THE CHARACTERISTICS OF HOUSING USERS OF A HOUSING CO-OPERATIVE PROJECT, IZMIR-TURKEY

HULYA KOC

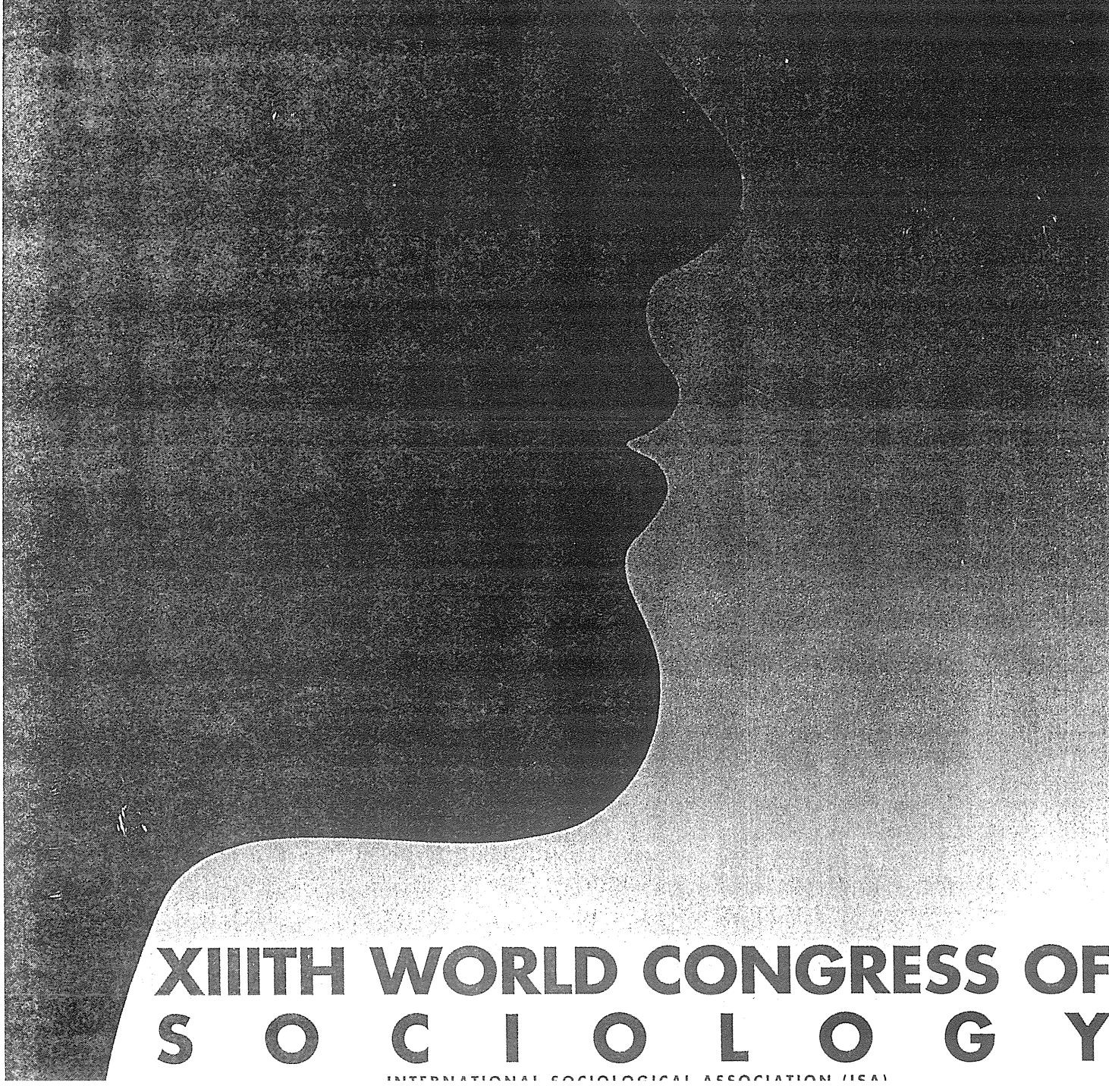
Paper presented at XIIIth World Congress of Sociology
Bielefeld,Germany 18-23 July 1994
RC 43 Session 16 Affordability and Housing Needs

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CONTESTED BOUNDARIES AND SHIFTING SOLIDARITIES







XIIITH WORLD CONGRESS OF SOCIOLOGY

INTERNATIONAL SOCIOLOGICAL ASSOCIATION (ISA)

This Program Book has been compiled at the Paris Branch of the Secretariat

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Contents

Welcoming address by T.K. Oommen III
Welcoming address by Peter Weingart and composition of the G.I.S. V
Welcoming address by Neil Smelser VII
The 1990-1994 I.S.A. Executive Committee and sub-committees VIII
Academic Sessions time table X
Plenary Sessions 1
Symposia 2
Research Committees 16
Working Groups 363
Thematic Groups 390
Ad Hoc Sessions 407
Special Sessions by Affiliated Organisations 433
Index of participants 438
Academic Sessions table of contents 485

RESEARCH COMMITTEE 43

HOUSING AND THE BUILT ENVIRONMENT

HABITAT ET ENVIRONNEMENT CONSTRUIT

LA VIVIENDA Y SU ENTORNO CONSTRUÍDO

(Room T2-213)

Program Coordinator :

David Thorns (Dept. Sociology, Univ. Canterbury, Private Bag 4800, Christchurch, New Zealand - FAX : 03-364 2977)

RC 43 Session 1

Monday, 18 July 1994: 9:00-11:00

HOUSING, SOCIAL STRATIFICATION AND SOCIAL EXCLUSION
LOGEMENT, STRATIFICATION SOCIALE ET EXCLUSION
VIVIENDA, ESTRATIFICACIÓN SOCIAL Y EXCLUSIÓN

Chair :

Alan Murie (Dept. Planning & Housing, Herriott-Watt Univ. , Lauriston Place, Edinburgh, UK)

Authors and Papers :

