



Economic and Sociological Dimensions of Urban Transformation Practices in the Leading Cities of the World and in Istanbul

To cite this article: Collaborate, Current Science, Volume 5, No. 5-9, 2023, p. 22 – 42. - 0099-0001-2309-0102.

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ISSN: 2667-9515

Barcode: 977266795001

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Article Publication Date: 09. 2023

Article Type: Review

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Cities have a crucial role as primary arenas where the impacts of socio-cultural, physical, economic, political, and technical processes occurring in the dynamic global environment become evident. Urban environments have a complex arrangement of contextual layers that contribute to their fundamental configurations via the mechanisms of overlapping, juxtaposition, and sometimes interweaving. Architecture has a pivotal and prominent role in the

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process of formation. The interaction between these processes is now experiencing rapid transformations and adaptations, which have implications not only for urban areas but also for the everyday practices of individuals, leading to the birth of novel urban environments and spatial behaviors. The intricate interplay between urban settings and architectural structures has a significant impact on the ongoing processes of reconstruction and change. The process of replicating locations within this technique entails the categorization of both temporal and spatial aspects. The phenomena of the accumulation of time and space is of significant importance and warrants a thorough analysis and explanation within the field of urban development studies. The presence of various strata adds to the urban variety, and it is feasible to classify them based on varying levels of significance. The notion of selectively sacrificing less significant layers in order to save more significant ones, as well as the concept of segregating these layers, is frequently examined. This

leads us to the examination of the theoretical frameworks around the notions of 'urban palimpsest', 'palimpsest identity', and 'palimpsest in architecture'. Istanbul, now a site of economic, social, and political upheavals, has an inherently complex and diverse character. The topic of urban change has been a significant concern in our nation's discourse for an extended period. In recent years, Istanbul has shown a significant emphasis on this matter, particularly in terms of its significance. The phenomenon of urban change has garnered considerable scholarly interest and has been implemented throughout many areas of Istanbul with the aim of enhancing the city's visual allure. Consequently, this endeavor has had a significant influence on our day-to-day practices and the broader physical environment of the urban area.

Keywords: *Urban Transformation, Urban Transformation in the World, Istanbul and Urban Transformation, Urban Transformation Economy, Urban Transformation Sociology*

Introduction

Istanbul is actively engaged in urban transformation initiatives aimed at eliminating outmoded aspects and attaining a more desirable urban aesthetic. The city's efforts to position itself as one of the world's leading brand cities are seen as a strategic economic endeavor. Nevertheless, it is crucial to acknowledge that every stratum of historical geography functions either to eradicate the tangible existence of the preceding stratum or to build upon it by means of articulation. The current evolution of Istanbul is mostly seen via the execution of policies focused on the demolition of old buildings and their subsequent replacement with new, modern, comprehensive, and optimal alternatives. Cities are often regarded as possessing the inherent ability to undergo continuous



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rejuvenation across several dimensions. They serve as repositories for the remnants of bygone eras, the realities of the present, and the prospects of the future. Istanbul, being a city renowned for its intricate network systems and interconnectivity, is now experiencing a continuous process of change as new layers are introduced and interact with preexisting ones. The aforementioned process yields a dynamic and interconnected urban fabric that evokes the concept of a palimpsest, as the city progresses into the future. Istanbul, renowned for its complicated and multi-layered structure, has historically functioned as a significant hub for the generation and discourse of many ideas and concepts throughout a range of historical epochs, persisting until the present day. By surveying the emerging urban landscape of Istanbul as seen from the Bosphorus, valuable perspectives may be obtained on the current state of affairs. Istanbul has long been recognized as a hub for architectural experimentation, scientific inquiry, and educational pursuits, owing to its distinctive attributes and boundless potential. Consequently, the incorporation of supplementary training and extracurricular activities has become imperative within the realm of architectural education, with particular emphasis on the urban landscape of Istanbul.

