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INVESTIGATION OF THE CONCEPT OF MOBILITY IN THE HOUSING BY LUXURY HOUSING SITES IN KONYA

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ABSTRACT

The housing that meets the need for living, which is a vital need, is considered along with concepts such as socialization, development of belonging and family formation. Individuals, due to the connection they have established with their homes, have installed phenomenological meanings such as houses, nests, hearths. Therefore, it is insufficient to express the housing as a physical space. Housing is affected by changes in society and individuals throughout their lives and needs to meet user requirements. Today's technological and economic developments lead to a change in the social life of the society, differentiation of life styles of individuals, formation of different user profiles / types, changes in family life and differentiation of user actions in houses. However, today's housing being built cannot meet different user requirements. Gated communities which are the result of these new searches; with security measures and built limits, it offers its residents a new way of life; it also separates them from other parts of the city, with emphasis on security and exclusivity. Accelerating trend since the 1990s, the site in Turkey, Konya has become widespread since the early 2000s. These sites, which are unrelated to the city center and urban life, have presented a new life concept within their borders, started to change the city and the city life, forget the place context in the housing design. The place, which is the most important data in architectural design, is ignored in such sites. From this point of view, this study aims to investigate why outward luxury sites are preferred, including examples of spatial and social segregation separated from its context and the concept of mobility in housing in the case of Konya city. Within the scope of the study, two external closed security sites in Beyhekim neighborhood of Konya city were selected and the reasons of mobility were determined by surveying the reasons of the users living on the site and why they preferred these sites and why they were not satisfied with the houses they lived in the past. In recent years, on the agenda of architecture; The relationship of the concepts of mobility, placelessness, and lack of sense of belonging, with the sheltering culture, has been demonstrated through externally gated community. It is analyzed why users living on security sites prefer these sites.

Key Words: Housing; Mobility; Floraşehir; Doğşehir; Luxury Gated Community.

INTRODUCTION

Houses provide the basic physiological needs of people. Also people are housed in their houses and they reflect the socio-cultural structure of society rather than the places where people spend their lives. People reflect their identity in their homes. Therefore, people have given phenomenological meanings to their houses. According to Bachelard (1996), who considers housing from a phenomenological point of view, housing is a place that holds human dreams, enables people to dream and protect dreams. Bachelard also states that housing provides and preserves the acquired things in human life. He also states that housing is the first universe of human existence. Here, he draws attention to the existential relationship between man and housing [1]. But nowadays, houses have become commodified by moving away from the phenomenological meaning with the effect of globalization and capitalism. Meanings such as investment, status and prestige are imposed on the houses. In support of this situation, Tekeli (1994) defines the housing as follows: Mal a property produced and consumed rather than a shelter, providing assurance to the person in the society, taking place in a certain society layer, being an investment, and having a social, economic and spatial meaning for the society it has many functions like being a formation [2].

The change in socio-cultural life experienced under the influence of globalization and capitalism, differentiation of living conditions, diversification of user characteristics and changes in the concept of family have led to the differentiation of the actions made during within the dwelling. Large families have evolved into small families. In the past, while large family members spend their time together, members of small families want their own private spaces. In addition, women entered the business life. As a result, food culture and eating and drinking habits have changed. Because men and women are in business together, fast and practical cooking is required. Thus, the kitchen space has also changed. As the needs increased and differentiated, the housing could not meet the needs. Therefore, it was necessary to change the traditional house and look for new alternatives. With all these changes, there has been socio-economic disintegration in society with the increase in income inequality among people. High income groups wanted to differentiate from other income groups in the society both because they wanted to show their social status and they wanted to live safe. As a result, a different type of housing has emerged all over the world. This type of housing is a secure housing community consisting of more than one housing called gated communities. Gated communities, which were first seen in America, were quickly implemented in many cities around the world. It was originally built in the major cities of developed or developing countries. In later years, the construction of gated communities became widespread in all cities. The development of gated communities, a reflection of social polarization, is a global phenomenon. As a result of the spread of the construction of closed residential settlements, it attracted the attention of the academic community and was investigated.