Ian Winter (Royal Melbourne Inst. Technology, Mzlbourne, Victoria, Australia) : *The Radical Home-Owner ? A neo-Weberian theory of housing tenure and social change.*
Jesus Leal Univ. Complutense, Madrid, Spain) : *The limits of spreading home ownership.*
Ray Forrest (School for Advanced Urban Studies, Univ. Bristol, UK) : *Housing strategies of home owners in negative equity.*
David Thorns (Dept. Sociology, Univ. Canterbury, Private Bag 4800, Christchurch, New Zealand) : *Housing inheritance and social reproduction.*
Hulya Koc (Dokuz Eylul Univ. Alsancak, Izmir, Turkey) : *Changing policies towards housing co-operatives in Turkey.*

RC 43 Session 2

Monday, 18 July 1994 - 16:30-18:30

CHANGING ROLE OF THE STATE
LE NOUVEAU ROLE DE L'ETAT
EL NUEVO ROL DEL ESTADO

Chair :

Alan Murie (Dept. Planning and Housing, Herriott-Watt Univ. Lauriston Place, Edinburgh, UK)

Authors and Papers :

Peter Kemp, Peter McLaverty (Centre for Housing Policy, Univ. York, UK) : *Housing benefit, social exclusion and claimant strategies.*
Ingrid Sahlins (Dept. Sociology, Lund Univ., S-221 00 Lund, Sweden) : *Discipline and border control : strategies for housing exclusion.*
H. Meusen (Univ. Bristol, UK) : *Different routes to residual housing.*
Isabel Anderson (Dept. Applied Social Science, Univ. Stirling, UK) : *Homelessness and social exclusion.*
J. Dangschat (Univ. Hamburg, Hamburg, Germany) : *Causes of the concentration of poverty.*
Alan Murie (Dept. Planning and Housing, Herriott-Watt Univ., Lauriston Place, Edinburgh, UK) : *Residential mobility, housing and social stratification.*

Authors and Papers :

Beth Huttman (Dept. Sociology, California State Univ., Hayward CA 94542, USA) : *Dilemmas in Lawton's Theory of Static vs accommodating residential development, as exemplified by four case studies of elderly housing.*
Brian Aldrich (Dept. Sociology & Social Work, Winona State Univ., Winona MN 55987, USA) : *Elderly housing in China.*
Satoshi Kose (Building Research Inst., Japan) : *Failure of existing dwellings to house aged persons.*
Kazuo Hayakawa (Kobe Univ., Japan) : *Social costs reduction by good housing in the aged society.*

RC 43 Session 16

Saturday, 23 July 1994: 14:00-16:00

AFFORDABILITY AND HOUSING NEEDS
BESOINS ET PRIX DU LOGEMENT
NECESIDAD Y PRECIO DE LA VIVIENDA

Chair :

Roy Darke (Dept. Town & Regional Planning, Univ. Sheffield, Sheffield, UK)

Authors and Papers :

A.D.H.Crook (Dept. Town & Regional Planning, Univ. Sheffield, UK) : *Affordability : the role of the town planning system.*
Peter Malpass (Fac. Built Environment, Univ. the West of England) : *Affordability in housing.*
M. Kleinman (London School of Economics, Houghton Str. London WC2A 2AE, UK) : *Housing needs : European comparisons.*
Hulya Koc (Dokuz Eglul Univ. Izmir, Turkey) : *The characteristics of housing users of a co-operative housing project, Zmir, Turkey.*
Manjae Kim (Kaisung National Univ., South Korea) : *Housing speculation and housing affordability in Seoul.*

RC 43 Session 17

Saturday, 23 July 1994 - 16:30-18:30

URBAN RENEWAL AND REVITALISATION
RENOVATION URBAINE ET REVITALISATION
RENOVACIÓN URBANA Y REVITALIZACIÓN

Chair :

Jürgen Friedrichs (Forschungsinst. für Soziologie, Greinstr. 2, D-50939 Köln, Germany)

Authors and Papers :

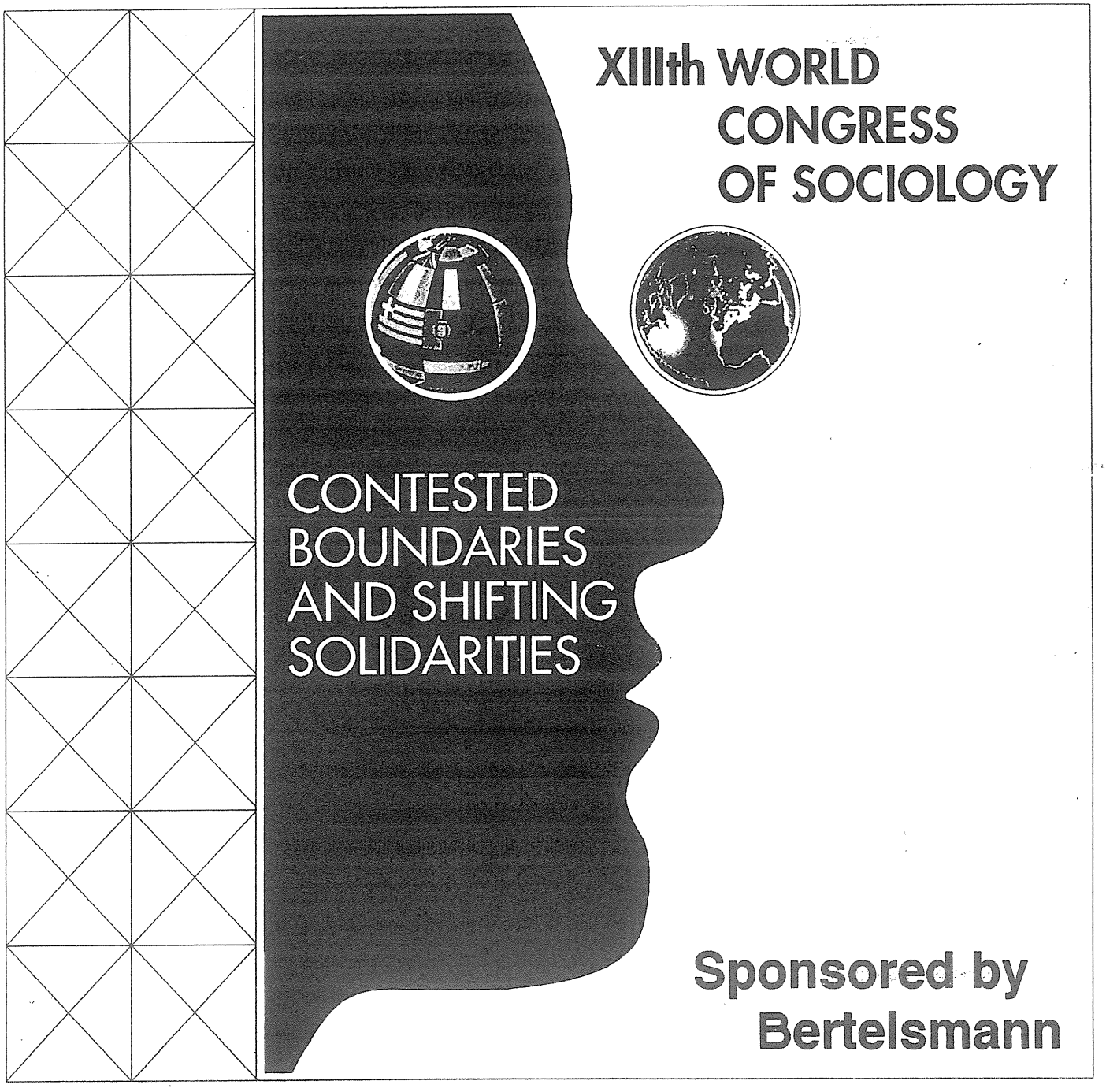
Jurgis Vanagas (Vilnius Technical Univ., Vilnius, Lithuania) : *Urban renewal; social consequences.*
Monika Alisch (Univ. Hamburg, Germany) : *Strategies and instruments of a social revitalisation.*
Jürgen Friedrichs (Forschungsinst. für Soziologie, Greinstr. 2, D-50939 Köln, Germany) : *A model of urban revitalisation.*
Lilian Fessler Vaz (Fac.. Arquitetura & Urbanismo, Univ. Federale Rio de Janeiro, Brazil) : *Social and spatial consequences of urban revitalization : the case of Rio de Janeiro 1980-1990.*