Methodology

The legal and administrative dimensions of urban transformation initiatives in our nation have undergone a novel historical progression. It is important to acknowledge that Article 56 of the Constitution explicitly affirms the inherent right of each person to reside in an environment that is conducive to their overall welfare, defined by a condition of equilibrium and safety. Furthermore, as delineated in Article 23 of the Constitution, the state is bestowed with certain obligations pertaining to urban transformation techniques. This essay underscores the need of promoting social and economic advancement via the implementation of a methodical and health-oriented strategy for urbanization. The fundamental foundation for urban transformation approaches in our nation is established by Law No. 6306, which pertains to the Transformation of Areas Under Disaster Risk. On May 31, 2012, the legislation received official approval and was duly published in the Official Gazette under reference number 28309. Following this, the Implementation Regulation, specifically formulated to provide guidance on the execution of the aforementioned Law, was officially published in the Official Gazette on 15 December 2012. Law



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No. 6306, which pertains to the Transformation of Areas Under Disaster Risk, establishes a comprehensive legislative structure for the advancement of building-oriented and spatial applications. The Implementation Regulation of the Law restricts the inclusion of administrative units in the administrative framework to municipalities located within the municipal boundaries and their surrounding areas. Special provincial administrations are also eligible for participation, but only if they are situated outside these boundaries. Additionally, metropolitan municipalities within metropolitan cities and district municipalities within the jurisdiction of the metropolitan municipality may participate, subject to authorization.

The entities accountable for executing transformational projects in the realm of application are the Ministry, the Administration, and the Mass Housing Administration. The objective of this law is to provide a framework and set of rules governing the procedures and practices related to the recovery, disposal, and revitalization processes. Its aim is to foster secure and sustainable living circumstances in alignment with scientific and aesthetic concepts, as well as established norms and standards. This is particularly true for regions prone to disasters and for properties and infrastructure that provide potential threats outside these designated boundaries. This paper provides an overview of the legal structure governing the execution of areal activities, with specific emphasis on the Risk Area, Reserve Building Area, and Application Area. This document elucidates the conceptual delineations of the aforementioned locations and furnishes a full explication of the protocols entailed in the execution of applications pertaining to said territories.

Risky areas are defined as geographical regions that provide a potential hazard to human life and property, generally as a result of the inherent qualities of the terrain or the infrastructure constructed upon it. The delineation of these regions is established by the Ministry or Administration, in collaboration with the Disaster and Emergency Management Presidency, to assess the associated hazards. The final determination of designating a region as dangerous is ultimately decided by the President, based on the advice put out by the Ministry.

The evaluation of the dangerous zone is conducted by considering the underlying ground structure and future building operations. High-risk locations within the context of ground structure include regions characterized by seismic activity, landslides, stream beds, flood susceptibility, and the possibility for avalanches or rockfalls. This study focuses on the assessment of high-risk areas



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in the context of construction. Specifically, it aims to examine buildings that are deemed risky due to factors such as absence of proper licensing, illegal construction practices, insufficient provision of engineering services during project execution, inadequate transportation network, and compromised infrastructure resulting from construction activities. For a territory to be classified as a high-risk area, it is necessary for it to have a minimum size of 15,000 square meters. In order to engage in activities inside high-risk zones, it is necessary to get prior consent from the owners of the respective properties.

How Can the Use of ICT Contribute to Improving the Participatory Quality of Urban Transformation Activities in Istanbul?

Given the aforementioned study, we will examine a number of significant considerations in order to provide a thorough evaluation of the present condition of information and communication technology (ICT)-based participation platforms and their potential influence on urban transformation processes in Turkey. The review necessitates the examination and analysis of the following secondary research inquiries:

“This inquiry seeks to examine the degree to which information and communication technology (ICT)-based participation tools and tactics might enhance the engagement of residents in Istanbul's urban change. From the standpoint of participatory design, the existing urban transformation methods used in Istanbul provide a multitude of obstacles and tensions.”

Consequently, it becomes feasible to delineate diverse desires and prerequisites across many categories. The collective intelligence of a substantial number of internet users has a significant role (Brabham, 2010). There exists a certain degree of uncertainty about the distinction between ICT-powered interaction platforms and crowdsourcing platforms, which may result in possible misunderstandings. Although crowdsourcing platforms often aim to gather knowledge and insights from a wide range of individuals, it is crucial to acknowledge that these platforms may not always prioritize the representation of interest groups that are most impacted by the



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initiatives (Seltzer & Mahmoudi, 2013). The justification for our choice to using the phrase "ICT powered platforms" in lieu of "crowdsourced platforms" is as follows:

Several scholarly investigations have been conducted to analyze the characteristics and functionalities of participatory platforms in urban development processes that are based on information and communication technology (ICT) (Desouza and Bhagwatwar, 2014; Pak and Verbeke, 2014; Ertiö, 2015; Hasler et al., 2017; Falco and Kleinhans, 2018; Gün et al., 2019). Ertiö (2015) posits that the use of these platforms has the capacity to enable wider public engagement by mitigating time and geographical limitations. Schröder (2015) asserts that conventional participatory design methodologies often manifest a notable discrepancy in representation. Consequently, a certain cohort of participants, mostly middle-aged males who are already actively engaged in societal matters, tends to exert dominance over participation procedures. Consequently, this tendency gives rise to disparities in community representation.

