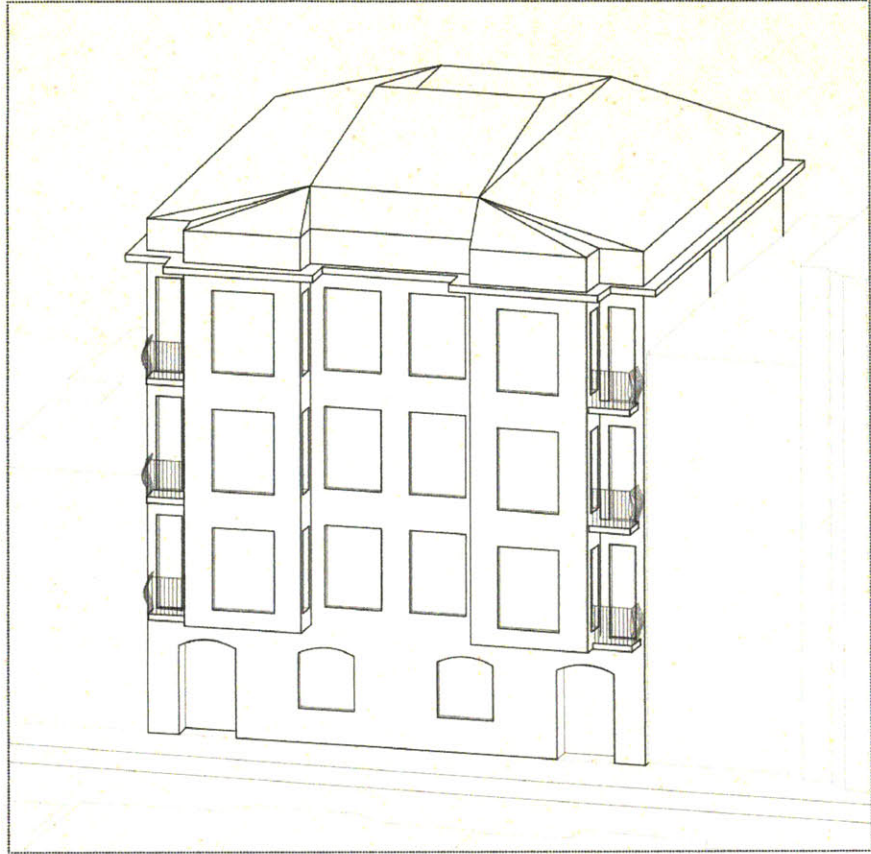
Özoğul Sokağı

Pürtelaş Hasan Efendi, Beyoğlu, İstanbul

Permeable

317 sqm x 5





30

OFF

6 years

Awaiting Renovation

Charity

Residential

Havyar Sokağı, 3
Beyoğlu, İstanbul, Türkiye

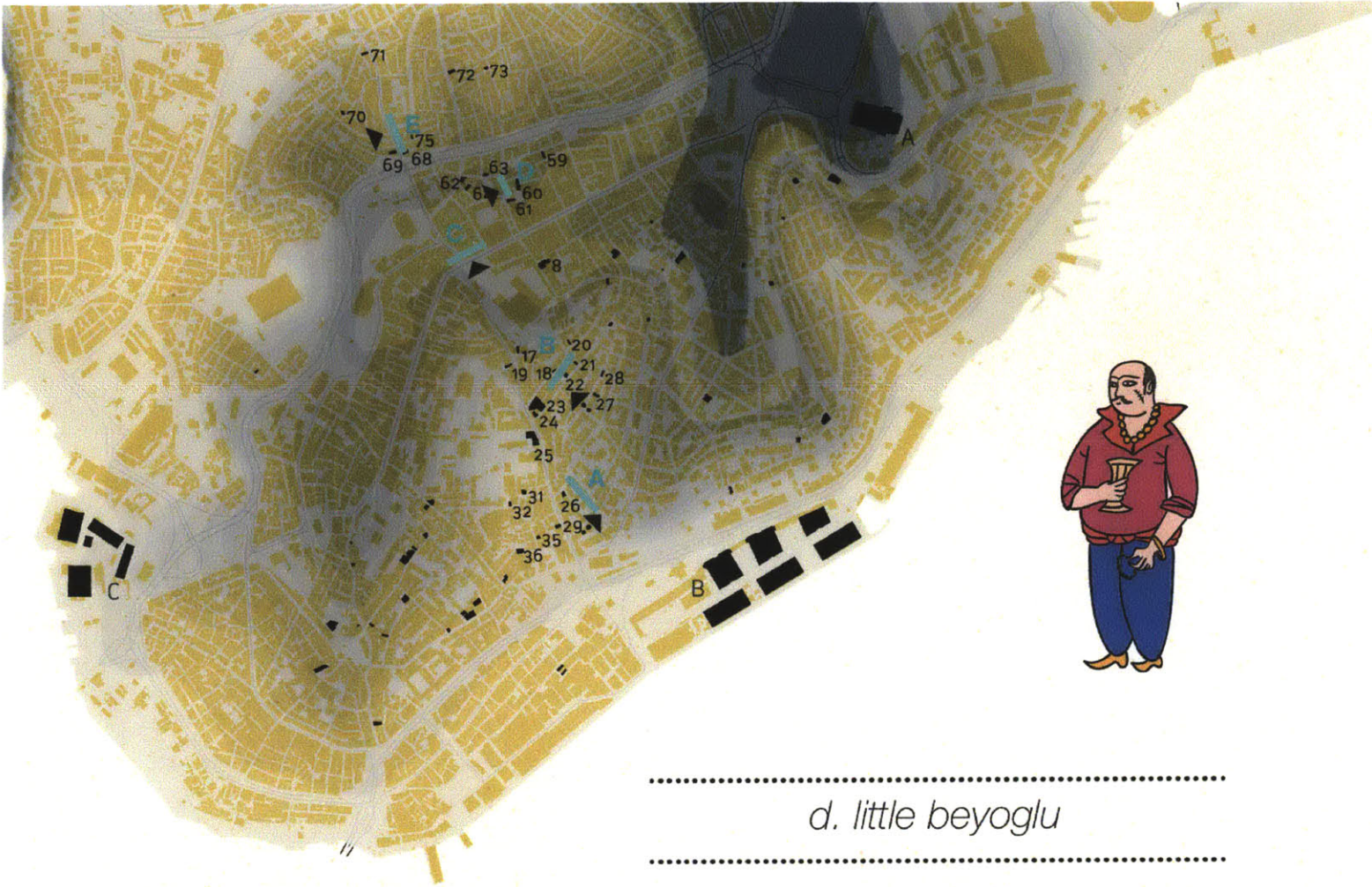
Somewhat Permeable

210 sqm x 4









.....
d. little beyoglu

Old prostitutes wander the streets wearing extravagant clothing and makeup. They provoke pity rather than desire. Their pimp asserts that what they lack in youth they make up for in experienced technique.

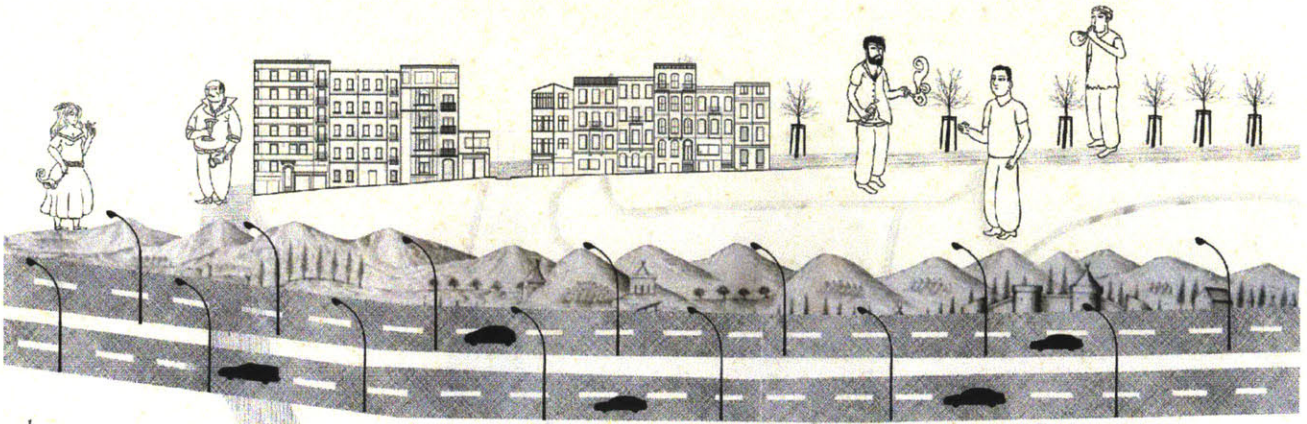


.....
a. bogazkesen

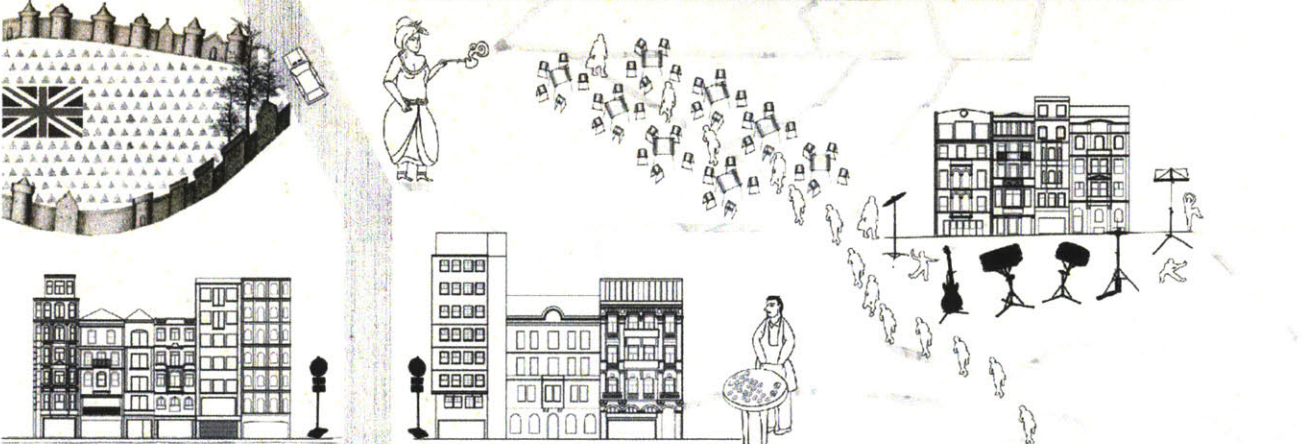
Istanbul's fervent Sunni community resides in this area of Beyoglu. It could almost be a different country, quiet and domestic when compared to other nearby areas, peopled with long-bearded men and with women in traditional garb. The sound of happy children playing soccer in the streets relieves to some extent the serious atmosphere of Turkugucu.



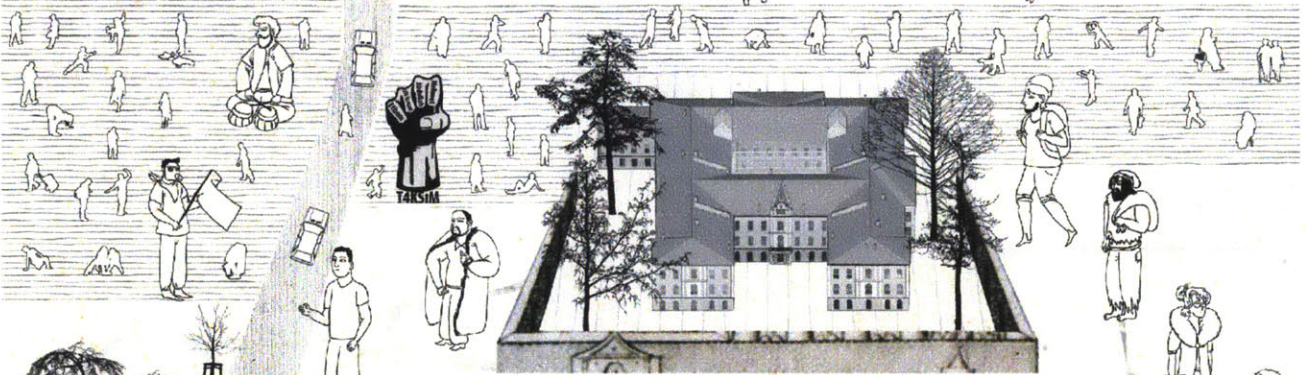
E



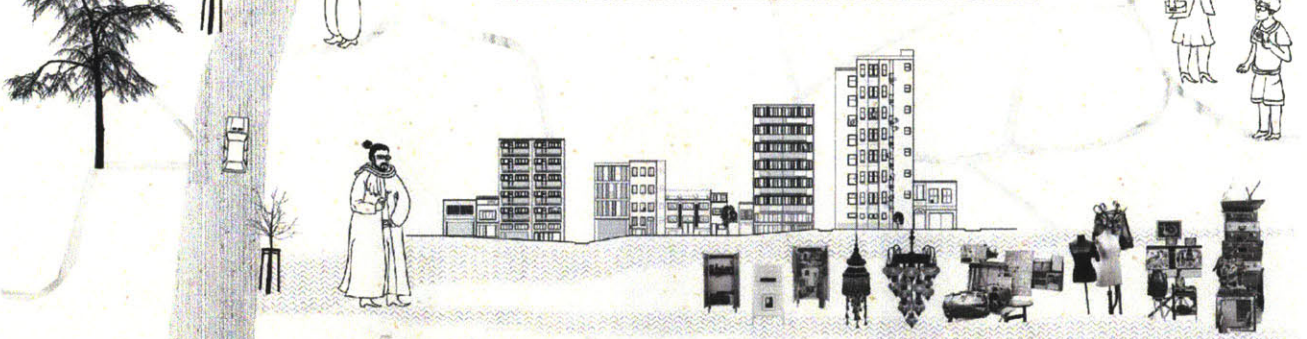
D



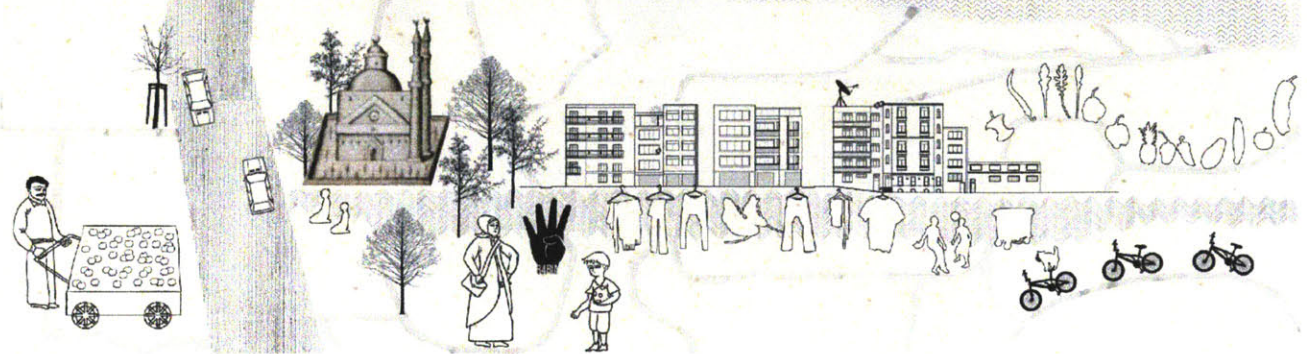
C

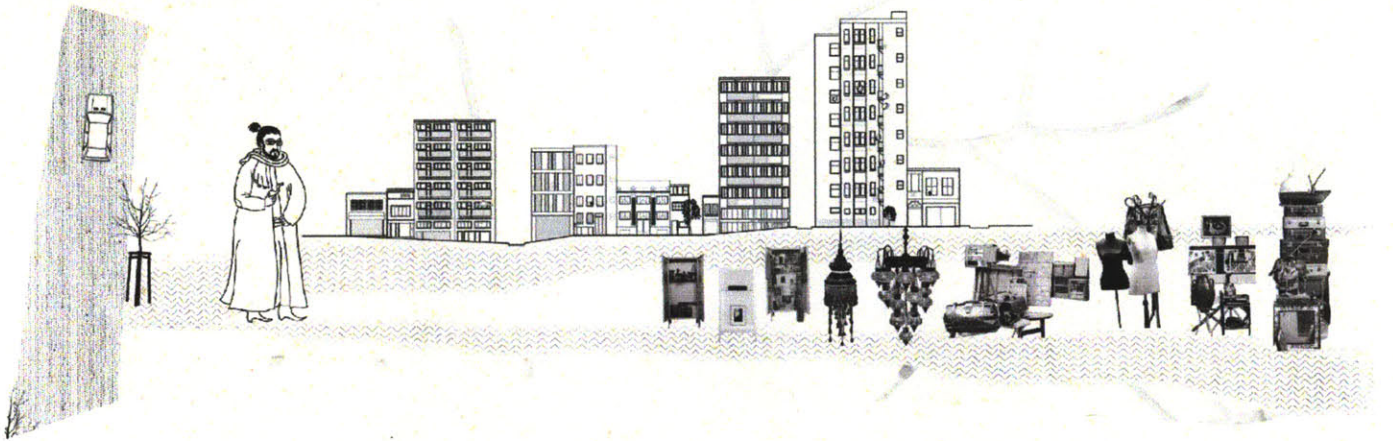


B

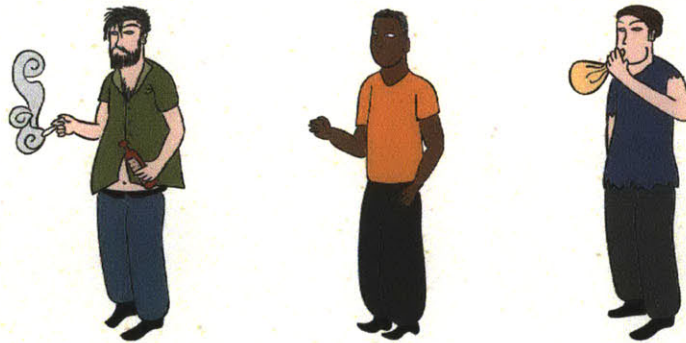


A



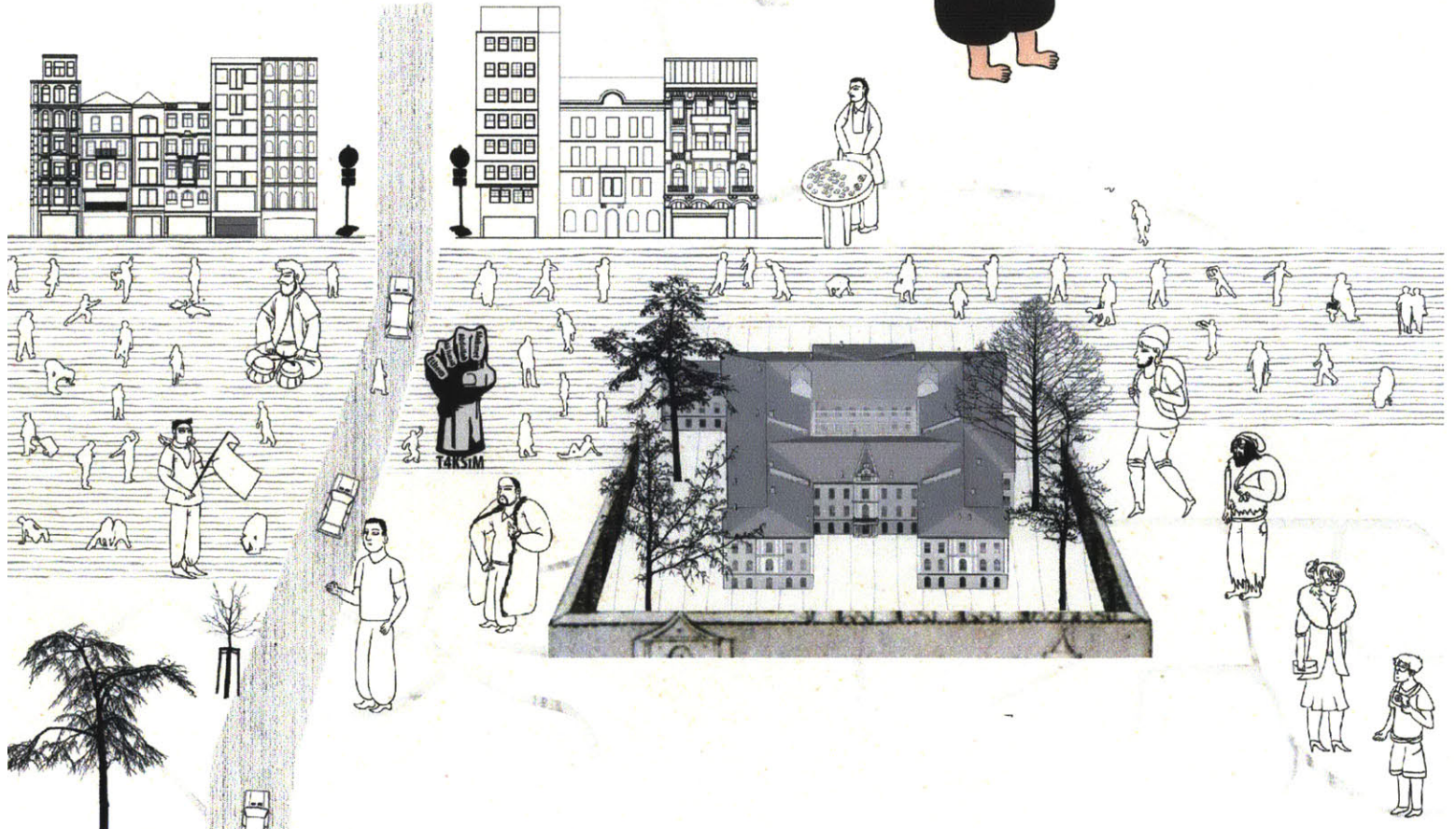


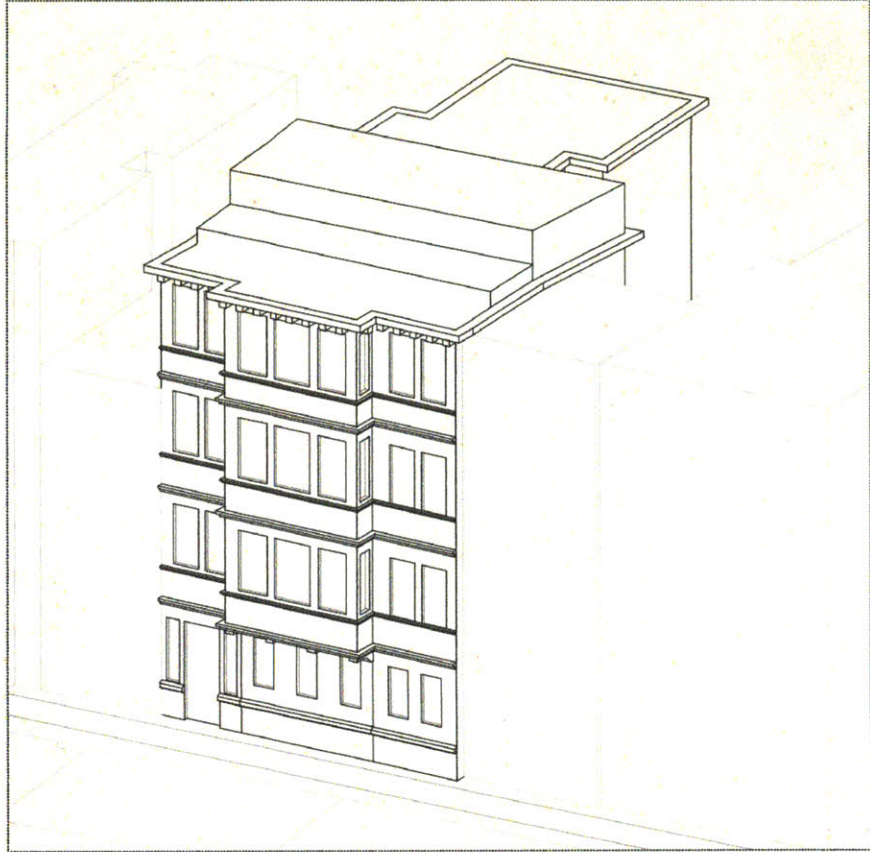
.....
b. cukurcuma
.....