Supplement to

sociological abstracts

jul 1994

18-23 JULY BIELEFELD GERMANY 42/7 **suppl 173**



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OFFICE OF PUBLICATION: 7428 Trade St., San Diego, CA 92121-2479
SUBSCRIPTION OFFICE: P.O. Box 22206, San Diego, CA 92192-0206

TELEPHONE: (619) 695-8803
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This publication (sa Supplement 173) is presented to all registrants of the XIIIth World Congress of Sociology with the compliments of the International Sociological Association (ISA), Sociological Abstracts, Inc. (sa), and the German Organizing Committee for the 1994 World Congress.

As you will notice, the abstracts are not numbered solely for this publication. Accession numbers have been assigned on the basis of a continuing system used by sa for abstracts of conference papers. For example, the first abstract, that of a paper by Anna Aalten, is numbered 94S27297/ISA/1994/7558. The first two digits, representing the year of publication in sa, are followed by the letter S, identifying it as a Supplement abstract. The five-digit number (27297), which identifies its sequential position among all Supplement abstracts published by sa, is followed by the acronym of the association and the year of the congress. The final four-digit number (7558) identifies it as the 7,558th ISA abstract included in the sa database.

Supplement No. 173 Table of Contents

Letter of Presentation			iii
Technical Information			v
SOCIOLOGY*EXPRESS Order Form			1 -
Abstracts:	A - C	94S27297 - 94S27821	3 - 67
	D - G	94S27822 - 94S28285	67 - 124
	H - K	94S28286 - 94S28700	124 - 175
	L - O	94S28701 - 94S29162	176 - 233
	P - S	94S29163 - 94S29696	233 - 297
	T - Z	94S29697 - 94S30079	297 - 344
Bibliography of Late Arrivals			345 -
Author Index			346 - 354
Brief Subject Index			355 - 389
List of Abbreviations			Cover III

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SOCIOLOGICAL ABSTRACTS is published by Sociological Abstracts, Inc., a nonprofit corporation. The seven issues are published bi-monthly in February, April, June, August, October and semimonthly in December. Subscriptions are $430.00 per year. Please remit by check to Sociological Abstracts, Inc. Checks must state U.S. Dollars and be drawn on a U.S. Bank. If paying by UNESCO Book Coupons, please add 10% for necessary bank charges. If paying by International Money Order, include library order number and/or SA invoice number.

POSTMASTER: Send address changes to Sociological Abstracts, P.O. Box 22206, San Diego, CA 92192-0206

Second Class Postage paid at San Diego, CA, and additional mailing offices.

An Annual Cumulative Index may be purchased by subscribers for an additional $80, which is then sent by Third Class/Library Rate mail upon publication.

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SOAB-A Publication No. USPS 500340 ISSN-0038-0202 Cover Design: Richard Allen Heinrich

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1 June 1994

Dear Colleagues:

The response to the call for abstracts of papers to be presented at the XIIIth World Congress was beyond all expectations. SA received 2,783 abstracts before the deadline, 872 more than for the XIIth Congress.

These abstracts--edited, translated (if need be), and indexed--are all included in this publication. There is also a bibliography of 39 abstracts that arrived too late to be processed. They, along with any other abstracts received between now and 30 September 1994, will appear in the Late Arrivals section of the Conference Abstracts Supplement, to be published in December 1994 as Issue 7 of Sociological Abstracts.

If your abstract is not in this publication, and if you would like to have it included in the SA database, there is still time--until 30 September. Please, also submit a copy of your complete paper for sale through Sociology Express, our document delivery service (see page ix).

May we remind you that not only do your abstracts appear in this publication--which, in addition to being distributed here at the Congress, will be bound into the 1994 Conference Abstracts Supplement--but also, they are already available in the SA database online with the following labels/vendors: Dialog Information Services/File 37; BRS/SOCA, BRS-Colleague, After Dark; Data-Star/SOCA; EPIC/Sociological Abstracts; and DIMDI/SA63. The Late Arrivals will be online in December 1994.