Findings

ICT-enabled platforms have the capability to engage with a wide range of community groups, including varied socio-demographic characteristics such as age, economic status, and ethnicity. These platforms provide equitable access and active involvement in urban development activities. Furthermore, the use of these platforms enables the capture of data that was previously difficult to get, such as real-time information about views and attitudes. Furthermore, the authors of a previous study (Hasler et al., 2017) suggest that these data have the potential to be displayed and analyzed in a manner that is more objective, accurate, and user-friendly. According to the study conducted by Falco and Kleinhans (2018), information and communication technology (ICT)-enabled platforms provide a diverse range of functionalities, which include, but are not limited to, discussion forums, voting and rating mechanisms, and collaborative mapping tools. Desouza and Bhagwatwar (2014) posit that individuals participate in dialogues that possess the capacity to elicit further inquiries, hence motivating them to seek resolutions from fellow citizens across diverse venues. Platforms serve as a primary interface through which user input is offered, facilitating public institutions' comprehension of people' sentiments at the first phases of projects. Moreover,



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these platforms provide design environments that enable anyone to include landmarks or annotate content, delineate polygons on the map, and generate three-dimensional objects inside digital models. Therefore, these platforms have the capacity to facilitate participatory interaction between people and governments, enabling individuals to actively participate as co-designers in the processes of urban development. In the study conducted by Gün et al. (2019), it was shown that these platforms provide a follow-up mechanism which enables users to track the utilization of their warnings, comments, or ideas throughout the process. The platforms also provide the active monitoring and acquisition of knowledge by citizens on the various phases of urban development and the decision-making processes pertaining to their locality. This methodology not only enhances the clarity of the planning and design procedure, but also aids in minimizing conjecture and misinterpretation that may possibly hinder the efficiency of the procedure. These factors enable the provision of public testimony, exert pressure on public institutions to include the thoughts and sentiments of people in their decision-making procedures, and contribute to the transformation of the planning and design workflow into a process that is characterized by collaboration and active participation.

A multitude of scientific research have been undertaken in Turkey, focusing on many facets and aims of urban change. These studies encompass a variety of subjects, including the investigation of legal regulations pertaining to urban transformation processes (Güzey, 2016), the examination of power dynamics and policies associated with market-oriented and top-down approaches to urban transformation (Türkün, 2011; Lovering and Turkmen, 2011; Elicin, 2014; Tansel, 2019), a critical analysis of the discourse surrounding urban transformation processes and the underlying intentions (Saraçoğlu and Demirtaş-Milz, 2014), the identification of factors influencing resistance to urban transformation (Karaman, 2014), and a comprehensive evaluation of the challenges, risks, and consequences of urban transformation processes. The significance of providing an explanation is emphasized in the work of Balaban (2019). These studies provide valuable insights into the underlying structure and complexities associated with urban change processes. Nevertheless, their primary emphasis is in the examination of current methodologies, with only minimal and surface-level recommendations for improvement. The model presented by Yıldız et al. (Citation2018) stands as the only project that delineates many design aspects for incorporation into urban transformation endeavors and assesses their prospective contributions.



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Nevertheless, it is essential to acknowledge that scholars sometimes fail to adequately address crucial elements of urban development, including the legal framework and prevailing behaviors.

Literature review

The existing body of research has extensively examined urban transformation processes and yielded significant findings. Nevertheless, it is important to acknowledge that the current body of literature does not possess a comprehensive framework that effectively combines the legal structure, evaluates the obstacles and possibilities of urban regeneration endeavors from the viewpoints of different stakeholders, and identifies crucial components and issues that can enhance implementation. The aforementioned areas encompass the development of a participatory design model that is integrated with the legal framework, the identification of technology-focused solutions aimed at enhancing the efficacy of urban transformation applications in Istanbul, and the establishment of an operational framework, usage scenarios, and user interfaces. This study focuses on the creation of an expert collaboration platform that is tailored to the urban renewal process in Istanbul. Additionally, it aims to provide assessment criteria that will facilitate the implementation of participatory urban regeneration methods in the city. The user's content does not include any information to be rewritten. The study employs a research methodology that encompasses three primary phases: analysis, model proposal (synthesis), and testing. This study presents a comprehensive examination and evaluation of the first two stages.