Blakely and Snyder (1997); gated communities are the residential areas where the public space is privatized and transitions are restricted. They are usually equipped with security measures, such as walls, fences and controlled entrances, to prevent outside access. They are located in new and old settlements in the city center and walls, reinforced with doors and walls. As Blakely and Snyder pointed out, the gated communities are closed to external entrances, establishing an autonomous islet of its own [3]. Here the land and the right to use it is closed to those outside the campus. Burke (2001) lists the most remarkable features of the gated communities, which he defines as a new neighborhood form: "Gated communities are residential or commercial residential areas. These campuses are clearly separated from the surrounding settlements by walls and fences, have a controlled entrance and many security checkpoints and are located as mechanisms by their special administrations, private streets and parks." [4].

The most prominent feature of the gated communities, which have become an urban phenomenon, is that the walls cause division within the city as a physical barrier. In addition, there are social areas such as parks, pools, jogging tracks, walking paths, indoor and outdoor sports areas, wellness center, eating and drinking units for the campus residents. The house, which has an important place for people in life, needs to be designed in accordance with all the actions that can develop in order to fully meet the developing needs. The housing, which is affected by social changes, has to be long-lasting and respond to changes and evolving demands. Because housing should not be treated separately from the users living in house and should be shaped according to the demand of the user. Gated communities have become the most popular mode of production in the market and have attracted the attention of consumers. In this study, the reasons for preferring these housing types were determined by the surveys conducted with the users of the two gated communities.

Gated Communities

In the Middle Ages, European cities are mostly high hills, surrounded by city walls (for defense purposes), closed to the outside, and through a single gate, which allow people outside the country to be controlled. It is suggested that the first gated communities form was built by the Romans in England around 300 BC. Roman military headquarters "castrum romanum" is considered.

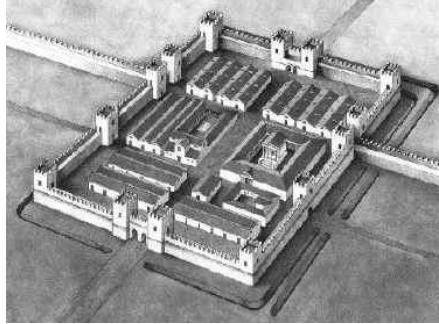


Figure 1. Castrum Romanum Sample.

The walls around these settlements were built to protect them from the villagers in the area that opposed the baron. The walls surround the settlement. It is intended to protect against external attacks. According to Yıldırım (2016), ghettos, which were used as a compulsory means of separation for ethnic and racial differences such as Negroes and Jews during certain periods of history, are used as an example of gated communities. Also according to Yıldırım (2016), Turkey has military housing as the first examples of gated communities. Although military housing does not promise life style like gated community, it actually shows similar characteristics. Housing camps built for military personnel are always under 24-hour surveillance, where foreigners cannot enter [5]. There are also sales units made by the military institution without any profit in military housing. According to Blakely and Snyder (1997), gated communities, which we know in the current sense, were built for retired individuals in the late 1960s and late 70s. Retirement settlements are the first gated communities preferred by middle-income Americans. This alternative idea of life, which then spread to the middle class suburbs, began to spread all over the world since the 1980s [3]. In addition, according to the researchers, gated communities such as suburbs formed outside the city, were first developed outside the city and were built in the city in later years.

Gated communities which are seen all over the world, appear in different typologies according to their geography and culture. Researchers have made some classifications by highlighting certain characteristics of the gated communities in the world. Blakely and Snyder (1999), according to the results of their studies in North America, pay attention to the social structure of the inhabitants and to what purpose they chose the settlement rather than the physical characteristics of the settlement. Accordingly, it has classified the gated communities as Lifestyle Communities, Prestige Communities and Security Zone Communities [3].

