

EVALUATION OF THE FINANCIAL INSTRUMENTS
WITHIN THE CONSERVATION ACTIVITIES

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ABSTRACT

EVALUATION OF THE FINANCIAL INSTRUMENTS WITHIN THE CONSERVATION ACTIVITIES

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In Turkey, the immovable cultural properties are conserved by being listed either as single units or as conservation zones in accordance with relative laws and regulations. This legal registration restricts the development rights of these immovable estates. While the owner of the immovable loses the development and the productive rights over his estate, he is also undertaken the maintenance, repair and restoration responsibilities of the building.

The purpose of this study is to analyze the achievements and the deficiencies of the financial aids supplied for maintenance, repair and restoration of cultural properties in Turkey, to survey possible contributions of new financial instruments which have been came into force with the last legal arrangements and to make policies for strengthening the present instruments while new financial instruments are also proposed.

Keywords: Conservation, immovable cultural property, financial instruments

ÖZ

KORUMA ETKİNLİKLERİ İÇİNDE FİNANSMAN ARAÇLARININ DEĞERLENDİRİLMESİ

Şahin, Evrim

Yüksek Lisans, Kentsel Politika Planlaması ve Yerel Yönetimler

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Türkiye’de taşınmaz kültür varlıklarının korunması, ilgili yasa ve yönetmelikler doğrultusunda gerçekleştirilen tescille mümkün olmaktadır. Bu yasal belgeleme tescillenmiş taşınmazların imar haklarını kısıtlamaktadır. Taşınmaz sahibi taşınmazı üzerindeki imar haklarını kaybederken aynı zamanda yapının bakım, onarım ve restorasyonu konusunda da sorumlu kılınmaktadır.

Bu çalışmanın amacı; Türkiye’de taşınmaz kültür varlıklarının restorasyonu için finansal destek sağlayan araçların başarılarını ve eksiklerini incelemek, son yasal düzenlemelerle yürürlüğe giren yeni araçların olası katkılarını araştırmak ve yeni finansman araçları için öneriler getirirken mevcut araçların güçlendirilmesi amacıyla politikalar üretmektir.

Anahtar Kelimeler: Koruma, taşınmaz kültür varlığı, finansman araçları

To My Mother
To My “Soldier”

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CHAPTER 1

INTRODUCTION

1.1. Historic Preservation in Literature (from the Economic Perspective)

As Norton has quoted;

“Historic Preservation is defined by some as the “stewardship of the important places from our past, including buildings, structures, sites, districts and landscapes” and “for others, the preservation of a building or structure is an act of cherishing a remembrance of people and events, as well as the identity and charm of a community.” (NORTON; 2005)

As Erder says, because historical and natural values would not be reproduced, preservation of historical and natural values is a necessity and conservation oriented interferences are the social responsibilities (ERDER; 1971; 1-10, as cited in BADEMLİ; 2006; 1).

Meanwhile, Berendt and Fitch underline a crucial and problematic point that people are drawn to older buildings (Berendt; 2001 and Fitch; 1982 as cited in NORTON; 2005). Since maintenance expenses of a building increase parallel to time, owners of historic buildings go under a great responsibility and bother. However, as they also pointed out those buildings create an extra value and so raise the value of the neighborhoods and districts they are in.

Some external applications also have subsidiary effects on popularity of those areas. Conservation oriented and tourism related projects can be given as examples. Also as Berendt and Fitch emphasized, historic-themed vacation destinations sound an economic development tactic which pairs preservation with heritage tourism-related projects (Berendt; 2001 and Fitch; 1982, as cited in NORTON; 2005).

Designation by means of registration and listing of old buildings, areas and districts also raise the value of them. As mentioned in the article of Norton, the city of Athens, Georgia, conducted a study on the economic aspects of historic preservation. Figures of real estate assessment for residences and businesses located in neighborhood districts throughout the community have been compared. Some of them were designated as national and/or local preservation districts, while others, though similar in size and visual character, had no designation at all. The results of the analysis revealed that there was a positive correlation between significant increases of property values over a 20-year period for a district holding a preservation status when compared to one that was non-designated (Athens-Clarke County Planning Department, 1997, as cited in NORTON; 2005).

When we look from single unit sight, as a matter of broader economics, “*a rehabilitated structure may provide a higher investment return than tearing down and rebuilding*” (NORTON; 2005). Therefore, rehabilitation and restoration processes are strengthened by organizations with economic and technical supports.

As a result, the main parameter in conservation activities is the economy (BADEMLİ; 2006; 22). That’s why, creation of new financial sources, making the best of present sources and decreasing conservation expenditures play pivotal role in conservation economics (BADEMLİ; 2006; 52-53).

1.2. Determining the Problem and the Scope of the Study

1.2.1. The Aim of the Study

The purpose of this study is to analyze the achievements and the deficiencies of the financial aids supplied for maintenance, repair and restoration of immovable cultural properties in Turkey, to survey possible contributions of new financial tools which have been came into force with the last legal arrangements and to make policies for both strengthening the present instruments while new financial instruments are also proposed.

1.2.2. Definition of the Problem

There is no doubt that cultural properties necessitate to be conserved. Therefore, the state defines conservation policies aiming to protect the immovables from destructive and harmful effects of rentable constructions and developments. In general, the development rights of these immovables and those in the surrounding of them are restricted by the legal responsibilities.

In Turkey, the immovable cultural properties are conserved by being listed either as single units or as conservation zones in accordance with relative laws and regulations. This legal registration restricts the development rights of these immovables.

While the owner of the immovable loses the development and the productive rights over his estate, he is also undertaken the maintenance, repair and restoration responsibilities of the building.

The owner is either real or juridical person. The latter can mostly complete the economic responsibilities easily; however, the former might be face to face with economic problems while fulfilling his responsibility. Put another way, while the juridical people can meet the expenditures through the institution budget, the real people try to overcome this problem with own economic sources. The main problem in the process comes on the scene in this point.

Since the consciousness of conservation of cultural entities is not widespread enough neither in state level nor within the community, the budget the state allocates to conservation is limited. Besides, in the countries like the U.S.A and the England, in which conservation consciousness is developed, there is a variety of financial tools assisting restoration of historical buildings. In Turkey, however, who is wealthy on account of the number and the quality of the cultural properties, the financial tools assisting historical building owners are limited. That is why, many owners in Turkey face with economic difficulties and problems in the conservation processes.

1.2.3. The Scope of the Study

In Terms of the Listing Status of Immovable

In Turkey, conservation of cultural and natural property occurs in two ways; as single units and in space base.

Single unit conservation starts with listing by the authorized institutions in accordance with relative regulations. The immovables reflecting the characteristics of the district they are in and the period they belong to worth to be registered. That's why, they are kept distinct from others and deprived of the development rights which the unlisted buildings have.

Moreover, whether there is an owner of it or not, a listed building has the status of "state property". This status also limits the productive right of the listed building owner.

In space base conservation, areas demonstrating specific historical, archaeological, natural or urban characteristic in space are registered as "site". In such kind of areas, the immovables, which are not even listed, are committed to the "conservation oriented development plans" prepared for these areas. Thus, they are also deprived of development rights that buildings outside of the site have.

No matter the building is listed or not, if it carries certain historical and architectural features, it should be restored so as to be perpetuated. However, the policy that Turkey follows is to register historical properties as "the immovable to be preserved" to be able to provide with technical and economical supports. Since registration activities in Turkey are not carried out truly and accurately, a building might not be listed due to several reasons in spite of having certain cultural, architectural or historical qualities and characteristic. The number of such buildings throughout the country is not possible to be determined, but the unjust treatment they face should not be overlooked. In this study, **it is assumed that registration process of historical heritage in Turkey is performed scientifically and all historical**

immovables which need to be preserved are registered in the Inventory of Natural and Cultural Entities to be Preserved.

To sum up, the development rights of listed buildings are restricted. This prevents the owners from disposing their estates. For this reason, **the scope of the study in terms of immovables is the listed buildings.**

In Terms of the Ownership of Immovable

While the state hinders the owners from disposing their estates, he also loads maintenance, repair and restoration responsibilities of immovables onto them. For solving this economic problem, the state provides them with certain economic and technical supports, which are though so limited. Both real and juridical people can benefit from these supports, but real people even go under a great expense. That's why; **the scope of the study in terms of ownership is the buildings which are owned by real people.**

In Terms of the Function of Immovable

Single unit immovables have different categories in terms of their functions and architectural characteristics. There are 10 categories that The Ministry of Culture and Tourism has determined. These are; civil architectural models, religious buildings, cultural buildings, administrative buildings, military buildings, industrial and commercial buildings, graveyards, martyrdoms, memorials and monuments, and ruins.

The immovables under private ownership are mostly in residential use and listed under the category of civil architectural models. Therefore, “immovable” refers to “resident” in this study.

As a result, **the scope of the study in terms of the function of the immovable is the buildings in residential use.**

In Terms of Legislation

The main institution having the leading role in conservation of cultural heritage is The Ministry of Culture and Tourism. However, the last legislative arrangements have also given responsibilities to municipalities, city governors and MHA (Mass Housing Administration) on this respect.

The main responsibility for conserving cultural and natural properties have been given to the Ministry by the Act for Organization and Functions of the Ministry of Culture and Tourism Numbered 4848, which has come into force in 2003 after assembling of the Ministry of Culture and the Ministry of Tourism.

The Ministry assists historical building owners by supplying technical and economic support to make them affordable to conserve their estates, with the tools that the laws brought into action.

MHA, city municipalities and city governors also offer financial sources and technical supports for the maintenance and repair of historical buildings, according to the Act Numbered 2863 changed with 5226. Regulations determining the procedures about new financial tools have been coming into force, recently.

Because the study aims to investigate the success of the preceding financial mechanisms and how applicable of new instruments, legal framework is formed with the Conservation of Cultural and Natural Property Acts Numbered 2863 and 5226 and their relative regulations. For their affinity to the problem, the Expropriation Act Numbered 2942 and the Mass Housing Act Numbered 2985 are also referenced in the study.

1.2.4. The Methodology in the Study

This study can be seen as a legal and practical evaluation of the financial mechanisms assisting rehabilitation and restoration of historic buildings in Turkey. That's why; laws and regulations have been researched intensely to examine the processes. For determining the actual problems, individuals who take part in the

practice have been interviewed. Also, so as to reach concrete arguments and to evaluate their success, performance analysis of instruments is carried out.

The information about cultural policies in Europe, which has been presented in the second chapter, has been attained mostly through the official web site in the name of the latest study of European Council, since the publications putting forward the recent datum and practices have not been sufficient enough.

In the third chapter, which Turkey experience has been exposed, a categorization of finance mechanisms have been made and then each has been evaluated elaborately and separately. As introductory information for the chapter, firstly, the general scheme of conservation activities is put forward. Then, instruments which are put in practice by the Act Numbered 2863 changed with 5226, are studied in terms of their application procedures, budget performances, and created sources.

The necessary information for application procedures and the process is gained through the analysis of laws and regulations, while information about budget performances and created sources are reached through the study in the archive of the institutions. The archive review necessity for the realization of the discussion is performed personally.

In addition, people taking responsibility in practice and in legalization studies of new instruments have been interviewed. Therefore, beside the problems faced with in the legal stage, those coming across in the practice have also been determined.

The success of financial mechanisms in Turkey is investigated by calculating effective and hidden demand. The former is the actual demand which is revealed through the applications for instruments. However, the latter is the all amount necessary to restore all historical buildings in the country.

In general, historical building owners can not go into the bureaucratic process easily. That's why, all buildings necessitating restoration and all needed amount for

restoration can not be determined. Therefore, the method of sampling is applied in the study to be able to illustrate the picture of conservation financing.

Put another way, restoration expenses of all listed buildings are calculated through the method of sampling in the fourth chapter. Firstly, a number of listed buildings are analyzed in terms of architectural and structural features. Secondly, restoration expense of each building is calculated through the method the Ministry of Culture and Tourism applies. And lastly, the total restoration expense of buildings is reached and then proportioned to the total number of listed buildings in Turkey.

In order to make an appropriate comparison in the study, data belong to the previous years are deflated to 2006 values in the direction of inflation rates. Thus, firstly deflator coefficients are calculated through the following formula. For the required “Wholesale Goods Price Indices (Toptan Eşya Fiyat Endeksi)”, the data placed in the appendix of the bulletin published by the Banking Regulating and Controlling Council are used.

$$\text{Deflator Coefficient} = \text{WGPI}_{\text{concerning year}} / \text{WGPI}_{\text{original year}}$$

As required in the formula, WGPI indices have to belong to the month that the value entered to the system. That’s why, January WGPI indices are used for the deflation of allocations. Thus, indemnities of each year are determined over January 2006 values. As a result, deflator coefficients based upon January values are shown in the table below.

Table 1.2.4.1: Deflator Coefficients Used for Allocation Deflation

Years	Operation based on 2006	Deflator Indices
1979	8957,94/0.12265	73036,6
1980	8957,94/0.23198	38615,1
1981	8957,94/0.43237	20718,2
1982	8957,94/0.53943	16606,3
1983	8957,94/0.67416	13287,6
1984	8957,94/0.96147	9316,9
1985	8957,94/1.42981	6265,1
1986	8957,94/1.93951	4618,7

Table 1.2.4.1 Continued

Years	Operation based on 2006	Deflator Indices
1987	8957,94/2.40846	3719,4
1988	8957,94/3.82022	2344,9
1989	8957,94/6.34162	1412,6
1990	8957,94/10.03196	892,9
1991	8957,94/14.93077	600,0
1992	8957,94/25.23661	355,0
1993	8957,94/38.53538	232,5
1994	8957,94/61,9	144,7
1995	8957,94/148,5	60,3
1996	8957,94/244,8	36,6
1997	8957,94/435,8	20,6
1998	8957,94/839,1	10,7
1999	8957,94/1258,6	7,1
2000	8957,94/2094	4,3
2001	8957,94/2686,8	3,3
2002	8957,94/5157,4	1,7

After determining deflator indices, deflation of allocations is calculated through the following formula:

$$\text{Deflated Value} = \text{Original Value} \times \text{Deflator Coefficient}^*$$

* original year's coefficient

CHAPTER 2

CULTURAL POLICIES IN EUROPEAN COUNTRIES¹

2.1. Organizational and Financial Structures of Cultural Mechanisms in European Countries

European countries are known as conservation-sensitive countries. They have very special concern towards their historical heritage. Especially, England, Italy and France have developed overwhelming consciousness throughout the country with the help of well-functioning coordination between administrative bodies in all levels. This resulted in a well-preserved historical heritage.

In this chapter, it is aimed to analyze how and by whom cultural policies are determined and where heritage conservation is placed in this scheme. In other words, the success of heritage conservation policies is aimed to be examined. At the end of the chapter, comparative analysis is made in terms of policy making and funding mechanisms.

2.1.1. England

The United Kingdom is made up of four nations: England, Wales, Scotland and Northern Ireland. Excluding the Northern Ireland, the others also constitute the Great Britain. However, each nation has its own cultural history and so, has its own cultural policies to preserve and keep their history alive, with relative organizational schemes.

¹ The knowledge presented in this chapter has been blended through the official web site <http://www.culturalpolicies.net> of the latest study of European Council concerning European cultural policies in which the policies are explained by the formal bodies of countries.

England is the most populated one among those, even more than the total of other three. That's why; analysis about heritage conservation policies in England would be more influential.

The government and the parliament are the main responsible parties for all cultural issues in England, while local authorities are also required to prepare cultural strategies.

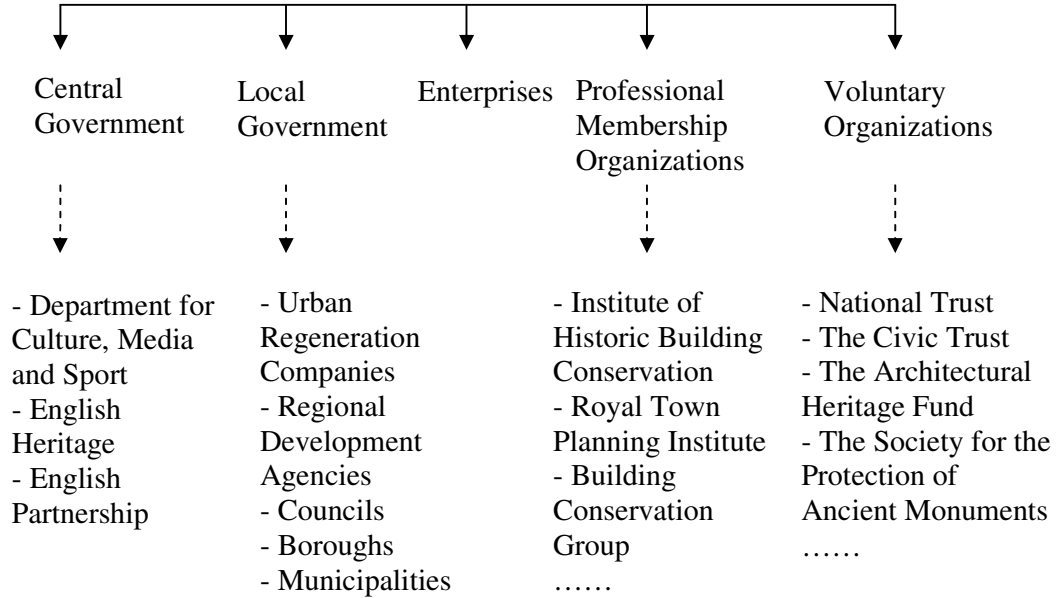
The English system is the first example of arms-length model, which is the model that non-governmental organizations administer the allocation of government funds and determine who will be the beneficiaries of them. However, since the 1980's the relationship between the central government and the arms-length agencies has changed due to the interventionist policies that government applied. In early 1980's, government started to reorganize and restructure these agencies.

In 1980's the government concentrated on funding and management issues of culture. He sought new sources to enrich his budget without abandoning the principle of public sector support. That's why, in 1984 he established "Business Sponsorship Incentive Scheme", matching funds from business with government grants.

It can be say that 2001 is one of the turning points in England's heritage policy, because at that time the government published a study, namely "*The Historic Environment: A Force for our Future*", putting forward a series of actions which placed the cultural heritage and historic environment "at the very heart of contemporary life". The report does not only mention about the importance of preserving historical buildings, but also gives emphasis to the urban and landscapes.

In England, many stakeholders take parts in heritage conservation activities either in policy making process or funding level, or both. These stakeholders are central, regional and local governments, enterprises, professional membership organizations and voluntary initiatives (see Figure 1).

General Organizational Scheme in England



*Figure 1: Actors taking responsibilities in heritage conservation in England
Drawn by ŞAHİN, E.*

Until the 1992 general election, there is no Ministry of Culture in the United Kingdom. Since then, the Department of National Heritage has been responsible for bringing the governmental activity on cultural policy. It had the overall responsibility of museums, arts, media, galleries, libraries, film, broadcasting, the press, sport, tourism, heritage and listed buildings, and even the National Lottery. In 1997, it changed its name as the **Department for Culture, Media and Sport (DCMS)**.

The DCMS functions as the government body responsible for culture. The budget of the DCMS by 2005-2006 increased %60 since 1998-1999.

The table below shows the government expenditures on culture. As can be seen, most of the expenditures come from the local governments. That means cultural activities in England are financed mostly by the local level.

Table 2.1.1.1: Public cultural expenditure: by level of government, 2003-2004

Level of government	Total expenditure (x1000 €)	% share of total
State (federal)	2.075.524	34,1
Regional (provincial)	Not applicable	Not applicable
Local(municipal)	4.006.000	65,9
TOTAL	6.081.524	100,0

Table 2.1.1.2: State cultural expenditure: by sector, 2003-2004

	Sector	Direct expenditure (x1000 €)	% share of total
Cultural Goods	Cultural Heritage	734.698	35,3
	Museums, Archives, Councils	29.270	1,4
	Libraries	440.717	21,2
	Culture Online	1.439	0,1
	Total	1.206.124	58,1
Arts		329.918	15,9
Broadcasting & Media		114.118	5,5
Other	National Lottery*	636.794	-
	Interdisciplinary	425.364	20,5
	Total	425.364	20,5
TOTAL		2.075.524	100,0

* National Lottery figure includes only the arts and heritage funds here. Since the lottery income is gained through the public gambling, it is not concerned as one of the entries of government expenditures.

In the table above, state expenditure on culture is given by sector. The importance of heritage conservation in England can be extracted from this table because it can be seen that the DCMS spends most of its budget on cultural heritage (%35,3). In other words, heritage expenditure takes the first rank in cultural expenditure in England.

The National Lottery Fund, which was introduced in 1994, also created a major source for cultural sector. The National Lottery is centrally administered and controlled through an appointed Lottery Commission by the Parliament. Lottery Acts of Parliament 1993, 1998, and 2004 constitute the legal base of this fund, through which “good causes” (from arts, charities and heritage to health, education and sport) are financed.

Approximately 28% of money spent on lottery tickets is put in the National Lottery Distribution Fund. The introduction of this fund has created a considerable impact on cultural landscape of the England. Until 2004, 2 billion Great Britain Pounds (GBP) have been invested into the arts, 100 of new art buildings have been constructed and 500 of old ones have been refurbished.

Different lottery funders exist in England, like Arts Council England, Awards for All, Big Lottery Fund, **Heritage Lottery Fund**, NESTA (National Endowment for Science, Technology and Art), Sport England, UK Film Council and UK Sport. Among those, only through Heritage Lottery Fund (HLF) historical heritage are funded.²

In the following table, the number of projects awarded and the total amount distributed through different lottery funders are demonstrated. As easily can be seen, almost the half of the total amount are allocated to heritage conservation through the Heritage Lottery Fund. However, overall lottery funding budget is distributed to good causes according to pre-determined percentages. At present, these percentages are as follows:

- Health, education, environment, community & charity: 50%
- Arts: 16,7%
- Sports: 16,7%
- Heritage: 16,7%

Table 2.1.1.3: Total Awarded National Lottery Grants (dated on 25.04.2006)

Distributing Body	No. of Projects	Amount (€)
Arts Council England	30,423	2,046,755,050
Awards For All	43,421	169,408,909
Big Lottery Fund	464	38,880,449
Heritage Lottery Fund	13,418	3,479,391,676
Sport England	15,519	2,188,028,163
UK Film Council	3,318	196,001,557
UK Sport	5,915	192,970,426
TOTAL	112,478	8,311,436,230

Source: <http://www.lottery.culture.gov.uk/PreSearch.asp?id=sumry>

² <http://www.lotteryfunding.org.uk/england/lottery-funders-eng/lottery-funders-listing.htm>

The lowest amount that HLF can award is £5.000 while over £1 million grants are also distributed. However, if the requested amount increases, the fund user has to welcome some portion of the grant. In other words, if the requested grant is up to £50.000, the applicants can compensate how much they can. For the grants between £50.000 and £1 million, %10 of it is expected to be paid by the applicant while over £1 million grants, this percentage rises to 25.³

Meanwhile, the table below shows some cities' national lottery grant allocations to heritage and other "good causes". Percentages in the table are calculated in terms of amount.