There are a multitude of technology-enabled apps and platforms that serve to facilitate public involvement in urban planning processes. These tools provide a dynamic and interconnected environment, allowing for the engagement of diverse stakeholder groups. According to Evans-Cowley and Hollander (2010), this practice guarantees the development of urban design and planning methods that are more democratic, while also promoting more involvement. The potential discussed in this context arises from many attributes of digital technology, including novel approaches to gathering, retaining, and examining data, alongside inventive means of communication between people and governmental entities (Goldsmith and



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Crawford, 2014). Over the course of the last twenty years, there has been a notable surge in the development and use of participatory tools, approaches, and practices with a specific emphasis on technology. The aforementioned technologies include web-based platforms, mobile participation apps, and digital participation games that have been specifically developed to enhance the engagement of people and other pertinent stakeholders (Poplin, 2012; Desouza and Bhagwatwar, 2014; Ertiö, 2015; Falco and Kleinhans, 2018).

Technology-driven solutions are extensively used in affluent nations to address urban difficulties and develop urban ambitions. In economically disadvantaged nations, such approaches are often used to address underlying urban challenges. In Brazil, the use of information and communication technology (ICT) plays a pivotal role in the efficient monitoring of agricultural operations and the facilitation of information exchange among farmers. Likewise, within the context of South Africa, information and communication technology (ICT) is being used as a means to promote and campaign for enhanced sanitation services inside informal settlements. Furthermore, activist groups in Kenya and Argentina are using information and communication technology (ICT) to effectively distribute knowledge and facilitate collaborative endeavors. The aforementioned conclusions are substantiated by scholarly references like Hirsch (2011), Mitchell and Odendaal (2015), and Melgaço and Willis (2015). Since the 1950s, several densely populated cities in Turkey, including Istanbul, have been constructed in locations characterized by significant dangers, particularly in relation to fragile constructions (Balaban, 2019). The Minister of Environment and Urbanization has disclosed that there exists an approximate quantity of 600 thousand dwellings in Istanbul that are designed to withstand earthquakes. In the context of urban development, it has been proposed that these buildings undergo a process of demolition and subsequent reconstruction over a span of 15 years (Habertürk, 2017).

The start of the urban change process in Istanbul may be traced back to the year 2012. Nevertheless, under the existing legislative framework and prevailing norms, the urban transformation process has been simplified into three primary stages of physical building. Regrettably, these stages are characterized by a notable absence of substantial public involvement. Prior studies have indicated that this particular procedure has resulted in the concentration of urban politics, the marginalization of a significant portion of the population from decision-making



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processes, and the exclusion of diverse stakeholder groups from participating (Türkün, 2011; Adanalı, 2013; Elicin, 2014; Ünsal, 2015; Balaban, 2019; Tansel, 2019). Hence, it is crucial to ascertain a novel methodology that may enhance the engagement of individuals in society. The proposed strategy should aim to include a substantial proportion of urban residents in the process of urban redevelopment, while also promoting direct engagement among diverse stakeholders, including both formal and informal participants. Furthermore, it is essential that the urban transformation process be oriented towards a data-centric approach, fostering adaptability and introspection. The use of participatory design tools and procedures that rely on information and communication technology (ICT) has the potential to provide options for attaining these objectives. The primary objective of this project is to develop a model that incorporates information and communication technologies (ICT) in order to enhance the active engagement of individuals in the phases of inspiration, idea production, and integration within urban transformation processes in Turkey. In the present study, the term "model" is used to denote a complete conceptual framework including tactics, interactive tools, actions, user instructions, and success metrics. The objective of this approach is to enhance the execution of replicable and expandable interventions within the current framework.