Burke's (2001) research in the United States, England and Australia deals with the physical structures of the settlement and their regions. Accordingly, it

has classified the gated communities as Urban Security Zones, Secure Apartment Complexes, Secure Suburban Estates, Secure Resort Communities and Secure Rural - Residential Estates [4].

Grant's (2003) classification in Canada is based on the physical structures of the settlements and classifying the settlements accordingly, taking into account their closure. Accordingly, it has classified the gated communities as Ornamental Gating, Walled Subdivisions, Barricaded Streets, Faux - Gated Entries, Partially Gated Roads, Fully Gated Roads, Restricted Entry Bounded Subdivisions and Restricted Entry Guarded Subdivisions [6].

Kurtuluş (2005) examines the gated communities in Istanbul and discusses its closeness to the public, privatized urban land and changing consumption symbols in three types. The first of these is the sub-cities of the middle class in the modern sub-urban periphery and is flexible in terms of closure. In the second group, the gated community is a luxury housing site which is located outside the city and in prestige areas to meet the investment needs and consumption demands of the new rich. As the third type, they are strictly closed to the outside and provide strong spatial facility belonging to the owners [7].

In addition, Levent and Gülümser (2007) divide the gated communities İstanbul into four types as a result of their evaluation based on nine physical properties (settlement, land size, structure size, living population, number of independent units, unit size, unit type, target profile) in İstanbul. Accordingly, it has classified the gated communities as vertically protected settlements-high-rise residences, horizontally protected settlements-single family houses, semi-horizontally protected settlements-closed apartment blocks and mixed-type protected settlements-satellite cities [8].

In this study, gated communities to be examined were determined by taking Burke (2001), Grant (2003) and Kurtuluş (2005) into consideration as a very important criterion by taking into consideration the externality, security and economic conditions of the users. Isolated from the city with physical barriers, security elements at the gate and prominent with different life promises were examined.

Gated Communities in Konya

Gated communities have begun to be seen in the early 2000s in Turkey. Since the 1980s, gated communities began to be seen in the city of Konya. Yazır Neighborhood, which is a neighborhood where Konya's economically and socially advantageous and disadvantaged groups live without communicating with each other, has been selected as the study area. In the Yazır neighborhood, the housing units built by TOKİ, which primarily addresses the lower and middle income groups of the society, then

concentrated on the construction of luxury residential units that appeal to the upper income group. Yazır Neighborhood is a region preferred by two different social and economic groups with its close proximity to nature such as Rahmet Forest, easy access to the city center by public transportation and private vehicles, and cheaper land accessibility compared to the land near the city center.

In this study, two closed sites were selected from Beyhekim Neighborhood, which is adjacent to Yazır Neighborhood. With the development of the Yazır Neighborhood in the west of Beyhekim Neighborhood and the increase in housing needs, the housing zoning started with the construction of TOKI houses. Later, Azra residences and Beyhekim state hospital added value to the region and became attractive for luxury sites. The boundaries of the Beyhekim neighborhood and the closed housing sites are shown in Figure 2.