.....
e. tarlabasi
.....

c. istiklal





08

OFF

3 years

Awaiting Tenant
Sale

Private

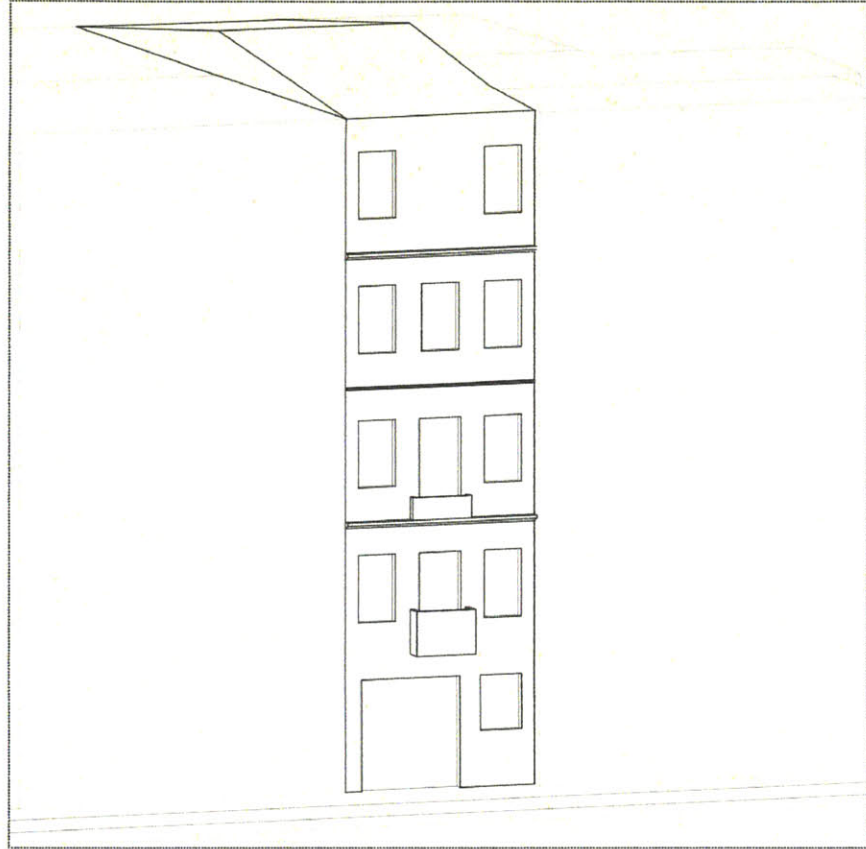
Office

Turnacıbaşı Caddesi
Kuloğlu, Beyoğlu, İstanbul, Türkiye

Not Permeable

295 sqm x 4





59

OFF

2 years

Awaiting Tenant
Sale

Private

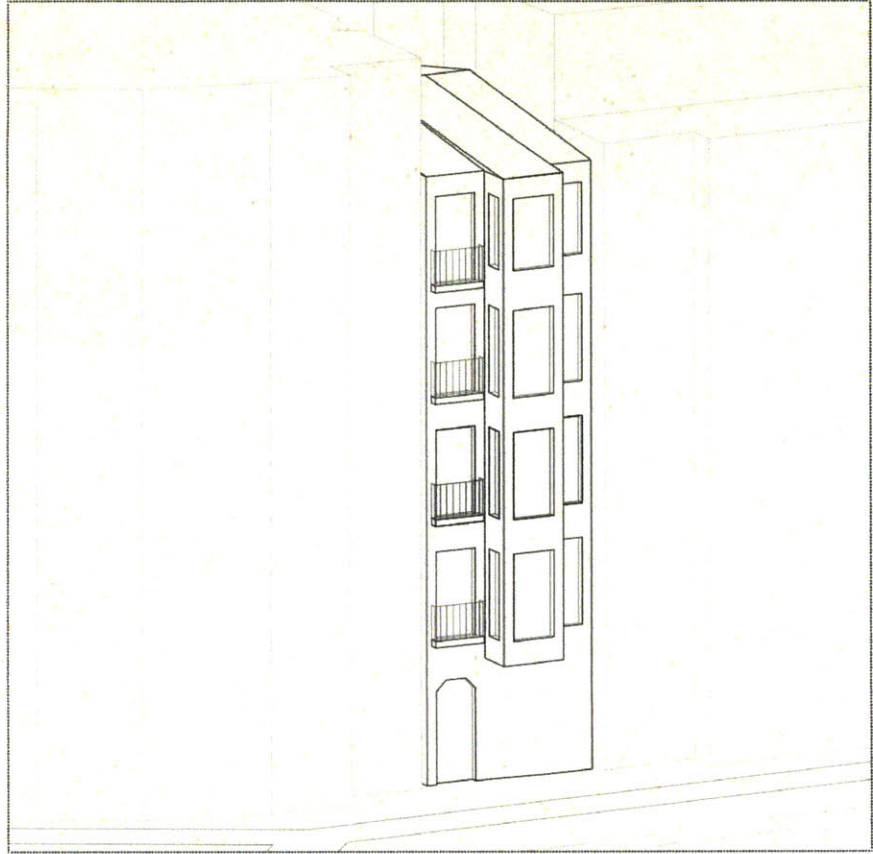
Residential

Küçük Bayram Sokağı
Hüseyinaga, Beyoğlu, İstanbul

Permeable

75 sqm x 5





17



OFF

1 years

Property On Dispute
Joint Owners

Private

Residential

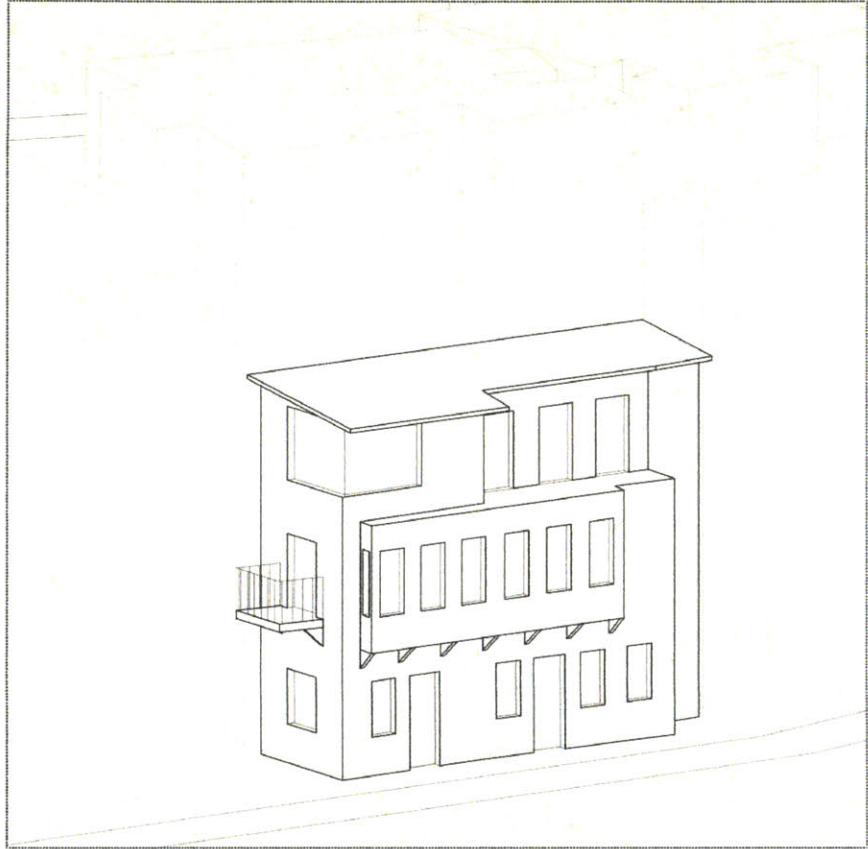
Hayriye Caddesi
Firuzzağa, Beyoğlu, İstanbul, Türkiye

Somewhat Permeable



74 sqm x 5

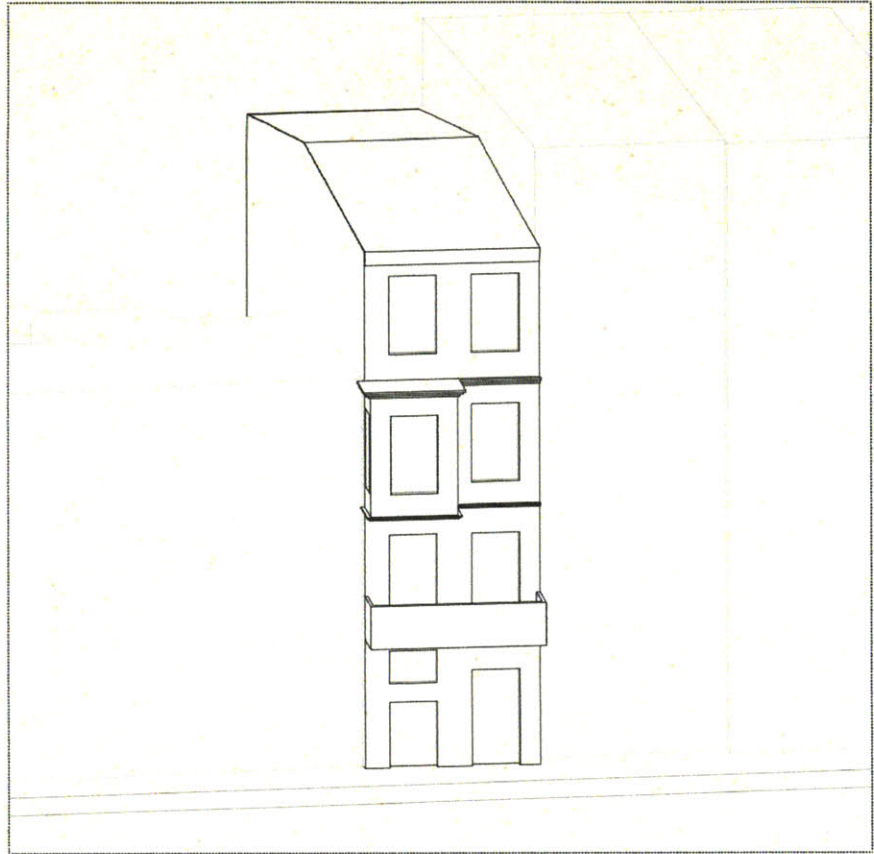
4.5m
14.6m



18



1 years
Awaiting Tenant
Rent
Private
Commercial
Bostanbaşı Caddesi
Firuzaga, Beyoglu, Istanbul, Türkiye
Not Permeable
30 sqm x 3
8.6m 3m



19

OFF

12 years

Left Aside

Private

Residential

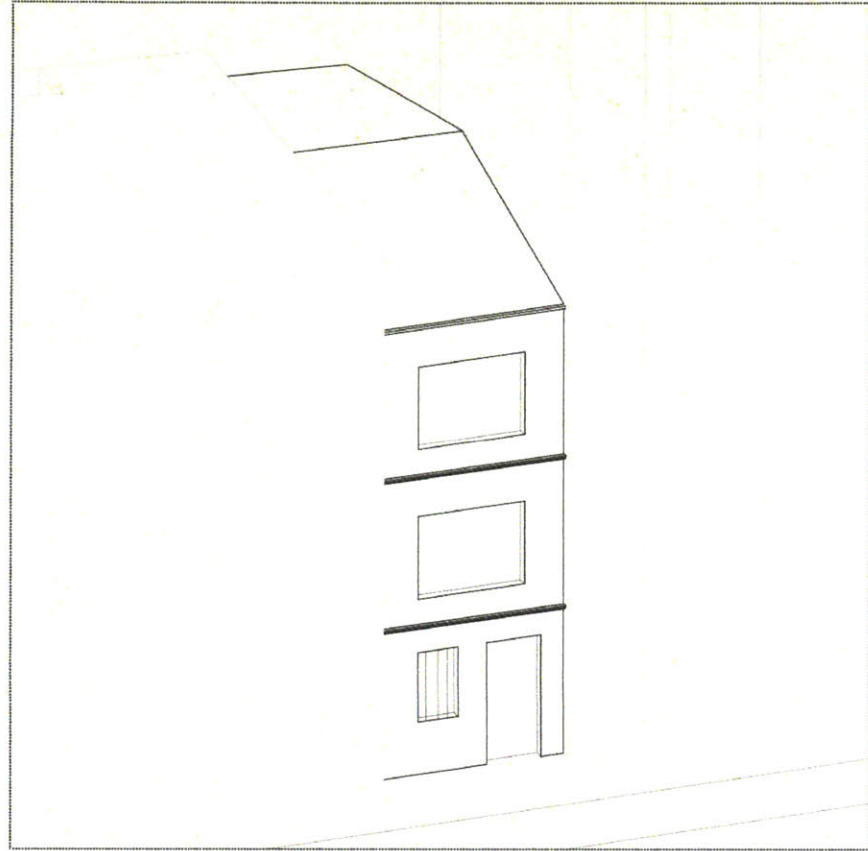
Yeni Çarşı Caddesi
Tomtom, Beyoğlu, İstanbul, Türkiye

Somewhat Permeable



64 sqm x 4

15m 4m



20

021

5 years

Awaiting Tenant
Sale

Private

Commercial

Faik Paşa Caddesi
Kuloğlu, Beyoğlu, İstanbul, Türkiye

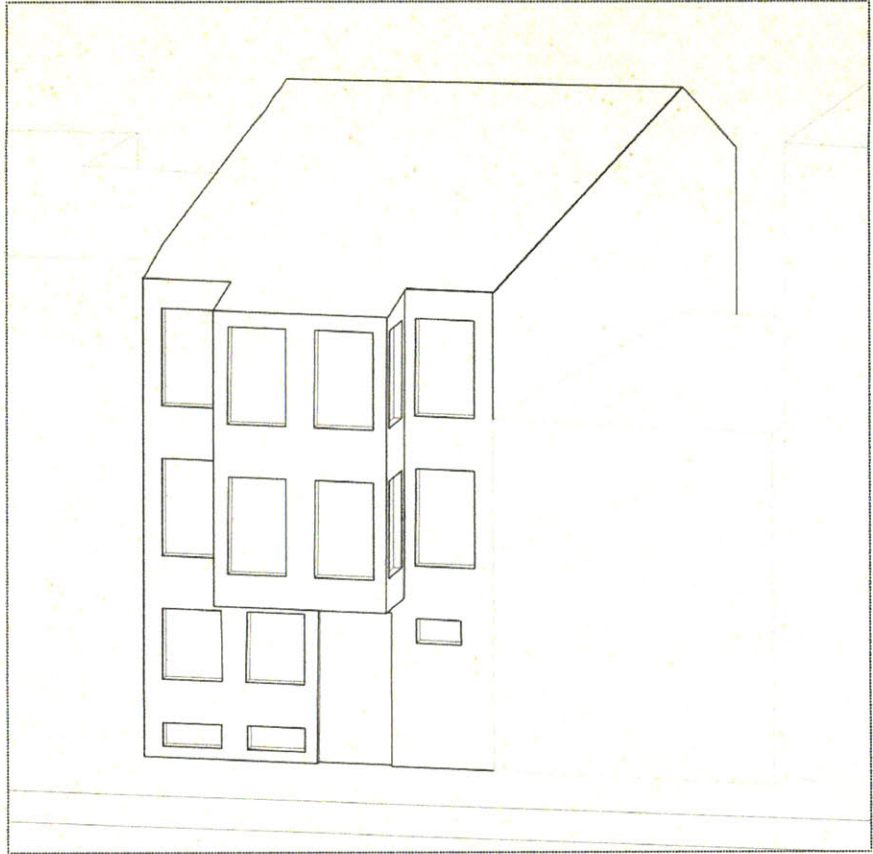
Somewhat Permeable



44 sqm x 3

3.3m
12.5m





21

OFF

10 years

Awaiting Demolition
Approval Delayed

Private

Residential

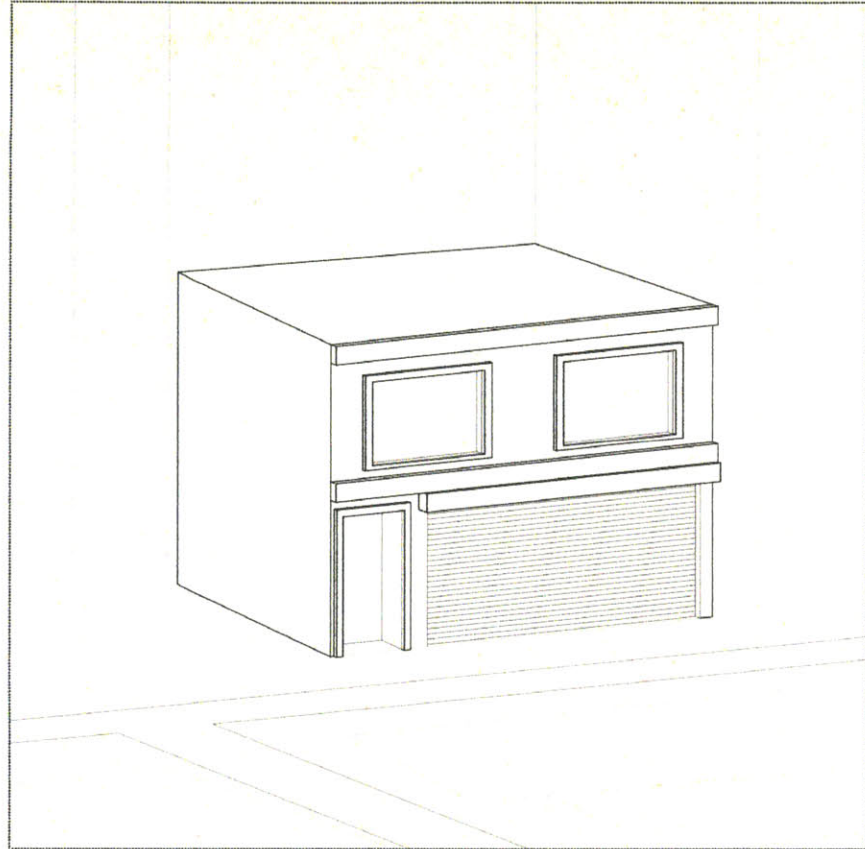
Çukur Cuma Caddesi
Firuzaga, Beyoglu, Istanbul, Türkiye

Somewhat Permeable



45 sqm x 3

4.6m
9.6m



22

OFF

15 years

Left Aside

No Monetary Need

Private

Commercial

Çukur Cuma Caddesi
Firuzaga, Beyoğlu, İstanbul, Türkiye

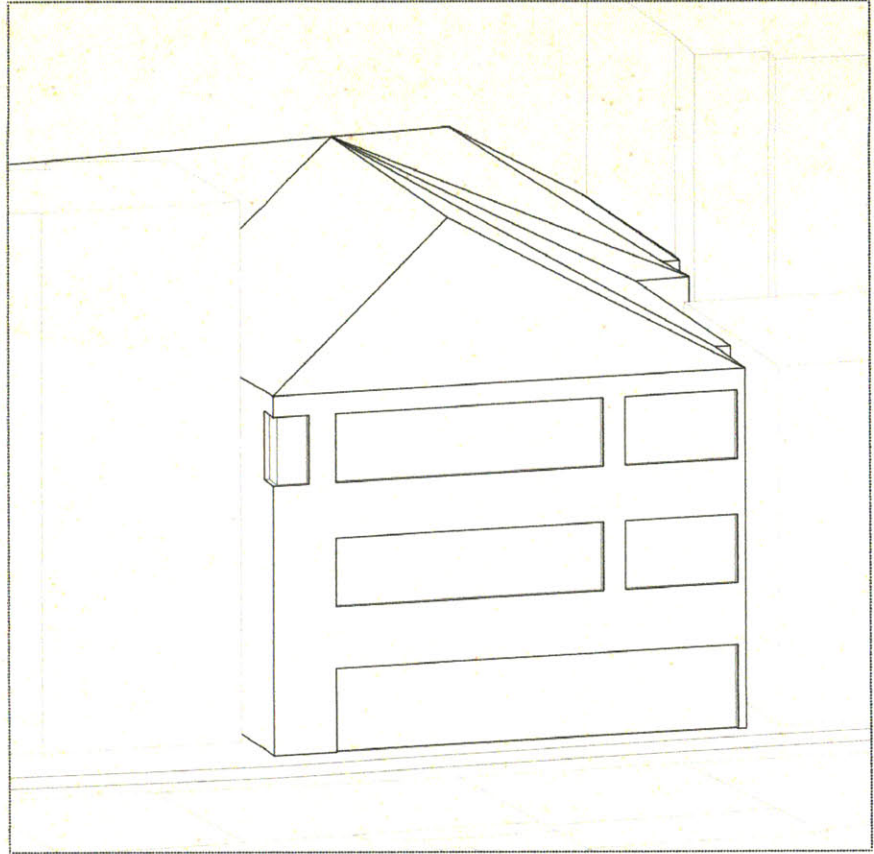
Somewhat Permeable



56 sqm x 2

1.5m 2.3m





23

OFF

10 years

Project on Dispute
Inheritance

Private

Industrial

Çukur Cuma Caddesi
Firuzağa, Beyoğlu, İstanbul, Türkiye

Not Permeable

676 sqm x 3





24

OFF

3 years

Awaiting Tenant
Sale

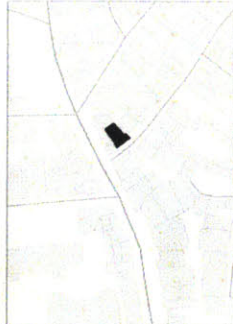
Private

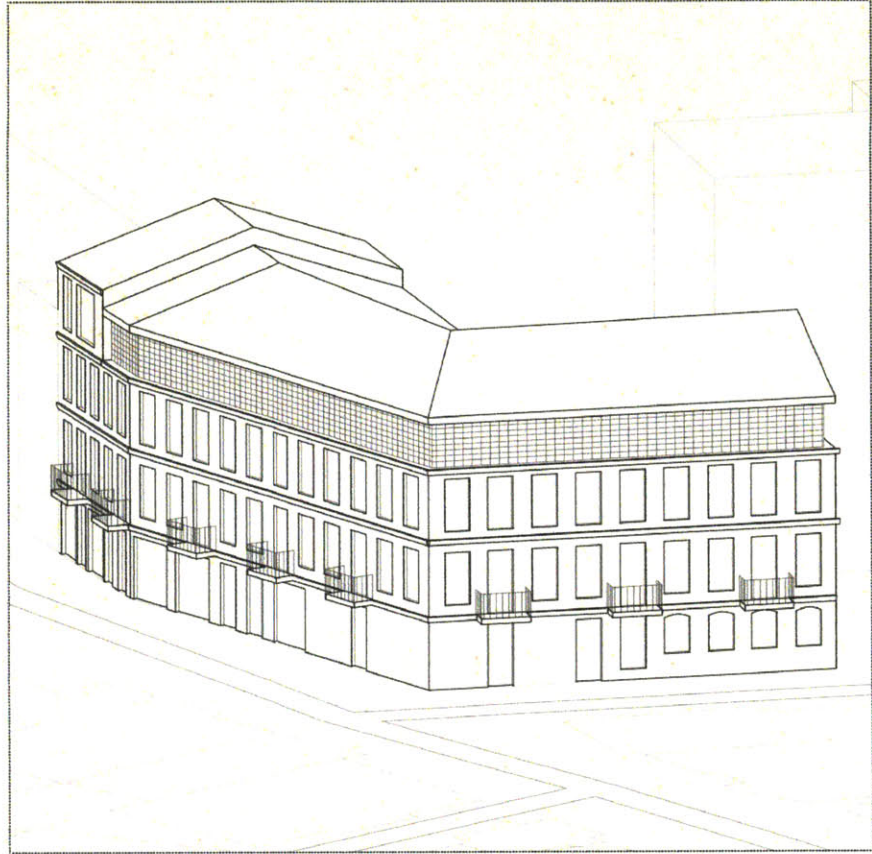
Residential

Çukur Cuma Caddesi, 1
Firuzağa, Beyoğlu, İstanbul, Türkiye

Somewhat Permeable

83 sqm x 3





25

OFF

12 years

Awaiting Renovation
Approval Delayed

Private

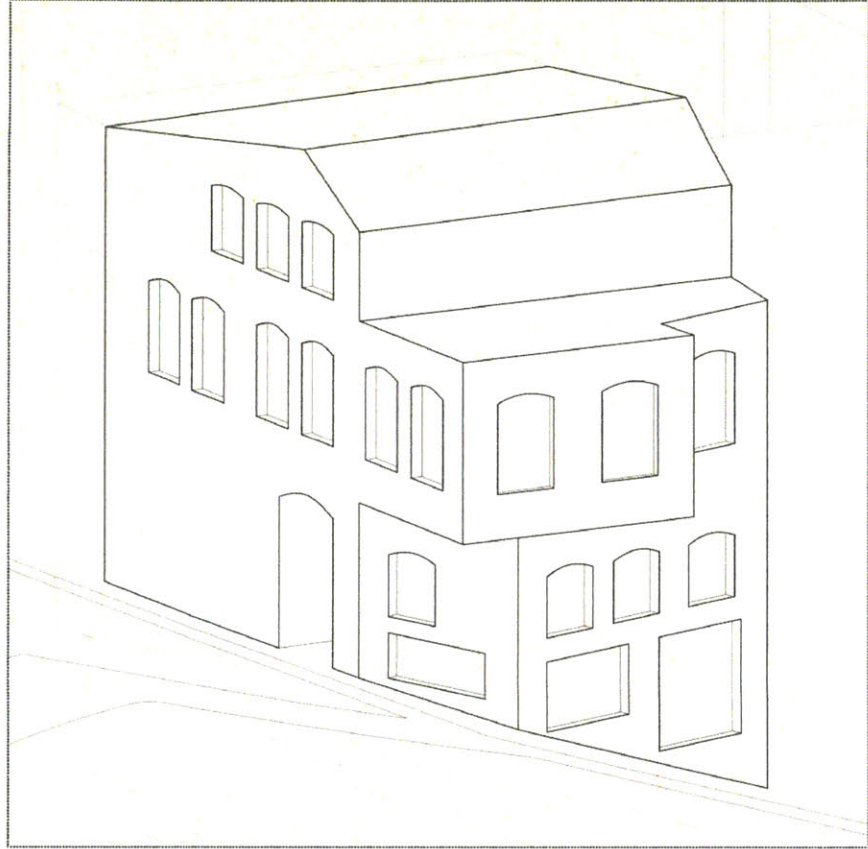
Hotel, GF Retail

Boğazkesen Caddesi
Firuzaga, Beyoğlu, İstanbul, Türkiye

Permeable

507 sqm x 4





26

GFI

3 years

Awaiting Renovation
Financial Shortage

Private

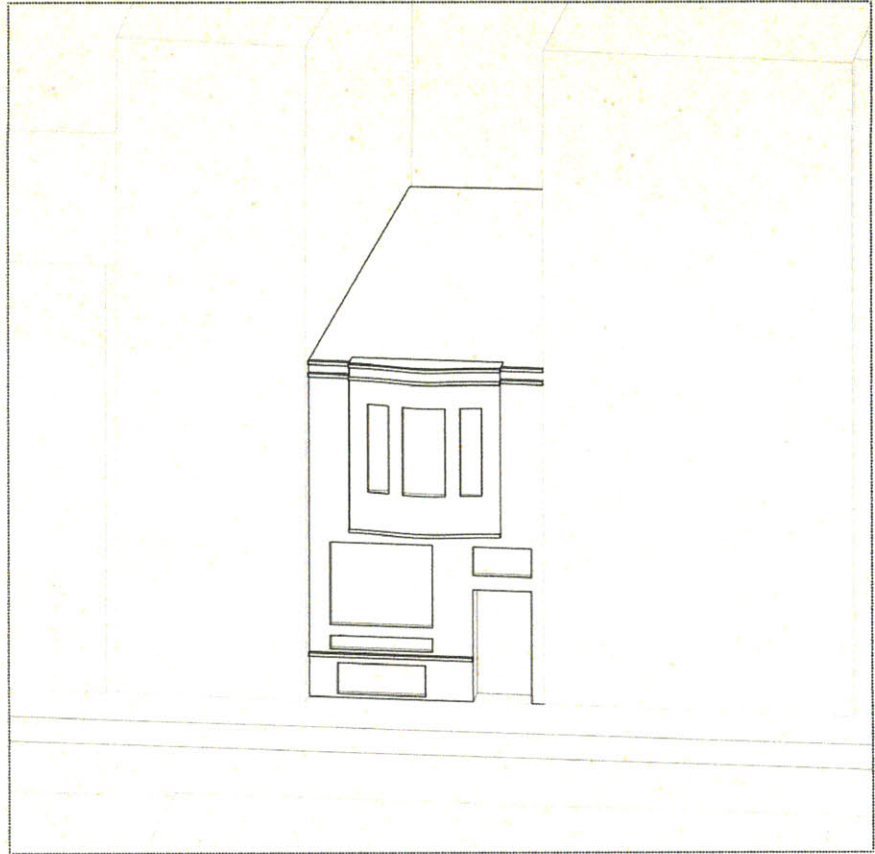
Residential, GF Retail

Nöbetçi Sokağı
Firuzaga, Beyoğlu, İstanbul, Türkiye

Somewhat Permeable

78sqm x 3.5





27

DFP

20 years

Property on Dispute
Joint Owners

Private

Residential

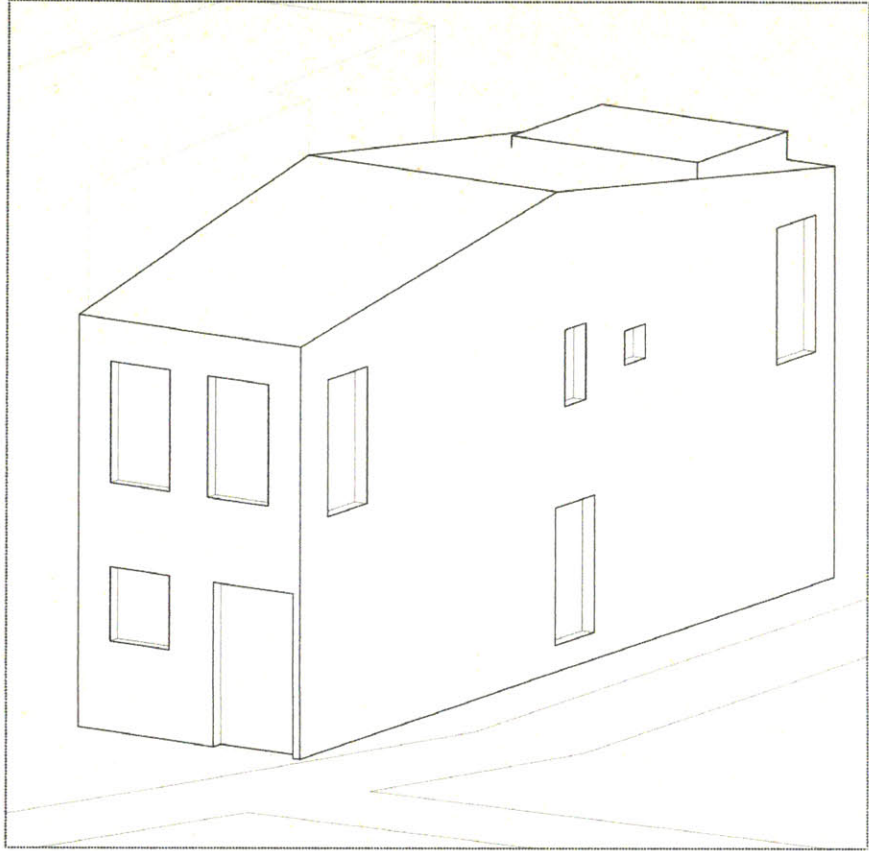
Hüseyin Ağa Bahçe Sokağı
Firuzzağa, Beyoğlu, İstanbul, Türkiye