Table 2.1.1.4: Total Awarded National Lottery Grants (dated on 25.04.2006)

Authority	Counted By	Heritage (€)	Others (€)	Total (€)
Birmingham	Amount	51.291.254	337.090.261	388.381.515
	projects	153	3.905	4.058
	percentage	13,2	86,8	100,0
Cambridge	Amount	34.687.809	54.243.612	88.931.421
	projects	45	534	579
	percentage	39,0	61,0	100,0
London	Amount	14.902.584	22.760.899	37.663.483
	projects	27	140	167
	percentage	39,6	60,4	100,0
Chesterfield	Amount	3.775.440	12.949.146	16.724.586
	projects	7	319	326
	percentage	22,6	77,4	100,0
Coventry	Amount	12.182.466	63.295.927	75.478.393
	projects	46	918	964
	percentage	16,1	83,9	100,0
Greenwich	Amount	56.391.433	644.235.144	700.626.577
	projects	62	750	812
	percentage	8,0	92,0	100,0
Liverpool	Amount	74.252.905	173.632.273	247.885.178
	projects	92	1.797	1.889
	percentage	30,0	70,0	100,0
Manchester	Amount	91.447.747	332.322.160	423.769.907
	projects	111	1.937	2.048
	percentage	21,6	78,4	100,0
Oxford	Amount	31.502.129	48.091.901	79.594.030
	projects	47	697	744
	percentage	39,6	60,4	100,0

Source: http://www.lottery.culture.gov.uk/PreSearch.asp?id=lauth_AB

³ <http://www.lotteryfunding.org.uk/england/heritage-lottery-fund>

It can be extracted from the table that between the shown cities Cambridge, London and Oxford are those giving the highest proportion of grants to heritage, while Greenwich has the lowest percentage in heritage funding.

Moreover, even though it is not demonstrated here, Cambridge, London, Liverpool and Oxford allocate National Lottery Grants to heritage in the highest amount. In other words, heritage is in the first rank among good causes awarded by the National Lottery grants.

National Heritage Lottery Fund budget is started to decrease in recent years since the lottery ticket sales fall. Moreover, in heritage conservation, emphasis is given to buildings not to the activity taking place within them. Because of these problems, the resources for distribution to cultural causes lessened. That's why, the Lottery fund distributors have turned towards small capital projects.

In 1984, the Parliament had established the **English Heritage** as the government's statutory adviser on all conservation matters of the England's historic built environment and also the non-Lottery grant funding for historical buildings.

The main works of English Heritage are as follows (ŞENDUR, G.E.; 1996; 64-65):

- giving advise the DCMS
- compiling list of buildings which need to be preserved
- giving advise local planning authorities about listing applications of historical buildings or demolishing or altering the listing situation
- being responsible for the preservation, management and presentation of many of the country's historical buildings some of which are also open to public
- giving grants for the repair of ancient monuments, historical buildings and those located in conservation areas
- providing owners with technical and professional advise

English Heritage mainly discharges central government's statutory responsibilities on the preservation, maintenance and protection of historical environment.

It has some many of grants supporting preservation of historical heritage. Its main aims are; firstly to assist historical buildings which necessitate urgent repair, and secondly to finance those who are not eligible for any other obvious grants. It also guarantees a public access to the buildings for a minimum of ten years.⁴

However, the English Heritage funds are allocated only to faith groups, formally founded religious groups and local planning authorities.

Local governments in England composed of regions, counties, unitary authorities, metropolitan districts, London Boroughs, districts and town councils, respectively.⁵ There are 9 regions, 34 County Councils, 46 Unitary Councils, 36 Metropolitan Boroughs, 33 London Boroughs and 238 District Councils.⁶ Each local authority has responsibility for listing procedures of historical buildings and caring for the historical environment through the local planning process.

There also exist certain advisory and regulatory organizations in different levels of government taking part in heritage conservation activities. These are **English Partnership**, functioning as the government's national regeneration agency, **Urban Regeneration Companies**, which are independent companies established by the relevant local authority, and **Regional Development Agencies**, which are strategic drivers of regional economic development.

English Partnership⁷ aims to bring high quality, sustainable growth in England. It works closely with the Department for Communities and Local Government and develops its portfolio of strategic sites and acts as the government's specialist advisor on brownfield land. Its main role in conservation activities is to develop upper level policies in national scale and to increase the quality and the quantity of private sector investment in regeneration.

⁴ <http://www.english-heritage.org.uk/server/show/nav.1118>

⁵ http://en.wikipedia.org/wiki/Municipal_government#England

⁶ http://www.european-heritage.net/sdx/herein/national_heritage/voir.xsp?id=2.2_UK_en

⁷ <http://www.englishpartnerships.co.uk/about.htm>

Urban Regeneration Companies (URC)⁸, which are separate private local entities, have been promoted by the government and established by local partners to stimulate new investments into areas of economic decline and to coordinate plans for redevelopment of them. Their principal aim is to engage the private sector in a sustainable regeneration strategy. English Partnership is responsible for the development of URCs and one of the partners funding them.

Regional Development Agencies (RDA)⁹ were established in need of the Regional Development Act 1998. The aim was to manage regional economic development and regeneration, increase the relative competitiveness of the regions and reduce the imbalance existing within and between regions.

Consequently, England case can be summarized as local and non-governmental initiative on culture. Collaboration between governmental and non-governmental bodies constitutes the base of the cultural scheme in England. Heritage conservation is, in this scheme, very much concerned by all levels of administrative bodies and different sorts of financial sources are created to support conservative activities.

2.1.2. France

France has a parliamentary democracy whose representative bodies are National Assembly and Senate. The government is made up of ministries, each with specific responsibilities. The Ministry of Culture, for example, determines and implements of national policies of government on cultural affairs. Other ministries also have some policies concerning cultural issues and they also participate in a wide range of cultural projects.

Collaboration between various public actors is the main feature of cultural policies in France. Heritage restoration centers, which exemplify for those actors, provides with economical supports for institutions, cultural initiatives and facilities at national, regional and local level.

⁸ <http://www.urcs-online.co.uk/>

⁹ <http://www.dti.gov.uk/regional/regional-dev-agencies/index.html>

Moreover, special contracts are signed between the Ministry of Culture and local and regional authorities for implementation of cultural developments in a given regional level.

Not only the state provides financial support for culture, but also local and regional authorities allocate a considerable amount of budget to cultural issues. Nevertheless, it can be said that French model of culture is characterized by the private actions.

The Ministry of Culture takes actions in cultural issues in two ways either regulatory or directly. The former includes legal interventions on the issue, while the latter is mostly concentrated on the management and funding mechanisms of cultural activities.

The Ministry is responsible for preparation and implementation of laws and regulations relating to culture, in which heritage preservation is also included. These regulations do not necessitate the commitment of public funds on the part of the state government. Contrarily, they have substantial consequences on local and regional authorities regarding the cultural funding.

Even though the state government still has the substantial role in public funding on culture, local and regional authorities has increased their portion in overall funding. Heritage preservation is also an important entry in their budget.

Thousands of heritage association has been founded since 1980's for the preservation and development of cultural heritage at local level. They have become the active partners of municipal councils since then.

In the table below, public and private sources of cultural financing are demonstrated. In overall finance scheme, the ratio of public support is quite low, while household financing has approximately 57% in overall system. It may be said that this figure is the result of household spending on popular cultural activities, like museums, theatre, cinema, ballet, opera etc.

Table 2.1.2.1: Overview of financing proportions of culture, 1996

Financial sources		In billion €	Percentage
Public financing		11,05	24,0
Other sources	Households	26,37	57,2
	Sponsors	0,17	0,4
	Business (advertising)	8,49	18,4
	Total	35,03	76,0
TOTAL		46,08	100,0

In public expenditure, as can be seen in the following table, state and local supports are not so far away from each other, while the state spends more than the local. However, the crucial point in this scheme is that municipalities' financing on culture is greater than the other governmental bodies. This is the consequence of local responsibilities on managing and funding of popular culture, like museums, theatres, etc.

Table 2.1.2.2: Public cultural expenditure: by level of government, 1996

Level of government		In billion €	Percentage
State	Ministry of culture	2,27	20,5
	Other ministries	3,16	28,6
	Special treasury accounts (cinema, audiovisual, book)	0,35	3,2
	Total	5,78	52,3
Local authorities	Municipalities	4,3	38,9
	Departments	0,74	6,7
	Regions	0,23	2,1
	Total	5,27	47,7
TOTAL		11,05	100,00

In France, public expenditure on cultural activities is mostly oriented to performing arts while heritage financing is in the second rank in France's public expenditures, in all levels of government, except for municipalities. This assertion can be seen in the following tables.

Table 2.1.2.3: Expenditure by the Ministry for Culture and Communication, 2000

Field	Percentage
Performing arts	21
Heritage, archaeology and architecture	18
Museums	15
Books, libraries	9
Visual art	3
Film and audio-visual production	3
Archives	1
Other	30

Expenditure of Ministry and the expenditure of regions are mostly towards performing arts. Amounts allocated to heritage are in the second rank. This is unlikely to the case in England, since England has an important concern on heritage with 35% of its state expenditure, while this portion is 18% for France.

Table 2.1.2.4: Expenditure of the regions, 1996

Field	Percentage
Performing arts	35
Heritage and museums	23
Amateur activities	18
Film and audio-visual production	5
Arts training	3
Books and readings	2
Communication	2
Administration	7
Other	6

Table 2.1.2.5: Expenditure of departments, 1996

Field	Percentage
Amateur activities	18
Heritage	15
Libraries	12
Performing arts	12
Archives	11
Museums and exhibitions	10
Arts training	5
Communication	2
Administration	5
Other	10

Although departments and municipalities even have considerable percentages of heritage expenditures, it can be seen in the table below; municipalities mostly support art activities through different entries.

Table 2.1.2.6: Expenditure of municipalities, 1996

Field	Percentage
Performing arts	19
Arts and music schools	17
Libraries	17
Amateur activities	16
Heritage and museums	16
Communication	3
Administration	7
Other	6

To sum up, cultural financing in France is mostly supported by private sector, while local government has the significance in public support. Heritage is, however, financed by the state and regional level.

2.1.3. Italy

Italy's first laws concerning cultural issues were put in practice in 1902 and 1909, and they are mostly concentrated on heritage protection. Since that time, heritage has always been the prevailing subject in Italy's cultural sector.

In Italy, state, regions, provinces and municipalities share responsibilities in cultural sector. At present, state is the government body determining the most important functions of cultural policies. Moreover, he allocates almost half of the total government budget to culture.

Administrative model of Italy can be defined as the administration's direct intervention and involvement in the support of cultural activities. Economic model, on the other hand, can be described as the cooperation between public and private sectors, as in the case of many mixed-economy systems.

Public sector is a funding source mainly for the heritage, museums, archives and libraries, and to some extent performing arts, while private sector heavily finances cultural industries. Due to heavy constraints in national budget, government reduces his support and seeks ways to encourage private sector to finance cultural activities, especially on heritage and performing arts and to get it more involved in cultural industries.

In 1990's, the government sought new sources which would finance the protection activities of Italy's heritage. That's why, revenues from the national lottery started to be allocated to the budget of the Ministry of Heritage and Cultural Activities. Yearly cap of 155 million euros was set for this lottery share.

From 1998, when the act came into force, to the end of 2003, about 300 of major and minor restoration projects of monuments, archaeological parks, museums, libraries etc were financed through this fund.

In 2003, the amendments were added to the act since there have been cuts in the funds of cinema and performing arts. Because of those cuts, apart from heritage, new cultural activities were added in the scope of this fund. In other words, the fund allocation was shared among different cultural activities, so heritage protection funding was reduced in a considerable amount. In addition, as a part of a government policy, in order to reduce cultural funding, the amount which is transferred from the lottery to the Ministry budget was decreased by 40% in 2006.

In total expenditure scheme, the dominance of private sector can be followed in the table below. From the 1990's, its portion has increased by 32% in overall growth. However, as a result of government trend in cultural issues, from 1980's public expenditure on culture increased by 40%, while private sector has a 30% increase. That's why, government has strong accent to increase private support for culture and the arts.

Table 2.1.3.1: Overview of financing proportions of culture, 2000

Financial sources		In million €	Percentage
Public expenditure	State	3.242,3	13,4
	Regions	984,4	4,1
	Provinces	205,5	0,8
	Municipalities	2.039,5	8,4
	Total	6.471,7	26,7
Private expenditure	Household	9.712,5	40,1
	Advertising	7.492,8	30,9
	Sponsorship	543,8	2,3
	Total	17.749,1	73,3
TOTAL		24.220,8	100,0

Public expenditure on culture in Italy is highly centralized, since more than the half of the public expenditure comes from the state level. Contrarily to England and France, municipalities have less contribution on cultural expenditures when the overall public expenditure is considered. However, almost 30% of local share is not unremarkable.

In the following table, the amount that the Italian State allocated to different sectors of culture can be seen. Heritage is also an important entry for Italy, with 22,5%.

Table 2.1.3.2: State expenditure for culture, by sector, 2000

Field	In thousands €	Percentage
Cultural goods	1.847,8	28,3
Heritage	1.469,1	22,5
Archives	196	3,0
Libraries	182,6	2,8
Art	468,7	7,2
Visual arts and architecture	2,2	0,03
Performing arts	466,6	7,1
Media	696,7	10,6
Books and press	497,7	7,6
Audiovisuals/multimedia	198,9	3,1
Interdisciplinary	511,9	7,8
TOTAL	6.538,2	100,0

As a result; Italian model of cultural financing is shaped by private sector, as in the case of France. And unlikely to previous two countries, state government has the dominance on cultural expenditures while local governments have the considerable percentage in England and France. In other words, Italy is much more centralized regarding government cultural expenditures. Heritage is also placed in high ranks in the list of cultural sector expenditures.

2.2. Comparative Evaluation of European Cases

In England, France and Italy, cultural policies are determined mostly by the state, while local government also supports it in implementation, funding and management processes.

Non-governmental bodies in these three countries also play a significant role in policy making and funding mechanisms, especially in heritage conservation activities. However, England has the most complicated and matured system in this issue.

There is a point which should be noted here. These countries share two main characteristics which cause a significant disparity compared with Turkey. Firstly, they have complex and well-organized administrative mechanisms and secondly, each is a member of European Union, means they get considerable amounts of grants from European Union funds. While making a comparison, these differences should be considered.

Table 2.2.1 shows comparative scheme of government expenditures in different levels. According to this table, while England is the country in which cultural activities are mostly financed by local authorities, France is the one which spends the most amounts on culture, even the data belong to year of 1996.

Table 2.2.1: Comparison of Government Financing on Culture

Country		State	Local			Total
			regional	provincial	municipal	
England	€ (x1000)	2.075.524	-	-	4.006.000	6.081.524
	%	34,1	-	-	65,9	100,0
France	€ (x1000)	5.780.000	230.000	740.000	4.300.000	11.050.000
	%	52,3	2,1	6,7	38,9	100,0
Italy	€ (x1000)	3.242.300	984.400	205.500	2.039.500	6.471.700
	%	50,0	15,2	3,2	31,5	100,0

In France and Italy, half of the cultural expenditure is spent by the state government, i.e. by the ministries, and the other half is shared by the local authorities. Unlikely, in England, cultural expenditure is mostly covered by municipalities.

In England case, it is noteworthy to remark that, English Partnership is the central body which determines heritage conservation policies in national level apart from the Department for Culture, Media and Sport. In Turkey, there is no such an institution determining the conservation policies.

Heritage expenditure is generally placed in the first or second rank of the countries' cultural expenditures. Even though state government financing on culture has the lowest portion in England compared with other two countries, state allocation to heritage has the significant percentage with 35,3%, while this portion is 18% in France and 23,5% in Italy. From the different point of view, French State spends much on cultural activities, but its expenses on heritage are low compared to England and Italy. Besides, English State allocates less to cultural activities, but heritage conservation finance is placed in the first rank in sectoral allocation.

Furthermore, in Italy and England, revenues from the national lottery is an important source for cultural, especially for heritage conservation activities. However, in both countries, due to different reasons its attractiveness is lessened.

Consequently, starting from 1980's, governments concentrated on fiscal policies to create new sources which will finance cultural activities. The aim was to encourage

private sector and non-governmental organizations to invest on cultural activities and to go towards public-free finance mechanisms by diminishing government's expenses. That means governments tend to improve more managerial finance mechanisms.

Government budgets are allocated among different sectors of culture according to cultural policies and priorities of governments, but varying and different kinds of sources strengthen the finance mechanisms.

No matter who shoulders cultural expenditures, the success of these countries lies in the coordination and collaboration of different levels of governments and well-functioning arms-length structures.

CHAPTER 3

FINANCIAL INSTRUMENTS ASSISTING MAINTENANCE, REHABILITATION AND RESTORATION OF IMMOVABLE CULTURAL PROPERTIES IN TURKEY

3.1. General Scheme of the Conservation Activities in Turkey

3.1.1. Development of Conservation Legislation After the Declaration of Republic

Turkey entered the Republican period with the **Fourth Act for Antiquities**, which remained in force between 1906 and 1973 (ZEREN, N.; 1990; 12, as cited in ŞENDUR, G. E.; 1996; 10). This law defined all movable and immovable cultural entities as “state property” and also, Turkish and Islamic virtual arts were taken under protection.

The Act for the Protection of Monuments, which came into force in 1912, gave permission for municipalities to demolish monumental buildings which necessitated to be pulled down (ZEREN, N.; 1990; 12, as cited in ŞENDUR, G. E.; 1996; 10).

In 1951, the **Superior Council of Immovable Antiquities and Monuments (SCIAM)** has been founded. The mission of this council was to take decisions about conservation activities and to determine the main policies about maintenance, repair, conservation and restoration of old buildings.

Antiquities Act Numbered 1710 was put in force in 1973 to replace the Fourth Act for Antiquities. The Act Numbered 1710 introduced the concept of “site”. By this way, conservation policies were transferred from parcel scale to area scale. Besides, duties, missions and responsibilities of the SCIAM were reorganized in this law.

The Conservation of Cultural and Natural Property Act Numbered 2863, which became valid in 1983, concentrated on administrative issues and formed new organizational scheme. In this new form, conservation policies and practices were extended to local level by establishments of conservation councils.

In 1987, with the **Conservation of Cultural and Natural Property Act Numbered 3386**, some amendments were added to Act Numbered 2863. This law introduced the concept of “conservation oriented development plan”. Thus, conservation-development balance was aimed to be ensured in the light of scientific parameters and also conservation decisions are aimed to be noted in legal documents.

The Conservation of Cultural and Natural Property Act Numbered 5226, brought into practice in 2004, strengthened the Act Numbered 2863 by giving emphasis on economic aspect of conservation. Besides, localization of administration was continued by giving more responsibilities to local government.

To sum up, legal infrastructure of conservation was changed 5 times after the Republic. These are;

- Foundation of SCIAM in 1951,
- Antiquities Act Numbered 1710, which was put in force in 1973,
- The Conservation of Cultural and Natural Property Act Numbered 2863, which was put in force in 1983,
- The Conservation of Cultural and National Property Act Numbered 3386, which was put in force in 1987,
- The Conservation of Cultural and Natural Property Act Numbered 5226, which was put in force in 2004.

3.1.2. Cultural Expenses in the State Budget

In Central Government;

A priori policies related to culture are determined by the Ministry of Culture and Tourism (MCT), whose functioning procedures and principles are defined in the Act Numbered 4848, which was put into practice 2003.

Besides, the Superior Council of Conservation of Cultural and National Properties also determines principle decisions about conservation practices by considering the practical issues in the field.

Studies about the historical structure of the country are carried out and controlled both by the General Directorate of Cultural Heritage and Museums, which functions under the Ministry, and by regional conservation councils which are organized in 28 cities (Adana, Ankara, Antalya, Aydın, Bursa, Çanakkale, Diyarbakır, Edirne, Erzurum, Eskişehir, İstanbul (6), İzmir (2), Karabük, Kayseri, Konya, Muğla, Nevşehir, Samsun, Sivas, Şanlıurfa, Trabzon, Van).

Policies about historical estates under the ownership of pious foundations are determined by the General Directorate of Pious Foundations, and related decisions and control are made by the regional directorates which are organized in 24 cities (Adana, Ankara, Antalya, Aydın, Balıkesir, Bitlis, Bursa, Diyarbakır, Edirne, Erzurum, Gaziantep, Hatay, İstanbul, İzmir, Kastamonu, Kayseri, Konya, Kütahya, Malatya, Samsun, Sivas, Şanlıurfa, Tokat, Trabzon).

Until the Act Numbered 5226, institutions providing financial support for conservation were only the Ministry of Culture and the General Directorate of Pious Foundations. With this law, municipalities, provinces and MHA (Mass Housing Administration) are also taken responsibilities on this matter. In order to examine the financial support of central government for culture, distribution of central allocation to ministries has to be analyzed firstly.