It is necessary to interject a comment on the advantages, but limitations, of modern technology--specifically, of Fax communication. At some point, the majority of the abstracts herein were transmitted via Fax. While this facilitated their timely arrival, most of the abstracts were extremely difficult to read, and many were so illegible that we were unable to decipher the copy, necessitating deletion of some portions. Had we been able to contact the many authors whose abstracts arrived in poor condition, we would have done so.

We hope that this publication will facilitate faster and broader dissemination of the proceedings of the XIIIth Congress. Thank you all for your contributions. Best wishes for fruitful intellectual encounters throughout the Congress and beyond.

Cordially yours,

T. K. Oommen
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abstracts of papers presented at the

XIIIth WORLD CONGRESS OF SOCIOLOGY

CONTESTED BOUNDARIES AND SHIFTING SOLIDARITIES

94S27297 / ISA / 1994 / 7558
Aalten, Anna (Dept Cultural Anthropology U Amsterdam, NL-1012 DK Netherlands [Tel: 31-20-5252624; Fax: 31-20-5253010]), **Women's Words and the Problem of Subjectivity.**
¶ Feminist sociology/anthropology constantly questions the category "woman" by acknowledging the differences between women. Working with life-(hi)stories is working with difference. Life-(hi)stories present examples of "fragmented subjectivities," thereby creating room for an acknowledgement of the un-unified character of the subject. In this acknowledgement lies a strong case for a new direction in feminist studies. In a 1991 book on female business-owners & the boundaries of the sex-gender system in the Netherlands, five business-women present their life stories. Each story is followed by a commentary in which the words of the woman are put in a historical context. Reasons for writing the book are offered, elaborating on the usefulness of the life-history approach for feminist studies. In current research on the construction of the body & feminity by female professional dancers, life-(hi)stories may be used differently. (Copyright 1994, Sociological Abstracts, Inc., all rights reserved.)

94S27298 / ISA / 1994 / 7559
Aas, Dagfinn (Norwegian Building Research Instit [Tel: 4722965500; Fax: 4722699438]), **Social Integration and Collective Acts–A Blueprint for Comparing the Milieu in Residential Areas.**
¶ An interim report on a long-term research program on residential areas of varying types in Norway that is investigating the character of their community, ie, social integration & collective activities. Focus is on developing methods for describing life & activity, both formal & informal, that constitute the milieu of the area, defined as the interaction of human elements, the physical surroundings, & the social organization. The theoretical orientation is based on principles of ecological psychology developed by Roger Barker. Fieldwork consists of observational methods coupled with interviews & questionnaires. (Copyright 1994, Sociological Abstracts, Inc., all rights reserved.)

94S27299 / ISA / 1994 / 7560
Abdi, Nourredine (LIRSS CNRS, 61 Ave President Wilson F-94235 Cachan Cedex France [Tel: 1-46-22-37-60; Fax: 1-42-67-91-63]), **Problématique général** (General Problematic). (FRE)
¶ The notion of "regional flavor" is explored at the subcontinental level, & an effort is made to identify its constituents. Two conceptions of regional flavor–one real, the other an ideal reflection on the region in light of its imagined past & future–are considered: the first draws on the region's shared socioeconomic fate & institutions; the second is more concerned with a sense of common cultural heritage. Possible reconceptions of regional flavors around the world in response to the globalization of economic & cultural ties are considered. AA Tr & Modified by A. Levine. (Copyright 1994, Sociological Abstracts, Inc., all rights reserved.)

94S27300 / ISA / 1994 / 7561
Abdi, Nourrédine (LIRSS CNRS, 61 Ave President Wilson F-94235 Cachan Cedex France [Tel: 1-46-22-37-60; Fax: 1-42-67-91-63]), **Le Développement post-étatique en Algérie** (Poststatist Development in Algeria). (FRE)
¶ The two-phase withdrawal of the state's dominance over the last twenty years in Algeria & Egypt is contrasted. With the end of the centrally controlled economic regimes of Jamal'Abdel-Nasser & Boumedien in the 1970s, there was a gradual reduction in state importance, further weakened by violent outbreaks of radical nationalism & ethnic self-determination in the 1990s. The role of the development of their social structure during the cold war & progressive decolonization is evaluated. Similar problems with the planned economies of Eastern European & Third World countries are noted, especially concerning the postcentralized phase of development, in which the openness & flexibility of the new liberalized economic system become stigmatized. It is argued that the directed economic development of Egypt was more closely linked to individual political influences & internal factors, while in Algeria, recent changes follow global trends. AA Tr & Modified by J. Sadler. (Copyright 1994, Sociological Abstracts, Inc., all rights reserved.)

94S27301 / ISA / 1994 / 7562
Abela, Anthony M. (Instit Social Welfare U Malta, Msida [Tel: 356-336451; Fax: 356-336450]), **Changing Family Values in Malta: A Western European Perspective.**
¶ Data obtained in values studies conducted 1981-1991 among nationally representative samples in Malta (N = 467) & 10 western European countries (N = 15,500) are used to compare the rise of individualized family values in Malta relative to other Europeans. In Malta, change coincides with continuity. In the face of rapid socioeconomic change, most Maltese are successful in keeping alive traditional family values, yet marriage breakdowns have been increasing. Traditionality shows in their strong family ties, an adherence to common religious, social, & political values, & an opposition to permissive behavior. Conventional gender relations remain strong, though new socioeconomic developments & aspirations call for a renegotiation of relations between married partners & their children. The Western European trend toward greater individualization is evident among the higher-educated young professionals. The outcome is experienced as a period of transition & personal indecision. (Copyright 1994, Sociological Abstracts, Inc., all rights reserved.)

94S27302 / ISA / 1994 / 7563
Abell, Peter (Interdisciplinary Instit Management London School Economics, Houghton St England WC2A 2AE [Tel: 071-955-7580; Fax: 071-955-7674]), **Why Doesn't Industrial Democracy Self-Generate?.**
¶ Argues that social science research into industrial participation is by & large positive in its estimate of the impact on "performance." Consideration is given as to why a voluntary rapid movement in this direction has not been witnessed. (Copyright 1994, Sociological Abstracts, Inc., all rights reserved.)