Permeable

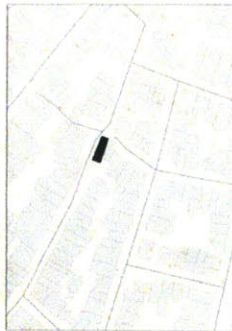


71sqm x 2

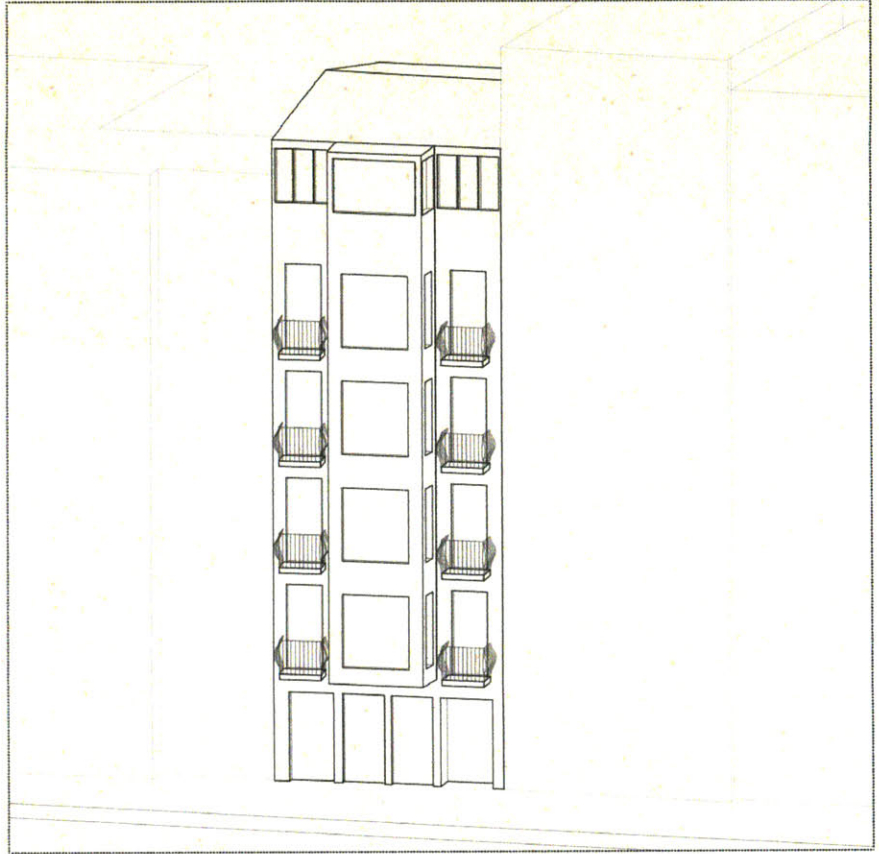




28



1 year
Awaiting Tenant
Sale
Private
Residential
Hüseyin Ağa Bahçe Sokağı
Firuzaga, Beyoğlu, İstanbul, Türkiye
Somewhat Permeable
56 sqm x 2



29

OFF

3 years

Awaiting Renovation
Approval Delayed

Private

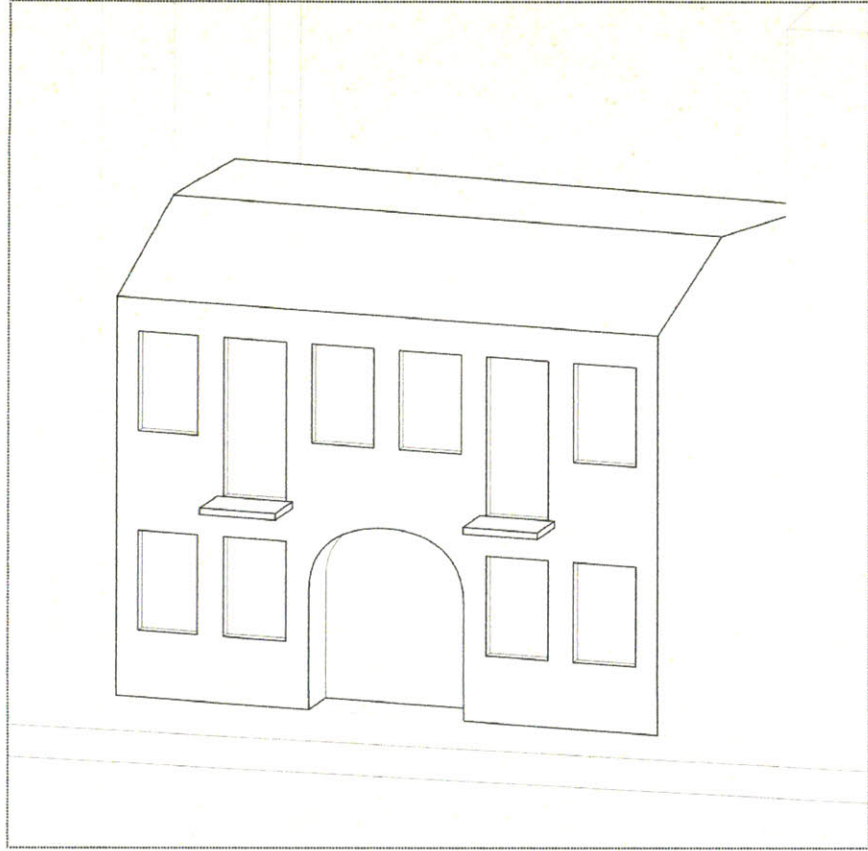
Residential, GF Retail

Boğazkesen Caddesi
Firuzaga, Beyoğlu, İstanbul, Türkiye

Not Permeable

80 sqm x 6





31

GFF

15 years

Awaiting Tenant
Sale

Private

Residential

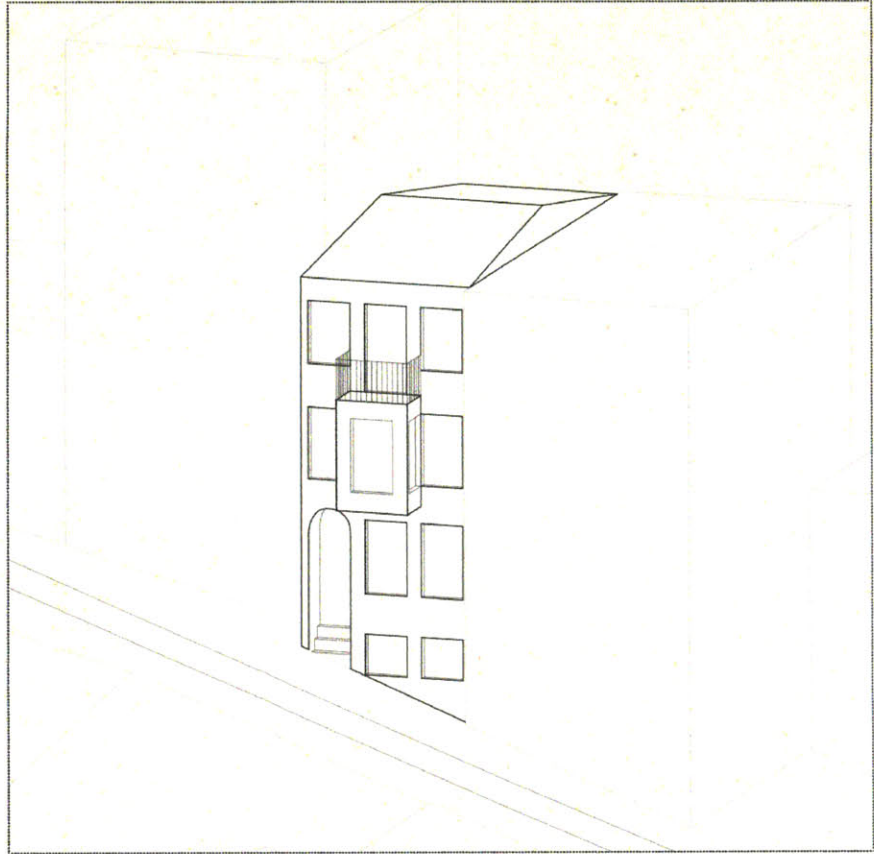
Örtme Altı Sokağı
Tomtom, Beyoğlu, İstanbul, Türkiye

Somewhat Permeable



78 sqm x 2





32

GFI

3 years

Awaiting Tenant
Sale

Private

Residential

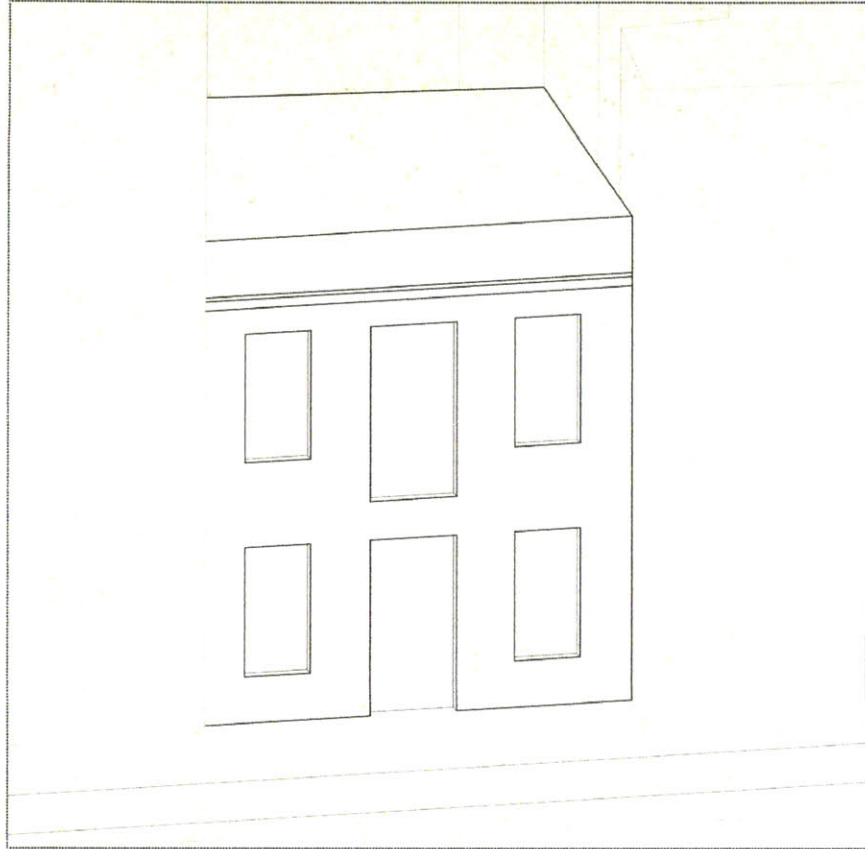
Örtme Altı Sokağı
Tomtom, Beyoğlu, İstanbul, Türkiye

Somewhat Permeable



60sqm x 3,5





35

23 years

Left Aside
Owner Abroad

Private

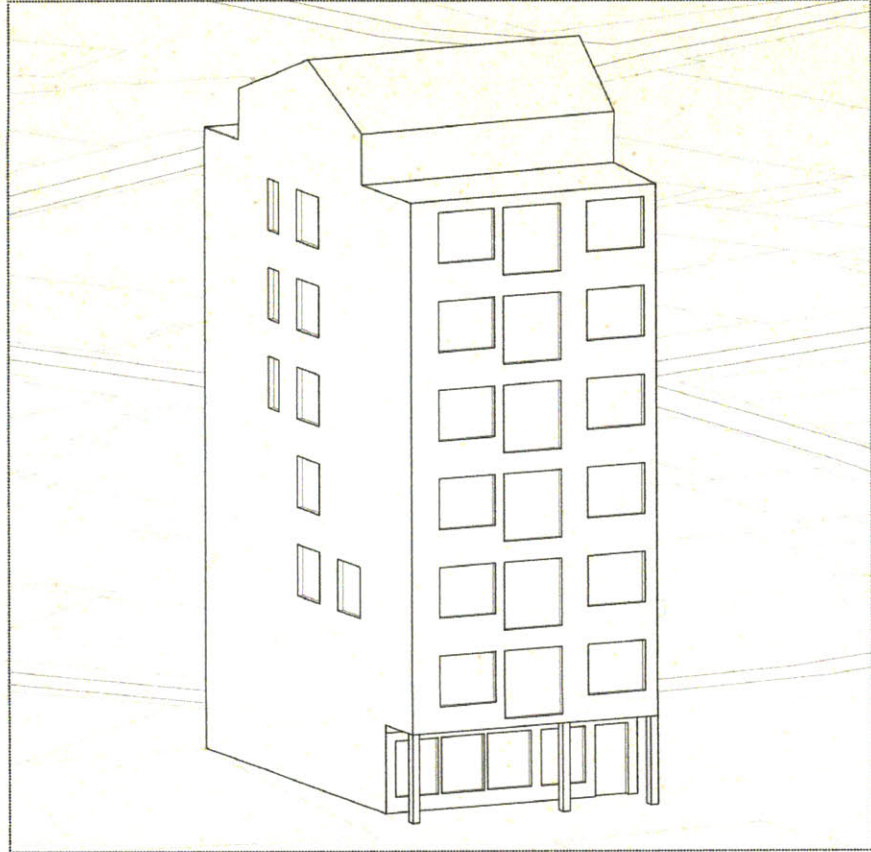
Residential

Karabaşdere Sokağı
Beyoğlu, İstanbul, Türkiye

Permeable

42 sqm x 2





36

OFF

6 years

Awaiting Demolition
Project Delayed

Private

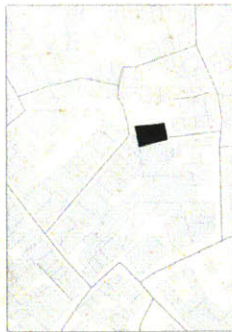
Residential

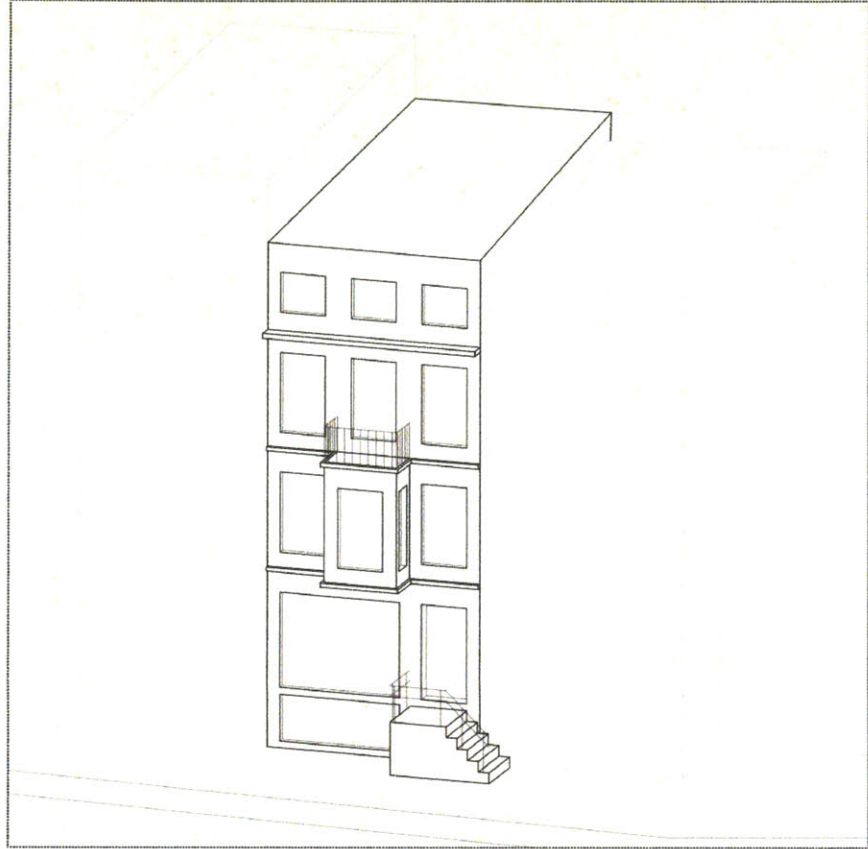
Fahrettin Acemi Sokağı, 1
Hacımimi, Beyoğlu, İstanbul, Türkiye

Somewhat Permeable



156 sqm x 7





68

3F

6 years

Awaiting Renovation
Approval Delayed

Private

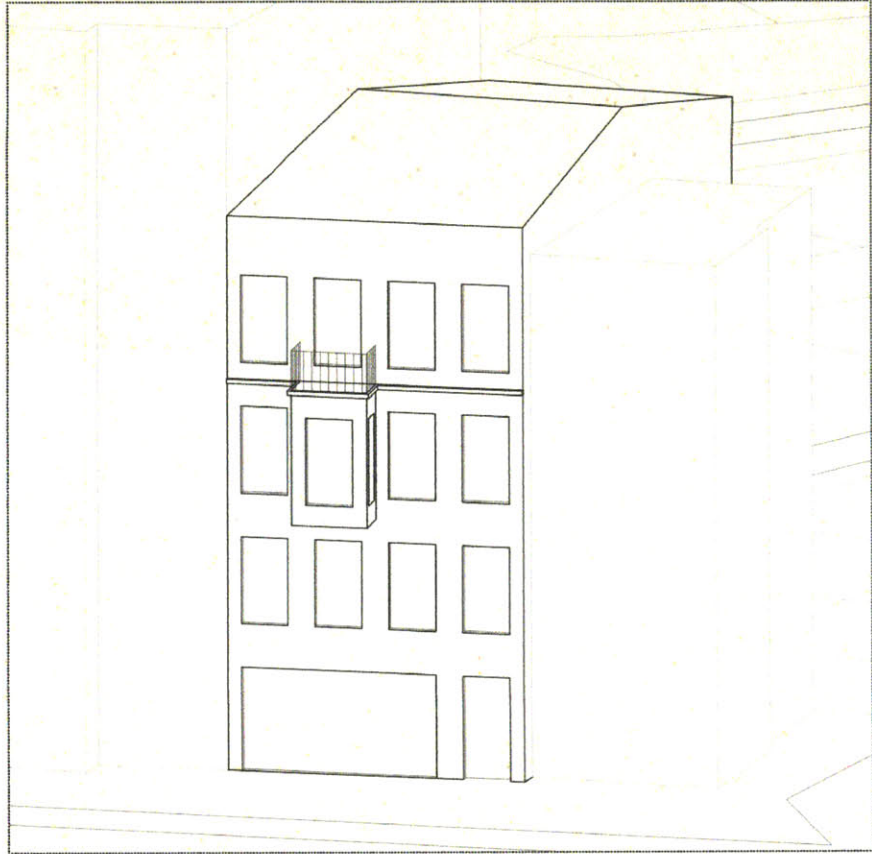
Residential, GF Retail

Ömer Hayyam Caddesi
Beyoğlu, İstanbul, Türkiye

Permeable

70 sqm x 4





69

GF

7 years

Awaiting Demolition
Approval Delayed

Private

Residential, GF Retail

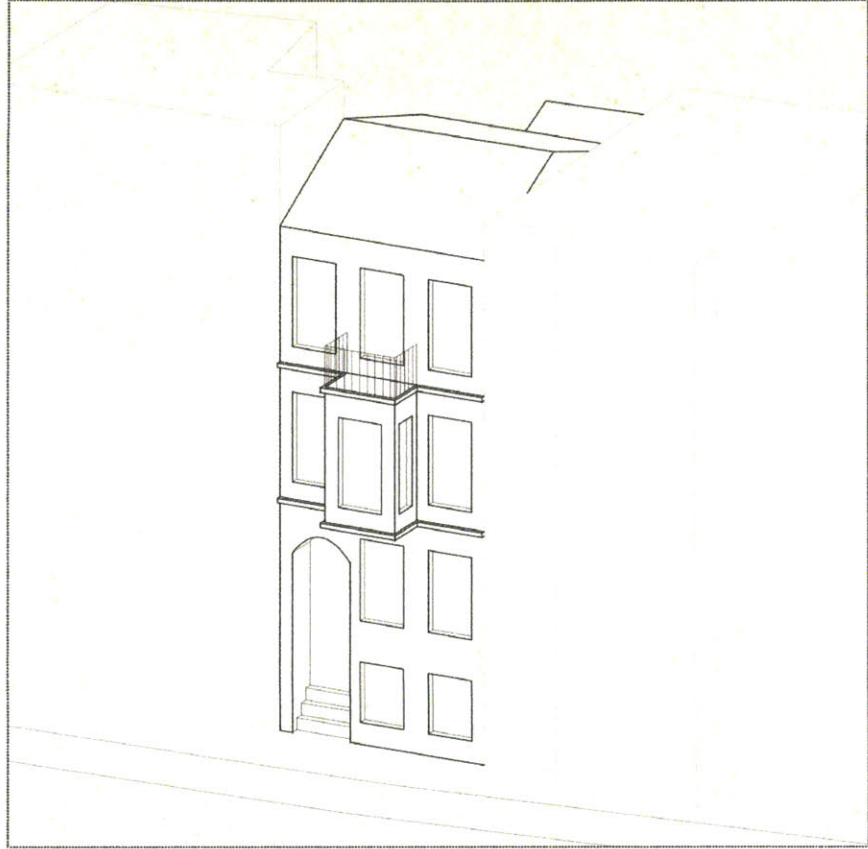
Ömer Hayyam Caddesi
Beyoğlu, İstanbul, Türkiy