Table 3.1.2.1: Central Allocation to Ministries, by 2005 (x1000 YTL)

Ministries	Allocation	Percentage (%)
Justice	1.600.221	2,0
National Defense	10.976.455	13,4
Interior Relation	790.717	1,0
Foreign Affairs	585.482	0,7
Finance	27.489.626	33,6
National Education	14.835.422	18,1
Public Works and Settlement	695.573	0,9
Health	5.447.962	6,7

Table 3.1.2.1 Continued

Ministries	Allocation	Percentage (%)
Transport	670.068	0,8
Agriculture and Rural Affairs	4.414.428	5,4
Labor and Social Security	12.710.467	15,5
Industry and Trade	280.278	0,3
Energy and Natural Sources	248.679	0,3
Culture and Tourism	643.190	0,8
Environment and Forestry	440.428	0,5
TOTAL	81.828.996	100,0

Source: <http://www.muhasabat.gov.tr/mbulten/T4-1-1.htm>

It can be seen from the Table 3.1.2.1 that allocation to the Ministries of National Defense, National Education, Health, Agriculture and Rural Affairs, Labor and Social Security are quite much, depending on country's general economic policies. However, the Ministries of Culture and Tourism, and Environment and Forestry, which function for the sake of conservation of historical and natural environment, gain relatively low indemnities from the national budget.

Table 3.1.2.2: Yearly Changes of Central Allocation to Ministries (x1000 YTL)

Ministries	2004	2005	2006
Justice	1.294.957	1.600.221	1.771.982
National Defense	10.011.848	10.976.455	11.877.533
Interior Relation	622.957	790.717	917.872
Foreign Affairs	504.250	585.482	633.079
Finance	22.503.839	27.489.626	33.373.367
National Education	12.366.236	14.835.422	16.568.146
Public Works and Settlement	438.070	695.573	774.266
Health	4.554.490	5.447.962	7.477.471
Transport	379.599	670.068	998.555
Agriculture and Rural Affairs	877.016	4.414.428	5.156.602
Labor and Social Security	11.272.988	12.710.467	76.082
Industry and Trade	190.797	280.278	310.597
Energy and Natural Sources	168.141	248.679	280.254
Culture and Tourism	533.563	643.190	712.381
Environment and Forestry	295.820	440.428	438.502

Source: <http://www.muhasabat.gov.tr/mbulten/T4-1-12.htm>

Table 3.1.2.3: Yearly Changes of Central Allocation to Ministries (deflated) (x1000 YTL)

Ministries	2004	2005	2006
Justice	1.553.948,4	1.760.243,1	1.771.982
National Defense	12.014.217,6	12.074.100,5	11.877.533
Interior Relation	747.548,4	869.788,7	917.872
Foreign Affairs	605.100	644.030,2	633.079
Finance	27.004.606,8	30.238.588,6	33.373.367
National Education	14.839.483,2	16.318.964,2	16.568.146
Public Works and Settlement	525.684	765.130,3	774.266
Health	5.465.388	5.992.758,2	7.477.471
Transport	455.518,8	737.074,8	998.555
Agriculture and Rural Affairs	1.052.419,2	4.855.870,8	5.156.602
Labor and Social Security	13.527.585,6	13.981.513,7	76.082
Industry and Trade	228.956,4	308.305,8	310.597
Energy and Natural Sources	201.769,2	273.546,9	280.254
Culture and Tourism	640.275,6	707.509	712.381
Environment and Forestry	354.984	484.470,8	438.502

In the table above, yearly changes of central allocation to ministries are illustrated. According to this table, state policy tended to agricultural activities for 2 years and thus the amount allocated to the Ministry of Agriculture and Rural Affairs was increased considerably.

In the following table, the ratios of increases in central allocation to ministries are given. The striking point in this table is the increase of %390 in the amount that allocated to the Ministry of Agriculture and Rural Affairs, while this ratio is 11,3 for the Ministry of Culture and Tourism.

Table 3.1.2.4: Percentage of Rises in Allocations (deflated) (x1000 YTL)

Ministries	2004	2006	Difference	% of rise
Justice	1.553.948,4	1.771.982	218.034	14,0
National Defense	12.014.217,6	11.877.533	-136.684,6	1,1
Interior Relation	747.548,4	917.872	170.323,6	22,8
Foreign Affairs	605.100	633.079	27.979	4,6
Finance	27.004.606,8	33.373.367	6.368.760,2	23,6
National Education	14.839.483,2	16.568.146	1.728.662,8	11,7
Public Works and Settlement	525.684	774.266	248.582	47,3

Table 3.1.2.4 Continued

Ministries	2004	2006	Difference	% of rise
Health	5.465.388	7.477.471	2.012.083	36,8
Transport	455.518,8	998.555	543.036,2	119,2
Agriculture and Rural Affairs	1.052.419,2	5.156.602	4.104.182,8	390,0
Labor and Social Security	13.527.585,6	76.082	-13.451.503,6	-99,4
Industry and Trade	228.956,4	310.597	81.640,6	35,7
Energy and Natural Sources	201.769,2	280.254	78.484,8	38,9
Culture and Tourism	640.275,6	712.381	72.105,4	11,3
Environment and Forestry	354.984	438.502	83.518	23,5

Briefly, when we look at the ratio that the Ministry of Culture and Tourism has, it can be concluded that the amount state government allocates to cultural activities is relatively low when it is compared to other sectors.

To sketch the real picture, as a next step, the actual amount that the Ministry of Culture and Tourism spends on conservational activities in the investment program is given in the table below.

Table 3.1.2.5: Yearly Changes of Central Expenditures on Conservation (YTL)

	2004	2005	2006
Indemnities for MCT	533.563.000	643.190.000	712.381.000
Expenditures on conservation	13.003.247	26.658	32.350

Source: The Archive of the General Directorate of Cultural Heritage and Museums

In Local Government;

While the situation in central government is illustrated above, the figures in local government can be followed in the following tables.

Table 3.1.2.6: Income of Municipalities, by 2005 (x1000 YTL)

	Income from the State	Self Income	Consolidated Budget
Original	132.658.473	2.160.758	134.819.231
Deflated	145.924.320,3	2.376.833,8	148.301.154,1

Source: <http://www.muhasabat.gov.tr/mbulten/T7-62.htm>

Table 3.1.2.7: Expenses of Municipalities, by 2005 (x1000 YTL)

	Recreational, Cultural and Religious Activities	Other	Total
Original	2.232.632	142.329.658	144.562.290
Deflated	2.455.895,2	156.562.623,8	159.018.519
Percentage	1,5	98,5	100,0

Source: <http://www.muhasabat.gov.tr/mbulten/T7-64.htm>

Municipalities, whose expenses exceed their incomes, allocate to culture in very limited amounts. In addition, cultural activities are demonstrated under the title of “Recreational, Cultural and Religious Activities”, in which the ratio of culture can not be extracted from this table.

While the state has expanded the authorities of local governments through the last legal arrangements, it also increases their responsibilities for cultural activities. To explain in detail, administrative, management and control jurisdiction of all local museums and libraries, except for those serving in national level, and the authority of expropriation of immovable cultural buildings have also been given to local governments.

Even though such authorities are assigned to local governments, the central allocation to municipalities proportionally with their population is not sufficient and causes inequalities among cities.

3.1.3. Overall Scheme of Conservation Financing

Contrarily to European countries and the U.S.A., conservation financing in Turkey is fulfilled mostly by the state. Collaboration with private sector is limited with practices of restore-manage-handover. Non-governmental organizations, however, execute generally for development of conservation consciousness among citizens due to their lack of financial sources.

Financial sources of the state had been limited and insufficient until the Act Numbered 5226 that passed in 2004. After this legal regulation, economic dimension of the conservation was strengthened with new financial tools.

Today, financial sources supporting preservation activities in all levels are as follows:

For Large Scale Plans and Projects;

The first and the main step in conservation is the registration of historical heritage. Secondly, conservation oriented development plans are prepared for areas listed as “site” and then they are approved by the authorized institutions. The authority to prepare these plans belongs to municipalities within the neighbor boundaries, and to provinces outside these boundaries. If technical and economical infrastructure of the institution is not sufficient to prepare the plan, it may handover the authority to the Ministry of Culture and Tourism.

The Ministry may supply financial support for the plans if they are in the investment program. Otherwise, it applies for the Central Directorate of Trading Capital of the Ministry and demands indemnity.

Moreover, municipalities, who wish to prepare these plans, are assisted through the instrument created by the 10% of the collected real estate taxes.

Beside the conservation oriented development plans, large scale conservation projects and their implementations are also funded by the state. To illustrate, urban design projects and street rehabilitation projects, by which many buildings in historical fabric with their environment are examined, are financed by the Ministry of

Culture and Tourism. As in the case of the conservation oriented development plans, if the project is in the investment program, the Ministry allocates financial source. If not, it demands indemnity from the Central Directorate of Trading Capital of the Ministry.

Municipalities who wish to make such kind of plans and projects are also funded through real estate taxes.

For Expropriations;

If the owner, whose possession right on his immovable is restricted, declares that he cannot afford to conserve his building or he suffers of restrictions, the building might be expropriated by the Ministry of Culture and Tourism. For this transaction, the indemnity supplied by the Ministry of Finance is used.

Furthermore, if such grievance takes place during the excavation in archeological areas, the parcels within these areas can also be expropriated by the excavation board under the control of the Ministry according to the Article 42 of Act Numbered 2863 changed with 5226.

For the realization of large scale infrastructural projects, parcels located within sites are also expropriated by the related institution, such as the Ministry of Public Works and Settlements, the General Directorate of Highway, The State Hydraulic Affairs etc. This policy is not applied for conservational purposes but it provides a financial source for expropriation of parcels within sites.

With the Act Numbered 5226, the authority of expropriation of historical buildings is also given to municipalities and provinces. They carry out this transaction with their own sources. Municipalities may be assisted through real estate taxes, unless they can compensate the expropriation expenses. Provinces, however, are able to realize this job by the income gained through ruins (This information is gained through the technical personnel in the Expropriation Department in the Ministry, 2006).

The immovables like mosques, small mosques, tombs, baths, inns, complexes of buildings around the mosques, which are under the ownership of pious foundations, are expropriated by the General Directorate of Pious Foundations.

If expropriation expenses cannot be met or the owner demands, expropriation can be realized by bartering of immovables. In such a situation, the owner, whose possession right on his immovable is restricted, exchange its immovable with the one belongs to public. This method is applied in archaeological and natural sites and carried out in the collaboration between the Ministry of Finance and the Ministry of Culture and Tourism. While the former decides which immovables would be bartered and what their assessment would be, the latter is responsible only for determining the sites which would be taken to barter agenda and for sending the application files wishing to exchange their immovables.

For Single Unit Projects and Implementation;

Maintenance, repair and restoration responsibilities of a single unit historical building belong to the real or juridical person who owns it. That means the expenses are welcomed by the owner.

If it is a public property, the responsible body is the Ministry of Culture and Tourism. In that case, maintenance, repair and restoration costs of the immovable are covered by the investment program or the Central Directorate of Trading Capital of the Ministry.

If restoration expenses of a historical building under the ownership of municipalities cannot be met by the municipality itself, real estate taxes support them for only project process.

Real or juridical people who own historical buildings can be provided with grants supplied by the Ministry of Culture and Tourism and loans given by MHA (Mass Housing Administration). Moreover, they can be assisted by real estate taxes through the related municipalities.

The General Directorate of Pious Foundations is also obliged to compensate the expenses of restoration activities of historical buildings under the ownership of pious foundations. Besides, the General Directorate collaborates with private sector to be able to provide monumental buildings with financial support for restoration activities. He secures private enterprise to compensate restoration expenses by the method of restore-manage-handover. By this way, restoration of monumental buildings is realized without exhausting the institution budget. Moreover, rental income is gained from the buildings which are hired to private enterprises for long periods.

Apart from all these financial instruments, the method of transfer of development rights, which does not come into practice yet, will be applied to overcome the grievance that historical building owners face with. In this process, it will be possible to determine, appraise, transfer or trade of restricted rights. Thus, the unjust treatment the owner face would be overcame, while historical building would be restored and conserved. In the table below, financial instruments that support conservation activities in all levels are summarized.

Table 3.1.3.1: Institutions Providing Financial Support for Conservation Activities

	Large Scale Plans and Projects	Expropriations	Single Unit Projects and Implementations
Local	<ul style="list-style-type: none"> - Municipalities - Provincial Special Administration - Provincial Directorate of Culture and Tourism 		
National	<ul style="list-style-type: none"> - Ministry of Culture and Tourism - Central Directorate of Trading Capital - Self Budget 	<ul style="list-style-type: none"> - Ministry of Culture and Tourism - Central Directorate of Trading Capital - Excavation Boards - Self Budget - General Directorate of Pious Foundations 	<ul style="list-style-type: none"> - Ministry of Culture and Tourism - Central Directorate of Trading Capital - Grants for Listed Buildings - Self Budget - Mass Housing Administration - General Directorate of Pious Foundations
International	<ul style="list-style-type: none"> - Global Heritage Fund - World Monuments Fund - European Union (Med-Pact, MEDA) - World Bank (SRAP) 		

Consequently, financial support for the conservation activities was limited and insufficient until the Act Numbered 5226, but with this legal regulation the sources are diversified and strengthened, and economic insufficiency, which was one of the main problems of conservation activities, is tried to be removed.

Table 3.1.3.2: Direct and Indirect Financial Supports for Listed Buildings

Kind of support	Financial Supports
Direct	<ul style="list-style-type: none"> - Grants from the Ministry of Culture and Tourism - Loans from Mass Housing Administration - Grants from the Collected Real Estate Taxes - Expropriation by the Ministry of Culture and Tourism (purchasing) - Expropriation by the Ministry of Culture and Tourism (bartering) - Transfer of Development Right
Indirect	<ul style="list-style-type: none"> - Article 21 of the Act for Conservation of Cultural and Natural Properties Numbered 2863 Changed with 5226 - The Act for Incitements for Cultural Investments and Enterprises Numbered 5225 - Repeated Article 14 of the Act for Tax Exemption in Donations, Supports and Expenditures on Cultural and Natural Properties Numbered 5228 - Tax exemptions in inheritance and transition taxes

As the main investigation subject of the study, **restoration of the listed buildings, which are under private ownership and in residential use**, are assisted by the instruments listed as direct support in the table above.

Moving from this point, the tools are examined in a special heading in terms of their application procedures, budget performances, financial contributions, provided supports and deficiencies or successes in the process (see CHAPTER 3.2.).

The Contribution Fund, which was in force until the Act Numbered 5226 and abrogated by this law, is discussed in this chapter.

3.1.4. Financial Tools Until the Act Numbered 5226

3.1.4.1. Grants and Loans from the Contribution Fund

The Act for Conservation of Cultural and Natural Property Numbered 2863, which was put into force in 1983, formed the Contribution Fund as a financial source for maintenance, repair and restoration of immovable historical buildings.

“The Regulation for the Contribution Fund for Repair of Immovable Cultural Property Owned by Real or Juridical People” was prepared in need of Article 12 and came into force by being published in the Official Gazette dated 24.06.1985 and numbered 18791.

Although, the Fund was legalized in 1985 by the regulation published, it started to facilitate in 1987.

The Act for Clarifying Certain Funds Numbered 4629 came into practice by being published in the Official Gazette dated 03.03.2001 and “Repeated” numbered 24335. According to the (d) clause of the law, Article 12 of the Act Numbered 2863 was amended. Thus; the title of the Article 12 changed as “supplying grants for immovable cultural properties and the contribution fund”. The sentence of “and loans are given” in the first paragraph and the 2nd and the 3rd paragraphs were abrogated, while the 4th paragraph rearranged as follows:

Md.12/2: For this reason, in a special account opened in a state bank and functions under the command of the Ministry of Culture, “The Contribution Fund for Repair of Cultural Properties to be Preserved” is established. The authority of approving payments of this fund is of the Minister of Culture.

Md.12/3: Income of this fund is composed of the yearly indemnities from the state and the interests of the given loans.

Md.12/4: Procedures and principles about financial and technical supports and aids in kind, provided by the Ministry of Culture are organized by the regulation. Loan returns are followed by the Ministry of Culture and written as income for the budget.

Having based on this law, Ministry of Finance prepared “Instructions for 2002 Investment Year Implementations” about clarified funds. According to the Article 5 of this instruction, “returns of the loans used through the clarified funds will be collected by the related institutions in the due date, according to the procedures and practices in the related legislation and will be invested to the account of central accountancy of the related institution.” Thus, the duties of the accountancy of the Fund had been executed by the central accountancy since then.

In addition, the Fund, whose financial sources were constituted by the allocation from the Ministry of Finance, had been transferring the remaining amount of the year to the next year. However, after this instruction, it had to transfer the remaining amount to the budget of the Ministry of Culture. This resulted in a decline of the Fund’s resources.

The Fund continued its working until the Act Numbered 4629. Between the years of 2002 and 2004, it accepted the applications but did not appreciate any demand for loan or grant. By the Act Numbered 5226, which came into practice in 2004, the responsibility for supplying loans are given to Mass Housing Administration and the Fund re-formed by new regulations to provide grants for listed building.

3.1.4.1.1. Application Procedures to Benefit from the Fund

The legal base of the Fund was “The Regulation for the Contribution Fund for Repair of Immovable Cultural Property Owned by Real or Juridical People”. According to this regulation, the owner of the immovable would be aided in kind and given financial support, while he also would benefit from the technical support for the preparation of the project and realization of its implementation. Financial support would be loan, grant or both.

Application

The owner wishing to repair his immovable had applied for the Ministry with the documents necessary defined in the regulation. The arresting documents had been as follows;

- Rölöve and restoration project approved by the related conservation council,
- Restoration report and the estimated cost prepared according to the project
- Work program
- Some of the deposits listed in the Article 18 to guarantee re-payment of the loan

Reviewing

The Ministry had reviewed the applications through the agency of technical personnel of the General Directorate, or related Directorate of Rölöve and Monuments, or Museum Directorate. The technical reports had been presented to the **Central Support Commission** established under the General Directorate.

Central Support Commission had been composed of General Director, General Director Assistants, the Fund Administrator, administrator of the related department for repair and restoration of historical buildings and two technical experts working in the General Directorate. This commission had determined what kind of support and how much grants or loans would be given, and whether any advance would be paid or not. The decisions had been definite after the approval of the Minister

Evaluation

Priorities and upper limits of the loans and grants had been determined in the meetings of the Commission and presented to the Minister's approval. Priorities and criteria between 1996 and 2001 were as follows:

- ***For the cultural value of the immovable cultural property***
Buildings which are defined as I. and II. group buildings according to the principle decision of the Superior Council of Conservation of Cultural and Natural Properties dated 19.04.1996 and numbered 424, and has to be interfered to preserve as in the original situation without any change in its architectural, structural and material characteristics.
- ***For the physical structure of the immovable***
Buildings necessitates immediate repair

- ***For the environmental situation of the immovable***

Buildings within sites or within the streets or squares defined as to be preserved whose pattern and characteristics have not been deteriorated.

- ***For the usage purpose of the immovable***

Determining the importance degree of contribution of intended function to the characteristics of the building and to its surrounding.

Given loans and grants had not exceed the upper limits and 70% of the estimated cost presented in the application.

Contract

Decisions had been sent to the pre-determined state bank to sign a contract with the applicant. The applicant had had to sign the contract in two months after the approval of its application was notified him. Otherwise, it had been accepted that the applicant would abdicated of his application and then, given loan or grant had been canceled.

The realizing document, in which payment schedule is organized, had been prepared by the bank and reviewed by the Fund Administrator. If it had been approved, permission for the payment had been sent to the bank.

Payment

Payments had been made according to merits and used appropriately to the purpose.

10% of the loan or grant had been left to the last merit. If the work had been carried out according to the rules and without any defect, approval had been made and the last merit had been paid after the approval. If any deficiency or failure had been determined in the work, Approval Board had determined another due date for the last merit to remove the deficiencies and failures.

Re-Payment

Interest rate for the loans had been 25%, and 10% for any delay in re-payment. Re-payment period for the loan had been 10 years.

The dept of the applicant had been composed of the loan and any expenses related to the loan like insurance, interest, tax, due, fee and any other charge made by the Ministry.

Interests for the loan had been applied in the beginning of the following month of the payment. The applicant had started to repay the loan in three months after the last merit paid. If;

- The debtor had not completed any responsibility undertook by the contract or had not repaid any installment,
- Any compensation had been paid to the owner for the sell, donation or expropriation of the building,
- The loan had not been used for the sake,

then the loan had been canceled.

The bank had sent extracts about both the Fund Account and the applicant to the Ministry for four times a year (March, June, September, December).

Grants

So as to benefit from the grants, the owner had had to prove that;

- he or the people he had to look after had not earned above the level of average standard of living,
- he had not been the owner any other profitable estate except for the historical heritage,
- he had not possessed any profitable immovable assessment.

Control

There had been a well-functioning control mechanism by which the accuracy and the validity of the application and appropriateness of uses of supports had been controlled regularly from the beginning of the process to the end.

The first control had been in application period. If the documents in the application file were accurate and not missing, the building subject to the application had been surveyed in its place by the technical personnel of the Fund or of the related

Directorate of Rölöve and Monuments. The technical report with various photographs and documents had been presented to the Fund. If it was determined that the building would correspond to the application, the file had been sent to the Central Support Commission to be evaluated.

The second control in the process had been in the pre-approval of the merits. The owner had begun to repair the building with the advance taken by the Fund and the amount from its own sources. He had continued the work according to the work program. In the pre-determined date and the stage, he had prepared the merit and then applied for the Ministry to be paid for the amount he had spent from his pocket. In this stage of the process, another control had been made by the technical personnel in the Ministry to check whether the documented repair and the expenses were appropriate. If so, the merit had been approved and the permission for the payment had been sent to the bank. This transaction had been fulfilled in every payment which had been made according to the merits prepared according to the work program.

The last control had been before the approval of the last merit. At least 10% of the loan or grant had been left to the last merit. After the petition of the applicant for approval, technical personnel had checked the building if it was repaired appropriately. If so, approval had been made and then sent to the Minister for the acknowledgement. Finally, the last permission for payment had been sent to the bank.

In each control, if any deficiency or failure had been determined in the repair, extension had been provided for the owner to remove the deficiencies and failures. If it had been realized, payment had been approved. Otherwise, the remaining piece of the loan or grant had been canceled.

In Figure 2 in Appendix D, the flow of the process can be followed.

3.1.4.1.2. Evaluation of the Budget and the Success of the Contribution Fund

3.1.4.1.2.1. Evaluation of the Budget and Provided Grants and Loans

The success of the Fund is investigated through its budget performance, application process and provided grants and loans.