Argument

The provision of tools to make well-informed decisions and actively engage in design processes has the potential to empower individuals. The use of social media, Web 2.0, and digital mapping technologies has been shown to effectively enable active engagement and the exchange of interests and concerns among people. Furthermore, it has been suggested by Wallin et al. (2010) and Bannon and Ehn (2012) that these technologies have the capability to enhance persons' comprehension and use of physical space. These technologies also enable the shift from a hierarchical design and planning methodology to a more inclusive approach that incorporates the engagement of informal actors and daily activities (Ashley, 2009; Meeus and Pak, 2018). According to Houghton et al. (2014), there is a contention that Information and Communication Technologies (ICT) possess the capability to enhance citizen engagement and enhance the process of design and planning through the facilitation of efficient communication, interaction, and



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collaboration between professionals and the general public. Various technological tools, including web-based participation platforms, mobile participation apps, online participation games, and social media networks, are used to facilitate engagement in the design and planning process. A range of terminologies has been used in scholarly literature to describe the involvement of citizens in urban planning, which is enabled by information and communications technology (ICT). The aforementioned categories include "internet-based participation tools" (Evans-Cowley and Hollander, 2010), "technology-enabled participatory platforms" (Desouza and Bhagwatwar, 2014), and "Geoweb 2.0 Platforms" (Pak and Verbeke, 2014). The phrase 'ICT-enabled platforms' is often used in contemporary research as a complete classification. Falco and Kleinhans (2018) propose that civic technologies may be classified as a unique group of technical tools that are intentionally developed to enhance participatory, interactive, and collaborative activities. The aforementioned technologies enable users to create content and provide a diverse range of functionalities (p. 52).

ICT-enabled platforms have many common features, such as the use of internet connectivity, the incorporation of geolocation information, and the implementation of crowdsourcing principles (Gün et al., 2019). ICT-supported participation refers to a conceptual framework that draws upon the ideas of crowdsourcing, as outlined by Saxton et al. (Quote 2013, p. 3). According to its definition, crowdsourcing refers to a sourcing model whereby corporations use modern internet technology to include a virtual population in the execution of certain organizational tasks. The assessment of the overall intellectual capacity of an online user community is contingent upon several elements, as underscored by Brabham (2010). There exists a possibility for ambiguity between the terminologies "ICT powered engagement platform" and "crowdsourcing platform". Although crowdsourcing platforms and interest groups share the objective of collecting information and ideas from a substantial number of individuals, it is crucial to acknowledge that crowdsourcing platforms may not consistently prioritize amplifying the voices of interest groups that are most affected by plans and elections. Furthermore, it is important to note that some groups who are often disadvantaged or excluded are not actively included (Seltzer & Mahmoudi, 2013). The justification for our use of the phrase "ICT supported platforms" in lieu of "crowdsourced platforms" is as follows. Several studies have been undertaken to investigate the characteristics and functionalities of information and communication technology



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(ICT)-based participatory platforms in the context of urban development processes (Desouza and Bhagwatwar, 2014; Pak and Verbeke, 2014; Ertiö, 2015; Hasler et al., 2017; Falco and Kleinhans, 2018; Gün et al., 2019). Ertiö (2015) posits that these platforms have the capacity to enhance broader public engagement by mitigating limitations related to time and space.

According to Schröder (2015), conventional participatory design approaches often demonstrate a tendency towards the predominance of a certain subset of participants, mostly middle-aged males who are already actively involved in social matters. Consequently, this prevailing dynamic engenders disparities in the distribution of representation within the community.

Possess the ability to engage with a wide range of community groups, including various socio-demographic characteristics, age cohorts, economic strata, and ethnic backgrounds. These platforms provide equitable access and active involvement in urban development activities. Furthermore, the utilization of these platforms enables the procurement of previously arduous data, such as up-to-date information about views and sentiments. Furthermore, the aforementioned data may be effectively displayed and analyzed in a manner that is characterized by objectivity, precision, and user-friendliness, as shown by Hasler et al. (2017). According to the study conducted by Falco and Kleinhans (2018), information and communication technology (ICT)-enabled platforms provide a diverse range of functionalities, including discussion forums, voting and rating systems, and collaborative mapping tools, among others. Desouza and Bhagwatwar (2014) assert that individuals engage in deliberative exchanges across many platforms, hence fostering the generation of research inquiries that seek insights from fellow citizens.

According to Morano et al. (year), the boundaries of urban sustainability practices are determined by the inherent conflict between the interests of real estate developers and public authorities. While the first method primarily prioritized the maximum of profits, the subsequent approach put a greater focus on enhancing the quality and livability of the urban environment. Based on the aforementioned criteria, Topal et al. presented an original conceptual framework that was established after a comprehensive analysis of the relevant scholarly literature.