Permeable



90 sqm x 4





70

OFF

3 years

Left Aside

Charity

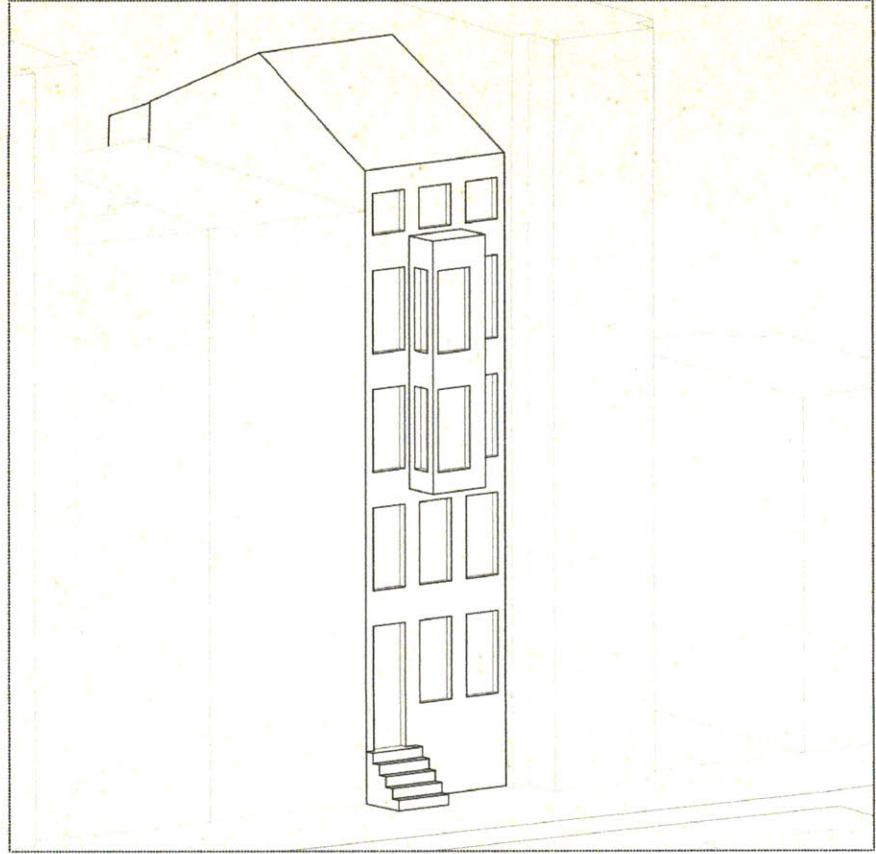
Residential

Emin Cami Sokakı
Beyoğlu, İstanbul, Türkiye

Permeable

43 sqm x 4





71

OFF

7 years

Awaiting Renovation
Approval Delayed

Private

Residential

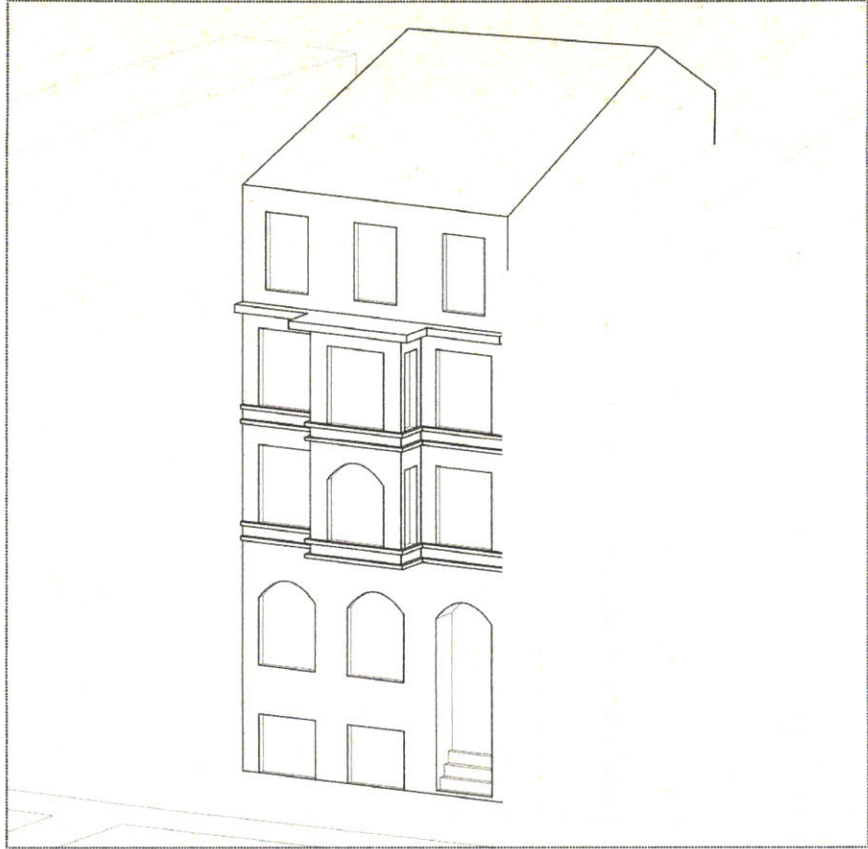
Ömer Hayyam Caddesi
Beyoğlu, İstanbul, Türkiye

Permeable



63 sqm x 5





72

03*

7 years

Property on Dispute
Joint Owners

Charity

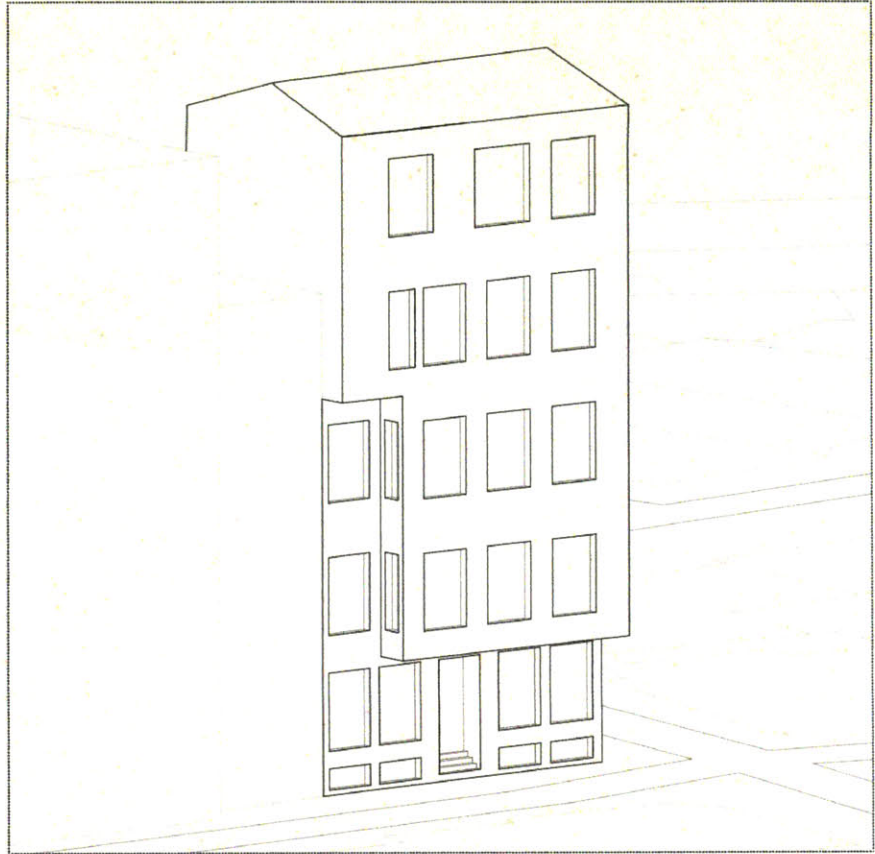
Residential

Kalyoncu Kulluğu Caddesi
Çukur, Beyoğlu, İstanbul, Türkiye

Somewhat Permeable

100 sqm x 4





73

071

8 years

Left Aside

Private

Residential

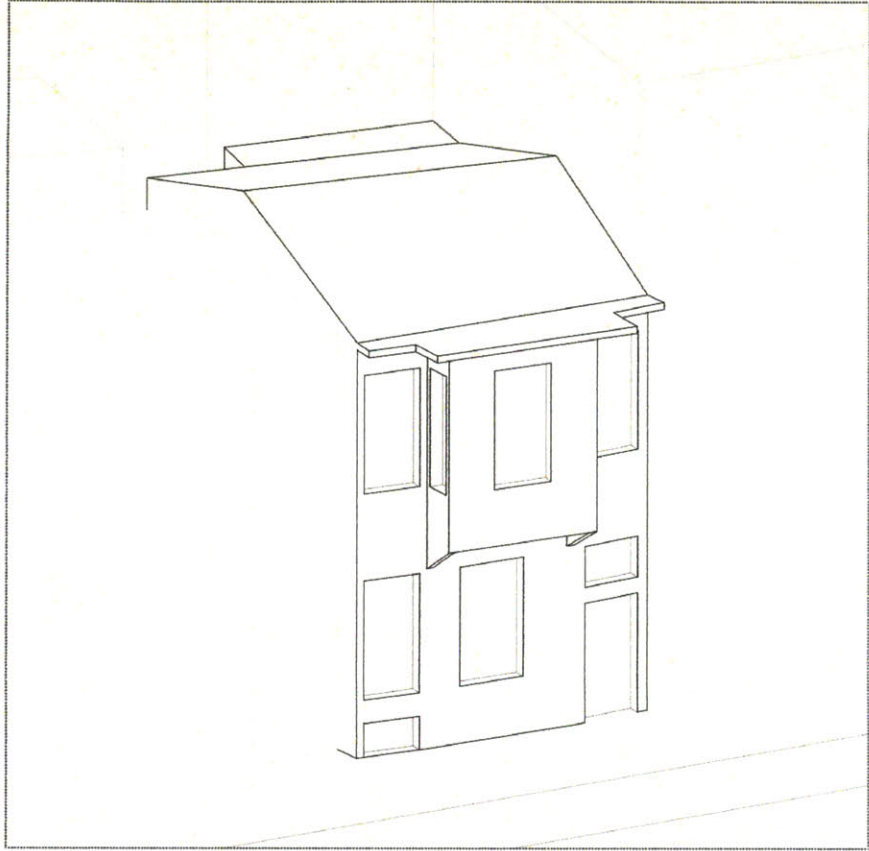
Genişyokuş Sokağı
Çukur, Beyoğlu, İstanbul

Permeable

43 sqm x 5



m



74



16 years

Property on Dispute
Inheritance

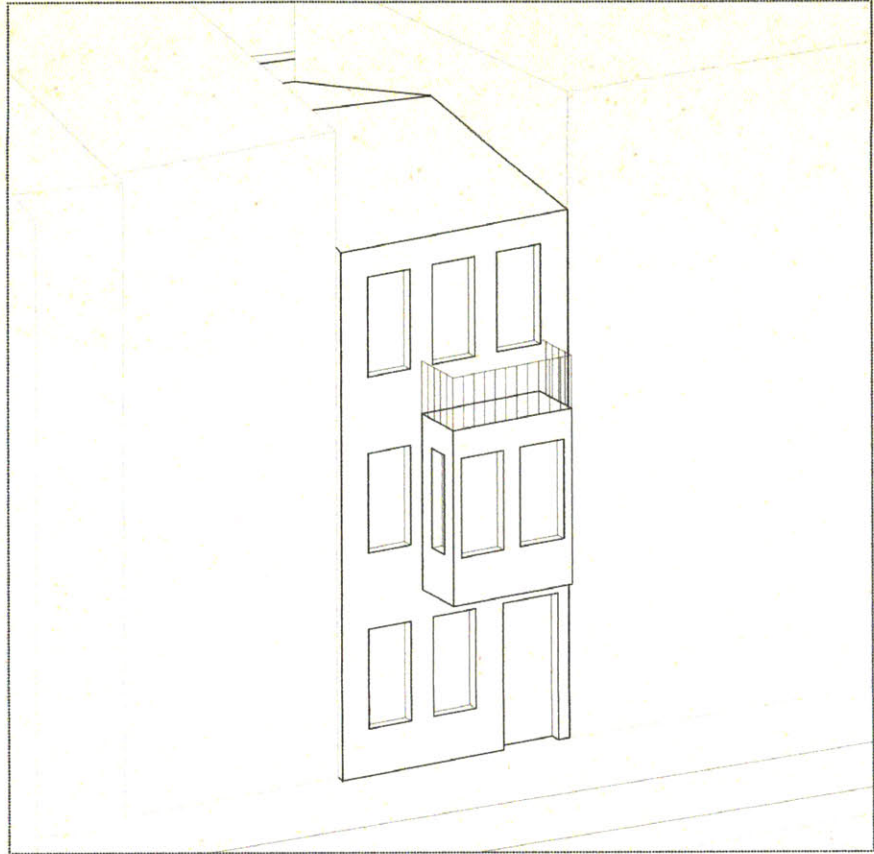
No Claimant

Residential

Camadan Sokağı
Çatma Mescit, Beyoğlu, İstanbul

Permeable

40 sqm x 2



75

OFF

2 years

Awaiting Tenant
Sale

Private

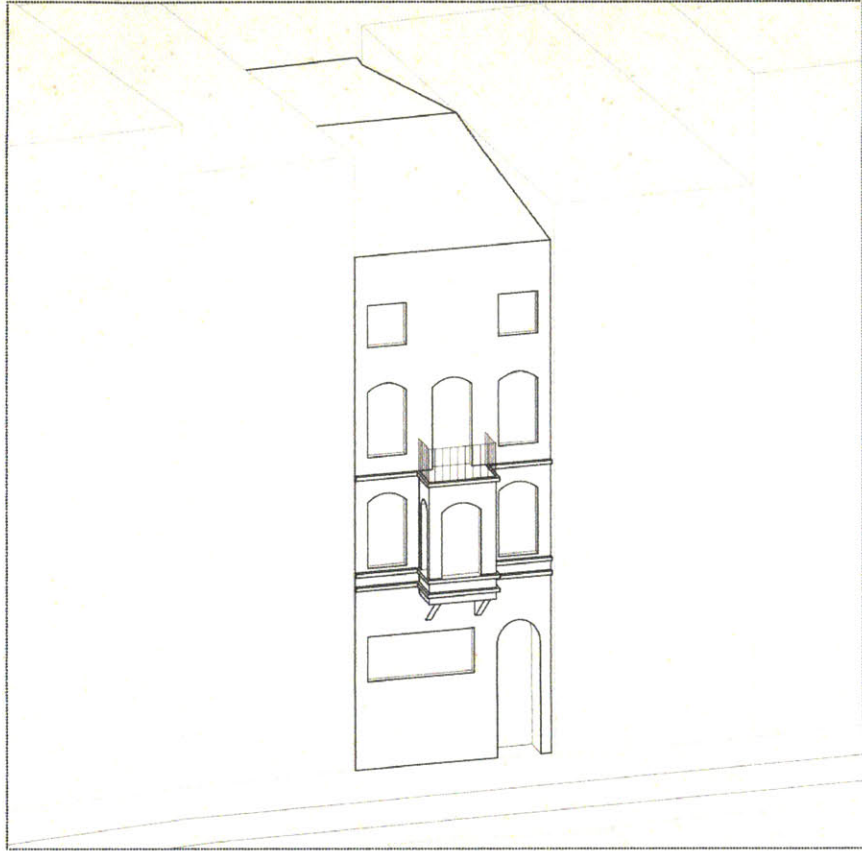
Residential

Kömürcü Zeynel Sokağı
Kalyoncu Kulluk, Beyoğlu, İstanbul

Somewhat Permeable

30 sqm x 3





64

OFF

9 years

Property on Dispute
Inheritance

No Claimant

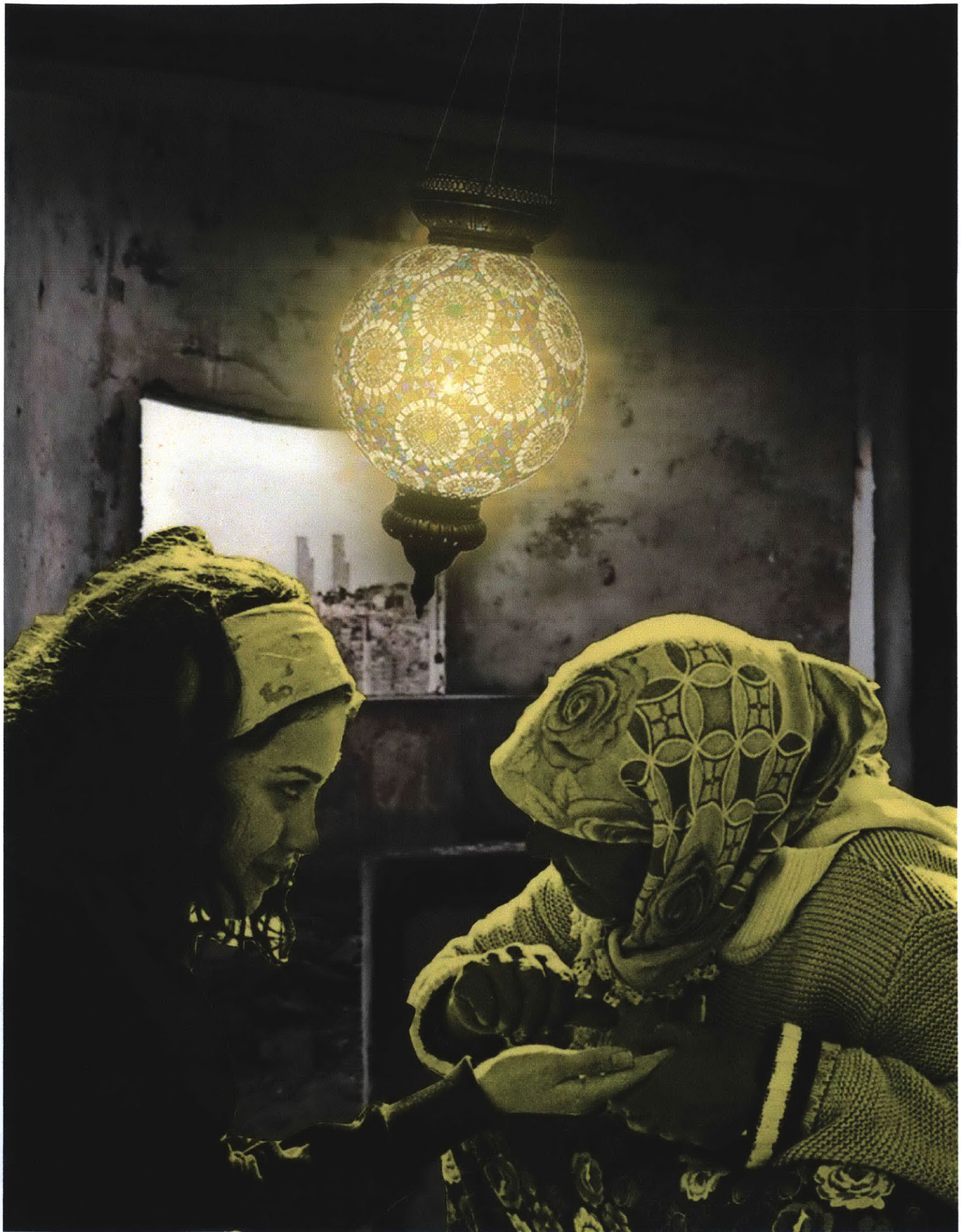
Residential

Kameriye Sokağı
Hüseyinaga, Beyoğlu, Istanbul

Permeable

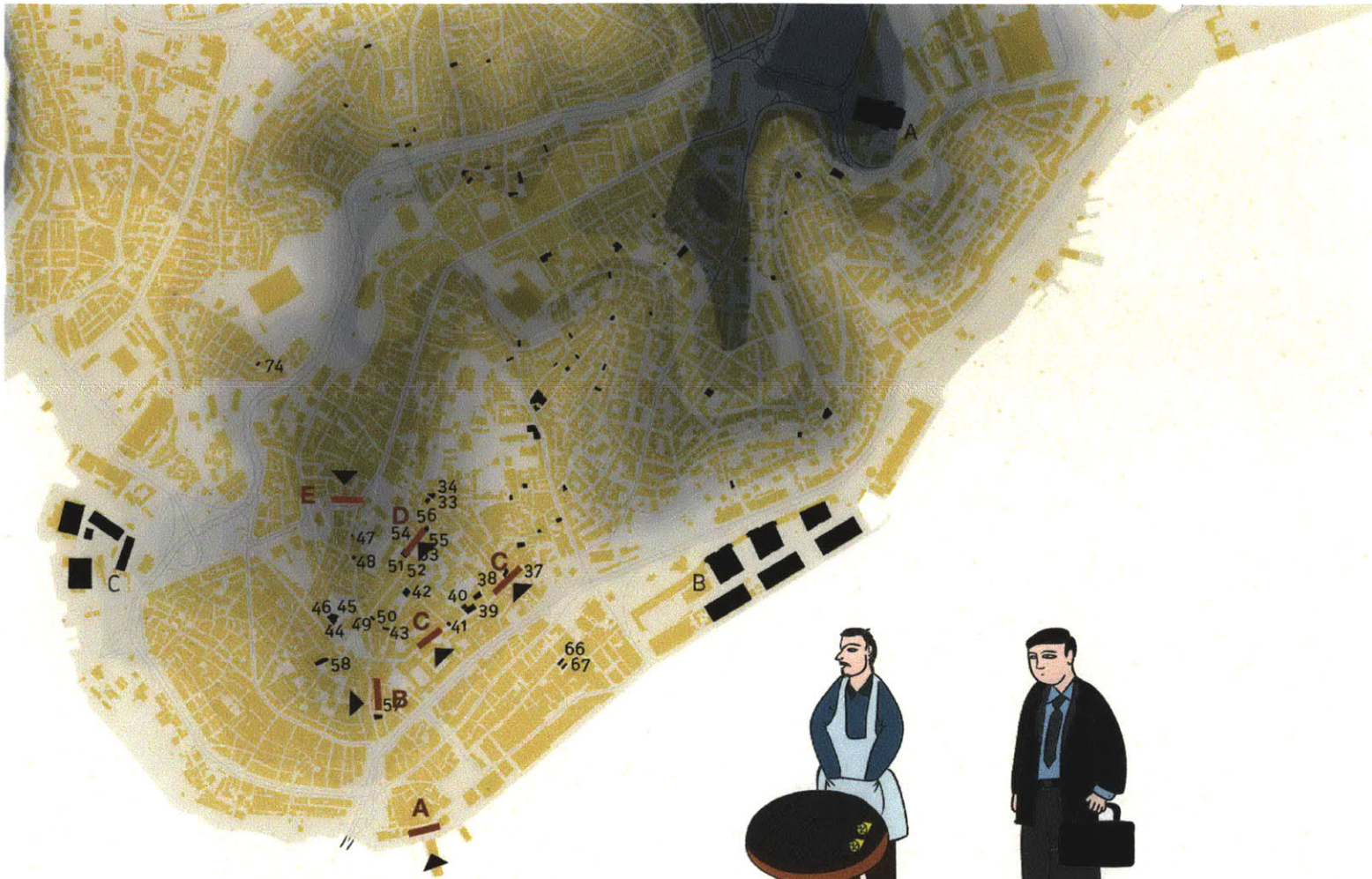
85 sqm x 4











a. karakoy

Down the hill from Cihangir lies Karakoy, Istanbul's first harbor and center of trade. It is now a waterfront plaza which radiates into a network of narrow streets lined with historical edifices, office buildings, small hardware stores, barbershops, and the like. Street vendors hustle their wares: pomegranate juice and Turkish bagels on the cheap. Unbeknownst to tourists, Karakoy is the theater of a quiet war. Due to recent and accelerating gentrification of the district, two very distinct types of people can be encountered here: the blue-collar set, and the fashionable set. If the trend continues, the former will eventually be replaced by the latter, and Karakoy's urban landscape will be composed mostly of boutique hotels, art galleries, restaurants, and cafes.

e. tunel

Tünel, one of the world's oldest subterranean transit lines, opened in Istanbul on January 17, 1875. The two-stop subway has been running ever since, linking Karakoy Square with the embassy district in central Beyoglu.