In the table below, allocation from the Ministry of Finance to the Contribution Fund is demonstrated. The striking point in the table is that even though the Fund was established in 1985, indemnities had been allocated starting from 1979 and also they had been released within the year.

Table 3.1.4.1.2.1.1: Yearly Changes of Indemnities Allocated to the Contribution Fund

Years	Allocation (TL)	Free (TL)
1979	15.200.000	15.200.000
1980	8.146.250	8.146.250
1981	32.000.000	32.000.000
1982	90.000.000	90.000.000
1983	180.000.000	180.000.000
1984	160.000.000	160.000.000
1985	160.000.000	160.000.000
1986	100.000.000	73.600.000
1987	100.000.000	73.600.000
1988	100.000.000	73.600.000
1989	1.000.000.000	619.500.000
1990	5.350.000.000	3.060.200.000
1991	1.000.000.000	442.500.000
1992	3.000.000.000	2.524.500.000
1993	5.039.000.000	2.436.700.000
1994	7.500.000.000	3.000.000.000
1995	15.000.000.000	9.000.000.000
1996	20.000.000.000	7.600.000.000
1997	25.000.000.000	19.000.000.000
1998	50.000.000.000	40.000.000.000
1999	100.000.000.000	98.010.000.000
2000	150.000.000.000	145.500.000.000
2001	250.000.000.000	233.938.000.000
TOTAL	633.834.346.250	565.997.546.250

Source: The Archive of the Contribution Fund

Allocations are deflated proportionally to inflation rates so as to be compared with 2006 data. Thus, indemnities allocated to the Contribution Fund over January 2006 values are as follows:

Table 3.1.4.1.2.1.2: Yearly Changes of Indemnities Allocated to the Contribution Fund (deflated)

Years	Deflator Coefficients	Allocation (YTL)	Free (YTL)
1979	73.036,6	1.110.156,32	1.110.156,32
1980	38.615,1	314.568,26	314.568,26
1981	20.718,2	662.982,4	662.982,4
1982	16.606,3	1.494.567	1.494.567
1983	13.287,6	2.391.768	2.391.768
1984	9.316,9	1.490.704	1.490.704
1985	6.265,1	1.002.416	1.002.416
1986	4.618,7	461.870	339.936,32
1987	3.719,4	371.940	273.747,84
1988	2.344,9	234.490	172.584,64
1989	1.412,6	1.412.600	875.105,7
1990	892,9	4.777.015	2.732.452,58
1991	600,0	600.000	265.500
1992	354,9	1.064.700	895.945,05
1993	232,5	1.171.567,5	566.486,25
1994	144,7	1.085.250	434.100
1995	60,3	904.500	542.700
1996	36,6	732.000	278.160
1997	20,6	515.000	391.400
1998	10,7	535.000	428.000
1999	7,1	710.000	695.871
2000	4,3	645.000	625.650
2001	3,3	825.000	771.995,4
TOTAL		24.513.094,48	18.756.796,76

It is very evident that allocations for the Contribution Fund are not consistent among the years. In other words, sharp declines were actualized in some years, while considerable increases were also provided for some years. To illustrate, the indemnity of 1990 was increased by 4 times. On the other hand, there is a sharp decline of 8 times in 1991. Even though we can talk about a recovery for the next years, a fall was occurred in the continuing years.

As a result, the Fund distributed **18.756.796,76 YTL** with January 2006 values for grants and loans between the years of 1979 and 2001.

Between the years of 1987 and 2001, it provided with 139 loans, 45 grants and caused 127 historical buildings to be supported. Put another way, each application has been provided with supports of approximately 54.000 YTL.

12 applications were denied due to several reasons. 5 of them was rejected because of the problems about buildings, 4 was rejected since the applicant had not completed their responsibilities related to the loans and grants and 3 of them was rejected due to the lack of indemnity. Besides, 14 applications were canceled since they had not signed the contract, 2 were canceled since they had not started to repair the building. All amount provided for 7 applications and unused part of 3 loans were canceled due to renouncing of the applicant from the loan.

Allocations are compared with upper limits in the following table in order to discuss budget performance. Since the study is investigated a 10-year-datum, 1995 and forth data are placed in the table below.

Table 3.1.4.1.2.1.3: Upper Limits and Provided Loans and Grants

Years	Upper limits for loans (TL)	Upper limits for grants (TL)	Provided loans	Provided grants
1995	750.000.000	200.000.000	10	6
1996	2.000.000.000	300.000.000	4	3
1997	3.000.000.000	500.000.000	10	4
1998	10.000.000.000	1.500.000.000	12	3
1999	12.500.000.000	2.500.000.000	21	2
2000	18.000.000.000	4.000.000.000	21	4
2001	25.000.000.000	5.000.000.000	29	3
TOTAL			107	25

Source: Archive of the Contribution Fund

Table 3.1.4.1.2.1.4: Upper Limits and Provided Loans and Grants (deflated)

Years	Upper limits for loans (YTL)	Upper limits for grants (YTL)	Provided loans	Provided grants
1995	45.225	12.060	10	6
1996	73.200	10.980	4	3
1997	61.800	10.300	10	4
1998	107.000	16.050	12	3
1999	88.750	17.750	21	2
2000	77.400	17.200	21	4
2001	82.500	16.500	29	3
TOTAL			107	25

Table 3.1.4.1.2.1.5: Indemnities Allocated to the Contribution Fund between the years of 1995-2001 (deflated)

Years	Allocation (YTL)	Free (YTL)
1995	904.500	542.700
1996	732.000	278.160
1997	515.000	391.400
1998	535.000	428.000
1999	710.000	695.871
2000	645.000	625.650
2001	825.000	771.995,4

When the two tables above are compared, it can be realized that there is a proportional distribution between allocations and upper limits. The striking point in the table is that although there was an increase in upper limits of 1996, allocated indemnity was diminished. Thus, the number of provided grants and loans was reduced. Also, it can be seen that all indemnity was not released. That can be explained by the limited number of applications.

The second striking point is that even though there was no considerable rise in allocation of 1998, significant increases were made in upper limits. As a result of this, there is no noteworthy increase in provided supports, but in the released amount. In spite of the increase in provided loans, the reason of stability in the number of grants is due to the demand of the owners. Those demanding some amount of loans

and some amount of grants are provided either loan or grant, or both, depending on the condition of the building and the economic situation of the owner.

Between the years of 1995 and 2001, 107 loans and 25 grants were provided for 98 historical buildings, which were composed of 54 residents, 20 work-sites, 3 pensions, 2 tombs, and 1 of inn, bath, clock tower, theatre and hotel. Information about 9 buildings can not be reached in archive documents. From this point of view, if it is thought that the buildings in residential use were under the private ownership, it can be seen that owners who benefit from the Fund were mostly the real people.

3.1.4.1.2.2. Critique of the Process

In Terms of Responsibilities of the Applicant

If we summarize the requirements of the owner, we can reach so many drawbacks in the system. They are discussed as follows:

In order to apply for the Fund for compensation of implementation expenses of restoration, the owner had been obliged to have the restoration project prepared. If he had demanded, technical personnel in the Ministry had supplied assistance for preparation of the required project. However, due to both insufficiency of technical personnel and limited time of the available personnel for this task, the owner had had the project prepared by the architects in private sector.

Being provided with maximum 70% of the estimated cost, the owner had to spent own sources, and this had caused economical trouble for the owner.

Additionally to the amount of the loan, the owner had been forced into pay the debt of the insurance of the building, and any expenses related to the insurance, like tax, due, fee, etc.

Since grants had been provided to only those who could not afford to compensate even their living, applicants with average incomes had generally applied for the

loans. Due to high interest rates and long periods for re-payment of the loan, owners had gone into a great debt.

If the budget of the Fund had been exhausted or the applied building had not corresponded priorities of the support, the applicant had been rejected for the support in that investment year.

It can be extracted that if the owner had been provided with loans, he had been loaded with additional great economic responsibilities. Thus, the Fund is considered unsuccessful in terms of its economic troubles that had been loaded to shoulders of the owner.

Apart from the economic drawbacks of the system, bureaucratic process is also worth to be mentioned and criticized.

The principal logic of the system had necessitated the owner's initiative to apply for the support. If the owner had demanded such a support to repair his historical building, the Fund had assisted him with technical, economical aid or aid in kind.

Since 1906, the year the Forth Act for Antiquities came into force, historical buildings have been seen as state property. That means; conservation, maintenance and repair of them have to be under control and prosecution of the state. However, through this system, future of the historical buildings had been left to the owners of them.

Besides; if priorities, skills and achievements of owners in bureaucratic life are considered, it is contemplated that demand for support had been hidden. Moreover, the owner had also been obliged to follow application process step-by-step. This had resulted in discontinuity of the demand, and even waiving from the application. For example, loans provided for 26 buildings had been canceled during the process for such reasons.

Briefly; in such a system, in which providing support for historical building is dependent on the demand of the owner, any intervention for repair of historical building would not be realized unless the owner of it applied for the support.

Responsibility of conservation of the historical heritage and providing its perpetuation is of all humanity. That's why, it should not be left to the initiative of the owner and interference should be achieved by the state.

In Terms of the Budget and Provided Supports

In the light of data presented above, it can be say that the Fund had benefited its economical and technical facilities efficiently. Nevertheless, it had supported only 127 listed buildings between the years of 1987 and 2001. If it is considered that all supported buildings have been restored and repaired except for the 26, whose loans and grants had been canceled, the limited share of the Fund would be obvious.

Moreover, between the years of 1995 and 2001, only 3 applications had been rejected due to insufficiency of the indemnity. In other words, the Fund had allocated its budget among all applications efficiently.

Number of the applications wishing to benefit from the Fund had been very low compared with all immovable listed buildings in Turkey. This might be the cause of either citizen's being stranger to the Fund or their refraining from its heavy responsibilities, or both.

As extracted from the interviews with the fund implementers, the evaluation criteria of the applications had not based on the conservative purposes. Political preferences had played a determining role.

As a result, the Fund is regarded as successful in its welcoming applications in the direction of its budget, and its control mechanism of support uses. However, the number of applications assisted trough the Fund was very low.

3.2. Financial Tools Assisting Restoration Activities of Historical Buildings

3.2.1. Grants from the Ministry of Culture and Tourism

With the Act Numbered 5226, the characteristic of the Contribution Fund has changed considerably and the Ministry of Culture and Tourism has been assigned responsible for the grants that is provided for the listed building owners for compensation of both project and implementation expenditures of restoration.

3.2.1.1. Application Procedures to Benefit from the Grant

“The Regulation for Providing Grants for Repairs of Immovable Cultural Properties” was prepared in need of Article 12 of the Act Numbered 2863 changed with 5226, and came into force by being published in the Official Gazette dated 15.07.2005 and numbered 25876.

According to this regulation, the owner of the immovable cultural property can benefit from the fund to compensate the expenses of both restoration project and its implementation.

In the previous system, the owner could not apply for the fund to be supported for restoration project expenses. The Ministry could provide only technical support for the project even if it was possible. Otherwise, the owner had to have the project prepared in private sector and this is the situation that was generally applied.

The last amendments to the fund have removed this problem by providing grants for both project and implementation processes.

Application

While the owner would have to apply for the General Directorate in the previous system, in this new system he has to apply for the Provincial Directorate of Culture and Tourism with the required documents. The Provincial Directorate sends the documents collectively after pre-reviewing of whether the documents are missing or not. The following documents, which have to be presented in the application, are worth to be mentioned:

For projects:

- Registration decision of the immovable
- Report including the scope of the project, due date of the work and the estimated cost

If the building is under the shared-ownership, application of only one of the titleholders is sufficient.

For implementations:

- Registration decision of the immovable
- Report including the scope of the implementation, due date of the work, implementation levels and the estimated cost
- 1/500 scaled land use plan showing the situation of the building and its plot, and approved by either related municipality or conservation council
- Rölöve, restitution and restoration projects approved by the related conservation council

Reviewing

Estimated costs prepared by the private sector are reviewed by the General Directorate. The costs determined after reviewing are taken as bases for the evaluation. In the previous system, estimated cost presented in application process would be taken as bases without any need of reviewing.

Evaluation

Previously the evaluation process was hold by the Central Support Commission in the chairmanship of the General Directorate and participation of personnel in which two experts of the subject were present too. In this system, applications are evaluated by the commission in the chairmanship of the undersecretary and participation of top level administrators of related subject. This means that the subject is any more considered an important issue under the Ministry. The reason behind this practice might be the donation characteristic of the support.

The commission comes together once a year, in March, to decide which applications will be provided with grants and in what amounts.

Upper limits for the grants are 50.000 YTL for projects and 200.000 YTL for implementations. Besides, if the estimated cost for the implementation does not exceed 50.000 YTL, all demanded amount can be provided as grants.

Priorities of the commission for evaluation of the applications are as follows:

- Projects
- Project implementations of buildings which need urgent repair
- Project implementations of buildings with regional and periodical values in terms of their architectural and cultural characteristics
- Project implementations of buildings within the sites, or within the streets or squares defined as to be preserved and whose pattern and characteristics have not been deteriorated.
- Project implementations which will be finished within the year
- Project implementations of buildings which are under the ownership of real people
- Project implementations of buildings which are under the ownership of the tax-exempted foundations or associations concerning public interest
- Project implementations of buildings which are under the ownership of juridical people apart from those mentioned in previous article

Contract

Commission decisions which are finalized with the Minister approval are sent both to the Provincial Directorates and to the applicants. Owners provided with grants sign a contract with the Provincial Directorates, while they would sign it with pre-determined state bank in the previous system. Payments are also made through the Provincial Directorates.

Payment

Payments for the projects are made after the conservation councils' approval of the projects, while payments for implementations are made through merits as in the case

of previous system. Advances for the project implementations are, however, reduced to 20%, while it was 30% previously.

Interval payments are made in two stages for each application. Therefore, once the half of the physical interference is completed, 30% of the provided grants is paid, while the remaining amount of 50% is paid after final report approved by the commission.

Control

Grants for project implementations are controlled in each payment stage by the Provincial Directorates or the General Directorate, and control reports are presented to the fund officials. As in the case of previous system, payments are made according to these control reports.

In projects, however, control mechanism is the conservation council which approves the projects. After the approval decisions are sent to the fund officials, payment permission are given to the Provincial Directorate. Any missing or failure is founded in projects or implementations, additional periods are given to the owners to remove the failures or recover the projects.

So as to be eligible for benefiting from the grants again, it is necessary to apply for it 10 years later. In Figure 3 in Appendix D, flow of the process can be followed.

3.2.1.2. Evaluation of the Budget and the Process

3.2.1.2.1. Evaluation of Applications and Their Results

In the direction of “The Regulation for Providing Grants for Repairs of Immovable Cultural Properties”, approximately 2500 applications were realized for the year of 2006. 1873 applications, whose documents were accurate and not missing, were taken into consideration. 260 of total applications applied for compensation of implementation expenditures, while 1613 applications demanded grants for project expenditures.

By the system, totally 456 applicants are provided with grants, as 416 projects and 40 implementations. In the following table, detailed information about provided grants is summarized.

Table 3.2.1.2.1.1: Detailed information about provided grants in 2006

Sorts of support	Number of provided application	Demanded amount (YTL)	Provided amount (YTL)
Project	416	9.594.351,8	3.618.445
Implementation	40	7.455.515	1.685.000
Total	456	17.049.866,8	5.303.445

Source: The Fund Archive

128 projects out of 416 are those who applied in 2005 but could not be provided with grants within the year. In the following table, detailed information about application year of projects is demonstrated.

Table 3.2.1.2.1.2: Detailed information about projects provided with grants in 2006

Result of 2006	Number of provided application	Demanded amount (YTL)	Provided amount (YTL)
Applications in 2006	288	6.981.726	2.434.313
Applications in 2005	128	2.612.625,8	1.184.132
Total	416	9.594.351,8	3.618.445

Source: The Fund Archive

Information about provincial distribution of supported projects is listed in the following table. Therefore, grants of 2.259.130 YTL are allocated among 42 cities for the projects applied in 2006. Besides, total amount of 175.183 YTL are allocated to 14 foundation properties under the private ownership. As a result, total amount of grants supplied for the projects applied in 2006 is equal to 2.434.313 YTL.

Grants provided for projects which applied in 2005 and evaluated in 2006 distributed among 20 provinces. Thus, 1.184.132 YTL from the 2006 budget was allocated to 2005 applications.

Table 3.2.1.2.1.3: Provincial Distribution of Provided Grants for Projects

Province	Years	Number of provided application	Demanded amount (YTL)	Provided amount (YTL)
Afyon	2005	5	31.958	18.524
	2006	1	3.769	2.220
Amasya	2005	-	-	-
	2006	10	155.550	64.103
Ankara	2005	23	480.982	289.504
	2006	13	476.844	103.836
Aydın	2005	1	53.546	7.812
	2006	2	41.187	10.368
Balıkesir	2005	-	-	-
	2006	2	37.261	9.764
Bartın	2005	1	5.486	3.810
	2006	22	390.525	154.218
Bilecik	2005	-	-	-
	2006	6	66.406	45.889
Bitlis	2005	-	-	-
	2006	6	145.732	47.086
Bolu	2005	21	296.026	91.326
	2006	5	116.400	38.767
Bursa	2005	1	16.870	6.196
	2006	6	144.932	51.519
Çanakkale	2005	-	-	-
	2006	1	-	5.618
Çankırı	2005	-	-	-
	2006	6	184.683	47.711
Çorum	2005	-	-	-
	2006	6	99.669	36.178
Diyarbakır	2005	1	56.521	14.144
	2006	3	98.082	24.780
Edirne	2005	-	-	-
	2006	1	33.972	12.485
İstanbul	2005	7	214.247,05	46.289
	2006	29	882.553	210.524
İzmir	2005	1	31.216	9.636
	2006	7	124.258	44.436
Kars	2005	-	-	-
	2006	10	306.292	84.444
Kastamonu	2005	-	-	-
	2006	13	185.797	74.475

Table 3.2.1.2.1.3 Continued

Province	Years	Number of provided application	Demanded amount (YTL)	Provided amount (YTL)
Kayseri	2005	7	110.009,4	61.609
	2006	1	19.092	11.179
Kırıkkale	2005	-	-	-
	2006	1	-	6.848
Kilis	2005	-	-	-
	2006	8	160.050	62.481
Kocaeli	2005	1	32.533	7.013
	2006	4	56.004	29.930
Manisa	2005	-	-	-
	2006	13	368.328	149.241
Mardin	2005	11	189.776	147.023
	2006	7	124.213	75.311
Nevşehir	2005	1	4.486	5.250
	2006	10	176.006	96.928
Ordu	2005	1	36.608	8.350
	2006	5	49.355	41.326
Rize	2005	-	-	-
	2006	2	56.365	31.507
Sakarya	2005	9	187.026	33.142
	2006	4	127.895	38.013
Samsun	2005	-	-	-
	2006	4	92.557	33.782
Sinop	2005	-	-	-
	2006	23	332.892	170.862
Sivas	2005	-	-	-
	2006	9	469.128	127.677
Şanlıurfa	2005	-	-	-
	2006	2	213.248	41.715
Tekirdağ	2005	10	276.271	54.952
	2006	-	-	-
Tokat	2005	2	24.364	24.364
	2006	2	27.219	17.777
Trabzon	2005	-	-	-
	2006	1	16.534	7.190
TOTAL	402	9.007.656	3.443.262	

Source: The Fund Archive

Provincial distribution of provided grants for project implementation is as follows:

Table 3.2.1.2.1.4: Provincial Distribution of Provided Grants for Implementations

Province	Number of provided applications	Demanded amount	Provided amount
Afyon	1	78.851	25.000
Amasya	3	424.755	115.000
Ankara	1	265.033	40.000
Balıkesir	1	180.000	30.000
Bartın	2	211.202	70.000
Bolu	3	520.522	110.000
Bursa	4	704.479	180.000
Diyarbakır	2	287.415	80.000
Gaziantep	2	429.269	90.000
Giresun	2	215.321	70.000
İstanbul	3	534.572	150.000
İzmir	2	452.193	90.000
Kastamonu	3	434.336	150.000
Kayseri	1	125.000	40.000
Malatya	1	212.695	50.000
Mardin	3	740.411	160.000
Muğla	1	101.000	30.000
Sakarya	3	1.351.220	130.000
Samsun	1	137.241	40.000
Uşak	1	50.000	35.000
TOTAL	40	7.455.515	1.685.000

Source: The Fund Archive

3.2.1.2.2. Evaluation of the Process

All amount of 5.000.000 YTL allocated to the Ministry to support restoration activities of immovable listed buildings is exhausted by the Fund.

Almost 24% of 1873 applications are provided with grants in amount of only 30% of their estimated costs.

Huge amount of indemnity of the Fund, any repaying for grant, providing financial support for both projects and implementations and high upper limits are considered as advantageous characteristics of the system. However, it can be estimated that excess number of owners wishing to apply for such a system would be encountered. Thus, amount of grants per application might be diminished since the fund budget will be distributed among applications or considerable number of unresponded applications will be encountered.

The system is also regarded as successful in terms of its control mechanism of uses of grants. Paying for the projects after the conservation council's approval guarantees the uses of grants in appropriate projects. On the other hand, paying for implementation in the direction of merits also makes control of the implementations possible, but enlarges the period.

Nevertheless, as in the case of the previous system, application and the request of the owner is the first condition to be able to support restoration activities of listed buildings. In other words, initiative to preserve historical building is left to the owner of it.

Since the grant is in donation characteristic, more applications would be expected. Yet, the success of such system, in which preservation of historical building is dependent on the request of the owner, should be open to dispute.

3.2.2. Grants from the Collected Real Estate Taxes

3.2.2.1. Application Procedures to Benefit from the Grant

“The Regulation for Contribution Share for Conservation of Immovable Cultural Properties” was prepared in need of Article 12 of the Act Numbered 2863 changed with 5226, and came into force by being published in the Official Gazette dated 13.04.2005 and numbered 25785.

According to this regulation, 10% of real estate taxes is realized from tax payers as extra liability to create a new source for conservation of historical heritage.