94S27303 / ISA / 1994 / 7564
Abha, Avasthi (Dept Sociology Lucknow U, 226007 Uttar Pradesh India), **Indian Cinema and Music: A Cultural Analysis.**
¶ In India, like all other art forms, music has been devoted to God. *Margi* (classical) & *Deshi* (folk), the two forms of Indian music, were associated with rituals & festivals, respectively, with the class & mass being the respective consumers. Indian film industry, the second largest in the world, revolutionized the entire music system & developed an entirely new, very large public. As such, the sensitive appreciation & emotional involvement of the audience characteristic of Indian musical performances disappeared. The fast development & commercialization of Indian film music breaks the boundaries of region, culture, & language, imports Western tunes, & quickly produces regional songs to appeal to its heterogeneous public. Mechanical reproduction of musical performances & time-bound (short) presentations discourage classical performances, producing adulterated forms of *ragas* (melody). Discussion includes the impact of cinema on the different aspects of musicosocial thought & activity, as well as on the larger sociocultural structure. (Copyright 1994, Sociological Abstracts, Inc., all rights reserved.)

94S27304 / ISA / 1994 / 7565
Abraham, Margaret (Dept Sociology/Anthropology Hofstra U, Hempstead NY 11550-1090 [Tel: 516-463-5640; Fax: 516-564-4296]), **Addressing the Problem of Marital Violence among South Asians in the United States: A Sociological Study of the Role of Organizations.**
¶ Based on a 2-stage questionnaire completed by representatives of 6 South Asian organizations that address the problem of marital violence, discussion covers the structure, ideology, organizational strengths, weaknesses, & goals of these organizations. Examined are the causal factors that led to the creation of these organizations & their approach to the cause, manifestation, & resolution of marital violence. It is suggested that these organizations are a power resource to South Asian women who are victims of marital violence & play an instrumental role in shifting marital violence from a private problem to a social issue. These organizations are a part of a growing movement that addresses the silence surrounding marital violence among women of color, especially recent immigrant women. (Copyright 1994, Sociological Abstracts, Inc., all rights reserved.)

0038-0202/94 $1.50

mation of social psychology. Also, new trade unions can be seen as adequate institutes for solving industrial conflicts & creating new forms of social partnership. Quantitative & qualitative analysis of data from interviews with administrators, trade unionists, & workers, especially in the mining industry, reveal the dynamics of processes of transformation of social consciousness & the ambivalency of its nature at the moment. It is concluded that political & economic changes have affected broad differentiations of social groups & socioprofessional interests. In close connection with market reforms & structural reconstruction, independent unions have become widespread & play an important role in industrial relations, & in the formation of new democratic institutions not only in industry, but in the society at large. (Copyright 1994, Sociological Abstracts, Inc., all rights reserved.)

94S28614 / ISA / 1994 / 8875
Klovdahl, Alden S. (Faculty Arts Australian National U, Canberra ACT 2601 [Tel: 61-62-49-45-21; e-mail: ask611@huxley.anu.edu.au]), **Observing Social Networks: Assessing Effects of Measurement Error.**
¶ An important question regarding the measurement of social network properties is the effect of observational error; eg, how does error affect measurement of–in graph-theoretic terms–adjacency, reachability, & distance in large networks of interconnected individuals? An examination of measurement error in network research is reported. Data from two studies of large social networks (nodes = 3,000 & 6,000, respectively) in which (randomly selected) participants were asked to indicate persons to whom they were connected using: (1) an open-ended (random prompts) naming stimulus, & (2) a fixed-choice list of network members. Of concern were the number of associates reported (outdegrees), density of personal & social networks, reachability, distances, centrality measures, & properties of Markov models characterizing the networks. Implications are suggested. (Copyright 1994, Sociological Abstracts, Inc., all rights reserved.)

94S28615 / ISA / 1994 / 8876
Kluegel, James R. & Miyano, Masaru (Dept Sociology U Illinois, Urbana 61801 [Fax: 1-217-333-5225; e-mail: kluegel@uiucvmd]), **Justice Beliefs and Support for the Welfare State in Advanced Capitalism.**
¶ Examines the effects of status characteristics & opinions about economic justice on public support for the welfare state in 5 advanced capitalist countries, focusing on support for government intervention to reduce the inequality of life chances produced by the market in general. Data for GB, West Germany, Japan, the Netherlands, & the US are drawn from the International Social Justice Project, a study that fielded a common questionnaire concerning public opinion about economic & political justice to 13 nations. Results show that all of these nations share a similar level of majority opposition to government intervention placing an upper limit on income. With a few exceptions, support for an upper limit is affected by status & justice beliefs in the same way in all countries; on the other hand, support for government intervention to ensure guaranteed jobs & minimum standards of living differs markedly, as do the effects of status & justice beliefs on this support. Status effects are strongest in the US & GB, while the effects of justice beliefs, particularly access ideology, are strongest in the US & weakest in Japan. (Copyright 1994, Sociological Abstracts, Inc., all rights reserved.)

94S28616 / ISA / 1994 / 8877
Knauder, Stefanie (Landstrasse-Haupstr 79-14, A-1030 Vienna Austria [Tel: 1-7134255]), **Life Satisfaction in a Third World Environment.**
¶ Interview data obtained from 678 household heads & their first wife in Maputo & Beira, Mozambique, reveal that objective & subjective quality of life is higher even in the run-down buildings of urban areas than in peri-urban areas, & that it is higher in peri-urban areas than in the villages, even if social interaction decreases with increasing urbanization. (Copyright 1994, Sociological Abstracts, Inc., all rights reserved.)

94S28617 / ISA / 1994 / 8878
Knorr-Cetina, Karin (Faculty Sociology U Bielefeld, D-33501 Federal Republic Germany [Tel: 0521-10600; Fax: 0521-106-5844]), **Theoretical Constructionism.**
¶ Two goals are attempted: to introduce a development in theoretical sociology that one might call theoretical constructionism, & to give empirical examples for this perspective from the area of science & culture. (Copyright 1994, Sociological Abstracts, Inc., all rights reserved.)