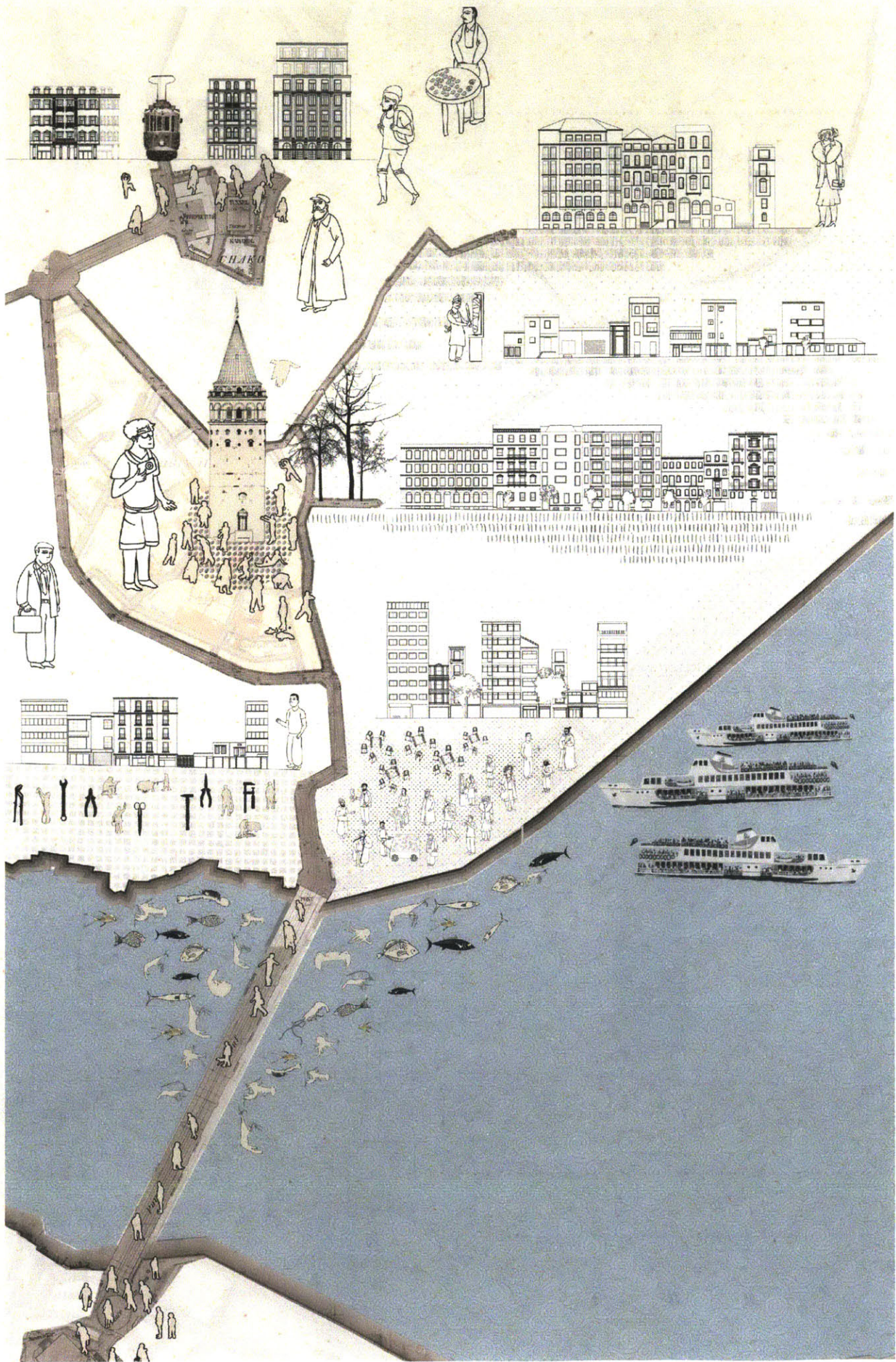
E

D

C

A

B



d. serdar-i ekrem

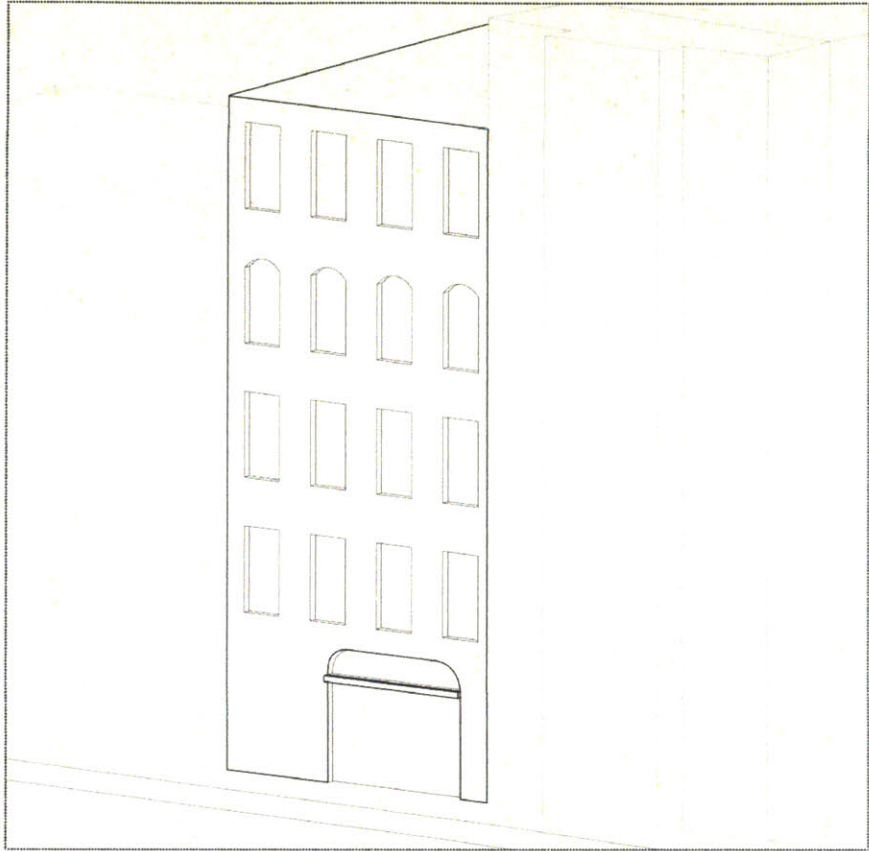
For six centuries Galata was Istanbul's center of trade with Europe and was the place of business equally of Eastern and Western merchants and industrialists. The riots of 1955, directed against the Greek population, led to a mass exodus of many of Galata's foreign and minority residents. The vacated properties were taken over by woodworkers, luthiers, cobblers, jewelers, and other craftsmen. Nowadays local artists and artisans congregate here and showcase their works – many of a controversial and political nature.

c. luleci hendek



b. yuksek kaldirim





33

10 years

Property on Dispute
Joint Owners

Private

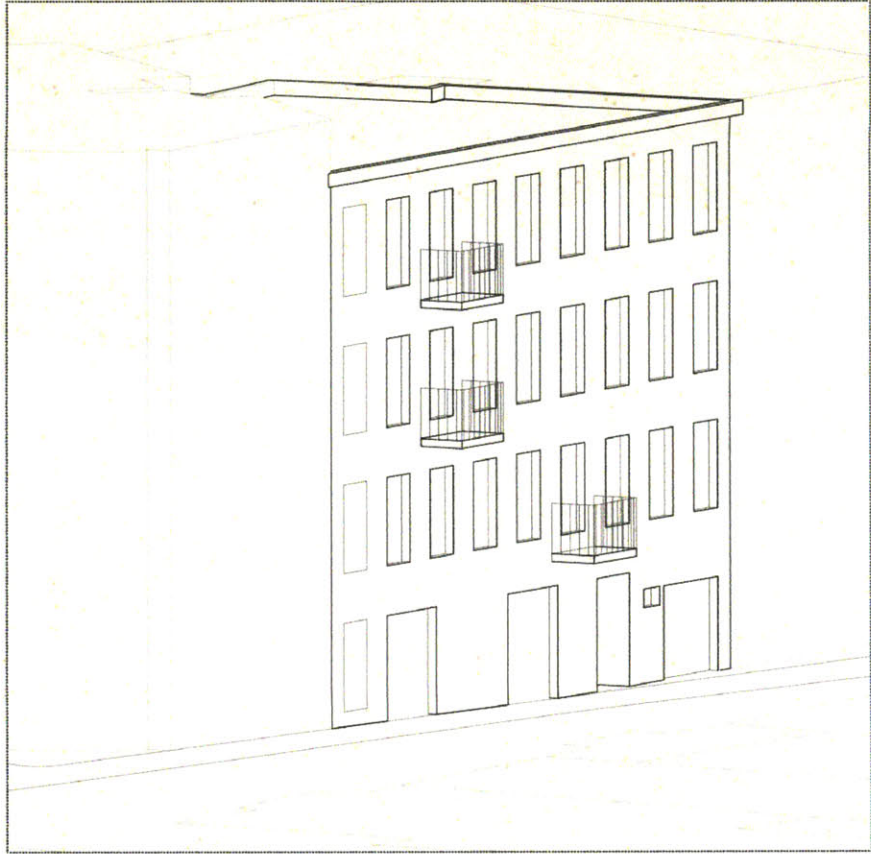
Residential, GF Retail

Kumbaracı Yokuşu, 54b
Tomtom, Beyoğlu, İstanbul, Türkiye

Somewhat Permeable

78sqm x 5





34

021

13 years

Property on Dispute
Inheritance

No Claimant

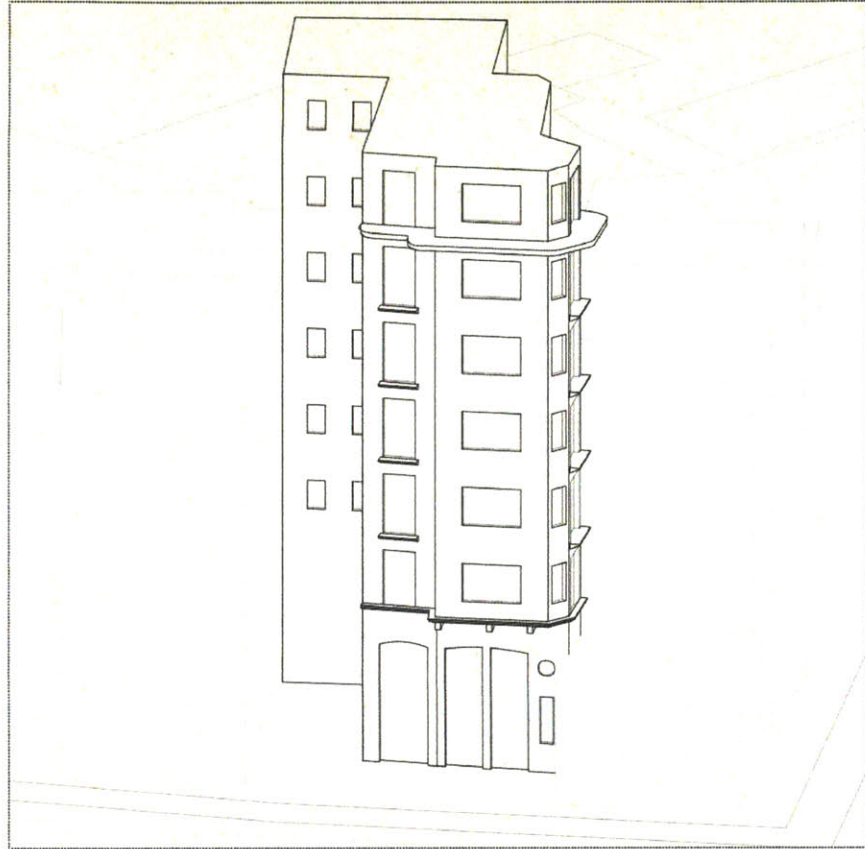
Residential, GF Retail

Kumbaracı Yokuşu
Tomtom, Beyoğlu, İstanbul, Türkiye

Permeable

120 sqm x 4





37

OFF

5 years

Left Aside

No Monetary Need

Private

Residential, GF Retail

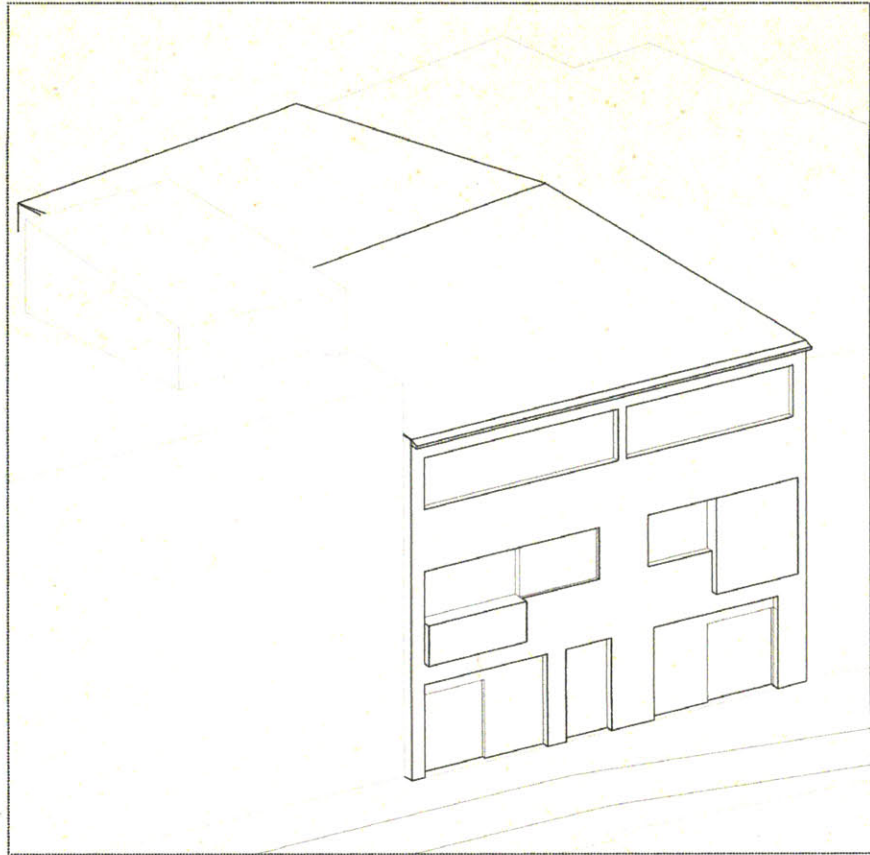
Kumbaracı Yokuşu

Tomtom, Beyoğlu, İstanbul, Türkiye

Not Permeable

110 sqm x 7





38

OFF

5 years

Awaiting Renovation
Project Delayed

Private

Industrial

Hacı Mimi Külhanı Sokağı
Hacımimi, Beyoğlu, İstanbul, Türkiye

Permeable

170 sqm x 3





39

GPT

3 years

Awaiting Renovation
Approval Delayed

Private

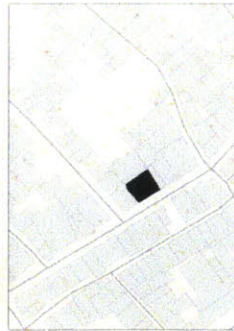
Residential, GF Retail

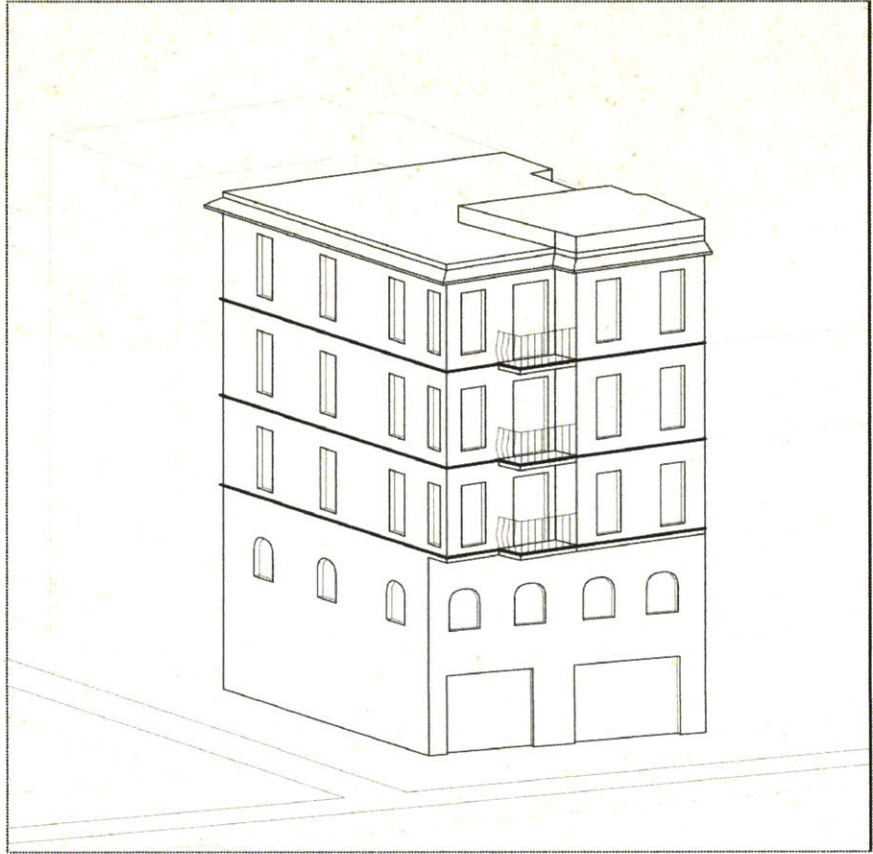
Lüleciler Caddesi
Beyoğlu, İstanbul, Türkiye

Somewhat Permeable



170 sqm x 3





40

GF

9 years

Awaiting Renovation
Approval Delayed

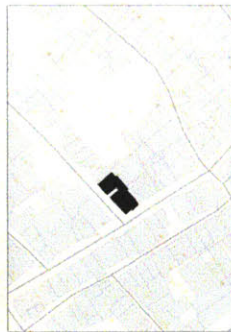
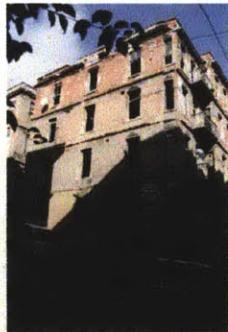
Charity

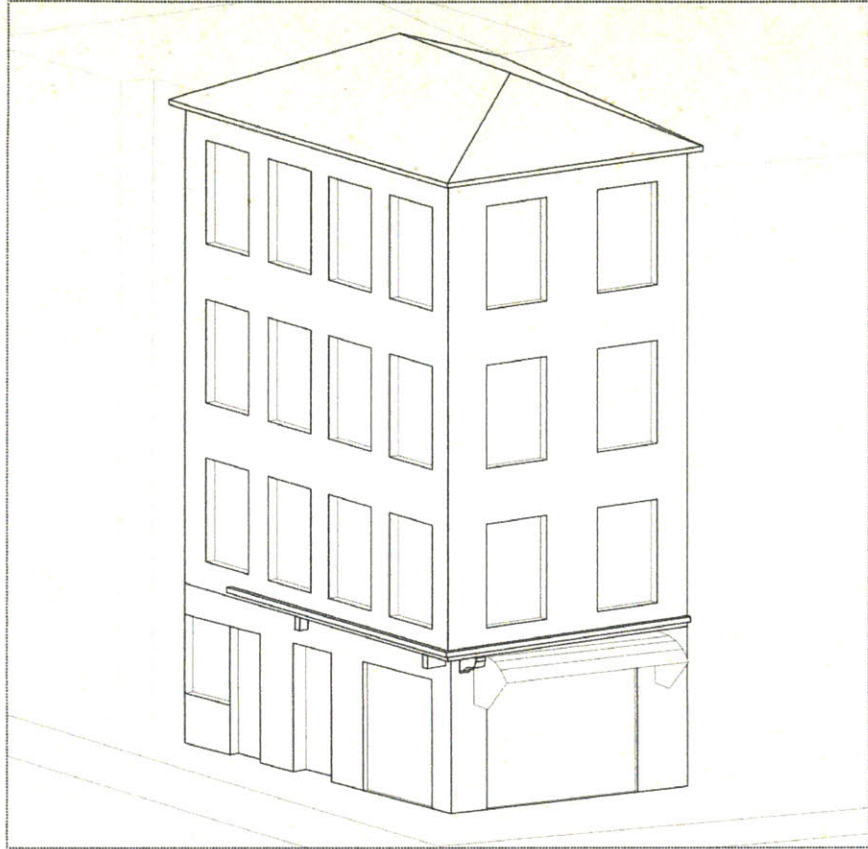
Residential, GF Retail

Lüleçiler Caddesi
Beyoğlu, İstanbul, Türkiye

Permeable

200 sqm x 5





41

OFF

4 years

Awaiting Renovation
Approval Delayed

Charity

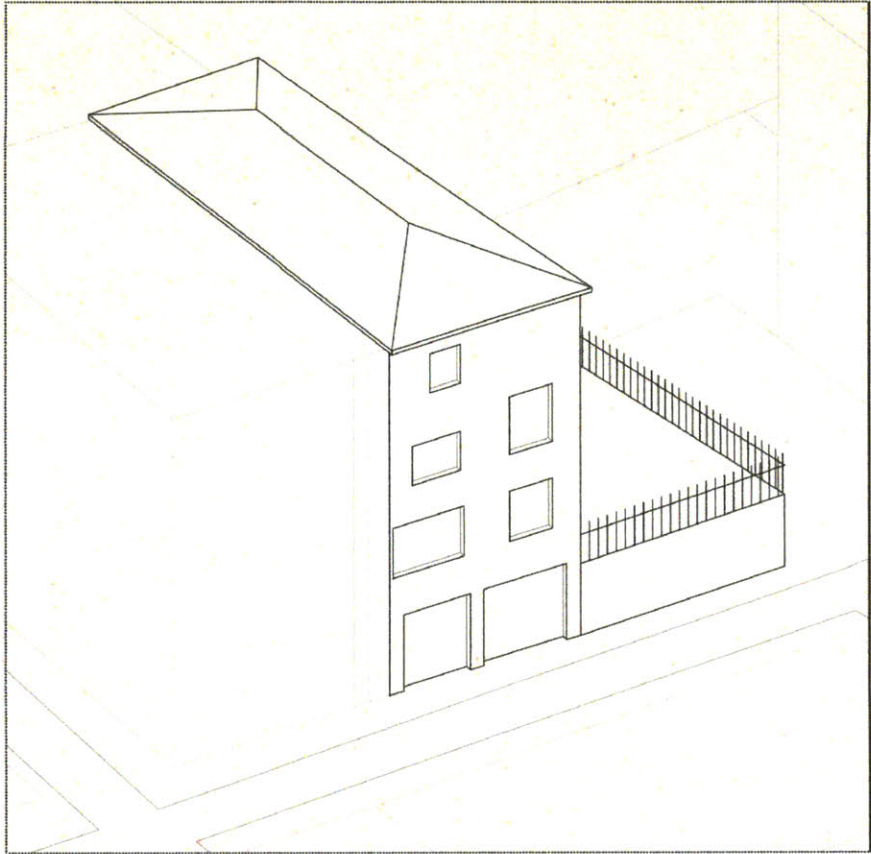
Residential, GF Retail

Hocacı Ali Sokağı
Hacımimi, Beyoğlu, İstanbul, Türkiye

Permeable

46 sqm x 4





42

OFF

2 years

Awaiting Tenant
Sale

Charity

Residential

Hocai Ali Sokağı, 20b
Hacımimi, Beyoğlu, İstanbul, Türkiye

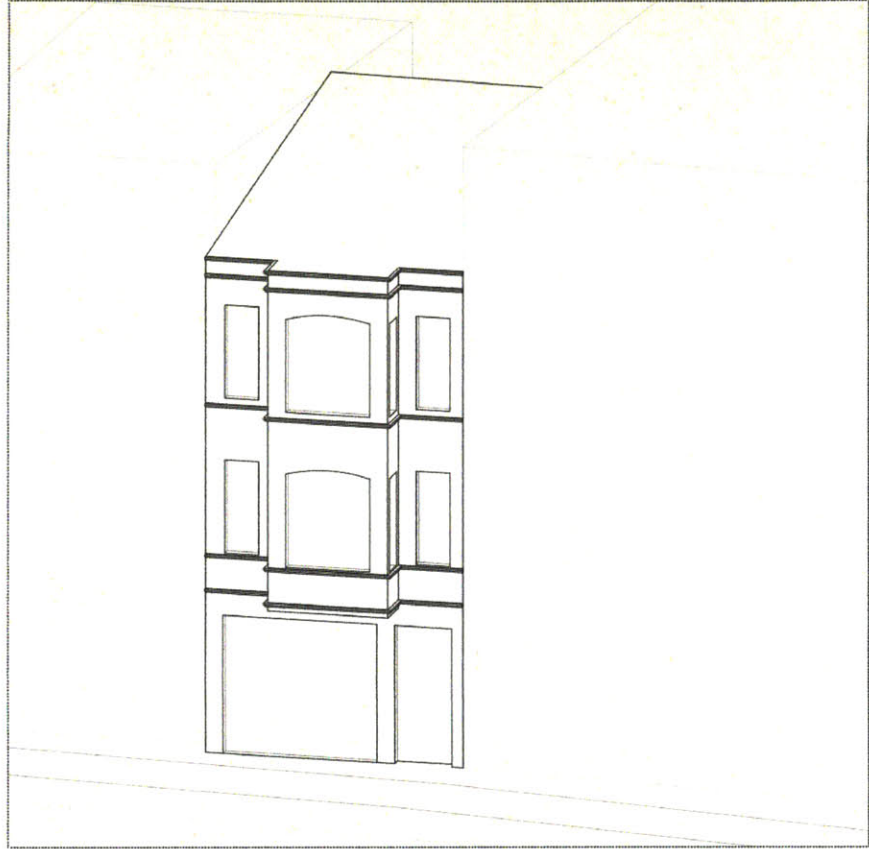
Not Permeable



m

180 sqm x 3





43

DEF

1 year

Awaiting Tenant
Rent

Private

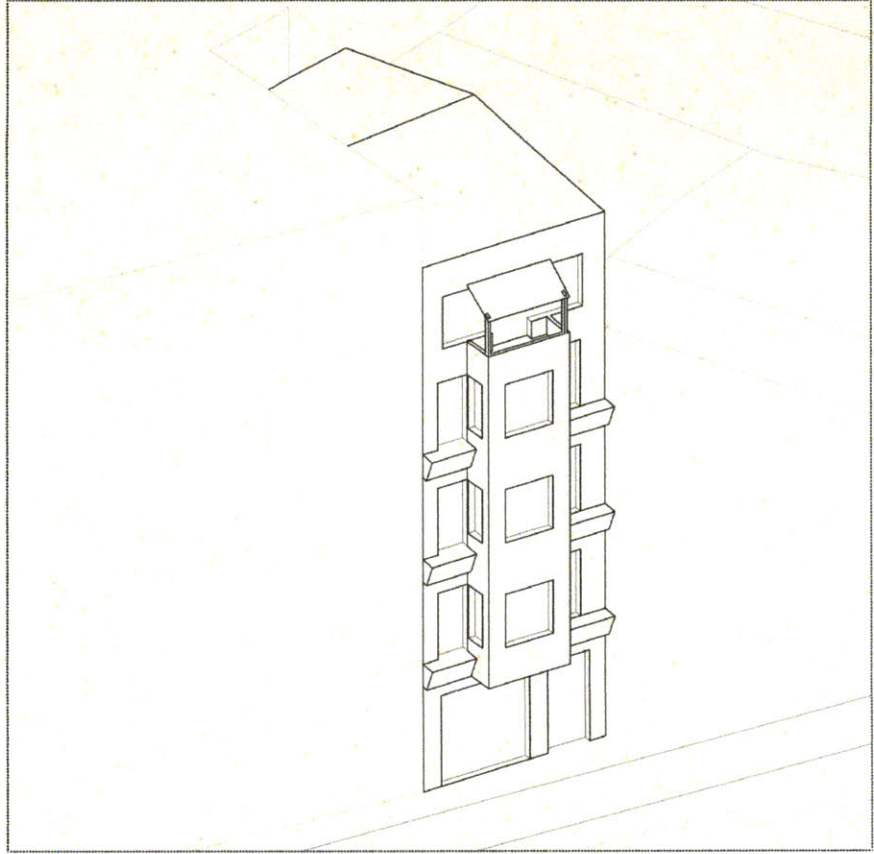
Residential, GF Retail

Tatarbeyi Sokağı, 17a
Müeyyetzade, Beyoğlu, İstanbul

Not Permeable

70 sqm x 3





44

GF

2 years

Awaiting Tenant
Sale

Private

Residential, GF Retail

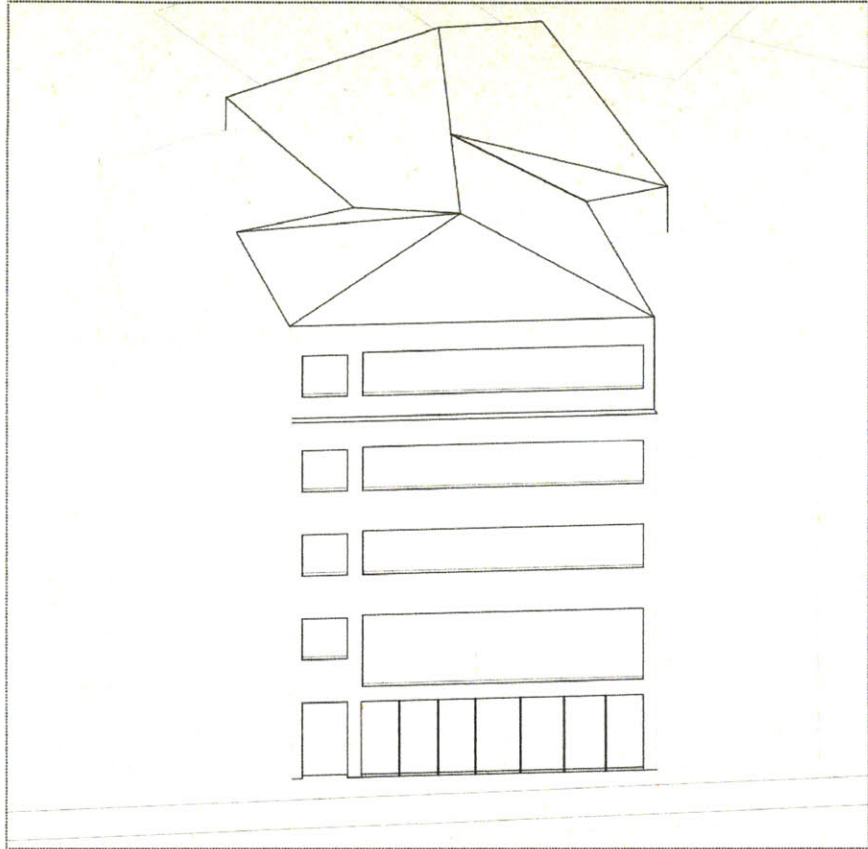
Küçük Hendeke Caddesi
Şahkulu, Beyoğlu, İstanbul, Türkiye