This fund provides financial support for plans, projects, implementations and expropriations and is utilized by municipalities to preserve their own cultural heritage within their boundaries.

The fund functions under the control of the governor and is distributed under the control of the Provincial Special Administration.

Application

Municipalities apply for the fund twice a year, in January and June, to get financial support for preparing conservation oriented development plans, street rehabilitation projects, urban design projects and single unit restoration projects under the title of **plans and projects**, for implementing street rehabilitation projects, urban design projects and single unit restoration projects under the title of **implementation** and for realizing **expropriations**.

Required application to benefit from the grants for buildings under private property is made by the municipalities in the name of owners.

Owners of listed buildings can benefit from this fund for only compensation of projects expenses. To be able to benefit from this support, significant documents required in application process are as follows:

- Registration decision of the immovable
- Scaled map showing the location and the environment of the building
- Estimated cost

Evaluation

The commission, constituted by the Provincial Director of Culture and Tourism, Provincial Special Administrator, mayors who apply for the project support and one personnel from the Provincial Council, reviews all applications and evaluates them according to the following criteria:

- Immovable cultural properties which need urgent repair
- Conservation oriented development plans
- Projects and implementations determined in conservation oriented development plans as particular project implementation area
- Street rehabilitation projects, urban design projects and their implementations
- Immovables and monumental buildings which belong to public and located in urban sites, and projects and implementations regarding their conservation zones
- Projects and implementations of other immovable cultural properties

- Expropriations

Deciding

Amount of provided grants can not exceed 49% of estimated costs of projects, project implementations and expropriations. For defining the amount, number of the cultural inventory within the city boundaries and the effect of the project on cultural value of the city are considered. This portion might be raised to 60% in greater municipalities, to 80% in district and first grade municipalities within the greater municipalities and to 95% in other municipalities by the governor if it seems to be necessary.

Payment

Decisions about provided grants are sent to the municipalities and amount of the grants are blocked in the municipalities' account. If the blocked amount is more than the project or expropriation expenses, the difference is not paid to the municipality and transferred to the contribution share account of Provincial Special Administration. Unused amount of the budget of the fund transferred to the next year's account to be evaluated.

To benefit from the fund for the same project for the second time, the owner has to apply 10 years after the first support.

In Figure 4 in Appendix D, the flow of process in the system can be followed.

3.2.2.2. Evaluation of the Process and the Sources of the Fund

Many authorities for conservation of historical heritage are also assigned to local with the Act Numbered 5226.

As various scales of conservation activities supported by this tool, grants are firstly allocated to large scale plans and projects according to the priorities and criteria determined in the regulation. In other words, if any amount is remained in the fund after large scale plans and projects are provided with grants, then single unit projects

can be supported through this fund. This might result in rejecting applications of single unit projects in case of insufficiency of the budget.

Once the owner applies for the municipality or the municipality considers it necessary, listed buildings can be expropriated for conservative purposes in the light of the Article 15 of the Act Numbered 2863 changed with 5226.

Real people, who want to repair their listed buildings, can appeal the fund for only project support, but can not demand any grant for implementation processes. They also have to make this application through municipalities. Therefore, if the owner can benefit from this fund for project expenses, he has to cover implementation expenses from other sources.

Furthermore, all needed amount cannot be granted to the owner in the system. Provided amount is determined according to the municipality boundaries that the building located. This also necessitates the owner to spend from own sources.

It is also unavoidable that there will be inequities among cities in terms of created sources. Since cities in Turkey differentiate in size, cultural inventory and dense of dwelling units, metropolitan municipalities and those located in the west and the south of the country would be able to collect considerable amount of taxes, while the others would not. This situation creates an advantageous position for those having denser residential units.

In addition, municipalities with rich cultural inventories and influential historical patterns are able to create a financial source as much as the real estate taxes they collected. In other words, even the municipality created a rich fund to support conservation activities, if it has a large number of cultural inventory within its boundaries, the fund may not be sufficient to compensate expenses of cultural activities.

For these reasons, in such a system, in which collected taxes by the municipality are distributed within the boundaries of the same municipality, realization of unequal distribution of sources throughout the country would be unavoidable.

When the incomes of municipalities from real estate taxes of 2005 are analyzed, the size of this source and the precipice between the cities can be extracted.

Table 3.2.2.2.1: Incomes of Municipalities from Real Estate Taxes, in 2005

Province	Realizing	Collected	Collection ratio	Percentage in total
Central	423.067	423.067	100,00	0,40
Adana	1.037.668	796.581	76,77	0,74
Adıyaman	101.737	76.164	74,86	0,07
Afyon	235.756	178.907	75,89	0,17
Ağrı	58.233	47.681	81,88	0,04
Amasya	102.179	83.786	82,00	0,08
Ankara	15.774.874	14.556.729	92,28	13,61
Antalya	1.614.058	1.301.955	80,66	1,22
Artvin	75.442	61.500	81,52	0,06
Aydın	464.081	372.789	80,33	0,35
Balıkesir	636.348	517.385	81,31	0,48
Bilecik	95.826	71.796	74,92	0,07
Bingöl	29.560	24.285	82,15	0,02
Bitlis	38.932	31.671	81,35	0,03
Bolu	196.494	154.517	78,64	0,14
Burdur	96.045	78.060	81,27	0,07
Bursa	2.927.031	2.549.799	87,11	2,38
Çanakkale	253.869	215.955	85,07	0,20
Çankırı	48.479	42.277	87,21	0,04
Çorum	155.137	131.136	84,53	0,12
Denizli	530.773	374.472	70,55	0,35
Diyarbakır	266.407	228.154	85,64	0,21
Edirne	270.219	231.225	85,57	0,22
Elazığ	174.752	148.276	84,85	0,14
Erzincan	61.162	51.533	84,26	0,05
Erzurum	223.726	183.176	81,88	0,17
Eskişehir	606.930	520.846	85,82	0,49
Gaziantep	521.830	376.384	72,13	0,35
Giresun	119.262	98.189	82,33	0,09
Gümüşhane	24.949	22.099	88,58	0,02
Hakkâri	23.657	17.650	74,61	0,02
Hatay	1.014.949	905.041	89,17	0,85
Isparta	229.424	198.519	86,53	0,19
Mersin	1.729.412	1.538.212	88,94	1,44
İstanbul	46.640.875	43.074.448	92,35	40,28
İzmir	10.833.756	10.005.289	92,35	9,36

Table 3.2.2.2.1 Continued

Province	Realizing	Collected	Collection ratio	Percentage in total
Kars	57.226	46.387	81,06	0,04
Kastamonu	137.270	112.039	81,62	0,10
Kayseri	684.703	578.026	84,42	0,54
Kırklareli	237.973	175.534	73,76	0,16
Kırşehir	66.714	51.112	76,61	0,05
Kocaeli	18.725.288	18.358.636	98,04	17,17
Konya	795.897	644.747	81,01	0,60
Kütahya	261.720	224.079	85,62	0,21
Malatya	225.519	185.478	82,24	0,17
Manisa	664.315	535.064	80,54	0,50
K.Maraş	312.036	263.391	84,41	0,25
Mardin	104.271	69.365	66,52	0,06
Muğla	731.303	579.950	79,30	0,54
Muş	42.437	32.228	75,94	0,03
Nevşehir	91.044	67.467	74,10	0,06
Niğde	101.514	90.944	89,59	0,09
Ordu	222.212	182.191	81,99	0,17
Rize	164.221	147.099	89,57	0,14
Sakarya	348.819	205.598	58,94	0,19
Samsun	605.243	506.223	83,64	0,47
Siirt	44.277	38.643	87,28	0,04
Sinop	67.863	51.137	75,35	0,05
Sivas	206.134	159.082	77,17	0,15
Tekirdağ	1.095.053	955.918	87,29	0,89
Tokat	151.038	129.179	85,53	0,12
Trabzon	410.315	352.459	85,90	0,33
Tunceli	19.764	18.513	93,67	0,02
Urfa	255.020	199.175	78,10	0,19
Uşak	132.742	101.974	76,82	0,10
Van	142.225	121.485	85,42	0,11
Yozgat	129.326	87.156	67,39	0,08
Zonguldak	962.874	839.760	87,21	0,79
Aksaray	176.675	158.413	89,66	0,15
Bayburt	13.868	12.285	88,59	0,01
Karaman	81.689	69.369	84,92	0,06
Kırıkkale	331.131	296.267	89,47	0,28
Batman	88.612	67.972	76,71	0,06
Şırnak	62.795	40.307	64,19	0,04
Bartın	61.224	47.332	77,31	0,04
Ardahan	17.629	14.365	81,49	0,01
Iğdır	43.229	20.739	47,97	0,02
Yalova	150.718	117.816	78,17	0,11
Karabük	112.490	97.300	86,50	0,09
Kilis	19.707	15.099	76,62	0,01
Osmaniye	90.679	65.458	72,19	0,06
Düzce	157.863	109.804	69,56	0,10
Total	117.241.564	106.932.118	91,21	100,00

Source: <http://www.muhasabat.gov.tr/mbulten/T7-61.htm>

As can be seen in this table, total amount of collected real estate taxes in 81 provinces in 2005 is 106.932.118 YTL. According to the regulation, since 10% of this amount is allocated to the fund for assisting immovable cultural properties, this amount was 10.693.211,8 YTL for 2005.

However, it can be easily seen that Ankara, Antalya, Istanbul, Izmir, Kocaeli and Mersin has the percentages over 1% and other cities share the remaining portion.

It would be realistic giving some examples to draw the picture. To illustrate, while Bingöl, Bitlis, Bayburt, Ardahan would create a source of 2.428 YTL, 3.167 YTL, 1.228 YTL, 1.436 YTL respectively, Istanbul would create 4.307.444 YTL, Ankara 1.455.672 YTL, Kocaeli 1.835.863 YTL.

Cities like Amasya, Karabük, Şanlıurfa, Mardin has impressive and preservation necessitated historical heritage, but their allocations for this fund are 8.378 YTL, 9,730 YTL, 19.917 YTL and 6.936 YTL respectively.

Meanwhile, the middle-sized cities would create a source of between 30.000-200.000 YTL. These amounts would compensate only one middle or large scaled project when the projects in the scope of the fund are considered.

Besides, as learnt through occupational practices, this fund is used by certain municipalities for projects which are not concerned with conservation purposes. That's why; political advantageous of municipalities and pressures from strong parties are also considered as possible handicaps of the fund.

The strategy for placing municipalities in governmental parties creating financial sources for conservation of historical heritage and assigning citizens responsible for conservation of historical heritage are regarded as successful and good intention. Nevertheless, examining the system in provincial scale and intending to preserve historical heritage of the country with provincial sources are seen as objectionable matters since they cause to unequal distribution of sources.

Moreover, since it is aimed that this system will support many conservational activities and the priority is given to those in large scale, the chances of single unit immovables to benefit from this tool might be diminished.

The most significant result of such an approach would be advantaging of developments in densely populated and more urbanized cities in the favor of heritage conservation.

3.2.3. Loans from Mass Housing Administration

3.2.3.1. Application Procedures to Benefit from the Loan

With the Act Numbered 2863 changed with 5226, at least 10% of the provided credits through the Mass Housing Act Numbered 2985 is assigned to give loans for restoration of immovable cultural property.

The protocol, in which principles about the loan provision are determined, is signed between the Ministry of Culture and Tourism and Mass Housing Administration in 03.03.2005.

Application

The owner wishing to benefit from the loan has to apply for the MHA with documents determined in the protocol. The significant ones are listed in the following:

- Rölöve and restoration project and restoration report approved by the related conservation council
- Estimated cost
- Work program
- 1/200 or 1/500 scaled land use plan, approved by the related municipality, and showing the situation of the building and its lot

If the building is under the shared ownership, all owners have to apply individually or give proxies for one of the shareholders.

Reviewing

Expert personnel in MHA are given work to see the building in its sight in order to control whether the application is accurate or not. Expert reports are presented to and evaluated by the commission.

Evaluating

A commission is founded under MHA to evaluate applications and to decide if any loan will be provided or not, or in what amount will be provided. Decision of the commission has to be approved by the President of the MHA.

The commission makes decision in the light of the following criteria:

- Projects regarding consolidation of historical urban patterns and realized under the leadership and coordination of local governments are given priorities.
- Architectural and cultural values, physical structure and environmental situation of the building to be restored are considered.
- Any interference to repair and restore the building has to aim to sustain and consolidate its cultural value and to load a function to it.

Deciding

Loans can not exceed the upper limit, which was 75.000 TL for the year of 2005, and 70% of the estimated costs. Moreover, 15% of the loan can be paid to the owner as advance.

Contract

A contract is signed between the bank and the owner. Mortgage of 100% over the loan is taken as a guarantee for the re-payment of the loan. Any transaction related with the insurance of this mortgage is welcomed by the bank.

Payment

Payments are made as 30%, 30% and 40% according to the merits, prepared in the light of the work program. Merits have to be approved by the related Directorate of Rölöve and Monuments and also by MHA.

After the approval of the merits, payment permissions are sent to the bank to make the payment to the owner in maximum 3 work days. If any advance is provided to the owner, cuts in equal amounts (5%) are realized in each payment.

Once the repair is finished, the last merit is prepared and presented to MHA. Restoration is evaluated in its sight by the technical expert personnel of the related Directorate of Rölöve and Monuments. The expert report is sent to the MHA, who approves the last merit unless any missing or failure is found in restoration. Otherwise, additional period is given to the owner to remove the failures or to complete the missing in the restoration.

Re-Payment

Yearly interest rate applied to loans is 4% and due for re-payment is 10 years. According to the Article 21 of the Act Numbered 2863 changed with 5226, all immovable cultural properties commented in title dead as “immovable cultural property to be preserved” are excluded of any kind of tax, fee and due. That’s why; any other expenses apart from the interests can not be added to the debt.

Control

Control mechanism in the process starts with the first control in the application by seeing the building in its sight by the technical personnel in MHA.

Before the approval of each merits, technical personnel of related Directorate of Rölöve and Monuments checks the restoration work in its sight and if it is approved by the Directorate, the reports are send to MHA for the next approval.

The same procedure is applied for the last merit. Thus, there are 4 controls in the process, as 1 in application and 3 in merit approvals.

In Figure 5 in Appendix D, the flow of the process can be followed.

3.2.3.2. Evaluation of the Budget and the Process

This system was started to function in 2005. As extracted from the interview with the President of the Department of Credits in MHA, amount of credits provided in 2004 according to the Act Numbered 2985 was 60.000.000 YTL. Thus, the amount allocated to give loans for immovable cultural properties in 2005 was 6.000.000 YTL. However, because the policy applied by the MHA for last two years is not to provide credits but to build new residential units, a decline in provided credits is realized. That's why, it was stated that amounts allocated to provide loans for immovable cultural properties will be determined by the Administration for the next years. If the amount of credits provided according to the Act Numbered 2985 is increased, the practice of 10% allocation will be applied again.

3.2.3.2.1. Evaluation of Applications and Their Results

It is learnt through the interview with the technical personnel in MHA, 19 out of 30 applications in 2005 were provided with loans, and all supported immovables were in residential use. Provincial distribution of loans is as follows:

Table 3.2.3.2.1.1: Loans Provided by MHA

Province	District	Quantity
Karabük	Safranbolu	3
Nevşehir	Ürgüp	2
Bursa	Merkez	1
Bursa	Osmangazi	1
Çanakkale	Merkez	1
İstanbul	Sarıyer	2
İstanbul	Beşiktaş	1
İstanbul	Eyüp	1
İstanbul	Üsküdar	3
Bartın	Merkez	1
Ordu	Fatsa	1
İçel	Mersin	2
TOTAL		19

Source: The Fund Archive

2 loans out of 19 are canceled since they did not sign the contract. 11 applications of total 30 applications were rejected as 5 of them were belong to municipalities which can not benefit from the loan, and 6 of them applied with missing documents.

It was stated through the interview that estimated costs and detailed information about provided amounts per application could not be documented. However, it was informed that although total amount of estimated costs revealed by 19 applications was about 3.500.000 YTL, provided loans was equal to 1.389.354 YTL. Applications with estimated costs over 75.000 YTL are given 75.000 YTL if this amount does not exceed the 70% of the estimated cost. Applications with estimated costs under 75.000 YTL is, however, provided with loans of 70% of the estimated costs.

3.2.3.2.2. Evaluation of the Process

In Terms of Responsibilities of the Applicant

Loan provided by MHA is a repayable support with 4% interest rates and due date of 10 years. Even though the debt is excluded from any kind of tax, due and fee according to the Act Numbered 2863 changed with 5226, this system necessitates immovable owners to go under expense. However, it can be regarded as an advisable strategy to provide repayable support with 4% interest rates to ensure the incomings for the budget.

Moreover, because the amount of the provided loan does not exceed 70% of the estimated cost, the owner has to spend own sources. He also has to have the rölove and the restoration project prepared in the private sector.

Beside economical disadvantageous of the system, to be able to support immovable cultural property, request and the application of the owner is the first stipulation, as in the case of grants provided by the Ministry of Culture and Tourism.

The system can be criticized in terms of economic responsibilities loaded to the applicant and leaving the initiative of conservation of historical heritage to the owner of it.

Therefore, this system should be regarded as more beneficial for opulent owners who can handle economic responsibilities of the loan.

In Terms of the Process and the Provided Loans

Making payments in the direction of merits and checking the restoration work in its sight before each payment makes it possible to control whether the loans are used appropriately or not.

10% of the credits provided according to the Act Numbered 2985 is a considerable resource for assisting conservational activities. However, even though 6.000.000 YTL is allocated to support listed building owners, only 1.389.354 YTL is distributed to only 19 applications. The reason of this is the small number of applications who wishing to benefit from the loan. As the system brings economical responsibilities to the owners, who are also conscious that they use a refundable source, it can be say that the system is not attractive for the owners.

The system is regarded as successful in terms of the size of the budget and the ratio of the responded applications whose application files are accurate and not missing.

However, the important thing is that what will be the share of this system among the others in being a solution to the problem. Since the system is a one-year-old yet, to answer this question in the light of data presented would be misleading. Yet, when the height of the upper limits and the size of the budget is considered, it can be estimated that it would be a useful source for those who can overcome economic responsibilities of the system.

3.2.4. Expropriation by the Ministry of Culture and Tourism (Purchasing)

3.2.4.1. Application Procedures to Benefit from Purchasing

Buildings which are listed or located within the sites and whose development rights are restricted by registration decisions or conservation oriented development plans can be expropriated by the Ministry according to the Article 15 of the Act Numbered 2863 and to the Act for Expropriation Numbered 2942.

Application

If the owner requests his immovable to be expropriated, he has to apply for the Ministry. Application file is reviewed by the Ministry officials firstly. If the building is not decided to be expropriated, the decision is sent to the applicants. Otherwise, expropriation decision is sent to the Land Registry to comment the building in title dead as “immovable cultural property to be expropriated”. Unless the document which includes the registration decision of the building in the name of the Ministry is sent to the land Registry in six months, commentary is dropped from the title dead.

Reviewing

After the commentary in the title dead, the Ministry prepares the plan of the building showing its boundaries, acreage and sort, and also determines its owners.

Assessment Appreciation Commission with at least three members is established in the Ministry. This commission evaluates the value of the building and informs the owner about the request of the Ministry who is the suitor to purchase his building over that value.

Evaluating

The commission determines the sort of the immovable, value of all qualities of the immovable, tax declaration and the net income gained from its use. After the evaluation of the qualities, the commission appreciates the price of the buildings to be taken as bases for expropriation. Then, the decision is sent to the owner.

Priorities for expropriation are listed below (the Chief of the Expropriation Department in the Ministry; 2006).

- Immovables within archaeological excavation areas
- Immovables located within or surrounding of ruins
- Buildings serving to the directorates of regional conservation councils
- Single unit historical properties

Agreement in the Price

The owner has to explain his opinion about the determined price in 15 days. If an agreement on price is reached, a written report is signed among two parties. Then, the Ministry pays the amount in 45 days and renunciation is registered in the title dead in the name of the Ministry. Otherwise, the Ministry sends the expropriation documents to the Court of First Instance and requests the building to be registered in the title dead in the name of the Ministry.

Then, the Court sends one copy of the documents to the owner and invites him to the trial, in maximum 30 days. If the invitation can not be sent to the address, it is published for one time in one of the newspapers published throughout the country.

If the agreement is reached in the trial, the Ministry invests the price in pre-determined bank and renunciation is registered in the title dead in the name of the Ministry. Otherwise, the court appoints experts determines the date of valuation in 10 days and date of trial in 30 days. Experts and the court officials interview with all interested parties in the sight and appreciate the price in front of all. Determined price is the final decision of the court. The Ministry invests the amount to the pre-determined bank and renunciation is registered in the title dead in the name of the Ministry.

Communications

All documents, including expropriation decision, price of expropriation, discount of the invested amount, scaled plan of the expropriated immovable and information about the institution addressed to be defendant, are sent to the notary in 30 days to be posted to owners in 15 days.

The owner can go to the Administrative Court for transaction of expropriation, or to the Judicial Court for the price of expropriation.

The Ministry may demand support from executive officer for the building to be emptied. Executive officer communicates with the user of the building in 15 days in

order to provide emptying it, otherwise emptying of the building is realized by means of execution.

In Figure 6 in Appendix D, flow of the process can be followed.

3.2.4.2. Evaluation of the Process and the Indemnities for Expropriation

3.2.4.2.1. Evaluation of the Indemnities and Expropriation Performance

Indemnities for expropriation are supplied for the Ministry of Culture and Tourism by the Ministry of Finance. Unused part of the budget is transferred to the budget of the next year.

Since the archive of the Ministry is partial and scattered, only data belong to years between 2003 and 2006 have been reached through the analysis.

Table 3.2.4.2.1.1: Indemnities Allocated for Expropriations Realized by the Ministry of Culture and Tourism

Years	Allocated Budget (YTL)	Released Budget (YTL)
2003	700.000	700.000
2004	670.996	670.996
2005	8.848.774	6.858.712
2006	4.500.000	-

Table 3.2.4.2.1.2: Indemnities Allocated for Expropriations Realized by the Ministry of Culture and Tourism (deflated)

Years	Allocated Budget (YTL)	Released Budget (YTL)
2003	910.000	910.000
2004	805.195,2	805.195,2
2005	9.733.651,4	7.544.583,2
2006	4.500.000	-

Indemnity for expropriations is increased by almost 10 times in 2005, but there is a sharp decline in 2006.