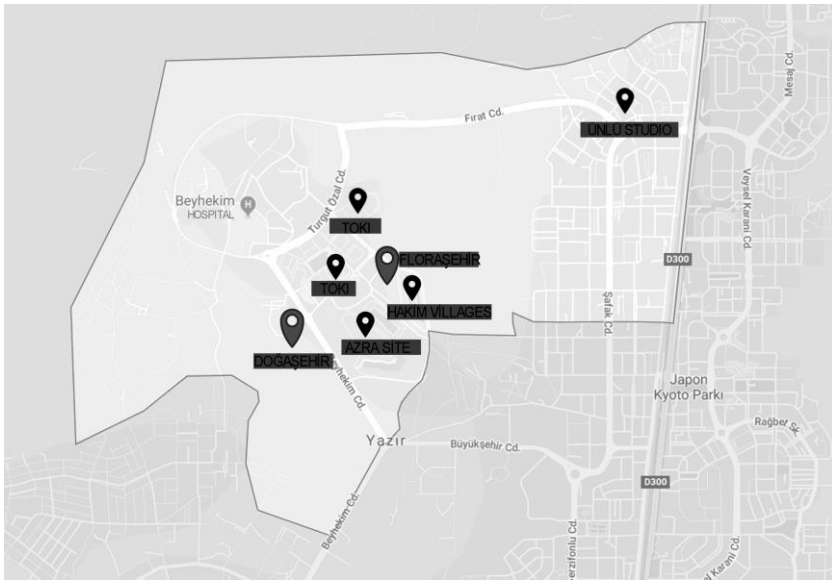


Figure 2. Gated Communities in Beyhekim Neighborhood.

Field Research

Gated communities which are the result of these new searches; with security measures and built limits, it offers its residents a new way of life; it also separates them from other parts of the city, with emphasis on security and exclusivity. Accelerating trend since the 1990s, the site in turkey, Konya has

become widespread since the early 2000s. These sites, which are unrelated to the city center and urban life, have presented a new life concept within their borders, started to change the city and the city life, forget the place context in the housing design. The place, which is the most important data in architectural design, is ignored in such sites.

The locations of the selected houses on the map are shown in Figure 3. One of the sites located close to each other is spread over a large area, while the other is more modest but also assertive. The distance to the important points in Konya is shown in Figure 4.



Figure 3. The Location of Doğaşehir and Floraşehir.

Figure 4. The Distances to Important Points of Konya.

Doğaşehir Site

Is a residential project built on an area of 242 thousand square meters by Dağ Mühendislik, Doğaşehir site located in Beyhekim neighborhood of Selçuklu district of Konya. The project was started in 2013 and completed in 2017. Is presented to people with this introductory sentence: 'A new life is rising in the green space for those who have high expectations from life'. Approximately 210 thousand square meters of green spaces and parks are reserved for Doğaşehir site, 15 of which are villas, 1,200 housing units and 71 commercial areas with large square meters and social facilities are located. Social facilities of the Dogasehir site include fitness room, swimming pool, steam room, sauna, Turkish bath, cinema, jacuzzi, children's playgrounds, masjid and cafeteria.



Figure 5. Dogaşehir Site Introduction Catalog Home Page.

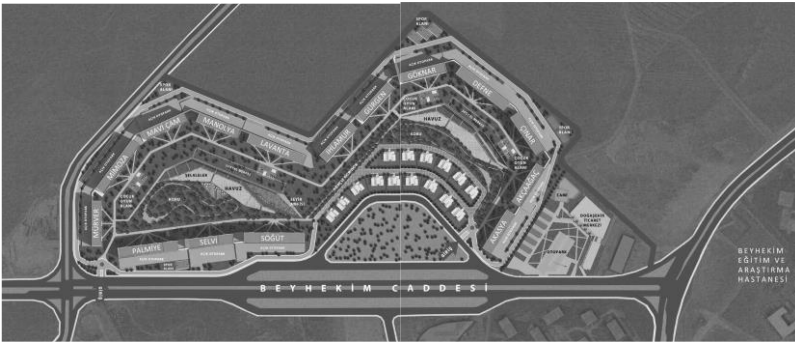


Figure 6. Layout plan of Dogasehir (<http://dagmuhendislik.com/dogasehir/>).

There are 3 + 1 rooms, 4 + 1 rooms and villa type residences in Doğaşehir site. The spaces are located in the tables below.

Living Room	Kitchen	Room 1	Room 2	Room 3	bathroom 1	bathroom 2	Lw-wc	balcony 1-2
31.85m ²	15.30m ²	17.70m ²	11.15m ²	12.15m ²	6.25m ²	7.45 m ²	3.70m ²	8.40 m ²

Table 1. 3 + 1 Rooms Space of Doğaşehir Site.