Somewhat Permeable



45 sqm x 5





45

GFF

5 years

Left Aside
No Monetary Need

Private

Office, GF Retail

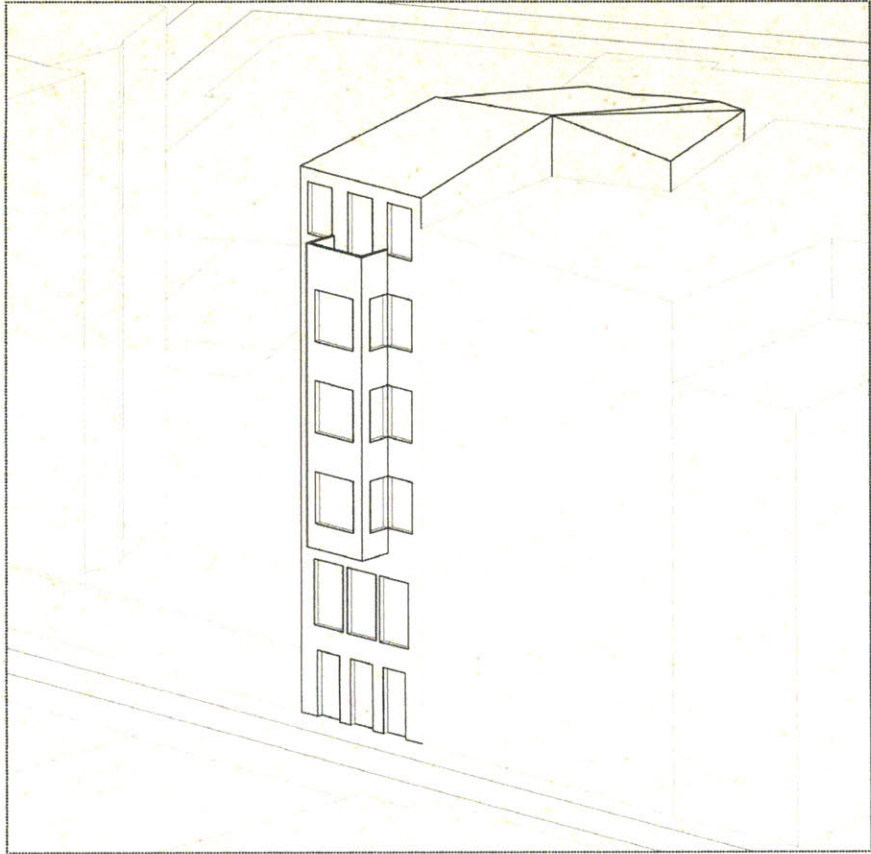
Küçük Hendeke Caddesi
Şahkulu, Beyoğlu, İstanbul, Türkiye

Somewhat Permeable



205 sqm x 5





46

0%

12 years

Property on Dispute
Inheritance

No Claimant

Residential

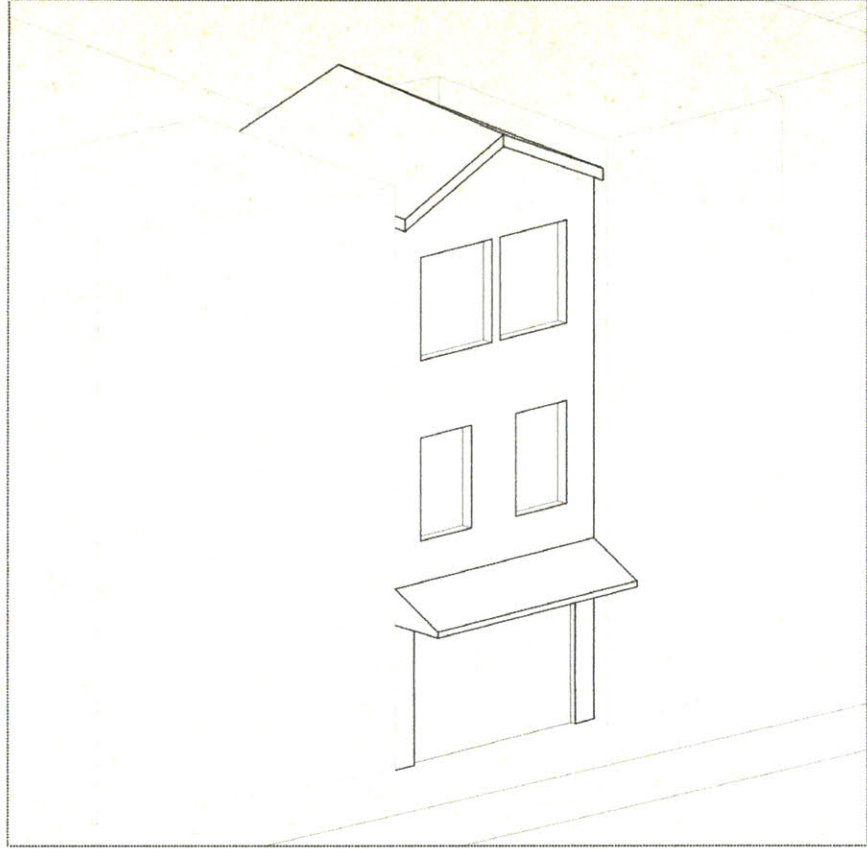
Küçük Hendek Caddesi
Şahkulu, Beyoğlu, İstanbul, Türkiye

Somewhat Permeable



75 sqm x 6





47

OFF

2 years

Awaiting Renovation
Approval Delayed

Charity

Residential, GF Retail

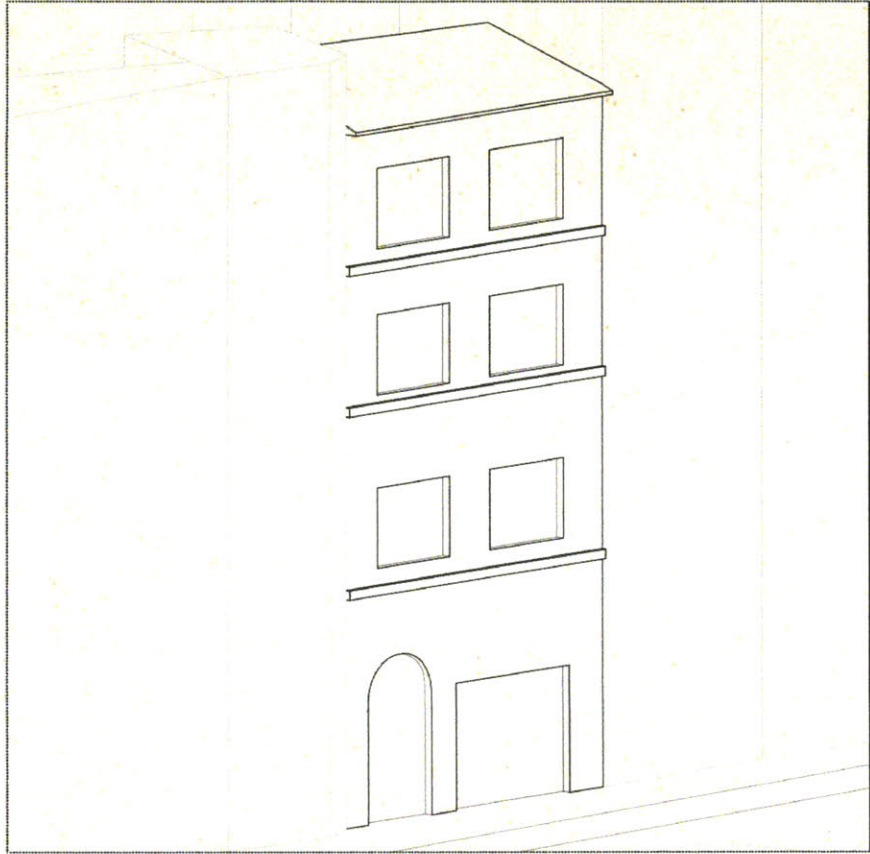
Galipdede Caddesi
Şahkulu, Beyoğlu, İstanbul, Türkiye

Not Permeable



20 sqm x 3





48

OFF

3 years

Awaiting Tenant
Rent

Private

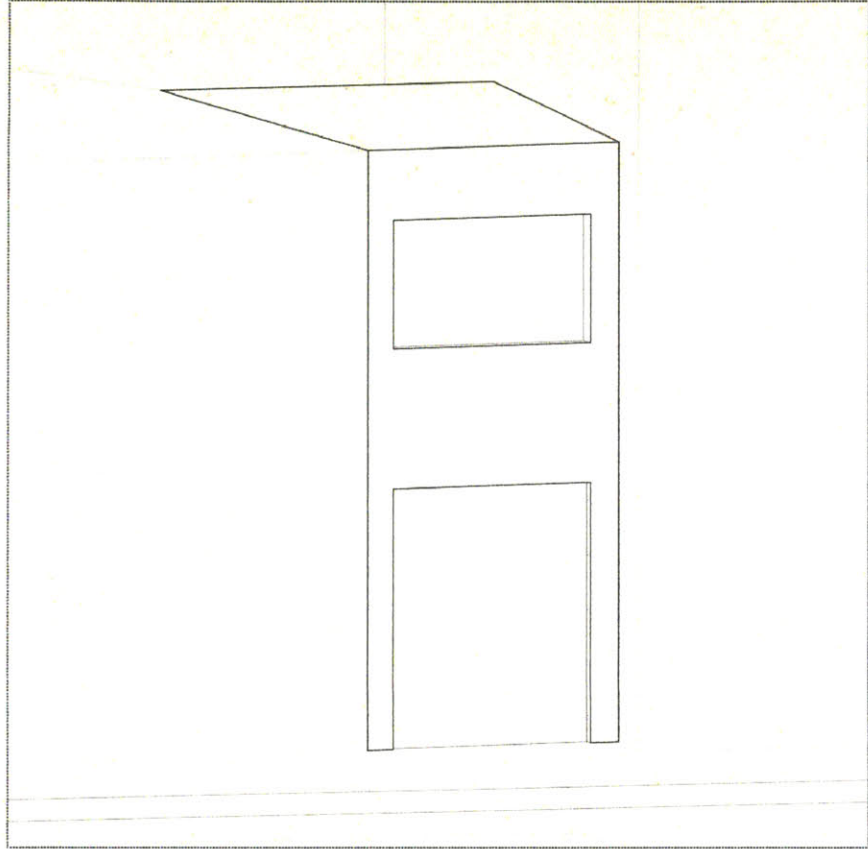
Residential

Galipdede Caddesi
Şahkulu, Beyoğlu, İstanbul, Türkiye

Somewhat Permeable

40 sqm x 4





49

GFP

2 years

Awaiting Demolition
Approval Delayed

Private

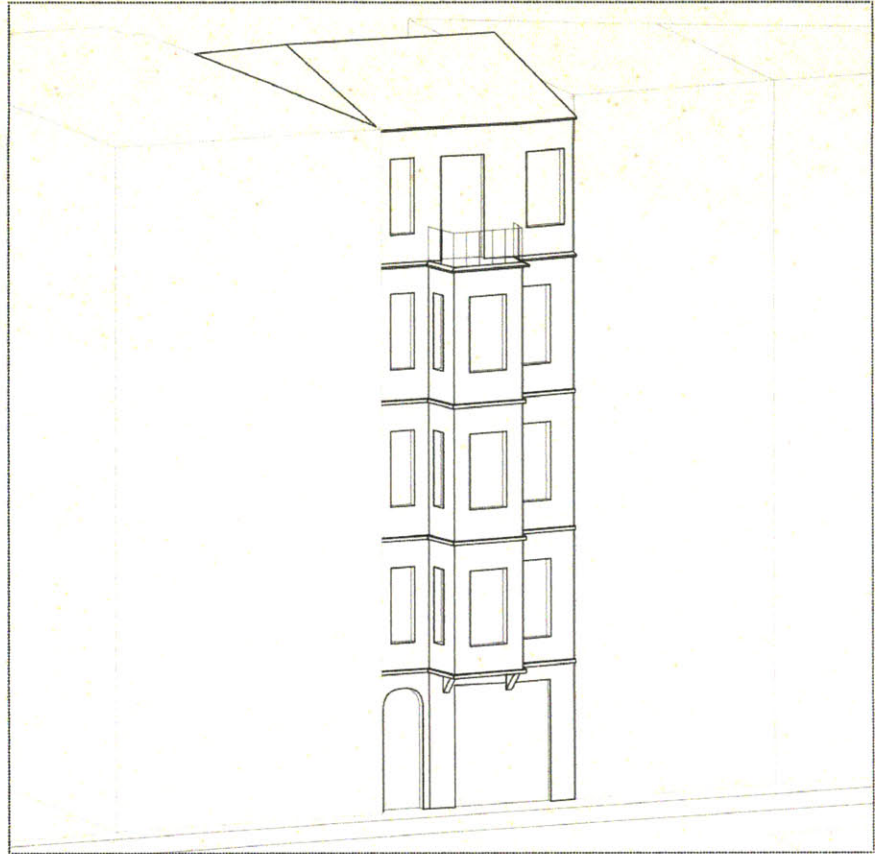
Commercial

Galip Dede Cd.
Beyoğlu, İstanbul, Türkiye

Not Permeable

16 sqm x 2





50

OFF

4 years

Awaiting Tenant
Sale

Charity

Residential, GF Retail

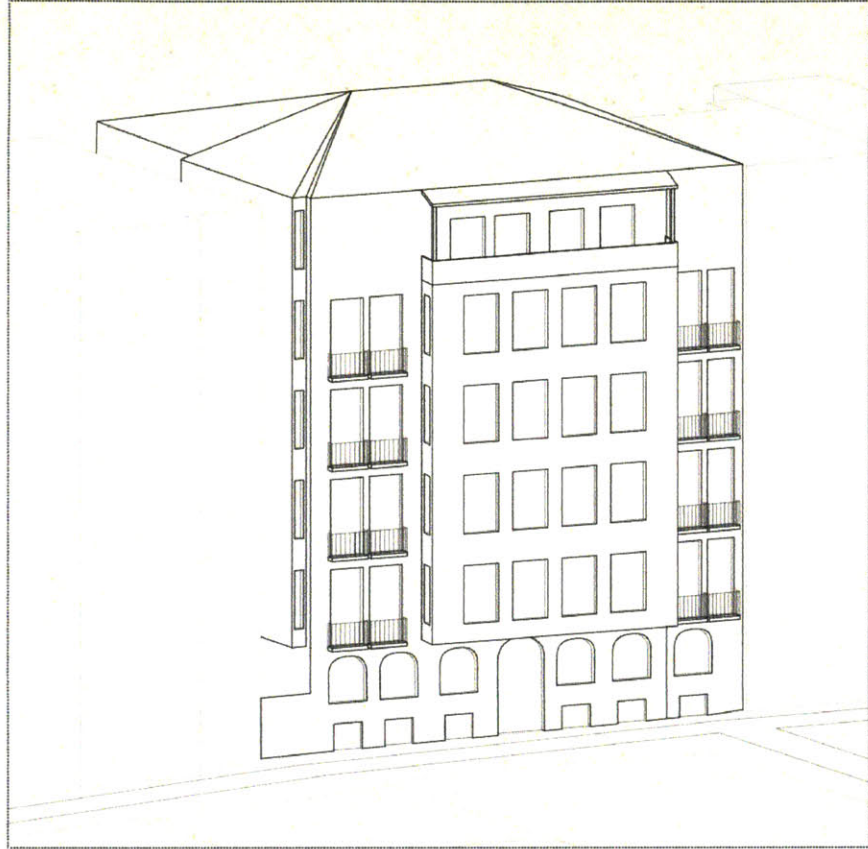
Serdar-1 Ekrem Caddesi, 2c
Şahkulu, Beyoğlu, İstanbul, Türkiye

Somewhat Permeable



51 sqm x 5





51

UPP

25 years

Property on Dispute
Inheritance

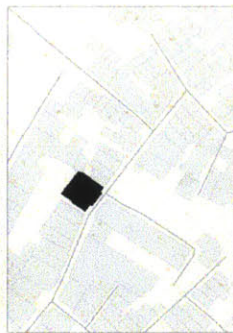
No Claimant

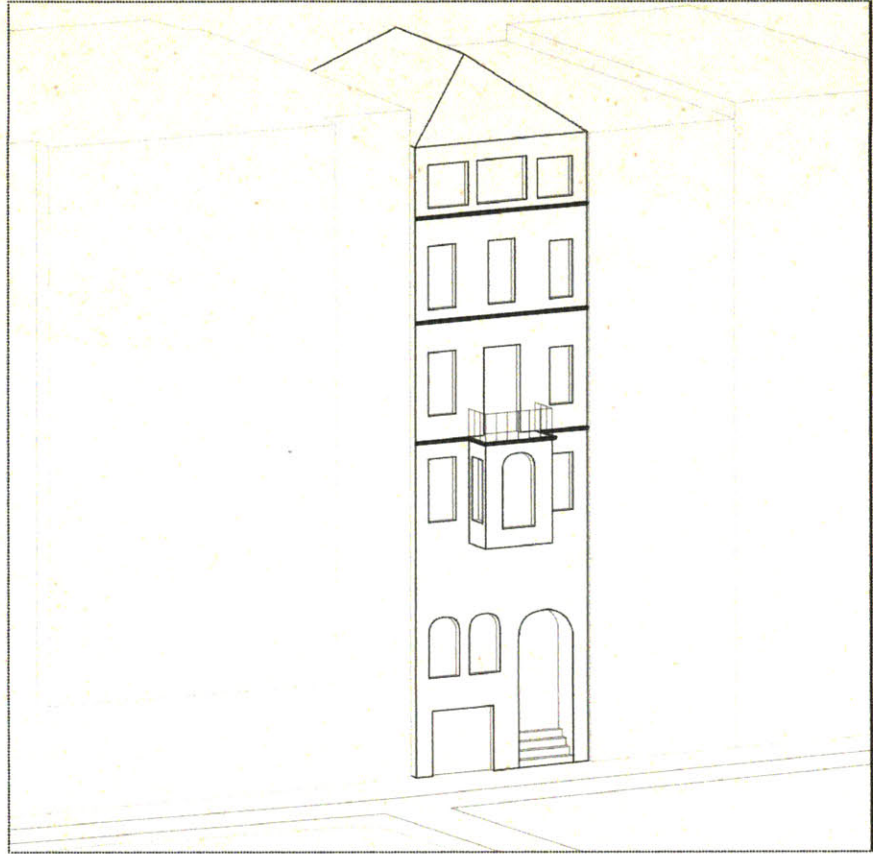
Residential

Serdar-ı Ekrem Caddesi
Şahkulu, Beyoğlu, İstanbul, Türkiye

Permeable

255 sqm x 6.5





52

OFF

13 years

Awaiting Renovation
Financial Shortage

Charity

Residential

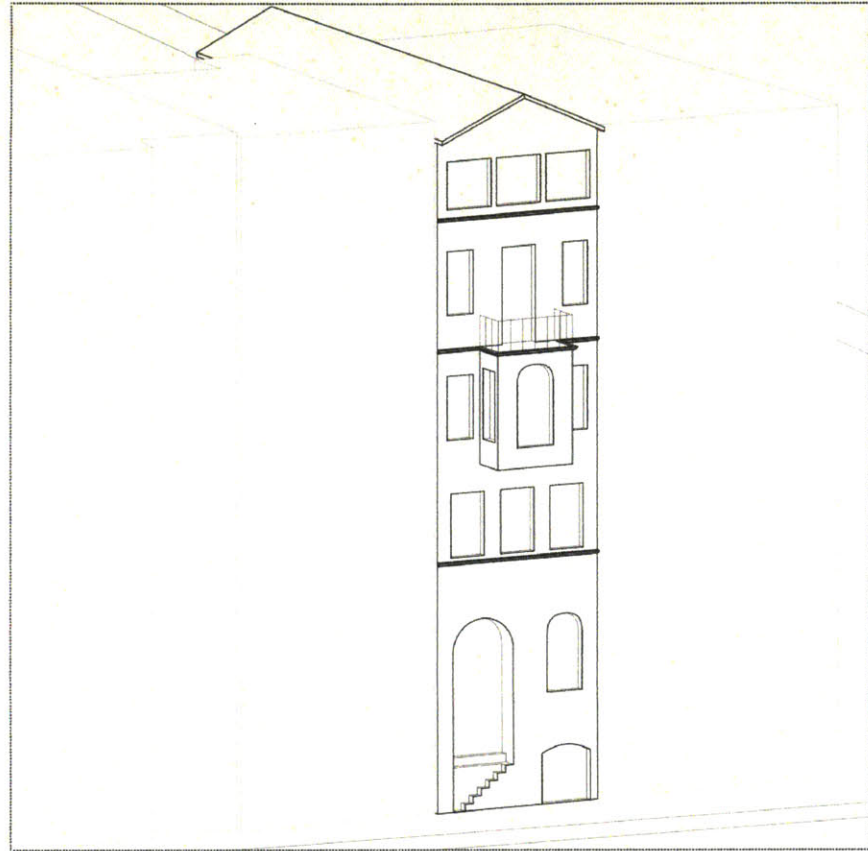
Serdar-ı Ekrem Caddesi, 30d
Şahkulu, Beyoğlu, İstanbul, Türkiye

Permeable



52 sqm x 6

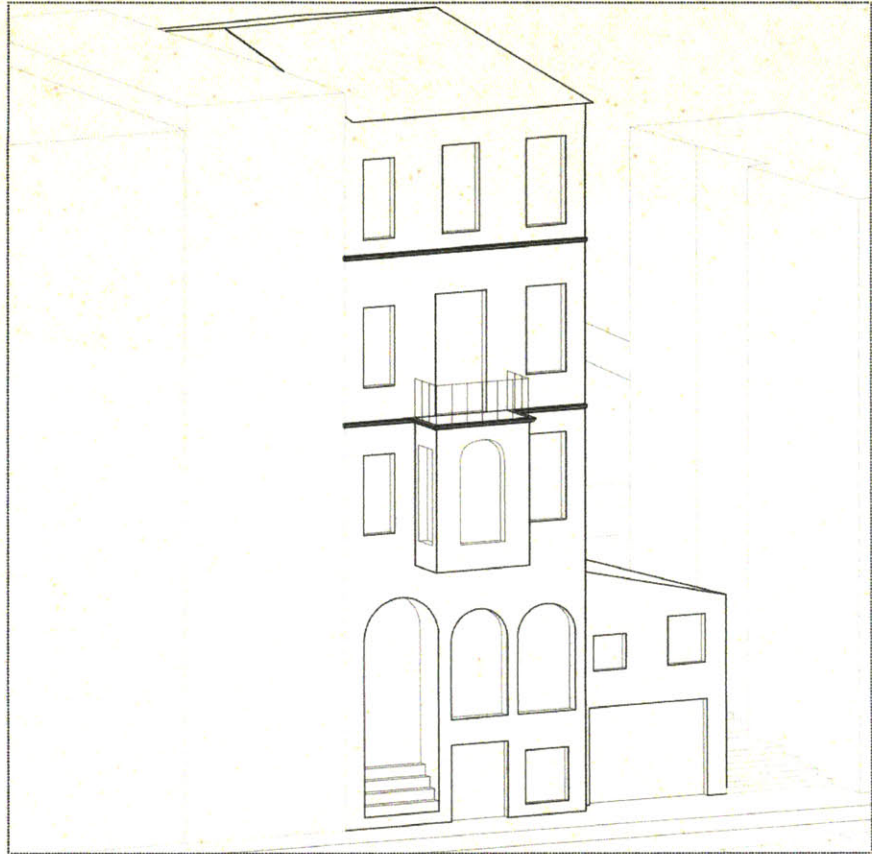




53



- OFF
- 10 years
- Awaiting Renovation
- Approval Delayed
- Charity**
- Residential
- Serdar-ı Ekrem Caddesi
- Şahkulu, Beyoğlu, İstanbul, Türkiye
- Permeable
- 57 sqm x 5