94S28618 / ISA / 1994 / 8879
Knottnerus, J. David (Dept Sociology Oklahoma State U, Stillwater 74078-0395 [Tel: 405-744-6106; e-mail: jdk2307@osucc]), **Structural Ritualization: A Theory of the Reproduction of Structure in Social Life.**
¶ Presents a formal analytical model that focuses on the dynamics involved in a social group embedded within a larger social environment. Particular attention is directed to five factors that influence the form taken by that social group (ie, social structure, dominant relations, etc). The first four factors determine the dominance of certain kinds of ritualized practices in the larger environment. These four factors plus the fifth factor affect the degree to which new ritualized practices & social structures that are similar to those found in the larger milieu emerge among actors within an embedded social group. The five formally defined factors are salience, repetitiveness, homologousness, availability of resources, & capacities to use schemas & resources. Research into the social world & structure of the youth society within the elite secondary school system of early modern France is described to demonstrate the explanatory value of the theory. It is suggested that this formulation can take the form of a generalizable theory that can be applied to a variety of cases to explain & predict outcomes. (Copyright 1994, Sociological Abstracts, Inc., all rights reserved.)

94S28619 / ISA / 1994 / 8880
Koç, Hülya (Faculty Architecture Dokuz Eylül U, Alsancak 35230 Izmir Turkey [Tel: 232-4218643; Fax: 232-4215219]), **The Characteristics of Housing Users of a Cooperative Housing Project in Izmir, Turkey.**
¶ Addresses the implementation of Turkish housing policies & their results. Social & economic characteristics of houseowners & users' opinions about their houses & environment are studied in a specific cooperative housing project in the city of Izmir. Household survey & questionnaire results indicate that preference for houses is based mostly on financial criteria of households than needs. Housing satisfaction problems are related mostly to the physical conditions of the house, the number & size of rooms, & the maintenance of housing environment. (Copyright 1994, Sociological Abstracts, Inc., all rights reserved.)

94S28620 / ISA / 1994 / 8881
Koc, Mustafa (Dept Sociology Ryerson U, Toronto Ontario [Tel: 705-748-3974; e-mail: mkoc@acs.ryerson.ca]), **Globalization in the Periphery: Changes in Agricultural Policies in Turkey during the 1980s.**
¶ Within the context of economic restructuring, examines agricultural policies of the Turkish government in the 1980s, arguing that these changes reflect the neoconservative discourse on globalization that dominated politics during this decade. Neoconservative policies aimed to weaken the base of the clientelist welfare state established during the republican period, replace the accumulation regime based on import substitution with one based on export promotion, & further the integration & harmonization of the domestic economy with global markets. In line with this broader agenda, farm policies of the Turkish government in the 1980s aimed to: (1) reduce the fiscal burden of subsidies on the state finances; (2) transform agricultural productivity according to the needs of the export promotion accumulation model; & (3) weaken the base of electoral populism. (Copyright 1994, Sociological Abstracts, Inc., all rights reserved.)

94S28621 / ISA / 1994 / 8882
Koessner, Brigitte (Wirtschaft Kunst Austrian Business Committee Arts, Karntner Str 8/6 A-1010 Vienna [Tel: 512-78-00; Fax: 513-89-56]), **Art Sponsorship by the Austrian Business Sector.**
¶ Several empirical studies in Austria confirm the international growth of art sponsorship companies. While most of the expenditures on art & culture have been the responsibility of the government, more private companies are now offering support. On an international level, art sponsorship is already an important element of the communication mix & offers a number of creative alternatives of shaping & improving the corporate identity of a company. The way a company promotes the arts depends on its organizational structure, products, & the environment in which it operates. Sponsorship is a valuable alternative to traditional marketing tools that could not be reached through conventional advertising. (Copyright 1994, Sociological Abstracts, Inc., all rights reserved.)

94S28622 / ISA / 1994 / 8883
Kohl, Juergen (Center European Social Research U Mannheim, D-

0038-0202/94 $1.50

THE CHARACTERISTICS OF HOUSING USERS OF A HOUSING CO-OPERATIVE PROJECT, IZMIR-TURKEY

HULYA KOC

Paper presented at XIIIth World Congress of Sociology
Bielefeld,Germany 18-23 July 1994
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Department of Urban and Regional Planning
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THE CHARACTERISTICS OF HOUSING USERS OF A HOUSING CO-OPERATIVE PROJECT, IZMIR, TURKEY

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Dokuz Eylul University
Faculty of Architecture
Department of Urban and Regional Planning
Izmir-Turkey

1.0 Introduction

My paper deals with the issues of housing need and affordability by examining a specific housing co-operative project in Izmir, Turkey. In this paper, I aim to discuss the efficiency of housing co-operatives in responding to the housing needs of low and middle income families, in my country. The case that I studied is a housing co-operative that has been supported by municipal government of Izmir by forming of the organization, helping to the supply of land and constructing necessary infrastructure. The co-operative was also subsidized by the Central Government through the "Mass Housing Fund" by low rate interests and long term loans.

2.0 The triangle of need-demand-supply

Access to a minimal space for daily maintenance and shelter is a basic human need, as a condition of indidual and social reproduction. Regardless of the question of affordability or personal preference, all human beings require such space. As such, housing need can be defined differently from "effective demand" which can be tied to the question of desirability and affordability of renting or purchasing of a housing unit.(Keleş,1993,p.285) While housing need is shaped by the size and demographic characteristics of the household or family unit, housing demand is

shaped by socio-economic constraints, socio-cultural preferences, individual tastes and conditions defining the availability, accessibility and affordability of such units.Restrictions set by availability, accessibility and affordability often set limitations to demand, forcing people to accept living in housing units that do not always match to their needs. Such disparity between housing need and demand becomes an acute problem under conditions of limited supply of housing units both quantitatively and qualitatively.

However, defining the socially acceptable minimal space independently from income levels, housing prices, and housing supply in general tends to be very difficult. For this reason, people often perceive their housing need in accordance with what they can afford. In the same way, the demographic conditions that define housing need do also influence housing demand considerably (Keleş,1993,p.286).

