

## STAGED BUILDING IN HIGH RISE HOUSING

By Adnan Barlas, arch.

Since 1950s Turkey is experiencing a high rate of urbanization as a result of the inflow of large numbers of rural migrants to the urban areas, in addition to the natural urban population growth. This high level of urbanization gave rise to various burdens and problems within the urban areas. One of these problems, and the most important, is seen in the housing sector. The increasing levels of housing need of the urban society could not be met by the available urban housing stock. Thus, there emerged a different type of production at the fringes of the urban areas which is called as "squatter"; being completely unauthorized.

In addition to the rapid urbanization the general deficiencies in the Turkish economy have also effected the urban case. The rents and the prices of the dwelling units in the authorized stock increased to such levels that, a great portion of the urban households with low and lower middle incomes could not afford to buy or rent a dwelling unit from the authorized stock. The situation is still the same now.

In order to find out solutions to the emerging problems, the governments have started including the housing sector in the development plans, beginning from the first five year development plan which was established in 1963. By then, the official policies are directed towards increasing the authorized housing production by means of "Collective Housing". Legislations (for example the Law of Mass Housing) purporting this policy are set forth and continuously modified in order to achieve the desired levels of authorized production.

According to the established figures of the State Planning Organization, levels of urban housing production and housing deficit in the first four Five Year Development Plans are as follows:

	<u>Planned Level of Production</u>	<u>Realized Level of Production</u>	<u>Deficit in terms Authorized Units</u>
	A	B	(A-B)
1st FYDP 1963-67	418 793 Units	348 420 Units	70 373 Units
2nd FYDP 1968-72	900 000 Units	713 720 Units	186 280 Units
3rd FYDP 1973-78	1220 000 Units	978 361 Units	241 292 Units
4th FYDP 1979-83	1705 065 Units	1416 966 Units	288 099 Units

Source : State Planning Organization

However attempts in collective housing could not serve to compensate the increasing needs of the urbanites. There are two basic reasons for this situation. First, and the most important, the price levels still stand out to be relatively high so that only middle income groups benefit it. Second, the level of production could not reach the desired amounts.

On the other hand in the fifth Five Year Development Plan (1984-88) it was estimated that the total urban housing need will be realized at a level of 1801494 units. Thus the authorities felt the necessity of modifying the related legislations once more, as to enable every urban household to purchase a unit from the authorized stock. Now, the small housing is encouraged by credits, appropriate repayments and other legislations. To increase the rate of State subsidies in housing production there are also several funds which are established for the purpose of accumulating money for housing production. In the meantime, attempts in small housing production is likely to benefit a larger ratio from the financial

opportunities which these funds offer, by means of current legislations. Thus the recent efforts of collective housing projects are directed towards small housing.

A project is developed by M.E.T.U. Housing Research Center on small housing. The available research and project capacity of the Center have enabled the application of a full scale model of the related project in late 1987.

The project which is called as the "Staged Building in High-Rise Housing" offers a great variety of application possibilities. Furthermore it also provides an opportunity to the Turkish urbanites with low incomes, to live in a better environment. In this context the project is suggested as an alternative to the squatters and the major outcome of its application is thought as to overcome the burdens of squatter life by replacing them with staged building.

The notion of "staged" included in the project, also enables the households to enlarge their units within a short period of time. The researches which had been carried out, show that; by the available credit levels it is possible to own the first stage, which infact is the small unit of approximately 50 to 70 sq. meters. Without even being a burden to the household budget..At most six years later after the production of the small unit, it is also possible to enlarge the unit to 100 sq. meters or more, again by the existing credit availabilities.

The need of a full scale model is obvious for the application of further researches, particularly for those considering the mobile furniture. As small housing production is a new subject in Turkey, the problems which will emerge must be studied beforehand within the context of a full scale model. So far ,one set of problems is related to the types of furniture, where the other is related with the production of these them.

In summary, the problems of a full scale model within this framework of analysis comes out to be the problems related to the furniture. The existing furniture production capacity in Turkey is high, but do not have the know-how of producing preconstructed mobile furniture. The implementation of a full

scale model will solve many of the problems in this sense, in order to achieve optimum useage of minimum inner-space. Therefore the full scale model will work as a laboratory for new researches. Housing Research Center have completed the project proposals. The forthcoming results will be announced later.

Within the following sections it is possible to find the formation scheme of Housing Research Center (KAM) and a detailed summary of the content and objectives of small housing production and proposed drawings of Staged Building in High-Rise Housing by Mr.Balamir who is now the secretary of KAM.

**PROGRAMME**  
for  
**The 1st European Full Scale Workshop Conference**  
**15. January 1987**  
**BELLA CENTER. Room 17. Center Boulevard, Copenhagen**

- 9.00 - 9.30 : REGISTRATION AND WELCOME
- 9.30 - 10.15 : THE FULL SCALE LAB. / FUNCTION ANALYSIS  
Technical Highschool, Lund, Sweden  
Arch. Birgit Krantz
- 10.15 - 10.30 : A LABORATORY OF HOUSING  
Oikos/Centro internazionale di Studio,  
Ricenta e documentazione dell'abitare, Bologna, Italy  
Eng. Alessandra Carini
- 10.30 - 11.00 : PAUSE
- 11.00 - 11.45 : MOCK - UP / ECOLOGY OF HABITAT  
Agricultural University, Wagening, Netherlands  
Eng. W. van Ingen
- 12.00 - 14.00 : LUNCH AND VISIT TO THE EXHIBITION
- 14.00 - 14.45 : BYGGERIETS 1:1 MODELVÆRKSTED /  
THE DANISH EXPERIENCE  
Laboratory of Housing, School of Architecture,  
Copenhagen, Denmark  
Arch. Peder Duelund Mortensen
- 15.00 - 16.00 : SHORT PRESENTATIONS  
Arch. Christopher Day, Wales  
Arch. Bodil Kjær, USA
- Please announce contributions latest during the lunch pause to Karen Zahle
- 16.00 - 17.00 : DISCUSSION OF FUTURE POSSIBILITIES FOR  
COLLABORATION AND COMMUNICATION
- 17.00 - 18.00 : VISIT TO THE EXHIBITION
- 20.00 - 22.00 : RECEPTION AT THE SCHOOL OF ARCHITECTURE  
THE ROYAL DANISH ACADEMY OF FINE ARTS  
Kuppelsalen, Charlottenborg, Kongens Nytorv 1  
Wellcome and introduction by  
Arch. Bente Beedholm, head of the School of Architecture, Copenhagen