54

0%

6 years

Awaiting Renovation
Approval Delayed

Charity

Residential

Serdar-ı Ekrem Caddesi
Şahkulu, Beyoğlu, İstanbul, Türkiye

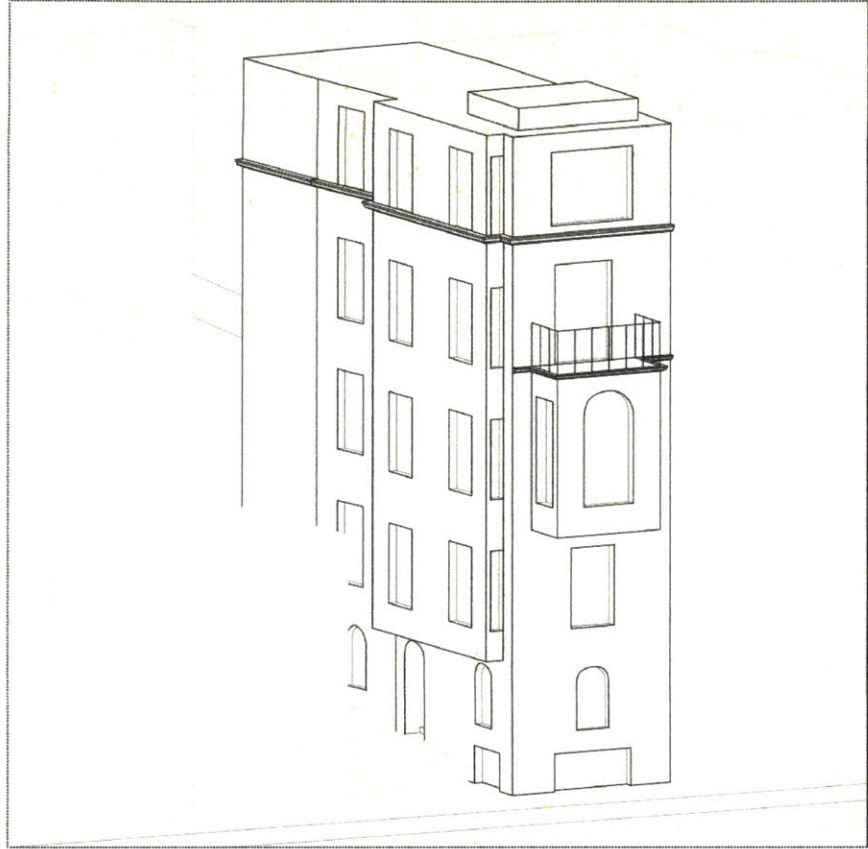
Somewhat Permeable



m

85 sqm x 4





55

OFF

4 years
Left Aside

Private

Residential

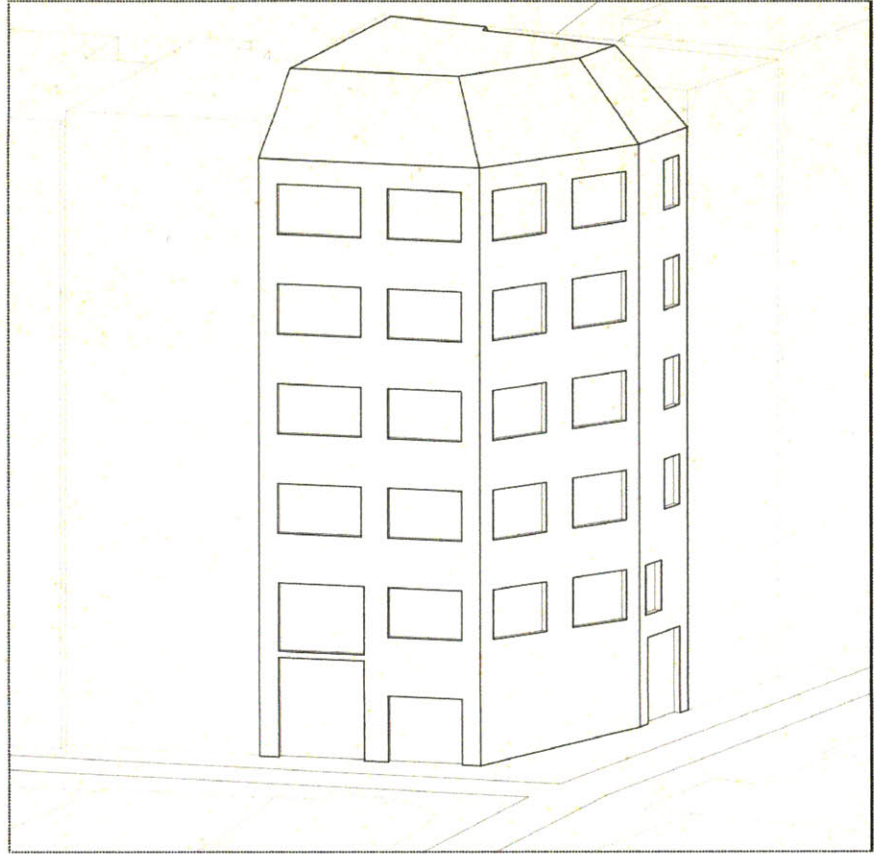
Serdar-ı Ekrem Caddesi
Şahkulu, Beyoğlu, İstanbul, Türkiye