As stated above, priority for expropriation is given to parcels within archaeological excavation areas and ruins. That's why; as learnt through the interview with the technical experts in expropriation department, until today the number of historical buildings expropriated until today is not remarkable (technical personel in the Expropriation Department in the Ministry; 2006).

3.2.4.2.2. Evaluation of the Process

Expropriation process for historical buildings in Turkey is regarded as pretty barren. Since the process takes long and disagreement in the price is usually encountered, the system can rarely attain a success.

Moreover, any instrument supporting restoration activities of historical buildings should not interfere ownership pattern unless a considerable grievance is realized against the owner.

The biggest handicap in the system comes into scene in the post-expropriation process. Any policy or program regarding conservation activities which will be applied for expropriated buildings is not developed by the Ministry. Therefore, the future of the building after expropriation remains unidentified. Briefly, compensating aggrieved owners trough this system does not guarantee the restoration and conservation of the immovable.

3.2.5. Expropriation by the Ministry of Culture and Tourism (Bartering)

3.2.5.1. Application Procedures to Benefit from Bartering

The process of expropriation starts with the application of the owner who wants to transfer his ownership of immovable to the Treasury. In this process, if the owner abdicates from his ownership of the immovable and demands compensation in return for this abnegation, the process is carried out according to purchasing strategies. However, if he wants to use his rights on another immovable belonging to public, the process is carried out according to barter strategies.

In the latter, since immovables subject to barter are two fold, application process is followed in two different stages.

“The Regulation for Barter of Immovables within the Sites, in which Binding Prohibition for Buildings Exists and Immovable Cultural Properties Located, with Those Belongs to the Public” was prepared in case of need of Article 15 of the Act Numbered 2863 changed with 3386 and came into force by being published in the Official Gazette dated 08.02.1990 and numbered 20427.

According to this regulation, the immovables only within I. and II. grade Archaeological Sites and in I. Grade Natural Sites can benefit from this system.

Immovables subject to the barter has to be in registered lands and there has not to be any contention on ownership of it. Moreover, according to the Article 6 of the Act Numbered 4706 came into force by being published in the Official Gazette dated 18.07.2001 and numbered 24466, a 1/1000 scaled comprehensive oriented development plans prepared for those sites has to be approved by the related and authorized institutions.

Application

There exists two authorized institution in this system: the Ministry of Finance and the Ministry of Culture and Tourism.

The former determines the public properties which will be bartered with the immovables within the sites, and then informs the owners whose development rights are restricted.

Meanwhile, the latter determines which sites will be subject to the barter. The owner of the immovable which is located within those determined sites and wishes to barter his immovable with those belong to the public applies for the Ministry of Culture with the required documents, some of which are listed below:

- Scaled drawing of the immovable
- A copy of title deed

- Scaled map showing the position of the immovable
- Inheritance bond if the immovable is under the shared ownership

The owner has to apply for the Ministry of Culture and Tourism to assert that he wants to barter his immovable, and also for the Ministry of Finance to cite the immovable with which he wants to barter his immovable.

Reviewing

The Ministry of Culture and Tourism prepares reports about the reviewed applications and sends them to the Ministry of Finance, which appreciates values for immovables located within sites.

Evaluating

All applications are gathered in and the remaining part of the process is followed under the Ministry of Finance.

If one immovable is requested to be bartered by only one application, barter transaction is realized by paying the difference price between two immovables. If more than one application demands the same immovable to be bartered, applicants are invited to an interview in 30 days.

Determining the Immovables to be Bartered

Applicants who do not participated in the interview are regarded as abdicated from their applications. Meanwhile, a public auction is held among participants and the applicant paying the highest amount of difference price gets the right for bartering. Others may demand another immovable to be bartered in 30 days and the same process is applied again.

In Figure 7 in Appendix D, the flow of the process can be followed.

3.2.5.2. Evaluation of the Process

The system supports only the immovables within I. and II. Grade Archaeological Sites and in I. Grade Natural Sites. Listed buildings not located in any kind of sites or located in urban sites are not in the scope of the system.

Furthermore, the immovables within I. and II. Grade Archaeological Sites and in I. Grade Natural Sites are mostly those who does not contain single unit buildings necessitating restoration or repair.

Besides, the system necessitates approved 1/1000 scaled plans for sites to be able to barter immovables. Nevertheless, all sites in the country do not provide this situation.

It is extracted through the interviews with the implementers of the system; the system is utilized mostly by the lands on which constructive activities are aimed to be realized. Therefore, this system is out of the scope of this study in terms of data analysis.

3.2.6. Transfer of Development Rights

Legal base of this method in Turkey was constituted by the clue (c) of Article 17 of the Act Numbered 2863 changed with 5226.

Until this attempt, there have been some applications to compensate grievance of owners. As Balamir summarized, applications of Article 18 of Development Act, bartering of private property with state property, approving additional development rights for immovables some part of which are left to the municipality, approving additional development rights for a parcel owner of which waived from his rights over another parcel he owns, approving additional development rights for titleholders if the allotment of parcels is provided for large scaled projects, etc (BALAMİR; 1993).

The organizational and procedural base of the system has not been legalized yet. That's why, the system is evaluated in the policy making process.

3.2.7. Indirect Financial Supports

- According to the Article 21 of the Act Numbered 2863 changed with 5226, there exist some exemptions for conservation activities from tax, due and fees. These are:

- I. and II. grade historical buildings commented in title dead as “immovable cultural property to be preserved” and parcels on which any constructional interference is prohibited since the parcels are located in archaeological or natural sites
- Any material and equipment which will be imported for fulfilling restoration, maintenance, and repair activities of cultural properties
- Repair and constructional works towards immovable cultural properties are also free from any charge as needed in the Act for Incomes of Municipalities.

Exemptions listed above provide owners with an indirect support for restoration activities of cultural properties.

- According to the Article 18 of the Act Numbered 2863 changed with 5226 and the Article 4 of the Inheritance and Transition Taxes Act Numbered 7338, listed cultural properties are exempted from inheritance and transition taxes.

- The Act for Incitement of Cultural Investments and Enterprises Numbered 5225 includes policies for encouraging investments and enterprises on certain cultural activities.

Appropriations of immovables, incitements of stoppages in income taxes, reduction of employer shares in insurance premiums, energy support and reductions in water prices, permission for employment of foreigner expert personnel and artisans, and permission for working in weekends and official vacations are defined in the Article 5 of the Act as the sorts subject to incitement. According to the Act, only the activities towards immovable cultural properties which will be functionalized as serving to cultural activities, like art gallery, museum, film studio, theatre, cinema etc, are incited. In other words, buildings under private ownership and in residential use are not in the scope of this act.

- According to the Article 89 and the “Repeated” Article 14 of the Act for Tax Exemption in Donations, Supports and Expenditures on Cultural and Natural Properties Numbered 5228 (The Sponsorship Act), expenses on maintenance, repair, rölöve, restitution, restoration projects and 100% of any kind of donations and supports are reduced from income and corporation taxes.

The previous two acts summarized above aims to encourage private enterprises for investing on culture. This policy creates a remarkable source which is however not possible to be calculated.

CHAPTER 4

ANALYTICAL STUDY OF CULTURAL HERITAGE INVENTORY IN TURKEY

4.1. Listing and Registration of Immovable Cultural Property

Turkey is a well-off country regarding its cultural heritage in terms of the type and the number of listed immovables spreading throughout the country, and there is no doubt that they should be conserved properly and seriously.

Conservation practices of cultural properties in Turkey start with registration, which is held either in space base or as single units. Then, conservation oriented development plans are prepared for sites so as to determine conservation policies according to the characteristic of each site and its surrounding. Single unit immovables, if they are outside the site boundaries, are subject to conservation council's decisions. Afterwards, small scaled urban design or street rehabilitation projects are performed. Finally, single unit restoration projects and implementations are actualized to terminate conservation activities. This process is not generally applied step by step as presented above but it is the scale-based situation that should be realized.

Registration is realized by the related conservation councils. If a listed building is located within the boundaries of a site for which conservation oriented development plan is approved, then it is treated according to the plan notes and policies. Otherwise, conservation councils take any kind of decisions regarding constructional and functional interference towards the listed building.

Even, the buildings located in the surrounding of listed buildings are subject to the conservation council's decisions according to the Principle Decision of the Superior

Council of Conservation of Cultural and Natural Properties, dated 19.06.2000 and numbered 676.

Therefore, it can be said that registration of a location or a building necessitates any interference towards historical environment to be approved by authorized institutions. In other words, practices near by any kind of historical heritage are aimed to be controlled in order to prevent historical heritage from deterioration and corrosion.

Following tables figure out the picture of listed cultural heritage in Turkey.

Table 4.1.1: Total Number of Sites in Turkey

Sort of Site	Number
Archaeological	6.357
Natural	1.132
Urban	239
Historical	202
Other	216
Total	8.146

Source: The Archive of General Directorate of Cultural Heritage and Museums

Table 4.1.2: Total Number of Immovable Cultural Property in Turkey

Sort of Immovable	Number
Civil architectural models	36.709
Religious	6.435
Cultural	6.857
Administrative	1.725
Military	804
Industrial and commercial	2.330
Graveyards	2.159
Martyrdoms	195
Monumental and Memorial	281
Natural	3.073
Ruins	1.216
Streets to be Preserved	41
Total	61.825

Source: The Archive of General Directorate of Cultural Heritage and Museums

Thus, there exist 8.146 sites, in which new construction is prohibited or taken under control and 61.825 listed immovables any interference relating to which has to be held after the approval and under the control of conservation councils.

For the scope of the study, analysis is carried out in terms of civil architectural models.

4.2. Examination of Cultural Heritage Inventory in Terms of the Scope of the Study

In this study, it is aimed to analyze the success and contribution of financial tools for assisting conservational activities in Turkey. To be able to sketch the picture and put forward to what extent they overcome economic drawbacks, the study is carried out in two parts; firstly by calculating effective demand through the analysis of applications for each instrument, and secondly by estimating hidden demand through the methodology determined in this study.

The analysis of effective demand is carried out in the previous chapter. In this chapter, hidden demand is aimed to be reached through the calculation of restoration expenses of overall immovable cultural properties in Turkey. The methodology applied in this study is “sampling”. In other words, firstly, 239 immovables out of 36.709 civil architectural models are calculated in terms of their restoration expenses, and the result is proportioned to the total number.

This method is applied to form conjectures about the total amount required to restore all listed buildings in Turkey. **The result is not the actual amount which is necessary to restore all listed buildings in Turkey**, but will give you an idea about the approximate quantity required.

Information about the immovables subject to calculation is reached through the archive of the General Directorate of Cultural Heritage and Museums. Moreover, calculation method used in the study is gained from the Technical List of Conditions to Prepare Rölöve, Restitution and Restoration Projects for Single Unit Buildings, put in order by the General Directorate.

Therefore, immovables whose restoration expenses are calculated in the study are listed in Appendix B.

To give you an idea about the architectural and structural characteristic of listed buildings in Turkey, some illustrations of the immovables studied in this study are given below.



Figure 8: Aksaray, Merkez , 868 street No 12



Figure 9: Bartın, Merkez, 197 island, 45 parcel

Source: The Archive of General Directorate of Cultural Heritage and Museums



Figure 10: Bilecik, Osmaneli, 101 island, 9 parcel



Figure 11: Ordu, Ünye, 104 island, 6 parcel

Source: The Archive of General Directorate of Cultural Heritage and Museums



Figure 12: Malatya, Darende, 512 island, 8 parcel Figure 13: Malatya, Darende, 522 island, 2 parcel
Source: The Archive of General Directorate of Cultural Heritage and Museums



Figure 14 : Niğde, Merkez, 368 island, 10 parcel Figure 15: Niğde, Merkez, 357 island, 9 parcel
Source: The Archive of General Directorate of Cultural Heritage and Museums



Figure 16: Burdur, Merkez, Hükümet road, No :17 Figure 17: Giresun, Merkez, Düz street, No 43
Source: The Archive of General Directorate of Cultural Heritage and Museums

The restoration expenditure of each immovable is calculated in terms of their architectural and engineering projects and implementations through the formula below:

$$\text{Project Expenses} = \text{BA} \times \text{UC} \times \text{RCP} \times \text{SC} \times \text{APC} \times \text{SR}$$

BA: Building area

UC: Unit cost

RCP: Ratio of class price

SC: Service Coefficient

APC: Architectural Program Coefficient

SR: Service Ratio

UC= Cost determined by the Ministry of Public Works and Settlement to be used for calculation of architectural and engineering services. It is 1.169 YTL per m² for 2006.

RCP= Ratio determined by the Ministry of Public Works and Settlement according to the building area.

SC= Coefficient determining the ratio of architectural and engineering service expenses.

Architecture= 100%

Civil Engineering= %75

Mechanical Engineering= %50

Electrical Engineering= %38,5

APC= Coefficient determined according to the architectural values of the building and difficulty level of the project.

First level: buildings with simple characteristics in terms of architectural compositions and components. Coefficient is 1.00

Second level: buildings with simple characteristics in terms of architectural compositions and components but having qualified details and facing structural corrosion. Coefficient is 1.20

Third level: buildings with very qualified characteristics in terms of architectural compositions and components. Coefficient is 1.50

SR= It is the ratio determined as 0.7 in the Technical List of Conditions.

It is learnt through the interview with the technical personnel in the General Directorate that project expenses are generally regarded as 10% of the total cost of restoration. Therefore, total restoration costs are reached by multiplying the amount of project expenses with 10.

In the Appendix C, detailed information about calculation of total restoration expenses of each immovable is demonstrated.

Therefore, restoration expenses of 239 immovables are equal to **87.578.784,4 YTL**. Once this amount is proportioned to the total number of 36.709, the total amount required to restore listed civil architectural models in Turkey is found as **13.451.588.270,04 YTL**.

As stated above, this is the approximate amount necessary to restore historical buildings, since it is so hard to calculate the real amount.

To explain in detail, some listed buildings in Turkey require only little interferences like arrangements towards façade and windows, roof repairs, plastering, painting, whitewashing, and other finishing renovations. These simple repairs do not necessitate to be held in the direction of projects and they mostly cost relatively little amounts. However, it is too hard to identify the way of the repair towards each listed building in the country. **Thus, in this method, differences among simple or main repairs are ignored, and each building is treated in the same way.**

CHAPTER 5

CONCLUSION AND PROPOSALS

5.1. Evaluation of the Conservation Activities in Turkey

5.1.1. Evaluation and Critique of Administrative Approach

Origins of conservation activities in Turkey go back to the pre Republican period. Each legal arrangement in conservation legislation realized until today has removed the deficiencies and drawbacks of previous laws and put forward more developed and strengthened conservation legislation with the assistance of new organizational schemes, structural reforms and financial mechanisms.

The state, especially the central government, has always been the main director, coordinator and controller of the conservation activities in Turkey. In other words, he fulfils the determination, enhancement, implementation, financing, management and control affairs of conservation policies regarding both listed and unlisted movable or immovable cultural heritage.

Hopefully, authorities regarding conservation activities have been apportioned among different levels of governments in recent years. The reason behind this policy is to use the resources of the state efficiently and to make conservation studies function well.

Coordination between different levels of government and even with non-governmental organizations constitutes the backbone of the success in conservation activities in European countries. Turkey enters this process recently by the aid of the policy the state has applied recent years. He has to now develop a well-functioning

mechanism coordinating all parties responsible for conservation of historical heritage.

Establishment of the **Conservation, Implementation and Control Bureaus** under each municipality was legalized with the Article 10 of the Act Numbered 2863 changed with 5226, in order to secure conservation activities to be actualized by qualified experts and through scientific methods. It is regarded as a concurrent policy towards conservation. In other words, while certain authorities have been assigned to local governments, technical infrastructure of them is also strengthened through establishment of these bureaus.

In recent years, Turkey has also concentrated on legalization of practices, like transfer of development rights and site management that have been applied in foreign countries for many years. This is a progressive step to grasp the account of historical heritage conservation.

However, due to governmental policies, culture has not seen as the primary business of the state. In other words, activities towards historical environment are the least preferential issues to be supported financially through both central and local budget.

Since Turkey is a developing agrarian country which also has a geopolitical magnitude, he has always concentrated on matters, such as agriculture and military which will ensure economical and political achievements in return.

That's why; studies about maintenance, restoration and repair of immovable cultural heritage are funded by the state through the limited kinds of instruments which are even diversified by the Act Numbered 5226.

In particular, different scaled plans and projects are supported generally by the Ministry of Culture and Tourism, municipalities, provinces, MHA, the General Directorate of Pious Foundations and other concerned institutions. Supports in practice are mostly in loan and grant forms if the owner does not wish to forsake its ownership over the immovable.

To conclude, localization of certain authorities regarding conservation activities and loading responsibilities for heritage conservation to local governments and to the institution even not involved in conservation activities is considered as a successful attempt.

As a result, administrative approach towards conservation of historical heritage in Turkey is criticized in terms of resource allocation of the state to cultural activities. However, the last attempts aiming to improve conservation in terms of technical, economical and organizational infrastructure are considered as flourishing interference.

5.1.2. Comparative Evaluation of the Financial Instruments in Turkey

In the direction of the scope of this study, 5 instruments are examined in terms of their application procedures, budgets, and performance.

Grants from collected real estate taxes and the method of transfer of development rights are newly introduced in Turkey, while the others are rearranged and improved.

It is reached through the analysis that financial tools have still certain deficiencies and drawbacks. Also, their total share in covering restoration expenses is very limited when the total amount required for restoration of all immovable cultural properties in Turkey are considered.

In Terms of Ownership Intervention

Expropriation, either by purchasing or bartering, necessitates owners to abandon the ownership. Restoration responsibilities of those immovables hereafter belong to the Ministry of Culture and Tourism. In other words, the logic of this system is to bring accusations of cultural property owners away by changing ownership situation. However, because the policies for post-expropriation process are not improved by the Ministry, expropriation does not guarantee the restoration and so perpetuation of the historical heritage.

Instruments of grants and loans, however, do not intervene ownership patterns of immovables. They only assist owners for restoration expenses.

In Terms of Scopes of Instruments

After the arrangements and amendments to the conservation legislation, the present situation of the scopes of instruments is presented in the following table.

According to the table, the Ministry of Culture and Tourism, MHA and grants from real estate taxes do not support unlisted historical buildings for their restoration expenses.

Table 5.1.2.1: Comparison of Instruments in Terms of Their Scopes

Financial Tools	Situation of the immovable			
	Within sites		Outside sites	
	Listed	Not Listed	Listed	Not Listed
Grants from the Ministry of Culture and Tourism	+	-	+	
Grants from real estate taxes	+	-	+	
Loans from MHA	+	-	+	
Expropriation (purchasing)	+	+	+	
Expropriation (barter)	+	+	-	
TDR	+	+	+	

Unlisted historical buildings are subject to the conservation oriented development plans which are prepared for the sites they are located. That's why; development rights of such buildings may be restricted by plans to prevent historical heritage from rental development. Compensation of restricted rights of these immovables is paid only through expropriation. Yet, the crucial point in conservation should be to restore the building without causing any prejudicial effect for owners.

Moreover, to be able to benefit from barter, the immovable has to be located within archaeological or natural sites. That's why; expropriation through barter is not a solution for historical building owners since they are rarely located in those sites. Put another way, the method of bartering is applied generally by land owners who wish to construct new buildings on another lands gained from bartering.

In addition, so as to be compensated through bartering, a 1/1000 scaled development plan has to be approved for the sites in which the immovable located. However, in Turkey the number of sites providing this criterion is not so many.

In Terms of Process

If the Ministry of Culture and Tourism considers it necessary, he might expropriate an immovable for conservative purposes without necessitating application of the owner. However, in other financial instruments request and application of the owner is the first stipulation to give support for restoration of the immovable.

In the present situation, the owner himself has to decide for which tool he wants to apply. For giving such a decision, he has to master the information about all instruments in terms of scopes, provided supports, application procedures, responsibilities, returns, re-payments, additional expenditures and possible results on his immovable and his rights. However, owners of historical buildings are mostly not talented and knowledgeable enough to decide which is the most suitable and advantageous tool for them. They should be guided by specialists who are well grounded in conservation financing.

Such an approach is believed as the main drawback in present situation to be able to actualize conservation of historical heritage. In such a system, in which future of a historical building is left to the hands of its owner, sustainability and pursuance of conservation activities would not be procured. Also, responsibility for perpetuating historical heritage is of all humanity. Thus, restoration, conservation and maintenance activities have to be held under the initiative, control and orientation of the state.

Additionally, each complicated process has to be followed by the applicant step by step. This compels untalented and uneducated owners to succeed in bureaucratic process.

In expropriation process, agreement in price generally takes long, and even the court gets included within the process to mediate between the parties. This also causes delays in both compensation for the owners and restoration of the immovables.

In Terms of Provided Supports

Grants from real estate taxes support cultural property owners for only project expenses, while loans from MHA are provided for only implementation. However, only the grants from the Ministry of Culture and Tourism assists immovable owners for both project and implementation expenses. That means if the owner applies for MHA or municipality to be assisted for restoration, he gets partial compensation for restoration expenses. In other words, he has to cover project or implementation expenses through other sources.

While single unit projects and implementations and expropriations are in the scope of the grants provided through real estate taxes, large scaled plans and projects, like conservation oriented development plans, street rehabilitation projects, are also funded by the system. This results in not being able to provide grants for single unit projects provided that the budget of the fund is exhausted by the grants distributed to large scaled projects.

All instruments provide supports in limited amounts. This ratio is 70% for supports supplied by the Ministry and MHA, and 49% for grants from real estate taxes. That means remaining amount has to be welcomed by the owner himself.

After the Act Numbered 5226 entered into force, 473 historical listed buildings have been provided with grants and loans as 416 projects with grants, 40 implementations with grants and 17 implementations with loans. When the total listed buildings in Turkey are considered, this amount still remains very limited.

Nevermore, financial resources for conservation activities are enriched substantially. In the following table, total amount of resources and supports distributed by instruments is given.