Under conditions which there is a disparity between the number of available housing units and the number of households in need, we can talk about a problem of housing shortage. This can happen both in quantitative terms as well as in quantitative terms. While directly effecting the living conditions of individuals or families, housing shortage is also a social problem as it is related to the conditions of social reproduction. For this reason, the issues of availability, accessibility and affordability of housing, have been an important terrain of policies and state intervention in various forms.

3.0 Housing problem in Turkey

Housing gap between housing supply and housing need have become a significant problem in Turkey as a result of rapid urbanization in the post-Second World War Era. Expansion of commodity relations in the countryside has resulted in a wave of rural migration, rapidly increasing urban population. Only 18.5 percent of the total population was living in the urban areas in 1950, this climbed to 25.1 % in 1960, 33.3 % in 1970, 45.4 % in 1980 and 55.4 % in 1990 with a total of over 31 million people living in urban areas. In the last thirty years rural population increase was only about 1 % while the urban population increase was over 6 %, despite a higher birth rate in rural areas.

Availability and accessibilty of affordable housing have become a major problem for the new immigrants who could not afford a proper shelter in the formal housing market in the cities. Squatter settlements (what we call "gecekondu") have become

the typical form of residence for new immigrants. Often built over night, without construction permits, with substandard material, with no plan, no infrastructure on public or private land, gecekondus continued to mushroom in the peripheries of metropolitan centers circling the inner city. Political parties and governments hoping to gain electoral support among the urban poor and unable to come up with more effective solutions to the housing problem kept a blind eye to the gecekondus, forgived them, and secured infrastructure.

Today, about 70 % of the urban population of the capital city (Ankara) and more than half of the urban population of İstanbul (first biggest city) and İzmir (third biggest city) live in squatter housing (Keleş, 1993, p.372). The share of squatter population is estimated as 34 % with a 8750000 population and a 1750000 houses in Turkey in 1990 (Keleş, 1993, p.383).

An another chaotic development has also been the case for the the formal housing market in the inner cities. Majority of housing units for urban middle class has been supplied by private contractors, varying in terms of quality, comfort, and luxury but sharing similar characteristics of haphazard development. Political concerns have also been influenced in the unplanned growth of these private projects turning inner cities to concrete jungles, resulting in revision of zoning plans, building heights or tolerence to violation of city by-laws.The housing co-operatives supported by the state has offered an significant alternative form of planned development in meeting the housing needs of the lower and middle income groups.

In Turkey, since the foundation of the first housing co-operative in 1934, housing co-operatives have presented qualitative and quantitative variations based on the changes in the social and economic conditions of the country and housing policies adopted. Housing co-operatives were first established in Turkey as a response to the increasing housing needs of the urban bureucarts, as a co-operative type in which units were transferred to private ownership and a co-operative had a limited life. These two characteristics (private ownership on units and limited life) have become the common features of the later housing co-operatives in Turkey.

After 1962, provision of credit directly through the Workers' Social Security Organization has led to the increase of worker co-operatives. However, only a small portion of the insured workers have benefited from this form of credit. From 1962 to 1980's housing co-operatives are supported by Turkish Real Estate and Credit Bank (TEKB) and Social Security Organizations. Until 1976, the share of houses built by

assistance of social security organizations such as, The Workers Social Security Organization, The Social Security Organization of Self-Employed BAĞ-KUR), Armed Forces Solidarity Foundation (OYAK), and TEKB did not exceed ten percent of the total and this ratio remained between ten to fifteen in the 1977-1980 period.

After 1980's new approaches to the housing sector have changed the share of houses built by housing co-operatives . Parallel to the implementation of the First and Second Mass Housing Law (1981-1984, Law number 2487-2985) important quantitative changes took place in the operation of co-operatives. The Mass Housing Law (2985) created new sources of revenue and also the Mass Housing Fund. The Fund has been used to finance the housing loans given to housing co-operatives and individuals. With this support the share of housing co-operatives in the total number of houses with permits rose to over twenty percent. Also, beginning in the late 1970's a development characterized as "urban cooperation" which was in essence, union of housing co-operatives (supported by municipalities) building dwelling in newly developing urban areas become wide spread within Turkey.

4.0. The Case Study

Parallel to these developments, after 1980's the number of housing co-operatives have been increased in the third biggest city of Turkey, in İzmir. In 1984, a housing co-operative union have built 8500 units with the land support of the local government. In 1985, The municipality of İzmir has established a big co-operative named as İZBEVKA for the purpose offering affordable housing to low income families. Then, the second EVKA cooperative has been established in December 1986.

The basic aim of the project was :
a- To provide the housing needs of the people who have not own their houses.
b- Completion of the project as quickly as possible to protect members from inflationary pressures.
Membership was limited to those who did not own a house in any municipality and to be a resident of the city at least three years.

Four types of housing units were presented with four different payment plans. The units differ by number of bedrooms (1 to 4 bedrooms) and by size (55-75-110-115 square meters). Members could choose one of these types with different payment plans.

The co-operative has built two neighbourhood units, one with (approximately) 2000 units and another with 1400 units in municipal land in the outer neighbors of the city. The specific case that I studied is the neighbourhood unit (1408+30 housing units) built by the co-operative in Bornova (named as EVKA 3). The construction began in July 1987 and was completed in December 1989. At this moment 97 percent of the units are being occupied. The co-operative being fullfilled its original purpose of completion of the units is preparing for dissolving. The municipal government is aiming to organize the fourth EVKA project.

The data for analysis are obtained from two sources. Firstly the socio-economic characteristics of owners are determined from membership files of the co-operative.Fourteen hundred (1400) files are examined for this purpose. The characteristics of residents are determined by a survey covering a sample of 378 households.

4.1. Findings about families who owned a unit

In terms of their previous residence type, owners were divided into three groups, 58 percent were apartment dwellers, 32 percent were house dwellers and 10 percent were from squatter houses. These figures indicate that the EVKA project was not offering an alternative to the majority of people in squatter settlements.