Somewhat Permeable



53 sqm x 5





56

OFF

12 years

Awaiting Demolition
Approval Delayed

Private

Residential

Serdar-1 Ekrem Caddesi
Şahkulu, Beyoğlu, İstanbul, Türkiye

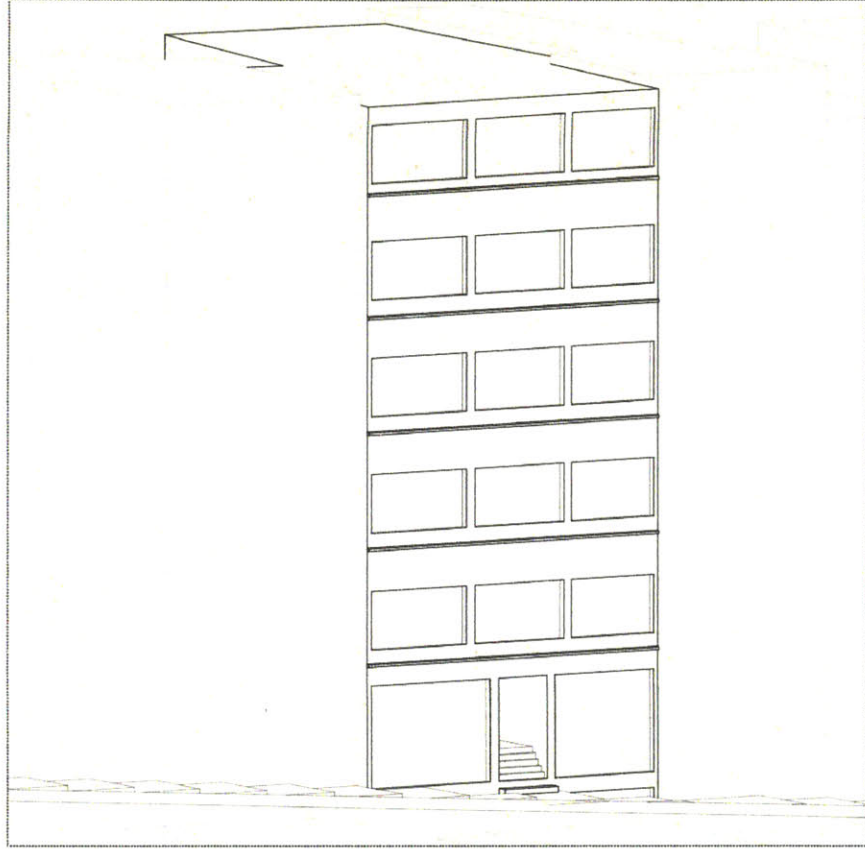
Permeable



m

78 sqm x 6





57

OFF

6 years

Awaiting Tenant
Sale

Private

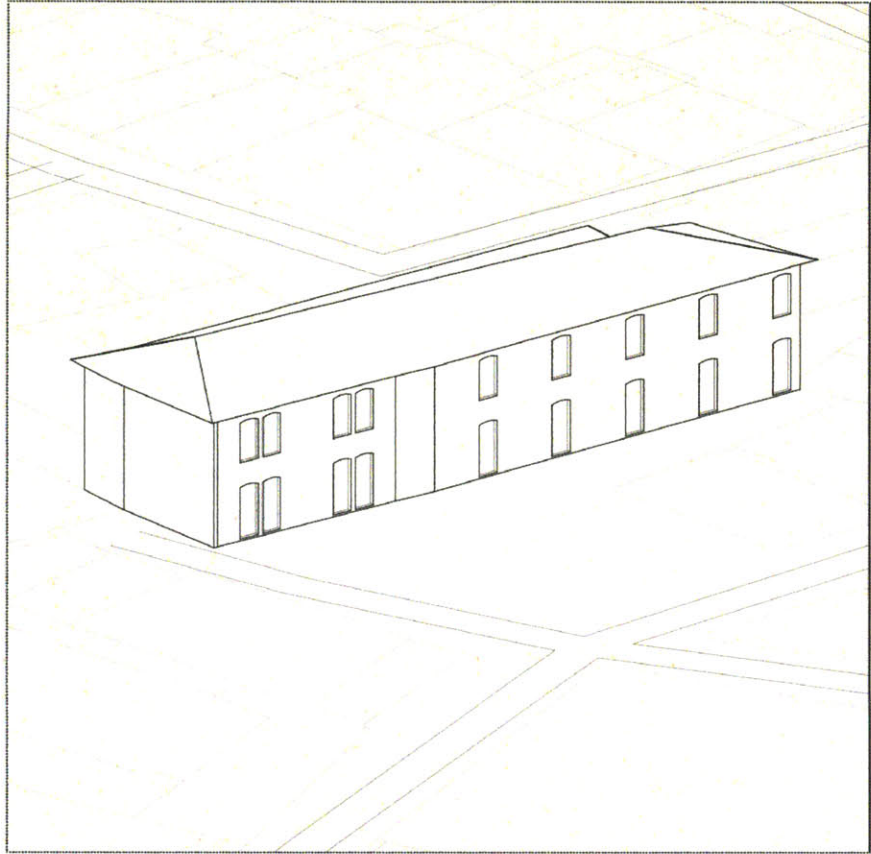
Office

Yüksek Kaldırım Caddesi
Müeyyetzade, Beyoğlu, İstanbul

Permeable

133 sqm x 6





58

0.7%

16 years

Left Aside

Charity

Industrial

Galata Kulesi Sokağı
Bereketzade, Beyoğlu, İstanbul

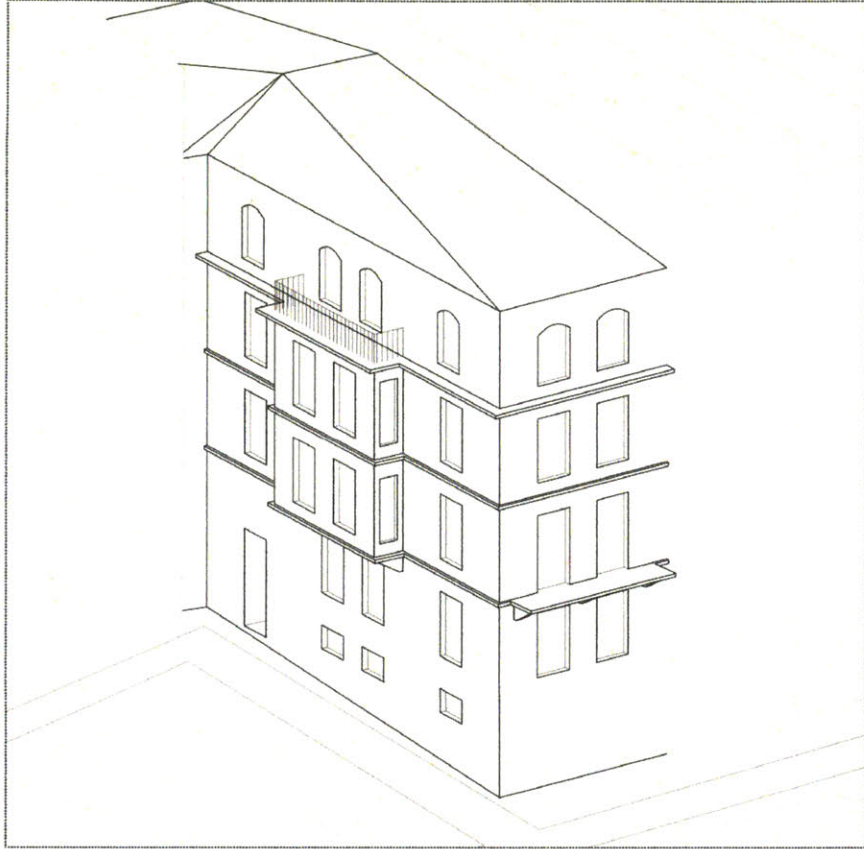
Permeable

240 sqm x 2



m





60

OFF

16 years

Property on Dispute
Inheritance

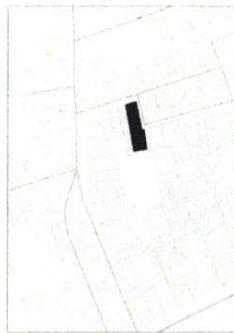
No Claimant

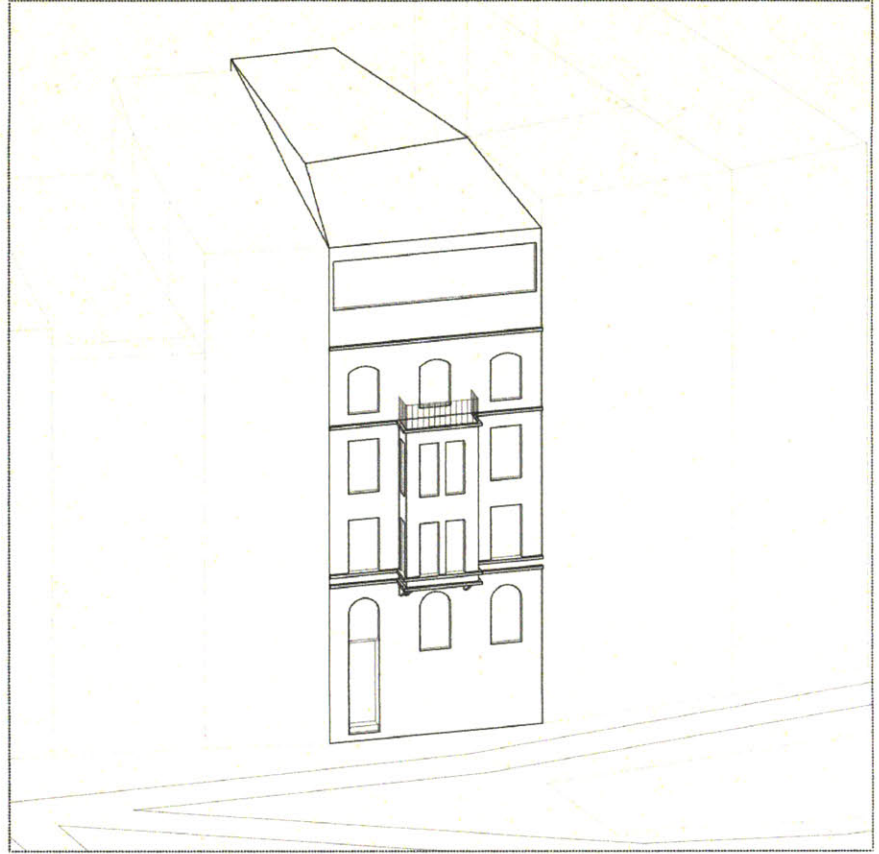
Residential

Yeşilçam Sokağı
Hüseyinaga, Beyoğlu, İstanbul, Türkiye

Permeable

170 sqm x 4





61

DFF

14 years

Property on Dispute
Inheritance

No Claimant

Residential, GF Retail

Balo Sokağı
Hüseyinaga, Beyoğlu, İstanbul, Türkiye

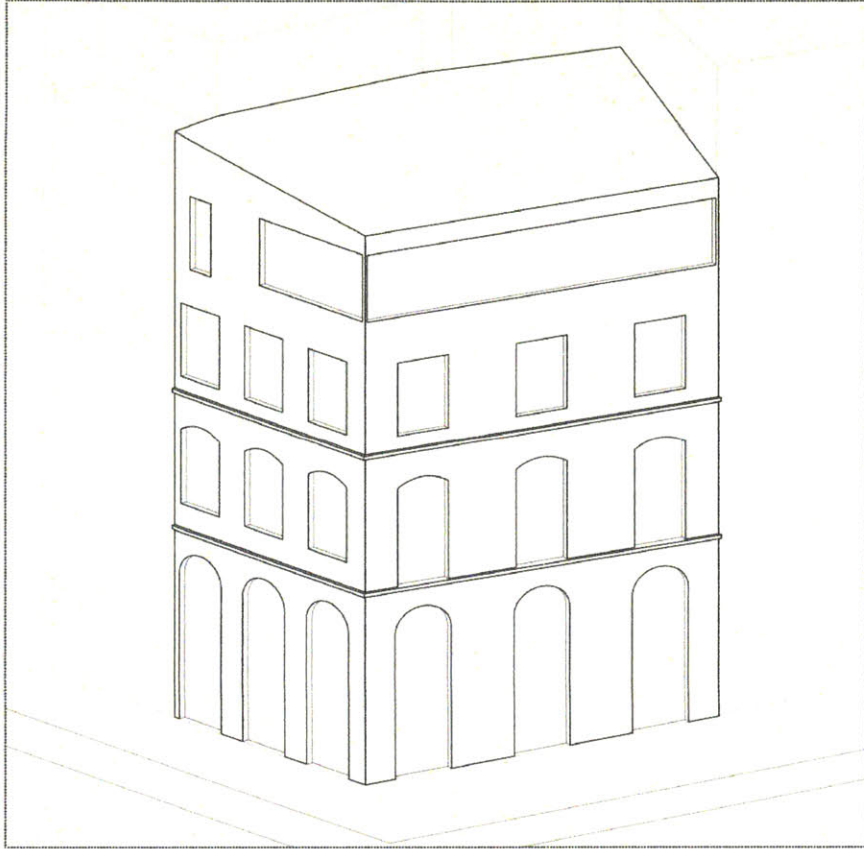
Permeable

110 sqm x 5



m





62

12 years

Left Aside

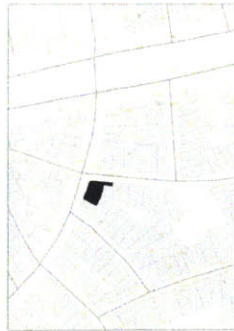
Charity

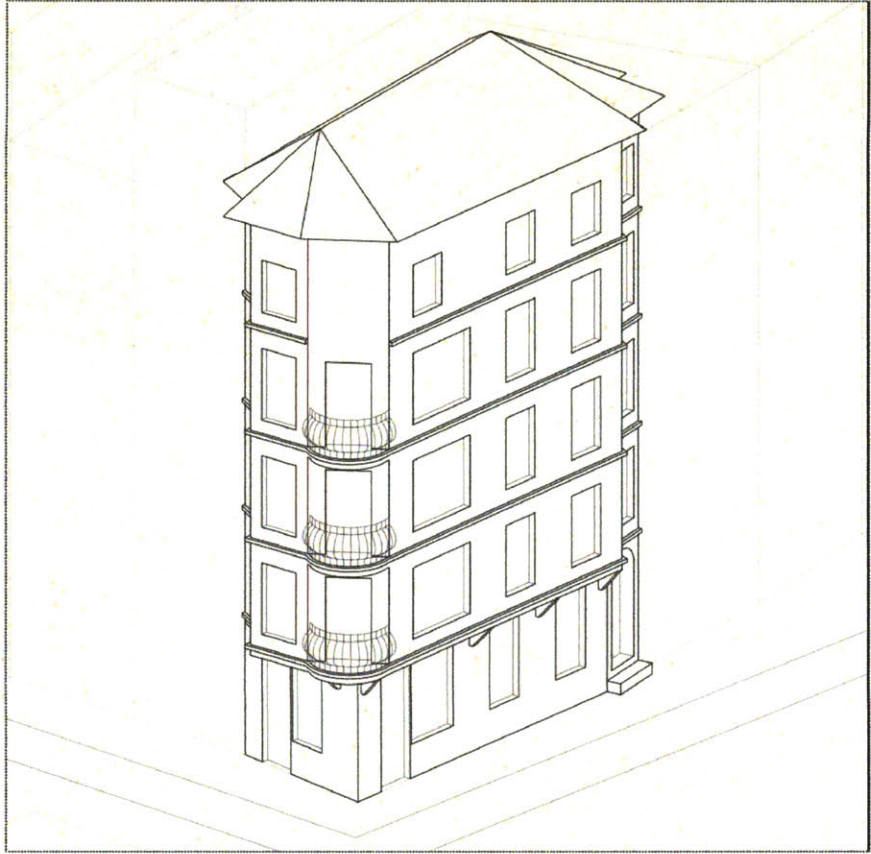
Industrial

Kamer Hatun Caddesi, 21
Hüseyinağa, Beyoğlu, İstanbul

Permeable

100 sqm x 4





63

3F5

4 years

Awaiting Renovation
Approval Delayed

Private

Hotel

Ekrem Tur Sokağı
Hüseyinaga, Beyoğlu, İstanbul

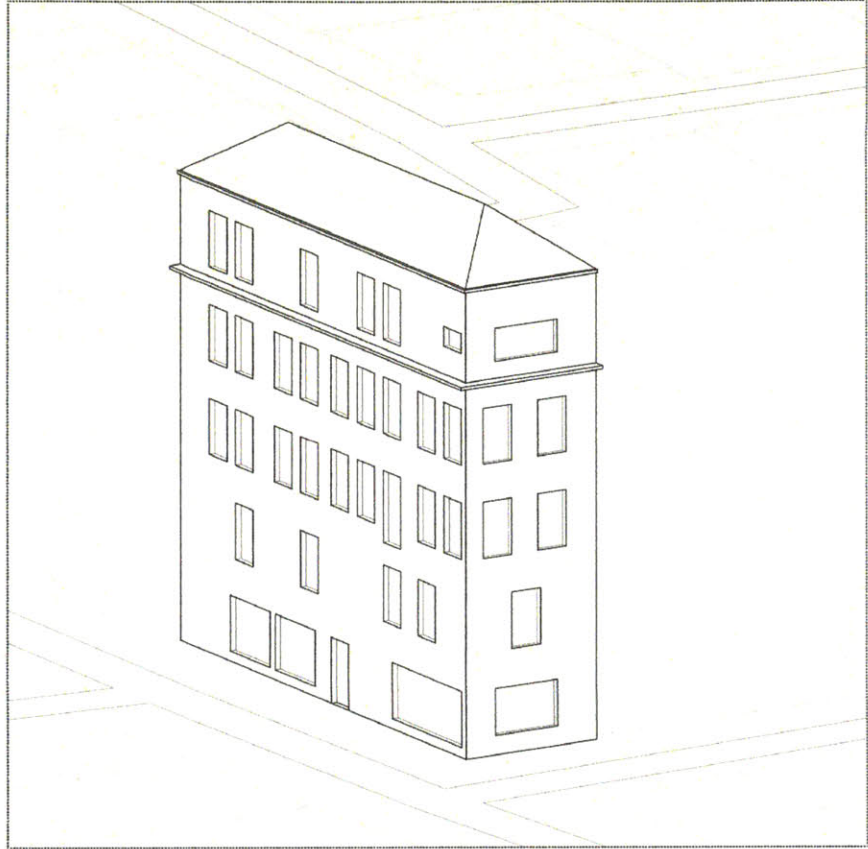
Somewhat Permeable



m

65 sqm x 5





66

GPI

8 years

Awaiting Renovation
Approval Delayed

Charity

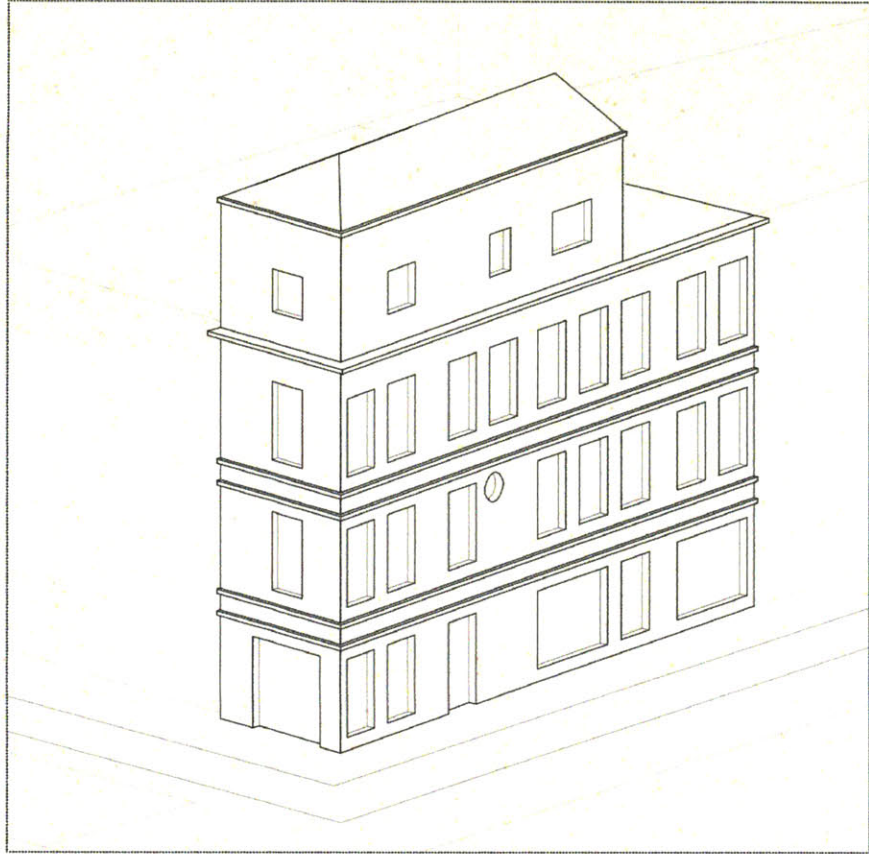
Industrial

Mumhane Caddesi
Kemankeş Karamustafa Paşa, Beyoğlu

Permeable

75 sqm x 5





67

OFF

13 years

Property on Dispute
Inheritance

No Claimant

Industrial

Murakıp Sokakı
Kemankeş Karamustafa Paşa, Beyoğlu

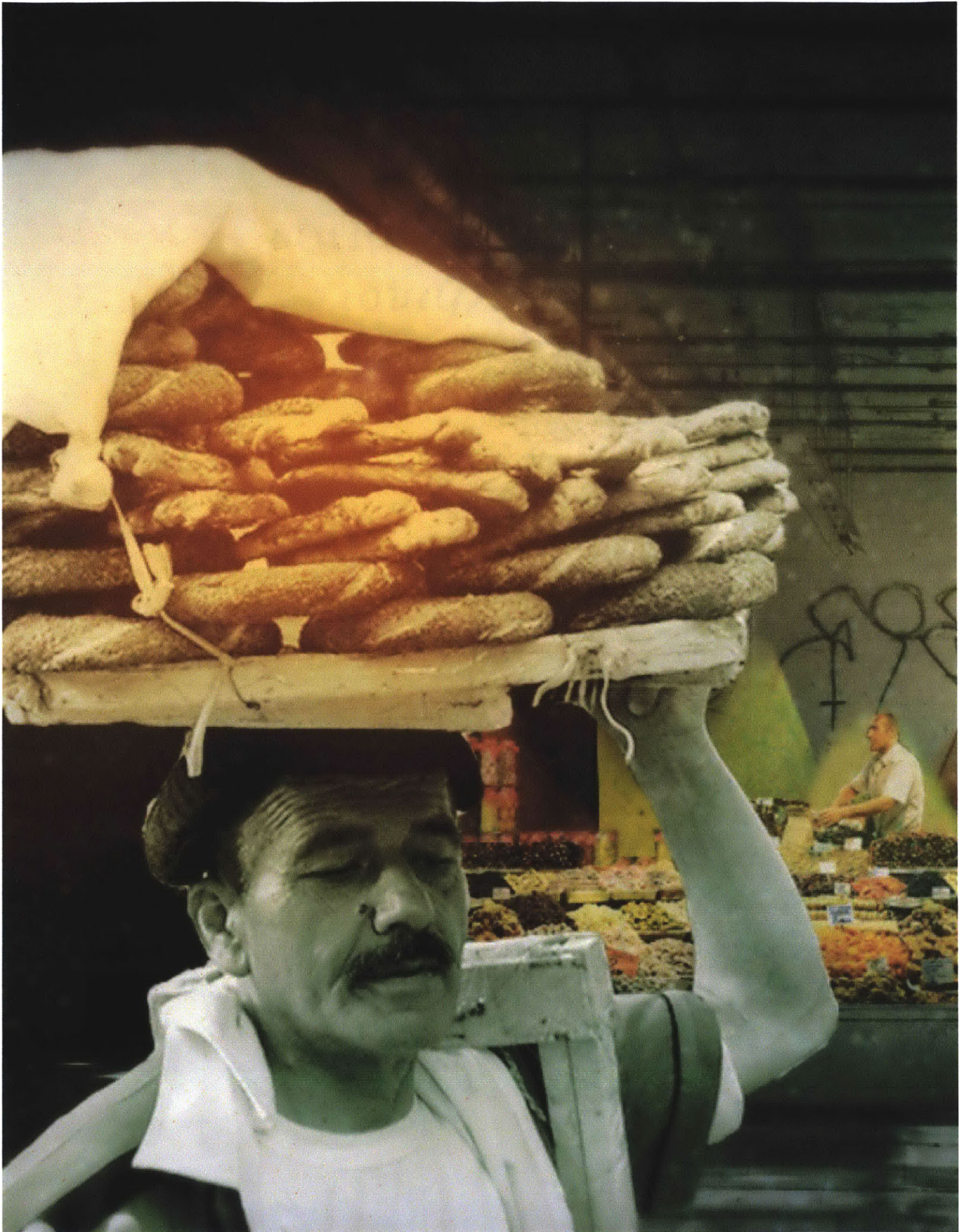
Permeable

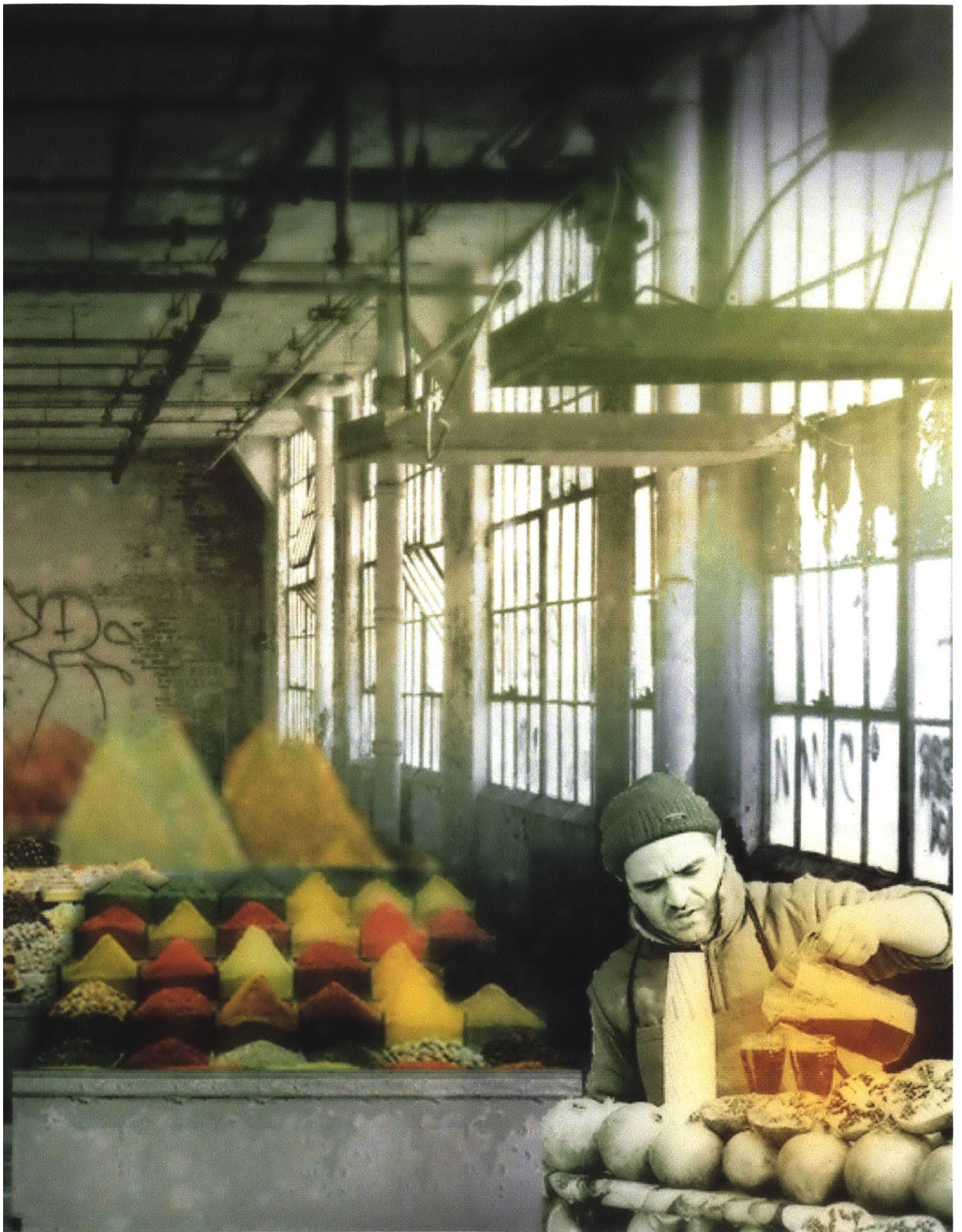
55 sqm x 3.5



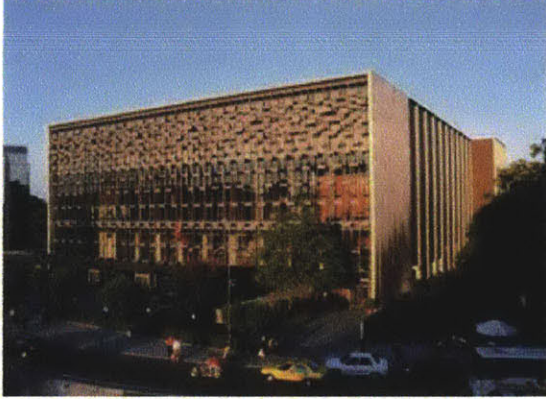








A



OFF

8 years

Awaiting Renovation
Approval Delayed

Government

Opera House

Vakif Cikmazi, 34437 Istanbul

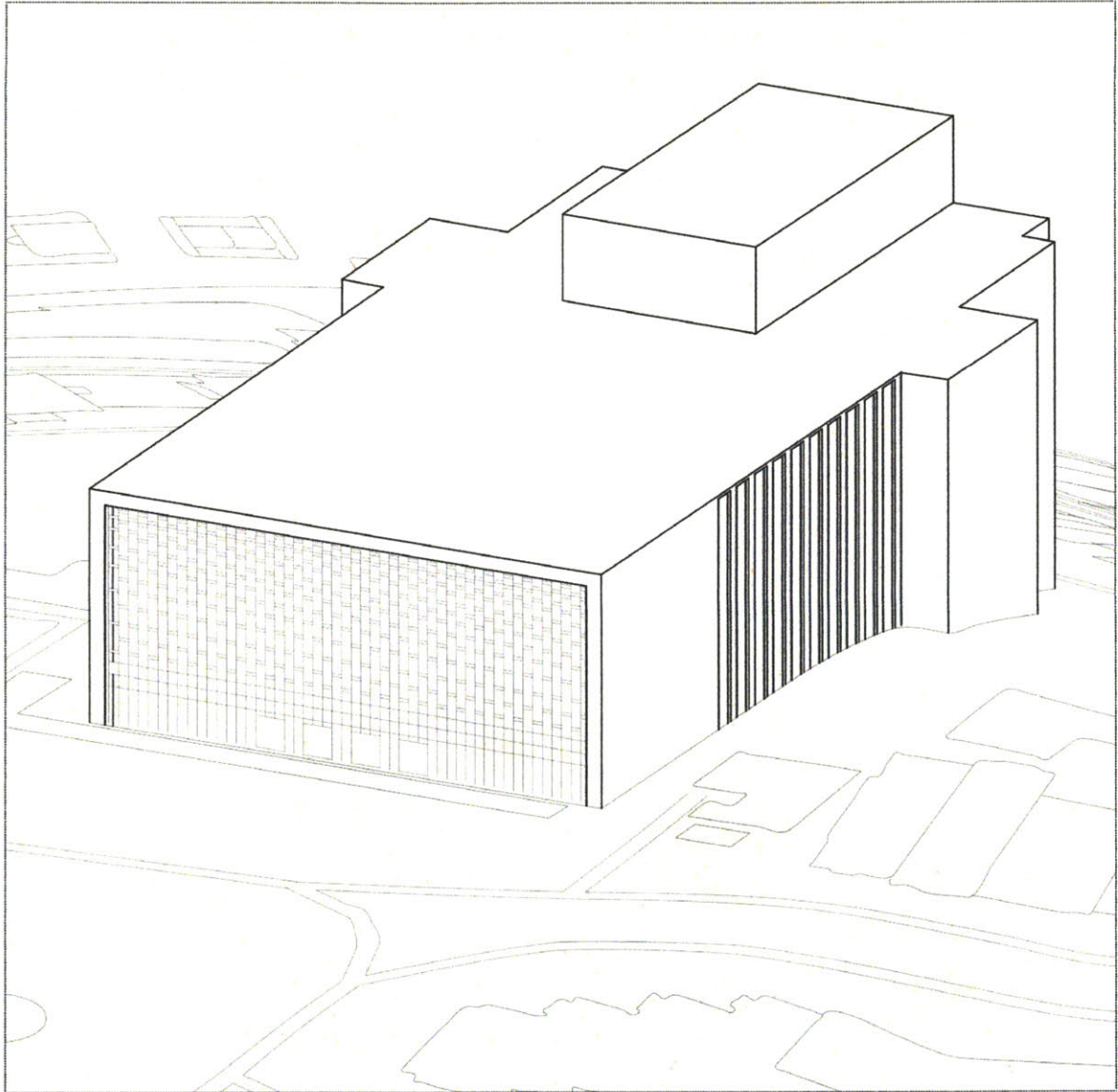


Not Permeable



10000 sqm





B



OFF

14 years

Awaiting Renovation
Approval Delayed

Government

Long Term Lease

Harbor Warehouse

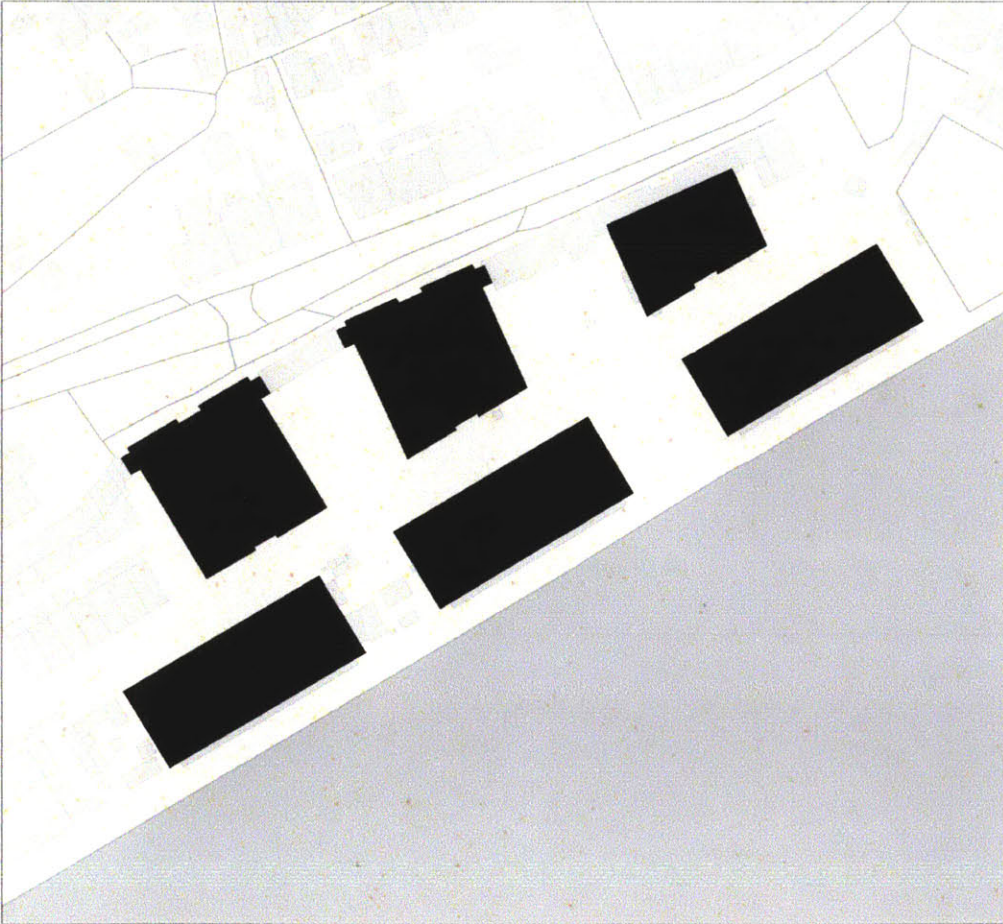
Vakif Cikmazi, 34437 Istanbul

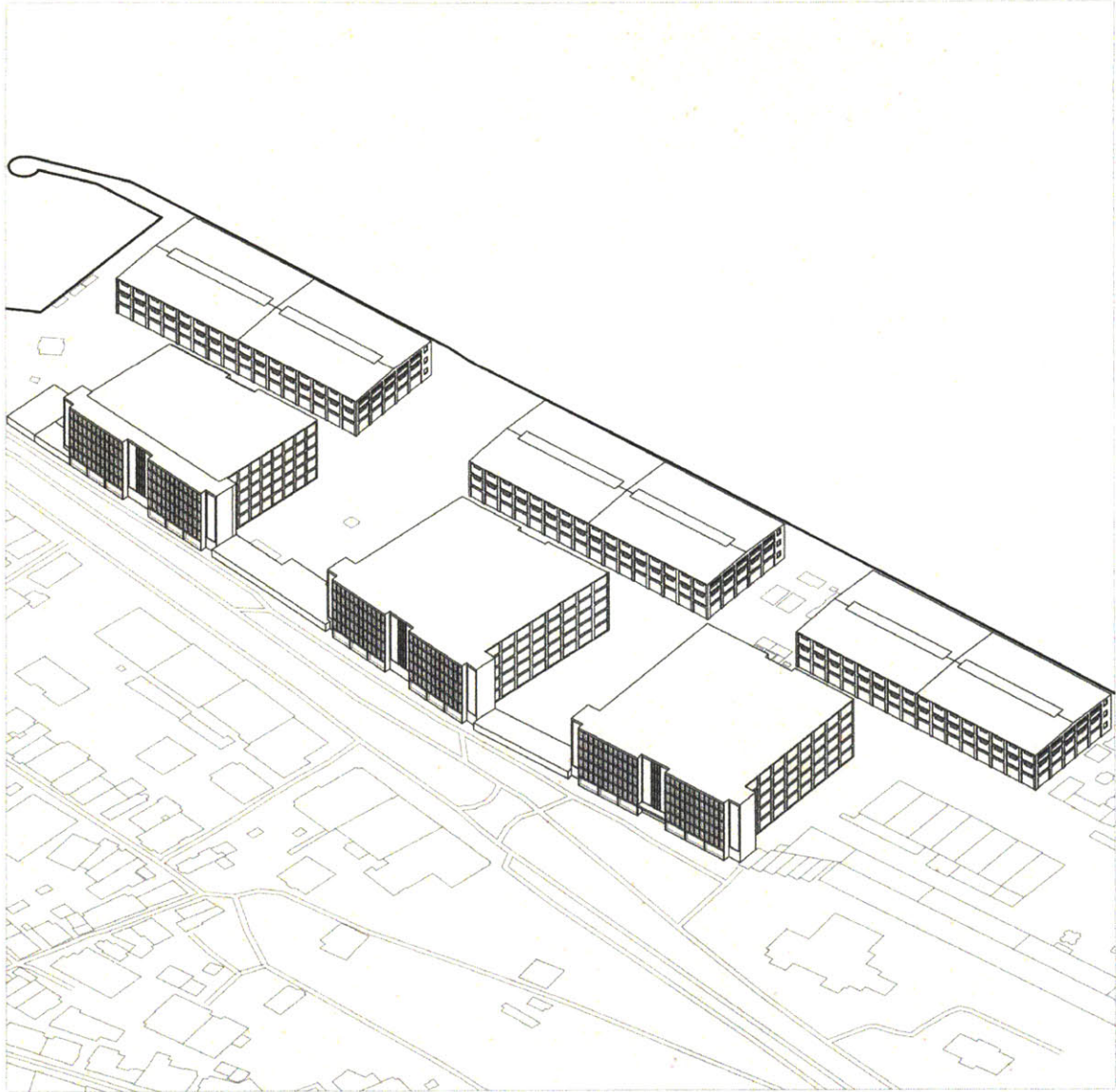


Not Permeable



60000 sqm





C



OFF

21 years

Awaiting Renovation

Approval Delayed

Government

Long Term Lease

Shipyard

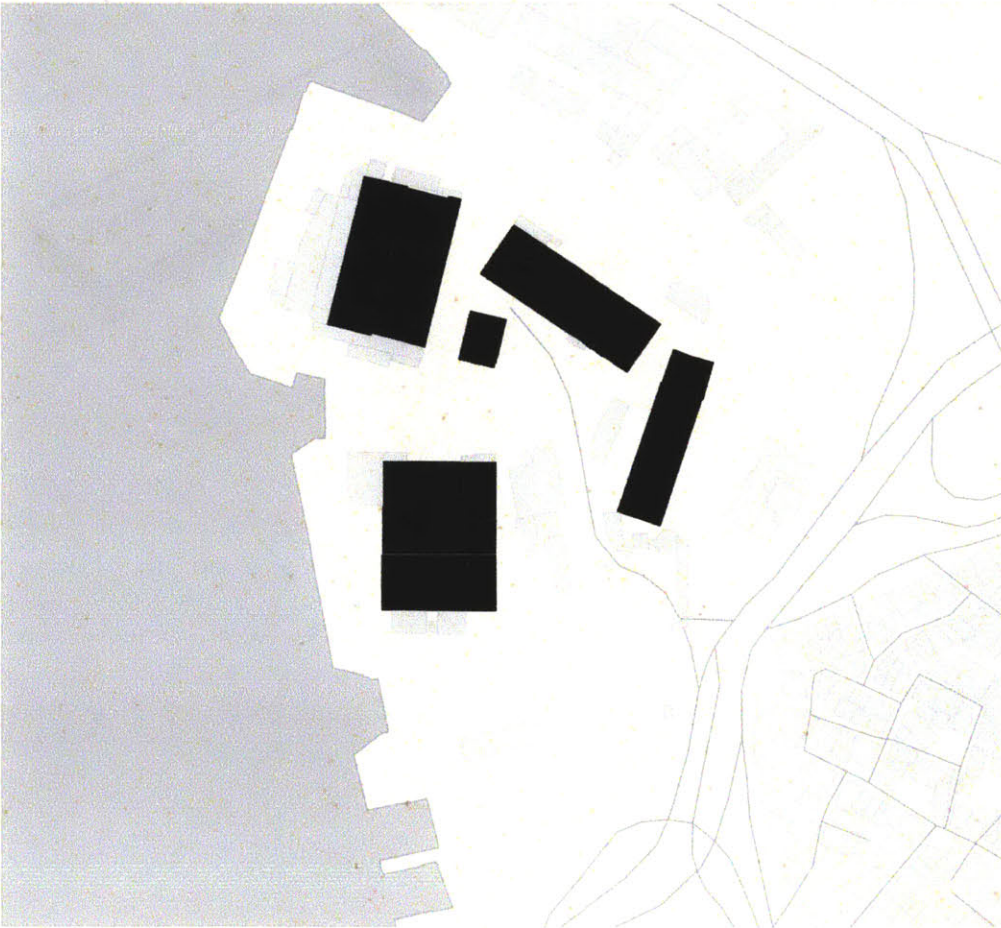
Vakif Cikmazi, 34437 Istanbul

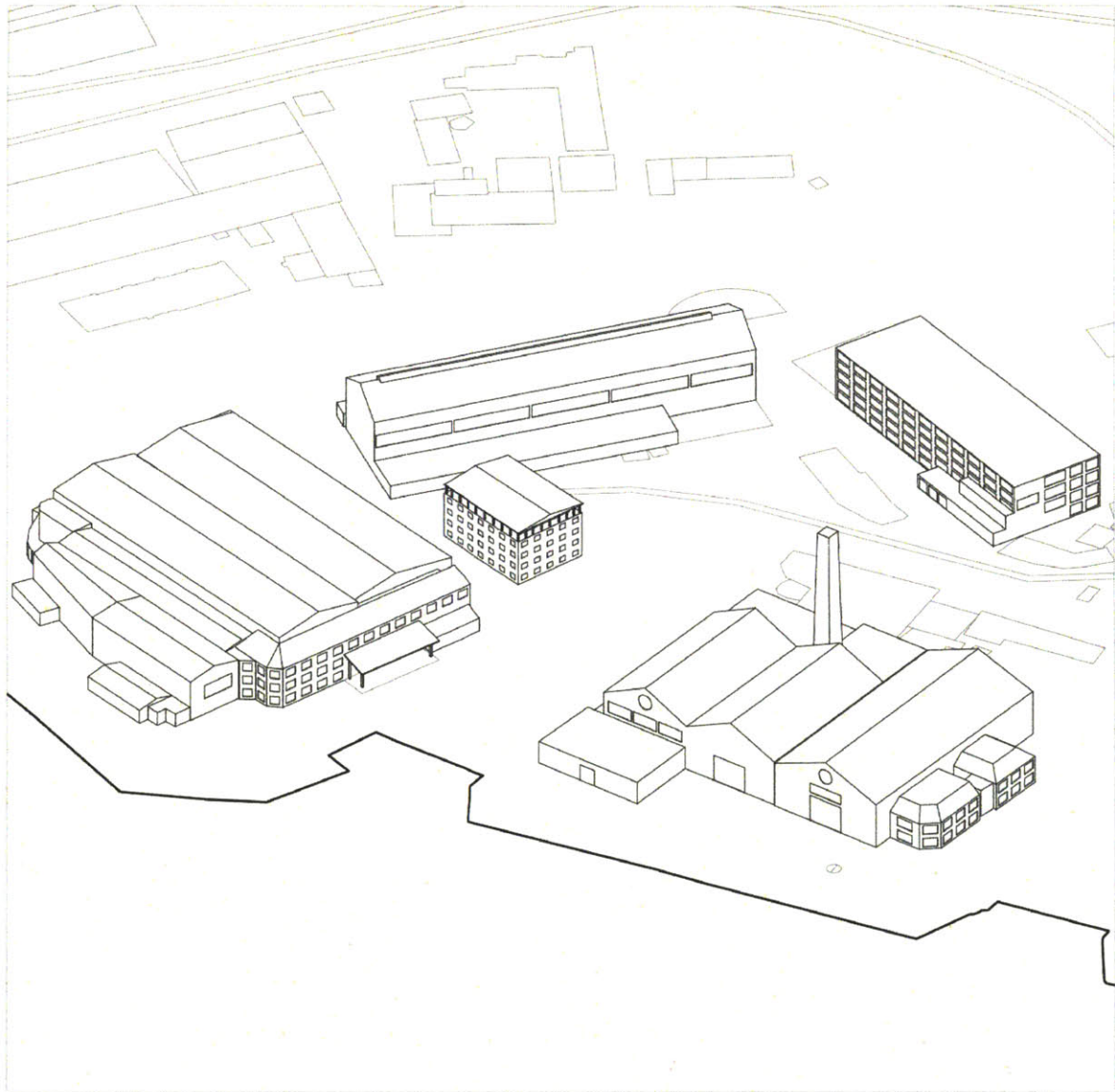


Not Permeable



10000 sqm





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