Living Room	Kitchen	Room 1	Room 2	Room 3	Room 4	bathroom 1	bathroom 2	Lw-wc	balcony 1-2
31.85m ²	19.40m ²	17.05m ²	17.70m ²	11.15m ²	12.15m ²	6.50m ²	7.65 m ²	3.75 m ²	10.55 m ²

Table 2. 4 + 1 Rooms Space of Doğaşehir Site.

Ground Floor										
Entry	Hall 1	Living Room	Room 1	Kitchen	bathroom 1	bathroom 2	Lw-wc	Room 2	Terrace	Garage
9.00m²	25.40 m ²	50.10 m ²	25.75 m ²	29.19 m ²	4.10 m ²	3.10 m ²	5.40 m ²	21.13 m ²	35.10 m ²	29.90 m ²
First Floor										
Room 1	Room 2	Room 3	Room 4	Room 5	bathroom 1	bathroom 2	bathroom 3	Dressing room	Laundry room	hall
34.27m²	18.36 m ²	26.68 m ²	20.24 m ²	20.65m ²	10.45 m ²	4.80 m ²	3.43 m ²	5.04m ²	2.40 m ²	13.55 m ²

Table 3. Villa Type Rooms Space of Dogaşehir Site.

Floraşehir Site

Built by Dağ Mühendislik in the Beyhekim neighborhood of Selçuklu district of Konya city, Flora City site consists of 8 blocks, 4 horizontal and 4 vertical, on an area of 36.500 m². There are 334 residences, 34 shops and 1 market on the site.



Figure 7. Floraşehir Site Introduction Catalog Home Page.



Figure 8. Layout Plan of Floraşehir (<http://dagmuhendislik.com/florasehir/>).

There are fitness center, hobby room, sauna, steam room, Turkish bath, walking areas and basketball court in the complex which has 28.500 m² green area. The flora city site, which was built in 2017, was presented to the public with the 'life is redefined in Floraşehir' promotion sentence. There are 2 + 1 rooms, 3 + 1 rooms and 4 + 1 rooms in flora Şehir site.

2+1 rooms space of Flora Şehir site										
Living Room	Kitchen	Room 1	Room 2	Hall 1	Bathroom	Lw-wc	Hall 2	balcony		
23.73 m ²	12.08 m ²	12.00 m ²	16.63 m ²	4.50 m ²	5.00 m ²	2.10 m ²	8.83m ²	6.72 m ²		
3+1 rooms space of Flora Şehir site										
Living Room	Kitchen	Room 1	Room 2	Room 3	Hall 1	Lw-wc	Bathroom	Hall 2	balcony	
28.80 m ²	15.50 m ²	16.17 m ²	11.10 m ²	17.00 m ²	7.02 m ²	3.30 m ²	5.25 m ²	9.36 m ²	5.90 m ²	
4+1 rooms space of Flora Şehir site										
Living Room	Kitchen	Room 1	Room 2	Room 3	Room 4	Hall 1	Lw-wc	Bathroom	Hall 2	balcony
28.80 m ²	15.50 m ²	16.17 m ²	11.10 m ²	17.00 m ²	11.21 m ²	7.02 m ²	3.30 m ²	5.25 m ²	9.36 m ²	4.72 m ²

Table 3. Flora Şehir Site Housing Areas.

Survey Study

The research method for these two closed housing estates in the Beyhekim neighborhood was determined as one-on-one interviews and surveys. Questionnaires were prepared and the satisfaction of the individuals and the housing they had lived before were questioned. Reasons for moving were investigated and 30 questionnaires were conducted by the researchers on both sites.

FINDINGS

It was found that 64% of the individuals who participated in the post-use evaluation questionnaire in Doğaşehir site were between 31 and 45 years old, 20% were between 46 and 60 years, and 16% were between 20 and 30 years (Table 1). 69% of these individuals are female and 31% are male housing users (Table 2). It was found that 63% of the individuals who participated in the post-use evaluation survey on the Flora City website were between 31 and 45 years old, 21% were 46 and 60 years old, and 7% were between 20 and 30 years old (Table 1). 64% of these individuals are female and 36% are male housing users (Table 2).