Table 5.1.2.2: Comparison of Instruments in Terms of Their Budget and Provided Amounts

Tools	Budget	Released
Grants from the Ministry of Culture and Tourism	5.000.000	5.303.445
Grants from real estate taxes*	10.693.211,8	10.693.211,8
Loans from MHA	6.000.000	1.389.354
Expropriation**	4.500.000	4.500.000
TOPLAM	26.193.211,8	21.886.010,8

* Because total amount of collected taxes in 2006 can not be reached today, approximate amount of taxes collected in 2005 is assumed to be realized in 2006. Additionally, it is assumed that all amounts are used for restoration of single unit historical buildings.

** All amount allocated to the Ministry of Culture and Tourism for expropriation is assumed to be exhausted.

As examined in the Chapter 4, there exist 36.709 listed civil architectural models in Turkey. Moreover, as extracted through the sampling analysis, total amount required for restoration of all historical buildings is approximately **13.451.588.270,04 YTL**. Nevertheless, total amount distributed through all kind of instruments which are in practice today, is **21.886.010,8 YTL**.

As a result, we can conclude the analysis by saying that “**financial instruments assisting conservation activities of historical buildings covers approximately %0,16 of required amount.**” That means, all listed buildings are able to be restored approximately **550-600** years later.

Even though financial tools are improved, diversified and strengthened through the last legal arrangements, they still have defects and drawbacks to eradicate fiscal problems faced during conservation activities. Put another way, instruments assisting conservation activities in Turkey are regarded as insufficient to compensate restoration expenses

SWOT analysis of financial tools is presented in Appendix E.

5.2. Policies for More Developed Financial Instruments

Financial instruments in force today necessitate request and application of the historical building owners to be able to support restoration activities. Such an approach can not be ratified from the universality point of view of conservation. Nevertheless, present practices should not be put aside since they do not accomplish universality, but should be improved by bringing deficiencies and drawbacks away.

Meanwhile, new instruments are proposed and certain policies and opinions are also put forward to get the state more included in conservation activities and to increase the amount of public resources supplied for conservation activities.

First of all, certain propositions are made to become conservation consciousness widespread throughout the country and to strengthen organizational scheme in the state.

5.2.1. Recommendations for Conservation Finance in International Documents

Recommendation Concerning the Protection, at National Level, of the Cultural and Natural Heritage, 15 November 1972, UNESCO

For public responsibilities;

“54- Special funds should be set aside in the budgets of public authorities for the protection of the cultural and natural heritage endangered by large-scale public or private works.” (MADRAN, E., ÖZGÖNÜL, N.; 1999; 116)

Declaration of Amsterdam, 25 October 1975, Council of Europe

For encouragement of private enterprises to support heritage protection activities;

“It is vital to encourage all private sources of finance, particularly coming from industry.” (MADRAN, E., ÖZGÖNÜL, N.; 1999; 165)

Resolution Concerning the Adaptation of Laws and Regulations to the Requirements of Integrated Conservation of the Architectural Heritage, 11 December 1975, Council of Europe

For the characteristic of the state grants;

“State grants may be envisaged as non-repayable ones, for work producing no material profit and repayable ones, for work which considerably increases a building’s economic value.” (MADRAN, E., ÖZGÖNÜL, N.; 1999; 169)

Recommendation on Measures Likely to Promote the Funding of the Conservation of the Architectural Heritage, 11 April 1991, Council of Europe

For the insufficiency of the public support;

“Public funds from central, regional and local authorities are not sufficient to satisfy the new needs of conservation in Europe.” (MADRAN, E., ÖZGÖNÜL, N.; 1999; 392)

For strategies in order to encourage private sector to support conservation projects;

“There is a need to attract more private funds to the sector of conservation of the architectural heritage by creating favourable conditions to stimulate conservation projects, by using public funds more effectively to generate private investments, in making private investments more profitable and diminishing their risks, and by promoting sponsorship.” (MADRAN, E., ÖZGÖNÜL, N.; 1999; 392)

5.2.2. General Policies for Administrative Level

Although many authorities regarding conservation activities are transferred to local governments, the Ministry of Culture and Tourism and its branches are still the only governmental parties determining conservation policies, giving decisions towards historical properties, preparing fundamental conservation legislation and controlling any kind of interference towards historical environment. That’s why, to be able to fulfill this duty, financial resources of the Ministry has to be enriched by the state firstly.

Non-governmental organizations concerned with conservation activities are limited in Turkey. The most common and known organizations are ÇEKÜL (Foundation for Conservation and Presentation of Environmental and Cultural Values), Historical Heritage Protection Foundation, Cultural Consciousness Increasing Foundation, Association of Historic Towns, and The History Foundation. However, this number is very high in European countries, especially in England. The success of well-preserved historical heritage in England is the result of the strong relation among the state and non-governmental organizations. Nevertheless, in Turkey, poor relations with existing non-governmental organizations, chambers, trade associations and civil society causes to vulnerable points in conservation process.

Besides, it should be aimed to locate heritage conservation in central and local governments' and political parties' programs as a preferential sector (BADEMLİ; 2006; 2).

Therefore, a well-functioning mechanism providing collaboration and coordination among all parties which are concerned with conservation should be established. Only by this way diffusion to all levels of conservation activities and sustainability of works are able to be procured.

While European countries have tended to localize conservation authorities recent years, localization of conservation authorities also in Turkey is concerned as a good intention to seize the current movements. Besides, establishing the conservation fund constituted by 10% of collected real estate taxes is also an innovative step to create new resources. However, financial and technical sources of local governments also need to be enhanced.

Furthermore, collaboration with private sector is also a significant strategy in European countries. As can be seen in the Chapter 2, England, Italy and France have been concentrated on fiscal policies to encourage private enterprises to invest more on culture and to reach more public-free financing mechanisms on cultural issues. This is also the case for heritage conservation.

The practice applied by the General Directorate of Pious Foundation is a good example for such policies. The General Directorate collaborates with private sector through the method of restore-manage-handover to restore historical heritage under the ownership of pious foundation.

In this system, entrepreneur restores the building with own resources and takes the management right of it for long periods. During this period the General Directorate takes rental revenue from the entrepreneur. By this way, both restoration of the building can be realized without exhausting the state budget and also the state gains income through the operation of the building.

The Ministry of Culture and Tourism prepared a report for Istanbul under the scope of the List of World Historical Heritage (Istanbul Progress Report, 2006). In this report it is suggested that the method of restore-manage-handover should be applied in Istanbul for historical buildings under the ownership of pious foundation. The method might also be applicable for historical buildings which belong to the public and whose restoration responsibility is of the Ministry.

Such a system should also be improved for historical buildings under private ownership. The owner can sign a contract transferring productive rights to an entrepreneur provided that the entrepreneur restores the building with own sources and pays a rent to the owner for an agreed period. This process should be applied under the control and following of the Ministry, and for buildings which are aimed to be used as museums, restaurants, hotels, etc.

To conclude, financing of restoration activities in Turkey should be actualized with the assistance of private sector and non-governmental organizations, but under the control of the government. In other words, the state should be the main provider and controller of financial mechanisms, but collaboration with private sector also should be established, at least for certain buildings.

New resources should also be created to assist conservation concerned institutions, especially the Ministry and municipalities. For example, governmental institutions

with huge budgets should allocate certain amounts to give not refundable support for conservation activities.

As a result, to be able to support more financial resource, the state should firstly create new sources which do not necessitate personal initiative. The responsibility for financing and supporting restoration activities of historical heritage has to be fulfilled by the state, not to be left to the request of the owner. Secondly, partnership with non-governmental organizations should be improved to be able to reach every level of conservation activities and to strengthen conservation consciousness among citizen. And thirdly, collaboration with private sector for restoration of historical buildings belonging to public should be developed to not squander public resources

5.2.3. Policies for Strengthening the Present Financial Instruments

Through the Act Numbered 5226, financial problems encountered during implementation process of conservation activities are tried to be exterminated and it is also aimed to redress grievances of historical building owners.

Despite noteworthy progress has been achieved; they are still regarded as nascent instruments in terms of economic responsibilities which they load to historical building owners and in terms of bureaucratic processes open to possible failures in conservation activities.

In the following, certain policies are developed for strengthening the present instruments to be able to make them more useful and less disadvantageous for applicants.

For Grants from the Ministry of Culture and Tourism

As stated in SWOT Analysis it is a long and complicated process for the owner to be followed. Firstly; in order to shorten the period in the process, policy of paying for implementations according to the merits should be abandoned. Instead, 30 or 40% of the provided support should be given as advance, while the remaining amount should be paid after the restoration work is completed.

It is also stated in SWOT Analysis that the number of responded applications is small due to the small size of the budget. Moreover, provided grants per application would be diminished unless the budget of the grant is not increased while the number of applications increases for next years. That's why, the indemnity allocated for the Ministry of Culture and Tourism for this reason should be enriched so as to provide more grants for listed building owners while listed building owners should be informed by authorized people or government bodies to make them apply for this unrefundable grant.

In SWOT Analysis this instrument is criticized as it leaves the initiative to the owner. Put another way, this is a voluntary system in favor of historical building owners, but it should be embraced so and has to be hoisted to a more improved and advantageous position.

For Grants from the Collected Real Estate Taxes

In the light of the evaluations in SWOT Analysis, firstly; implementation of restoration activities should be included in the scope.

Being determined as a threat in SWOT Analysis, secondly; technical experts from the municipalities or related Directorate of Rölöve and Museums should also get involved in the evaluation commission to inhibit political interferences towards grant distribution. By this way, also appropriate distribution of the grant can be achieved.

Thirdly; so as to bring away possible inequities among cities, this grant should be constituted by local gains but distributed by a central commission. In this way, if any remaining amount is calculated in the budget of a municipality, this amount should be allocated to adjacent cities with poor resources to assist conservation activities occurred within their boundaries. Therefore, cities, in which residential density is low and thus collected taxes are in limited amounts, can also be supported for conservation activities taking place within its boundaries. By this way, cities will also be able to benefit from developments taking place within adjacent cities.

For Loans from MHA

This instrument should be considered as an applicable system for relatively opulent owners. Thus, policies for more advantageous system should be put forward in the direction of this statement.

Firstly; if the given amount is large enough, then due date should be extended to 15 or 20 years to provide applicants with easy payment in order to overcome the possible threat mentioned in SWOT Analysis as “possible interruptions in the process”. By this way, the applicant would be in a more advantageous position to repay the credit and may not leave the process.

Secondly; as proposed for grants supplied by the Ministry, payments should be made as advance and after the merit prepared at the end of the work to shorten the period in the process and to make the process easier to be followed.

For Expropriation (Purchasing) by the Ministry of Culture and Tourism

As analyzed in Chapter 3, priority for immovables to be expropriated is given to those located in archaeological sites and ruins. Therefore, allocation would be scarce for expropriation of historical buildings. That’s why, to be able to expropriate single unit historical properties, indemnities allocated to the budget of the Ministry for this purposes should be increased, firstly.

Secondly; as stated in SWOT Analysis, this instrument is not a solution for restoration of historical buildings, it only interferes the ownership pattern but not concentrate on post-expropriation process. That’s why, this system should be improved for functionalization of historical buildings belonging to public. For this reason, policies should be determined by the Ministry for the post-expropriation period.

5.2.4. Policies for New Instruments

5.2.4.1. National Lottery Fund

As studied in England case, the National Lottery Fund is a major source for financing conservation activities in England.

28% of money spent on tickets constitutes the National Lottery Fund, which allocates money for “good causes”. 16,7% of this amount, however, is distributed to conservation activities of historical heritage. As a result, approximately 0,4% of money spent on tickets goes to heritage conservation activities.

As can be seen in the Table 2.1.1.3, € 3.479.391.676 money is distributed to heritage conservation activities in England through the National Lottery Fund. If it is deflated to Turkish Liras, this amount is found as 5.914.965.849,2 YTL.¹⁰

In Turkey, the total National Lottery income for the year of 2005 was 903.784.599.000 YTL.¹¹

The amount of 648.670.000 YTL (approximately 7%) is transferred to public. In the following table, distribution of this amount can be followed.

Table 5.2.4.1.1: Amounts Distributed to Public through the National Lottery, 2005

Supported Public Activities	Amount (YTL)	Percentage
National Treasury	182.445.000	28,1
Society for Social Services and Protection of Children	3.911.000	0,6
Tax for games of chance	164.205.000	25,3
The Fund for Supporting Defense Industry	246.052.000	38,0
Olympic Games	12.950.000	2,0
The Fund for Presentation	39.107.000	6,0
TOTAL	648.670.000	100

Source: <http://www.millipiyango.gov.tr/fr2005-kamukaynaklari.html>

¹⁰ For deflating the data, it is given as 1 euro=1,7 YTL.

¹¹ <http://www.millipiyango.gov.tr/fr2005-grafikler.html>

If a policy is applied as 2% of the amount distributed to public will be allocated to heritage conservation activities, a resource of approximately **13 million YTL** is created, whereas this amount is approximately 5 billion YTL in England.

As in the case of Italy, this fund should function under the Ministry of Culture and Tourism and support its budget.

5.2.4.2. Taking Conservation Fees from Large Scale Industrial, Engineering and Development Projects

As Bademli proposed, irrigation projects, large scale industrial projects, regional development project etc have to give place to conservation fees as an expenditure item in their budget if they either benefit from historical heritage or will cause to possible damages in historical environment (BADEMLİ; 2006; 53).

The reason behind this policy lies in the development-conservation concerns. As Bademli suggested, in both project and implementation levels of large scale infrastructure or industrial projects, conservation priorities and expenditures should be brought up as prerequisite.

5.2.4.3. Cross-Finance from Development Projects to Conservation Projects

Bademli, also, put forward a practicable method for compensation of conservation expenditures by benefiting from resource creating large scale engineering projects (BADEMLİ; 2006; 55-56).

He proposes a strategy as establishing “project foundations” qualified in project accounting and project management in order to compare project portfolios in different qualities, to determine project pairs and to transfer certain amounts of development project gains to conservation projects.

5.2.4.4. Transfer of Development Rights

The method of transfer of development rights has been applied for many years in Europe and particularly in the U.S.A. to prevent agricultural lands against settlements, develop urban makroform and green belts, and conserve historical

environment. It might also be a solution in Turkey for conservation of historical stock without making property owners injured by responsibilities.

The process can be presented as follows

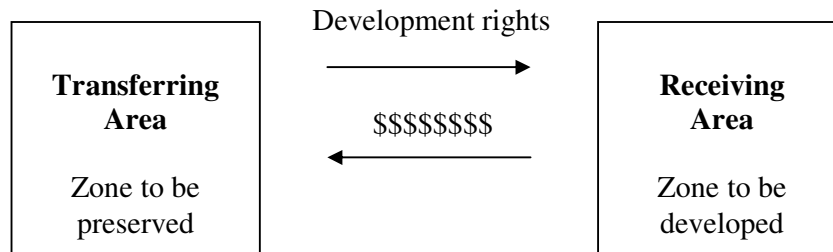


Figure 18: Transfer of Development Rights (PLATT; 1996)

Owners of immovables whose development rights are restricted can use these restricted rights on another immovable through this system. As Balamir says; “*the concept of transferable development rights refers to the permission for use of development rights of an immovable on another immovable*” (BALAMİR; 1993).

Immovable ownership can be defined as a bundle of individual rights, which are listed below (Rattcliff; 1976; 21-23, as cited in BALAMİR; 1993):

- The right for utilizing the present situation of the immovable (surface)
- The right for getting income from the operation of the immovable (productive)
- The right for developing the building (development)
- The right for benefiting the values of the immovable gained from external effects (pecuniary)
- The right for excluding the others from benefits the immovable provides (restrictive)
- The right for transferring the immovable to others (disposal)

The state has the right for restricting some or all of these rights and also the economic value that the owner gets over his immovable. The most common

restriction he applies is the restriction of development rights. The method of transfer of development rights makes it possible to trade development rights without trading immovables (LAWRENCE, T.; 1998).

The advantages of this system can be summarized as below:

- It offers to create new resources instead of squandering the public resources through expropriation, restoration and maintenance activities of historical buildings.
- It averts relations based on interests of individuals and institutions by making calculations over market values and documenting the rights and values in all levels of the process.
- It creates “black holes” by absorbing construction propensities and so provides with controlled development of the city by overseeing sectors who are fond of rental developments (BALAMİR; 1993).
- It compensates financial losses of real or juridical people without loading economic charges to the state.
- It provides the feedback of the restricted rights by using them in another region of the city. This emphasizes that the city is a whole in terms of “rights”.
- It enables trading of surplus value gained from development of cultural properties.
- It is a planning tool providing the transformation of declining areas as a matter of renovation-conservation practices.
- It actualizes social justice among land owners in a planning area while the whole community gains from the preservation of special areas within the city boundaries (ERSOY; 2005).

As a result, the method of transfer of development rights is regarded as a successful planning tool which will create a remarkable and significant source for conservation of historical environment by ensuring to benefit from rental development in favor of conservation. It will provide a considerable amount which cannot even be created by other kinds of financial instruments. Besides, it is a tool which does not handle the

conservation case in terms of single unit principals, but touches the issue by regarding it as an environmental matter.

The method of transfer of development rights should be applied in a comprehensive planning approach to increase public spaces by also protecting the rights of private property (AYTEN; 2004).

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APPENDIX A: Financial Instruments Assisting Maintenance, Rehabilitation and Restoration of Immovable Cultural Properties in the U.S.A.

Financial mechanisms are improved in different levels; such as federal, state, local and nonprofit, and assist individuals, organizations and institutions. Different strategies and instruments are developed for variety of necessities, such as grants, loans, credits and incentives.

As Morris classified, these programs have at least five purposes:

“The first is to provide a contract of sorts between the property owner and the public which says, “If you take care of this property, the public will give you some public money.” The second is to counter government forces or land-use policies that inadvertently threaten historic resources. The third is to generate systematic rehabilitation of historic buildings (RODDEWING; 1988). The fourth is to provide a level playing field for rehabilitation projects to compete with new construction or abandonment. Finally, incentive programs compensate owners who may be significantly burdened by historic preservation laws.” (MORRIS; 1992; 3)

1. Running of Conservation Process

Weinberg and Fitch note that in the mid-1800s, a delegation of women came together to consume, rehabilitate and restore Mount Vernon, the home of President George Washington, which is the first major national historic preservation project in the USA (Weinberg; 1979, as cited in NORTON; 2005). Weinberg also believes that after this project;

“...preservation became synonymous with the rescue of buildings and structures that were directly linked to a person or event that played an integral part in the history of the U.S.” and put forward that in time “the emphasis expanded to include those with a cultural or architectural significance.” (Weinberg; 1979, as cited in NORTON; 2005)

1.1. Listing and Registration

National Park Service publications discuss that as designation increases the value of a property and neighborhood, it also leads to eligibility for additional funds especially in renovation projects (NORTON; 2005).

On the federal level, there are two designation distinctions: **National Register of Historic Places** and **National Historic Landmarks**.

The former lists properties –not only buildings and structures, but also districts or neighborhoods, places, and even certain objects- that bear special significance to the country's past. Each nomination is measured on its own particular merits and must meet a uniform set of standards set forth by the **U.S. Department of Interior** and **The National Park Service**. Unless the building owner is using historic tax credits as a means to offset preservation costs, there are no restrictions on the use and renovation of the building (NORTON; 2005).

According to The National Park Service data, currently there are approximately 78,000 listings in the National Register which include all National Park System's historic areas (NORTON; 2005).

The latter is, however, defined by The National Park Service as properties that *“possess exceptional value or quality in illustrating and interpreting the heritage of the United States”* (NORTON; 2005). Landmarks must first meet the eligibility standards, go through a nomination process before determining designation and if satisfy, must be listed on the National Register. Then, if they meet the landmark standards, they are also registered in the National Historic Landmarks. Of all the properties on the National Register, only three percent meet the criteria for Landmark status (NORTON; 2005).

1.2. Organizational Framework¹²

The National Park Service has been founded in 1968, and since then it has been playing a significant role in all kind of preservation activities; such as conservation of natural wonders, preservation of historic and cultural heritage and interpretational and educational activities.¹³

The National Park Service has provided funding for a variety of grant programs aimed at protecting America's most significant historic and cultural sites and diverse cultural heritage.

Since 1968, over \$1 billion in grant funds has been awarded to 59 States, territories, Indian tribes, local governments, and the National Trust for Historic Preservation.¹⁴

The National Trust for Historic Preservation is a private, nonprofit membership organization dedicated to saving historic places and revitalizing America's communities. The Trust was founded in 1949 and provides leadership, education, advocacy, and resources to protect America's story.¹⁵

Hence federal preservation budget is allocated at the state level; the National Historic Preservation Act requires that each state must have an appointed **State Historic Preservation Officer (SHPO)** and a statewide preservation program (Lyon and Brook, 2003; Weinberg 1979 as cited in NORTON; 2005).

The SHPO is appointed by and reports directly to the governor. SHPOs enforce federal standards at the state, city/town, and community levels. In addition to administering federal programs and funding, SHPOs are often directly involved with state and local planning, development initiatives such as downtown and neighborhood revitalization efforts, economic development projects, diversity in

¹² The information about the organizational framework is mostly obtained through the internet, since the most actual scheme is available in the official websites of the organizations.

¹³ <http://www.cr.nps.gov/hps/hpg/HPF/index.htm>

¹⁴ http://www.cr.nps.gov/hps/hpf/hpf_p.htm

¹⁵ http://www.nationaltrust.org/about_the_trust/

housing, transportation issues, and suburban and rural growth patterns (NORTON; 2005).

Preservation in the U.S. is not centralized. Some of the administrative preservation duties of federal government shifted to state and local governments with the amendments added in 1980 to “National Historic Preservation Act of 1966”. As Cofresi and Radke stated, the intent was to decentralize historic preservation and put more control and power into the state and local officials, commissions, and boards (Cofresi and Radke; 2003, as cited in NORTON; 2005).

Certified Local Government (CLG) program was emerged as an outcome of this law. To obtain CLG status, a city or town must meet criteria set forth by the National Park Service. These are designating and protecting historic properties by means of legislative acts; identifying and listing historic properties and entire neighborhoods; appointing a historic preservation commission; empowering the citizenry to participate in the local preservation movement; and working with the SHPO on any local and statewide preservation initiatives (NORTON; 2005).