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Furthermore, research has uncovered the connections between these socio-psychological processes and other external factors and individual characteristics.

Topal et al. (year) did a thorough systematic study to investigate several elements that have an impact on urban sustainability practices. The present research effectively fulfilled the requirements of stage 1. Topal et al. undertook a comprehensive evaluation of established ideas pertaining to environmental and sustainable behavior in their subsequent research endeavors. The researchers also investigated the socio-psychological elements that impact people's comprehension and actions related to urban sustainability. The authors have established a novel conceptual framework that serves as the foundation for this study, drawing upon the findings of their research. The aforementioned accomplishment was attained by the use of a specialized conceptual framework tailored exclusively for this objective. The objective of this research was to investigate the progression of sustainable urban behavior via an analysis of socio-psychological processes, including awareness, perception, and attitude. The study also examined the influence of important characteristics and personality features on persons' understanding and dedication to urban sustainability. To accomplish the research aim, the study formulated the following objectives:

- 1) *The objective of this study is to assess the comprehension and conduct of individuals with regards to urban sustainability, as well as explore the interconnectedness between these two aspects.*
- 2) *This research aims to analyze the correlation between the comprehension and conduct of urban sustainability among individuals, while also considering the various factors and personality traits that may influence these aspects.*
- 3) *The primary goal of this investigation is to develop policies that can effectively enhance the comprehension and conduct of individuals towards urban sustainability.*

Acknowledging the inherent effect of local settings on the topic of sustainability, it is essential to choose a particular metropolitan region for examination. The selection of Istanbul as the primary subject of investigation is justified by its status as the most populated city in Turkey and its significant international prominence. Istanbul is situated in the northwestern region of



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Turkey, namely inside the Marmara Region. Based on a single source, it has been reported that the population of the area in the year 2020 amounts to around 15.5 million people. Additionally, it encompasses a collective sum of 39 districts. Istanbul is anticipated to see a substantial population growth, reaching an estimated 17 billion people by the year 2030. This projection is attributed to the city's advantageous geographical position, notable historical background, and substantial involvement in pivotal economic sectors.

Willingness to Comply with Environmental Regulations

In contrast, individuals demonstrated a readiness to adhere to environmental standards (Bh5.2). A notable pattern was seen in the responses, with infrastructural (Bh6.1 and Bh6.2) and technology (Bh7.1 and Bh7.2) categories consistently exhibiting high mean values. The process of urban change facilitated by property-oriented development. The case study of building repairs in 187 neighborhoods of Istanbul highlights the presence of many distinct settlements within the Bakırköy district, characterized by variations in housing texture and developmental history. The first phase of urbanization in Bakırköy occurred during the 1940s, displaying similarities to the urbanization processes seen in other historical cities within the region. During this particular time frame, the process of demolishing single detached homes and mansions was seen, afterwards followed by the construction of multi-story apartment buildings ranging from four to five stories in height. The emergence of this process may be attributed to the entrepreneurial activities of property owners, which has resulted in a significant shift in both the physical landscape and social structure of the city. Several other ancient cities underwent a same process at a similar timeframe, resulting in a widespread urban shift. The functional change of the area has been emphasized by the increased population density resulting from the ongoing growth and transformation processes. This is particularly evident in Istanbul Street, which extends from east to west, as well as İncirli and Istasyon streets, which reach from north to south (Istanbul Encyclopedia, 1993).

The historical core of Bakırköy exhibits a blend of urban features, characterized by a combination of densely populated residential areas and a central business district, which has the status of being the second most important central district in Istanbul. The focus of this research is



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the Bakırköy core neighborhoods, which serve as representative examples of planned settlements and significant physical alteration within the urbanization history of Istanbul. The Ataköy public housing neighborhood has the distinction of being one of the most longstanding residential districts in the Bakırköy district. The aforementioned project, which saw its first phase's completion in 1955, stands as one of the earliest examples of mass housing initiatives in the Republican era of Turkey. The further stages of Ataköy were constructed throughout the 1990s, with the last phase being completed post-2005. Yeşilköy, Yeşilyurt, and Florya are additional residential districts situated within the Bakırköy region, mostly distinguished by their peripheral positioning along the coastline of the Marmara Sea. According to the Istanbul Encyclopedia (1993), a residential complex is comprised of separate apartments spanning four to five stories, each accompanied by its own garden. Research on urban quality of life, specifically focusing on factors like as accessibility, social and cultural infrastructure, and social living places, indicates that Bakırköy exhibits a superior quality of life compared to other districts in Istanbul. The inclusion of urban green spaces inside the Ataköy neighborhoods significantly enhances the overall quality of life within these residential districts (Kısar Koramaz & Türkoğlu, 2014).