NAME OF GATED COMMUNITY:	DOĞAŞEHİR SITE	FLORAŞEHİR SITE
QUESTION-1	AGE	
20-30	16 %	7 %
31-45	64 %	63 %
46-60	20 %	21 %
OTHER	-	9 %

Table 1. Age ratio of users

NAME OF GATED COMMUNITY:	DOĞAŞEHİR SITE	FLORAŞEHİR SITE
QUESTION-2	GENDER	
WOMAN	69 %	64 %
MAN	31 %	36 %

Table 2. Gender Ratio of Users.

70% of the individuals surveyed in Doğaşehir site are from Konya and 30% from other cities (Table 3). 57% of the individuals surveyed on the Flora City website are from Konya and 43% from other cities (Table 3). In addition, they live with 4 or more people in a survey conducted in Nature City (Table 4). This rate falls on the Flora City Site (Table 4). It was observed that 68% of the users surveyed in Doğaşehir Site have lived in this residence for 2 years

(Table 5). This rate is 64% in the Flora City Complex (Table 5). It is observed that 84% of the surveyed users live in 4 + 1 housing types (Table 6) and their housing is more than 150m² (Table7). It was observed that 49% of the surveyed users in the Flora City Site lived in 3 + 1, 30% in 4 + 1 housing types (Table 6) and 49% of the houses were between 121-150m² and 30% were more than 150m² (Table7).

NAME OF GATED COMMUNITY:	DOĞAŞEHİR SITE	FLORAŞEHİR SITE
QUESTION-3	HOMELAND	
KONYA	70 %	57 %
OTHER	30 %	43 %

Table 3. Homeland Data of Users.

NAME OF GATED COMMUNITY:	DOĞAŞEHİR SITE	FLORAŞEHİR SITE
QUESTION-4	NUMBER OF PEOPLE	
1	3 %	7 %
2	6 %	23 %
3	12 %	30 %
4	39 %	20 %
5 AND MORE THAN 5	40 %	20 %

Table 4. Number of People Living.

NAME OF GATED COMMUNITY:	DOĞAŞEHİR SITE	FLORAŞEHİR SITE
QUESTION-5	LIVING YEAR	
1 YEAR	13 %	26 %
2 YEAR	68 %	64 %
3 YEAR	16 %	10 %
4 YEAR	3 %	-

Table 5. Number of living year

NAME OF GATED COMMUNITY:	DOĞAŞEHİR SITE	FLORAŞEHİR SITE
QUESTION-6	NUMBER OF ROOMS	NUMBER OF ROOMS
1+1	-	-
2+1	-	21 %
3+1	6 %	49 %
4+1	84 %	30 %
OTHER	10 %	-

Table 6. Number of Rooms.

NAME OF GATED COMMUNITY:	DOĞAŞEHİR SITE	FLORAŞEHİR SITE
QUESTION-7		M2
0-50	-	-
51-90	-	-
91-120	3 %	21 %
121-150	3 %	49 %
151 +	94 %	30 %

Table 7. Square Meters.

The majority of users surveyed on both sites benefit from social areas (Table 8). It was determined that the previous houses of the participants in the Doğaşehir Site were generally flats (47%) and closed residential campuses (47%) (Table 9). It was found that the participants in the Flora City Complex were mostly flats (77%) (Table9).

NAME OF GATED COMMUNITY:	DOĞAŞEHİR SITE	FLORAŞEHİR SITE
QUESTION-8	ARE YOU BENEFIT FROM SOCIAL AREAS?	
YES	80 %	72 %
NO	20 %	28 %

Table 8. Social Areas

NAME OF GATED COMMUNITY:	DOĞAŞEHİR SITE	FLORA ŞEHİR SITE
QUESTION-9	PREVIOUS HOUSING TYPE	
DETACHED HOUSE	6 %	3%
APARTMENT	47 %	77%
GATED COMMUNITIES	47 %	20%

Table 9. Previous Housing Type.