Employment status of owners, which was reported in the form of "membership to a particular social security institution" also indicates that the majority of owners were blue and white collar workers with secure employment positions. 39 percent of owners reported that they were members of the Workers' Social Security Organization (Sosyal Sigortalar Kurumu). 34 percent were members of the civil servants, "Government Employees Retirement Fund" (Emekli Sandığı) and about 9 percent reported themselves are self-employed. In general that we can agree that the majority of these units were purchased mostly by lower income and middle income groups. The majority of the owners fell into lower second and third quintiles, in terms of their household income. However the members were not homogenous by their income level. The average income of the owners varied size of the units they purchased. On the average the family income of four bedroom units was over twice the income of one bedroom unit owners.

In terms of household size, 56 percent of the owners were nuclear families with one or two children. Variation in household size was insignificant indicating that in terms of ownership the household income played a more important role than the family size. In other words affordability instead of need was the key factor in the choice of unit size.

In terms of gender distribution of members of co-operative 68 percent were male and 32 percent were female. Women constituted the majority 52 percent in one bedroom apartments. This implies that one bedroom units suit most to the needs of single women (particularly the elderly). It is difficult to find cheap one bedroom units in the housing market. So this type of units supplied by EVKA responded to this specific needs even though this was not the initial purpose of the co-operative.

4.2. Some findings about residents

In terms of residency patterns, four years after the completion of co-operative units, about 55 percent of the apartments are being occupied by the owners. This may imply either these units are not responding to the immediate needs of the other owners and they use the income they receive from rental of their apartments to supplement their household income, or these units have been purchased as long term investment as well as social security reasons. In either case, absentee ownership implies a tendency towards higher rents in the long run, reducing the level of affordability for the tenants and undermining the original purpose of the co-operative.

Both some of the tenants and owners living in the co-operative units, indicated that they owned another housing unit elsewhere. 17 percent of one bedroom, 9 percent of two bedroom, 26 percent of three bedroom and 28 percent of four bedroom units residents indicated that they owned other units.

In terms of membership to a particular social security organization, the majority of the household heads of one and two bedroom apartments (77 percent of one bedroom and 64 percent of two bedroom apartments) are workers (the members of "Workers Social Security Organization"). In contrast civil servants (the members of "Government Employees Retirement Fund") constitute about 15 percent of the families in one and two bedroom units. In four bedroom units 38 percent of the residents are workers, 31 percent are civil servants and 24 percent are self-employed (members of "Social Security Organization of Self-employed).

There is a direct relationship between average household income and the size of the unit they reside in. However, in the same type of units the income levels of tenants are lower than owners.

In terms of the ratio of rent paid by tenants to their income level, it is found that for14 percent of the tenants the rent was less than 10 percent of their net income. For 45 percent of the tenants the ratio of rent was between 11 to 20 percent of their net income; for 23 percent of the tenants the ratio of rent was between 21 to 30 percent; and for the remaining 18 percent of the tenants the rent was over 30 percent of their net family income. Overall, these figures indicate if defined in quantitative terms most of the units in EVKA are affordable for most of the tenants. However, particularly for single income families, single parents and pensioners the affordability becomes a problem especially when it exceeds the level of 30 percent of the household income.

In terms of household size most residents (63 %) are consisted of three (26 %) and four (37 %) member families. Among tenants, the small size family may be a better indicator of newly married couples. In one bedroom units, one to two member households constituted about 29 percent of the total residents. This also shows that one bedroom units respond to the needs of singles, single parents, older couples and widowers. In two bedroom units, units occupied by tenants seemed to have smaller size families than owners. This can be due to the fact that while tenants may live in a unit relative to the size of their family, owners in order to avoid higher payments tend to live in units not always suitable to their household size.

Despite some complaints about the quality of construction material, and workmanship almost 83 percent of the residents interviewed claimed that they were satisfied with their units. The most popular aspect of the one bedroom units were their plans and their reaching adequate daylight. Most other positive aspects were related to the environment. The fact that EVKA blocks are located on a hill near the suburbs of the city away from pollution and noise of the city were considered as positive aspects. Several apartment owner-occupants listed "ownership", "escape from tenancy" and "low price" among the other positive aspects of these units. On the negative side, in addition to complaints about workmanship and quality of the material the most common complaint were about the size and number of bedrooms of housing units in one and two bedroom housing units.

In terms of housing environment, most of the residents complained about lack of various social service in the site, such as, an open market, a mosque, a police station, a post office, a pharmacy, and a taxi stop. The absence of a management unit for the maintenance of the neighbourhood and the immediate environment, and poor landscaping were among the other complaints.

Only a quarter of the residents (22 %) responded positively to the question if they are considering moving out of EVKA units within the next year.

-The reason given for the desire to move were :

for smaller units-to move to a bigger unit

for bigger units-to move to a neighbourhood with better social services.

-The most common answer for tenants moving out was to move to their own home as soon as it is completed. Only a few of the respondents pointed the cost of units as a reason for their move.

5. Conclusion

To conclude, I will argue that within the context of co-operative housing policy in Turkey which emphasizes private ownership rather than collective ownership and collective management, the EVKA project can be seen as relatively successful, especially, about completing the construction on time. However, it will not be fair to say that EVKA responds to the needs of its residents efficiently. The problem with EVKA reflect the difficulties of offering affordable and accessible housing in a housing market that emphasizes private homeownership. The fact that housing is not seen as just a shelter but an investment tool, a durable consumer good, a commodity, and a social security tool, makes it difficult to offer affordable housing (including its environment) responding to human needs. The housing co-operative projects, restricted to private ownership, lack the effectivity of co-operatives based on collective ownership in terms of upkeep of the residential surroundings and management of the collective space.

A second problem is the openness to speculation. Particularly in an inflationary environment, most people consider ownership as a form of investment, a source of steady income (as rent) or given insufficiency of the pension plans, as an old age security plan. Such concerns however create pressures to drive rents and housing prices up in a housing market where available units are insufficient to respond to the needs effectively.

A third problem is tied to the quality of workmanship and material. Unfortunately, in an inflationary and speculative market, affordable often means "cheap" and the low and middle income residents end up getting "what they paid for" rather than a decent shelter responding to their needs.

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