The major areas of Bakırköy are notable for their socio-cultural infrastructure. (Kısar & Koramaz, 2017). The population of Bakırköy are often characterized by their medium to above-middle income and education levels. Specifically, the central area of Bakırköy is mostly inhabited by individuals from the middle class, who possess similar levels of education, income, and socio-cultural traits. Furthermore, it has been shown that central areas tend to have a higher prevalence of older age groups and retirees (Kısar Koramaz, 2014). The scope of this study is confined to the key neighborhoods of Bakırköy, as delineated by urban development history, housing features, and geographical position (see Figure 1). There are many justifications for prioritizing core neighborhoods:

“The socio-economic and cultural composition of inhabitants within a community is a well acknowledged and often stressed need.”



The analysis of the physical and structural characteristics of the building rehabilitation process in Bakırköy over the period from January 2012 to June 2014 starts with the enactment of Law No. 6306. The current time in Bakırköy is marked by a significant process of transition in the real estate sector, which includes the construction of residential properties, individual building renovations, and zoning initiatives. The remodeling applications in Bakırköy and their transformative effects were assessed by obtaining building licenses in July 2014, subsequent to the enactment of Law No. 6623 in 2012.

Within the realm of global literature, initiatives that include the transformation of property are often recognized as important endeavors, characterized by notable architectural and functional attributes, as well as the economic prospects they generate (Loftman and Nevin, 1995). The property-oriented transformation is a process that brings about a significant alteration in a particular deteriorated or deteriorating area, which is characterized by the same unit of land ownership. However, this approach has faced criticism for its failure to effectively address long-term planning strategies and its disregard for social and economic sustainability (Turok, 1992; Oatley, 1995).

Furthermore, considering the expeditious evaluation and implementation of personalized building restoration projects, it seems that the inhabitants have voiced contentment with the subsequent augmentation in both property valuations and rental fees. The rise in economic values unquestionably acted as a compelling motivation for the adoption of regeneration programs among the residents.

The complete building rehabilitation application, as per Law No. 5500, is especially focused on structures categorized as "risky buildings" by Law No. 6306. The analysis of these processes also includes the perspectives of the individuals engaged in the transition, alongside the tangible and organizational attributes they possess. The Bakırköy case serves as a representative instance that highlights the many viewpoints encompassing the debate on urban development in Istanbul. Each instance of building rehabilitation in Bakırköy has distinct implications for the specific parcel involved, but it also necessarily influences the social and economic attributes of the



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surrounding neighborhoods, in addition to the physical structure. The adoption of building rehabilitation programs has become a significant mechanism for urban transformation, with extensive impacts on the ecological, physical, social, and economic dimensions of a city's environment.

In light of the obligation to mitigate earthquake-related hazards, there arises a pressing need to undertake the renewal of the existing building stock. Therefore, it is crucial to implement clearly defined initiatives for the rehabilitation of buildings that efficiently address the whole consequences of the undertaking, provide inhabitants appropriate direction, and improve their economic, social, and legal capabilities. Furthermore, the failure to consider the comprehensive effects of building restorations, alongside the physical environmental and ecological aspects, greatly ensures that communities will encounter enduring difficulties. Within the framework of remodeling endeavors, economic considerations and anticipations have constantly had a dominant influence over the housing and real estate sector. One remarkable element of the transformation activities in Turkey is the prominent role of the economic component among all parties. In addition to contractors seeking economic benefits, there is a shared expectation among people and local/central governments for an upsurge in building activities and land values. The primary economic consideration for individuals is to the fiscal encumbrance associated with building expenditures. Nevertheless, there is a greater emphasis on profit projections throughout the process of rejuvenation. This perspective might be seen as a sign of seeing "housing" largely as a mechanism for attaining economic benefits rather than as an inherent "social entitlement". One prominent obstacle is the deficiency in communication and confidence shown by citizens towards the local or federal authorities. Government agencies often emphasize projects that enable them to exert control and demonstrate leadership, rather than using participatory strategies to foster discourse and strategic planning for regeneration endeavors. Throughout these processes, an enigmatic ambiance is produced by informal data, and any lack of clarity is seen as desirable, since it expedites the manipulation of those processes. Rather than using overt tactics, participants exhibit a preference for employing methodologies that enable them to exert control over the process, hence facilitating adaptation to their own economic objectives. The symptoms outlined in this article pertain to urinary tract infections (UTIs).