It has been determined that the previous houses of the users in Doğaşehir Site and Floraşehir Site are in 3 + 1 housing type (Table 10). While the previous homes of the surveyed users in the Doğaşehir Site were generally 121m2 and more, it was found that 91-120m2 (38%) and 121-150m2 (33%) were generally in Flora City (Table 11). While the majority (75%) of the users in the Floraşehir Site stated that there was no social space in their previous homes, it was found that this rate decreased (57%) in the Doğaşehir Site (Table 12). This result may be related to the data that the users of Doğaşehir Site are 47% of their previous houses as closed gated communities (Table 9-Table 12).

NAME OF GATED COMMUNITY:	DOĞAŞEHİR SITE	FLORAŞEHİR SITE
QUESTION-10	PREVIOUS HOUSING'S NUMBER OF ROOMS	
1+1	-	3%
2+1	3 %	10%
3+1	60 %	77%
4+1	27 %	17%
OTHER	10 %	3%

Table 10. Previous Housing' Number of Rooms.

NAME OF GATED COMMUNITY:	DOĞAŞEHİR SITE	FLORAŞEHİR SITE
QUESTION-11	M2	
0-50	-	-
51-90	3 %	10 %
91-120	7 %	38 %
121-150	46%	33 %
151 +	44 %	19 %

Table 11. Previous Housing's Square Meters

NAME OF GATED COMMUNITY:	DOĞAŞEHİR SITE	FLORAŞEHİR SITE
QUESTION-12	SOCIAL AREAS OF THE PREVIOUS HOUSE	
YES	43 %	25 %
NO	57 %	75 %

Table 12. Previous Housing's Social Areas.

22% of the individuals surveyed in the Doğaşehir Site are social areas, 18% are safe, 18% are large, 15% are liked by the community (prestige), 14% are new buildings and% 13 stated that they chose this residence because of its location. In the Floraşehir Site, 31% of the individuals surveyed are safe, 21% are new buildings, 19% are social areas, 15% are large, 7% are liked by society (in terms of prestige and In addition, the majority of the users in both sites (94%) stated that they were satisfied with the site they live in.

NAME OF GATED COMMUNITY:	DOĞAŞEHİR SITE	FLORAŞEHİR SITE
QUESTION-13	WHY DID YOU MOVE?	
SAFETY	18 %	31 %
SOCIAL AREAS	22 %	19 %
SIZE	18 %	15 %
LOCATION	13 %	7 %
COMMUNITY APPROACH	15 %	7 %
NEW BUILDING	14 %	21 %

Table 13. Reasons of Carriage.

NAME OF GATED COMMUNITY:	DOĞAŞEHİR SITE	FLORAŞEHİR SITE
QUESTION-14	ARE YOU SATISFIED?	
YES	94 %	94 %
NO	6 %	6 %

Table 14. Satisfaction Ratios.

CONCLUSION

As a result, it has been determined that gated community sites, which have become widespread as a new housing form where the importance of place is gradually decreasing in design, is not a correct socio-cultural and spatial strategy in terms of urban planning. However, it was determined that the users preferred these sites due to their housing size, prestige and social opportunities.

Various data were obtained in this study which was conducted by analyzing on-site surveys, surveys with users and sales discourses / promises of closed housing campuses. It has been observed that both sites are not architecturally flexible and aesthetic. When we examine the plans of these houses that appeal to the upper income group, it is seen that they have stereotyped plan fictions. It has been designed to be inflexible without considering various family structures and different human situations. It has been determined that the space layout of the apartments is not different from the apartment projects. However, their ideal home and ideal life discourses affect people and make them preferable.

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