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The legal framework represents a significant constraint on national-level reproduction. The existing legislation pertaining to rehabilitation, including both the site and property dimensions, exhibits a deficiency in terms of a complete framework that explicitly outlines the guiding principles governing the restoration process. The law functions as a tool that confers authority and strengthens the capabilities of accountable institutions. The existing legislative framework just provides an overview of the processes involved in applying for, declaring, and planning rehabilitation projects. Nevertheless, there is a notable deficiency in the overall perspective and coherence of the renewal projects, as well as a lack of guiding principles and goals for their practical execution. The legislative structure pertaining to renewal is sometimes seen as manipulative, engendering a feeling of mistrust among various stakeholders and procedures. This interplay often gives rise to disputes among many players, including legal bodies, contractors, building firms, and property owners.

Conclusion

Consequently, property owners often find themselves compelled to undertake defensive measures in order to safeguard their property or rights related to housing. One may posit that the intricate and diverse aspects of urban life, along with the perpetual uncertainties it encompasses, lead to a condition of tension. The legitimization and implementation of the transformation process in Istanbul is achieved via the strategic emphasis on discourse around earthquake danger and the provision of secure housing. This research offers a comprehensive portrayal of the prominent role that economic factors play in the management of renovations and the pursuit of financial benefits via the process of renewal. The case study conducted in Bakırköy, Istanbul sheds light on the complexities and perspectives surrounding the process of building rehabilitation. This particular case has several similarities with the prevailing global rhetoric around property-based systems. Significant distinctions may be seen between the worldwide property-oriented transformation methods and the building renovations witnessed in the case of Istanbul, with regards to project scope, execution procedures, and the resultant expectations. Nevertheless, it is feasible to discern shared elements, particularly with regard to outcomes. The criticism of property-based regeneration, as presented by Oatley (1995), contends that it fails to include enough measures to



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address long-term economic considerations. However, it is necessary to further elucidate this critique within the specific context of the Turkish scenario. Furthermore, the neglect of assessing the broader consequences of individual building restorations on the neighboring community environment, as shown in the specific case study region, suggests a disregard for the public interest dimension of these endeavors. This omission aligns with the critiques of property-focused procedures in several other settings (Turok, 1992). The primary constraint of property-oriented approaches is in their inability to integrate comprehensive plans, programs, and complementary techniques to effectively tackle many facets of regeneration. It is essential to acknowledge that a significant deficiency in the transformation process in Istanbul lies in the absence of a genuine endeavor to steer the process from comprehensive and diverse viewpoints. For the regeneration process to yield the intended outcomes, it is essential to see it as a sustained endeavor that necessitates the involvement of official institutions, the business sector, and volunteer organizations (Imrie and Thomas, 1993; Adair et al., 2004, 1999). The findings derived from our illustrative case underscore the need of implementing comprehensive strategies and initiatives to efficiently oversee and regulate the sole building rehabilitation procedure in Istanbul. The economic, social, physical, environmental, and ecological components should be accorded equal attention, ensuring the active involvement of diverse stakeholders at the local level. By using this methodology, it is feasible for the urban rejuvenation process in Istanbul to efficiently tackle urban decay and enhance the general standard of public life.

RESTRICTION

In this study, which is built around a better understanding of the relationship between the phenomena of power and social control, the boundaries of these two concepts are determined and this evaluation is carried out with the information provided from the sources obtained by taking into account the scope of the research. This study is globally limited to the scientific studies on the subject.



Evaluation: Evaluated by internal and external experts.

Conflict of Interest: The author declares that there is no conflict of interest related to this study.

Financial Support: The author did not report any financial support for the study.

ETHICS DECLARATION

The publication ethics of this journal; It is a scientific journal in the field of social sciences that aims to ensure that scientific research and publications are carried out in accordance with the main criteria specified as openness, honesty, respect for the findings and work of other publishers and objectivity.

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