Fowler examined that The National Park Service and SHPOs jointly administer a set amount of grant money that is awarded to CLG communities. This funding pool represents about 10 percent of each state’s annual Historic Preservation Fund (NORTON; 2005).

Preservation efforts on the local front have expanded significantly since the 1980 Historic Preservation Act. To illustrate, Cofresi and Radk indicate that from 1980 to 2000 the number of cities with preservation commissions has quadrupled from 500 to 2,000 (Cofresi and Radke; 2003, as cited in NORTON; 2005). In this respect, Norton also attracts attention to nonprofit groups. She states that many local communities benefit from being within a service area of a local or statewide nonprofit preservation group (NORTON; 2005).

There are thousands of nonprofit preservation organizations supporting for many preservation efforts in the USA. As Howard and King define, they constitute the

backbone of the finance mechanism (Howard; 2003, King; 2002, as cited in NORTON; 2005).

While their revenues are funded by membership dues, endowments, and resale of rehabilitated and renovated properties, they are also eligible to make use of preservation funds constituted by federal, state, and local governments for projects, no matter their sizes are.

Even though the budget available to nonprofit organizations tends to be small, when combined with low-interest loans, this is an excellent funding source. In addition, if developers and officials go in a partnership with a local or statewide nonprofit organization on a project, it would better their chances for being qualified for federal or state funds (NORTON; 2005).

Norton also mentions that in addition to funding rehabilitation projects, nonprofit organizations' mission also includes educational programs for children and adults alike, consultation services, lobbying federal, state, and local governments on preservation issues, and technical advice on the restoration of historic and older properties. Furthermore, as many nongovernmental and nonprofit groups, they are inciting organizations which push and encourage local governments to sanction and promote historic preservation as a development tool.

2. Sorts of Financial Aids in U.S.A. ¹⁶

As mentioned before, designating a building or district as historically significant provides tangible economic benefits for them. As Norton illustrates, once determined to be a National Historic Landmark, on the National Register, a building becomes eligible for federal and state funding sources (NORTON; 2005).

Since the appropriated budget for preservation is limited, states have created new methods to provide funding for preservation projects, such as bond issues, earmarked

¹⁶ The information about the financial aid mechanisms is mostly obtained through the internet, since the most actual scheme is available in the official websites of the organizations.

gambling revenues, and tax credits, as Lyon and Brook called the attention (Lyon and Brook; 2003, as cited in NORTON; 2005).

There are a variety of funding tools which can help to offset the costs of an historic preservation and brownfield redevelopment project. These funding tools may be grants, tax incentives, and/or low-interest loans. Sources for these funds may be federal, state or local governments, financial institutions and/or nonprofit organizations.

2.1. Grants

The National Park Service and the National Trust for Historic Preservation are the main fund providers in the U.S.A.

2.1.1. The National Park Service Grants¹⁷

Fowler notes that grants administered by The National Park Service can be used for both to purchase and restore historic structures and for local and state preservation surveys and planning (NORTON; 2005). Save America's Treasures Funding and Historic Preservation Fund are the ones that The National Park Service supplies.

Save America's Treasures Funding

Save America's Treasures (SAT) program was founded by the White House Millennium Council and the National Trust for Historic Preservation and works in the administration of the National Park Service. Grants through Save America's Treasures Funding are distributed to federal, state, local and tribal government entities, nonprofit organizations. Grants are available for preservation and/or conservation work on nationally significant intellectual and cultural artifacts and historic structures and sites. Intellectual and cultural artifacts include artifacts, collections, documents, sculpture, and works of art. Historic structures and sites include historic districts, sites, buildings, structures, and objects.

To date, over \$242 million in public-private funds have been raised to save America's treasures. Grants have ranged from \$1000 to \$13 million.

¹⁷ <http://www.nationaltrust.org/help/govtfunding.html>

Historic Preservation Fund

The Historic Preservation Fund (HPF) provides states, tribes, and local governments with grants for activities like education, preparation of National Register nominations and development of comprehensive preservation plans. Established in 1976 as an amendment to the National Historic Preservation Act of 1966, the HPF receives annual appropriations from Congress, and this federal money is matched by state dollars. The fund is administered in a partnership between the National Park Service and the states through State Historic Preservation Offices, tribes and local governments.

In 2004 the amount awarded to each state averaged more than \$500,000, and the non-federal matching dollars supplied by the states averaged \$382,000. Each state allocates its own pool of grant money. On average, states use 89 percent to fund historic preservation projects, and the remaining 11 percent is used for administration purposes.¹⁸

2.1.2. The National Trust for Historic Preservation Funds¹⁹

The National Trust has created the National Preservation Endowment, which offers several types of financial assistance to nonprofit organizations, public agencies, for-profit companies and individuals involved in preservation-related projects.²⁰ Each year, it distributes more than \$4 million in grants, loans, scholarships and awards to support community preservation efforts.

Preservation Services Fund

It provides nonprofit organizations and public agencies matching grants from \$500 to \$5,000 (typically from \$1,000 to \$1,500) for preservation planning and education efforts. Funds may be used to obtain professional expertise in areas such as architecture, archeology, engineering, preservation planning, land-use planning, fund raising, organizational development and law as well as preservation education activities to educate the public.

¹⁸ <http://www.cr.nps.gov/hps/hpf/hpf-fund.htm>

¹⁹ <http://www.nationaltrust.org/help/grants.html>

²⁰ <http://www.nationaltrust.org/help/funding.html>

Johanna Favrot Fund for Historic Preservation

It provides nonprofit organizations and public agencies grants ranging from \$2,500 to \$10,000 for projects that contribute to the preservation or the recapture of an authentic sense of place. Individuals and for-profit businesses may apply only if the project for which funding is requested involves a National Historic Landmark. Funds may be used for professional advice, conferences, workshops and education programs.

Cynthia Woods Mitchell Fund for Historic Interiors

It provides nonprofit organizations and public agencies grants ranging from \$2,500 to \$10,000 to assist in the preservation, restoration, and interpretation of historic interiors. Individuals and for-profit businesses may apply only if the project for which funding is requested involves a National Historic Landmark. Funds may be used for professional expertise, print and video communications materials, and education programs.

2.2. Loans²¹

Loan programs may come from many sources, from all levels of government – federal, state and local –and nonprofit organizations.

Low-interest loan programs take parts in communities' comprehensive historic preservation programs. Morris analyzed that the purpose of the loan program is twofold; *“the first is to generate private investment in historic buildings and the second is to keep the historic inventory of the city in good repair”* (MORRIS; 1992; 10).

The National Trust for Historic Preservation is the main supplier of many loans in the U.S.A. It finances preservation projects through the National Trust Loan Funds, which includes two preservation revolving funds; The National Preservation Loan Fund and The Inner City Ventures Fund.

²¹ <http://www.nationaltrust.org/loan/index.html>

There are other loans provided by other financing mechanisms. These are the Mortgage Rehabilitation Insurance Program through The Department of Housing and Urban Development's Federal Housing Administration (FHA) and the Community Development Block Grant (CDBG) which is distributed and managed by city administrations.

The National Preservation Loan Fund

The National Preservation Loan Fund is more flexible among the others in terms of project criteria. It offers loans for the rehabilitation projects for sites, historic buildings and structures; for setting up or expanding preservation revolving funds; for preserving National Historic Landmarks.

Tax-exempt nonprofit organizations, local, state, or regional governments, and for-profit organizations are the eligible applicants where nonprofit and public sector organizations can take the preference. Individuals are excluded from this loan. Eligible projects include acquisition, stabilization, rehabilitation and/or restoration of historic properties which conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The Inner City Ventures Fund

In order to be financed through this fund, the historic buildings must serve the economic and community development needs of neighborhoods. This fund also supplies with financial assistance for organizations serving to low and moderate income households or providing economic benefit in low and moderate income communities.

The Mortgage Rehabilitation Insurance Program

This program operating through The Department of Housing and Urban Development's Federal Housing Administration (FHA) helps developers, investors, and families at all income levels to buy and restore properties in urban and rural historic districts. Besides operating the program, FHA also insures the loans. Unlike most mortgage programs, this is available to potential homeowners before restorations are completed.

Community Development Block Grant

Community Development Block Grant is earmarked to finance its revolving loan fund for historic buildings. Loans ranging from \$5000 to \$20000 are available to property owners for restoration, rehabilitation, repair and maintenance of historic properties. Proceeds from loan repayments and endowments replenish the fund (MORRIS; 1992; 10).

City administrations are responsible for operation and processing of this fund. As Morris classified, there are three main steps. Firstly, applications are reviewed by the planning division to investigate whether they are eligible for the loan or not. Then, the city landmark commission receives project applications to see that the work will be done according to the commission's design guidelines. The final decision on approval or denial of the application is made by the city's development direction (MORRIS; 1992; 11).

As Morris placed in his book, the commission reviews each application according to the following criteria:

- “The significance of the structure. That is, did someone famous live there? Is it the site of a historic event? or is it the only building of its kind in the city?
- The effort to return the structure to its original appearance.
- The amount the owner will spend on exterior work -in other words the ratio of private investment to the maintaining grant- . Projects with higher ratios will receive the maximum grant for the category.
- The preservation necessity. Special funding priority is given to buildings that would otherwise be demolished without the financial aid for rehabilitation.” (MORRIS; 1992; 11)

6% interest rate makes this loan an attractive incentive for the applicant. The planning direction may adjust that rate each year, if it is necessary. Although the loans are small in size, applicants use it in combination with other financing mechanisms especially for longer projects (MORRIS; 1992; 11).

2.3. State and Local Tax Policies

There are three types of tax increments: credits, freezes and abatement. As Robinson and Peterson described;

“Tax abatement decreases or delays the tax due on a given property over a fixed period of time. The programs either reduce a specific percentage of taxes due or apply a lower tax rate than usual. Tax credit is a subtraction from the actual tax bill of an amount that balances tax debts, such as the increased value of a historic property through rehabilitation. Most property tax credits are a portion or percentage of the money spent on rehabilitation. A tax freeze is accomplished by holding assessments at pre-rehabilitation levels and by not taxing increases in value for qualifying properties.” (Robinson and Peterson; 1989, as cited in MORRIS; 1992; 4)

As managed in federal and state level, local governments also play a significant role in tax relief processes in the U.S.A. They became another authority offering special property tax valuations to encourage rehabilitation of historic properties by the law put forward in 1985 by The State of Washington (MORRIS; 1992; 5).

As in common in other financial instruments, the property must be listed in the National Register of Historic Places or designated as a local landmark under the CLG program of the National Park Service, rehabilitation works must fulfill the standards determined by the U.S. Secretary of the Interior’s Standards for Rehabilitation. If the supplier is a local government, it must appoint a board to review applications. There is one more criterion which is that the property must be visible from the public right-of-way. If not, to be able to benefit from the increments, property owners must agree to open their buildings to the public for at least one day a year (MORRIS; 1992; 5).

2.3.1. Tax Credits

Buildings and historic structures at least 40 and 30 years old gained the opportunity to benefit from tax credits according to The Economic Recovery Tax Act coming into force in 1981. It offers owners up to a 25% rehabilitation tax credit depending on the building’s age and status. As Rypkema and Spatz analyzed that the incentives were honoured with more than 21000 rehabilitation projects and more than \$14

billion of private investment between 1976 and 1989 (Rypkema and Spatz; 1991, as cited in Morris; 1992; 3).

Tax Reform Act of 1986 lessened the attractiveness of the tax credit to users. Morris classified the causes into three; first, it reduced the credit ratio from 25 to 20%. Second, while taxpayers could use all the credit available to them in the year the project was finished, this law trimmed that amount \$7000 per year. Third, if many taxpayers earn more than a specific amount, according to rules they can not use all the credit (MORRIS; 1992; 3).

2.3.1.1. Rhode Island and Maryland Cases

Rhode Island and Maryland are two of those states offering tax credits for repairs and maintenance of historic residential properties. Beaumont notes that in Rhode Island, only exterior repairs towards structure are eligible for the credit, which is also available only for owner-occupied properties or rental units (Morris; 1992; 9). Unlike Rhode Island, in Maryland, interior or exterior restoration, structural work and certain utilities, including wiring and plumbing and even the restoration of a full garden and garden wall are all eligible works. Moreover, connection of outdoor drainage problems adversely affecting the building is in the scope of credit (MORRIS; 1992; 9).

To be qualified for the credit, in either state a home must be listed in the National Register of Historic Places or located in a National Register District. If a house is designated by CLG as historic or in a locally designated district, it is also eligible. Pictures showing the situation of the building before and after the restoration must also be attached to the applications (MORRIS; 1992; 9).

Credit amount for both is determined by the amount that the property owner spends on repairs and rehabilitation. He must spend at least \$2000 within 12 months, so that he can get tax credit of 10% of the approved expenditure (MORRIS; 1992; 9).

2.3.1.2. Federal Rehabilitation Tax Credit

Federal Rehabilitation Tax Credit (RTC) program, which is established in 1976, is the only federal tax credit. According to National Park Service data, an excess of \$33 billion has been invested in more than 32,000 historic properties (NORTON; 2005).

The RTC is successful in its understanding of encouraging more developers to consider the social and economic benefits of historic buildings. For this reason, it is for the rehabilitation of income-producing (commercial, industrial, or rental residential) buildings. Federal law provides a federal income tax credit in 20% of the cost of rehabilitation if a historic building will be used for commercial purposes. That means; if individuals rehabilitate a historic property for residential use, they are not qualified for this tax credit.

While the buildings, which are listed in the National Register of Historic Places or within National Register District, may gain tax credit of 20% of rehabilitation costs, non-historic buildings that were built prior to 1936 and do not qualify for listing on the National Register may receive tax credits of 10% (NORTON; 2005).

Owners apply for the credit through SHPO's and the final decisions are made by the National Park Service. Criteria are defined and the guidelines are set by The National Park Service and the Internal Revenue Service. Besides, the historic projects must also adhere to the standards set forth by the Secretary of the Interior. Credits are not issued until the project is complete and certified (NORTON; 2005).

National Trust for Historic Preservation analysis states that RTC has incited approximately half of the states to offer similar versions of income tax credits (NORTON; 2005).

2.3.1.3. State Tax Credit

Many states offer historic preservation tax credits for owners of commercial and residential historic properties. The National Trust for Historic Preservation lists state-by-state tax credits.

2.3.2. Tax Freezes

Tax freeze program in the U.S.A. was introduced in 1975. 9 years later some amendments were made and the program was scheduled to expire in 1993. Owners benefiting from the program do not pay taxes on the subsequent increase in the building's assessed value for a 15-year period. In other words, it offers owners a 15-year freeze on their property's assessed value if their properties are listed in the National Register of Historic Places. At the end of this period, the properties are released in the market to be valued (MORRIS; 1992; 7).

In order to gain tax freeze, the property must either be listed in the National Register, or be at least 50 years old. Buildings designated by the local governments as landmarks or those in a locally designated historic district are also eligible for the freeze.

The Secretary of the Interior's Standards of Rehabilitation is also a necessity for the rehabilitation projects to be complied with. In addition, The State Department of Archives and History approves rehabilitation plans for the buildings. The first two-year of the freeze starts with the approval of the plans (MORRIS; 1992; 8).

Owners are only obliged to maintain their buildings at least in the situation that they granted the tax freeze. They also have to open the property to the public at least one day each year. Furthermore; as Morris noticed, the tax freeze program is applied to the property, not the owner. That means, if the property is sold, the freeze is also received by the new owner for the remaining period (MORRIS; 1992; 7).

2.3.3. Tax Abatements

As Morris defined in the quotation above, tax abatement delays tax payment date on a certain property for a determined period or it applies a lower tax rate to the property.

Commercial and residential buildings are exposed to different rates of tax abatement. As Beaumont demonstrated, while commercial properties, after certification of their historic status and verification of the rehabilitation work, receive 100% abatement on

taxes for five years and then 50% abatement for the next five years, residential properties, either owner-occupied or rental property, receive abatement for the full 10 years (Beaumont; 1991, as cited in MORRIS; 1992; 6).

As stated in Morris' book, Pat Osborne, who is the city's historic preservation officer, evaluated that more than 100 buildings have received tax abatement since the program's start in 1980 (MORRIS; 1992; 6).

2.4. Transfer of Development Rights

2.4.1. Running of the Process

TDR programs require the establishment of two designated regions: the sending area and the receiving area.

Sending areas are sites in which development is limited, while receiving areas are sites where increased development is encouraged. Property owners in the sending site can voluntarily give up the right and receive TDR credits in return. These credits can be freely sold to anyone; the price for this transaction is left up to the participants and the free market, just as if the land itself were being sold. The sending site is then placed under a conservation easement which is a legal agreement to restrict development (The Etowah Initiative, Summer 1998).

When a property owner in the receiving area purchases the development rights, he is allowed to expand development up to a specified limit. Typically, the buyer is either a residential developer, who can build houses on smaller lots with TDR credits, or an industrial developer who can increase the floor size of the work area on the lot as dictated by the number of credits purchased (The Etowah Initiative, Summer 1998).

The overwhelming method used in TDR program is that the landowner sells the development rights to a developer who then uses those development rights to increase the density of houses on another piece of property at another location. A second method allows local governments to found a TDR Bank to transfer development rights. By this way, developers wishing to develop at a higher density

than the amount which current zoning allows would purchase development rights from the local government (LAWRENCE; 1998).

If the terms in the process are defined shortly:²²

Development Right: Land ownership is commonly described as consisting of a bundle of different rights. Usually when someone purchases a parcel they purchase the entire bundle of rights that might be associated with the land.

Sending Site: Those are the areas that will leave their development rights, such as farmland areas, historical areas, forest lands, habitats, wetlands, etc.

Receiving Site: They are the lands where the transferred development rights will be used and which are opened for construction and placed in the developing parts of the city.

Conservation Easement: Conservation easements are in many different forms. Generally speaking, it is like a blanket that is spread across a property. In the areas under the blanket, new development is not allowed.

Density: Density refers to the number of transferable development rights which can be calculated according to the characteristic and the acreage of a parcel.

Banking: If someone purchases development rights from a sending site but does not use them on a receiving site, it means the person is "banking" the development rights. The sending site property owner also can save development rights in the bank by separating the rights from the parcel and placing a conservation easement on the land. Then, the amount of the sold or the used development rights could be certificated to the landowner.

²² <http://dnr.metrokc.gov/wlr/tdr/definitions.htm>

2.4.2. Case Studies

The history of this program in the U.S.A. lies back to the 1970's (BALAMİR; 1993). For the aims of protecting farmland areas, historical heritage, environmental values etc., the program of transfer of development rights has been applied in cities like New York, Maryland, Chicago, Georgia, California, San Francisco, King County, Washington, New Jersey, Pennsylvania, Massachusetts, Arizona, Florida. Some of those cases are described in the following. Among those, only in New York, Chicago, King County, San Francisco and Philadelphia, this program was emerged for the concerns of protection of historical structure.

The New York Case

To protect historical landmarks, the City Planning Commission has permitted development rights to be transferred to adjacent lots from those occupied by landmark buildings (Barrase; 1983; 239, as cited in ŞENDUR; 1996; 104). As Woodbury pointed out, *“in 1968 The New York Zoning Law as amended to permit the transfer of “air rights” from a lot with landmark building to a noncontiguous lot.”*(Woodbury; 1975; 5, as cited in ŞENDUR; 1996; 109).

The receiving lots were limited under the law, which can be summarized as lots contiguous to or across a street, or intersection from a landmark lot, or it can be one of a series of lots connecting with the landmark lot (ŞENDUR; 1996;109).

Besides, the floor area of the receiving lots would not be increased more than %20 of their authorized level. If they were located in high density zones, this rule would be exempted.

The procedure for an approvable transfer is as follows (Costonis; 1972; 585, as cited in ŞENDUR; 1996; 109-110):

- The New York Landmark Commission researches the development plans of New York according to compatibility of development's design, scale and location with the landmark.
- It's necessary for the owners of the sending and receiving lots to apply to the Commission for the preliminary approval.

- A report explaining the effects of the transfer on the landmark is prepared by the Commission.
- The last decision is made by the Commission.
- If the transfer is approved, the application documents are sent to the Board of Estimate, who is the final authority to grant or deny the application.

The Chicago Case

The City Council takes the recommendations from the Landmark Commission and the City Planning Commission, and determines Development Rights Transfer Districts, where would contain landmarks and historic buildings (ŞENDUR; 1996; 111).

The amount of development rights which would be transferred is calculated as the difference between the interior square footage allowed for the building and the actual square footage (Woodbury; 1975; 5, as cited in ŞENDUR; 1996; 111). In this program, unlike New York Case, the receiving parcel cannot be increased more than %15 of its actual parcel area.

The Chicago Municipality has the authority to obtain unused development rights which would not be sold by the owner through this process. However, the Municipality has to compensate the owner as either cash or redeveloping the site. The Development Rights Bank, on the other hand, compensates acquisition costs and other expenses of transfer expenses (ŞENDUR; 1996; 111). The budget of the Bank would have three sources as Costonis arranged (Costonis; 1972; 597-598, as cited in ŞENDUR; 1996; 112):

- Landmark owners rejecting to use transfer procedure could get cash compensation for their losses, and so the Bank would receive the unused development rights of the owners.
- The city itself is one of the owners of landmarks, so the Bank could get money from the sale of the development rights of those landmarks.
- Landmark owner could donate their lots.

The New Jersey Case (The Pinelands Commission Program)

The Commission's purpose is to preserve natural resources of Pineland region.

The Pinelands program is multi-jurisdictional and surrounds seven counties. It has been very successful, protecting over 100,000 acres (40,47 hectares) of land. The wide scope and the overwhelming success of the program have made the Pinelands be a national model for transferable development rights programs (The Etowah Initiative, Summer 1998).

The Pinelands Commission was formed in 1979 to develop a plan to protect the forests, wetlands, creeks and rivers of the area. Moreover, a federal legislation was passed establishing the Pinelands Preserve and a regional planning body.

A unique aspect of the Pinelands plan is that it encompasses seven counties (Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, and Ocean) and fifty-three municipalities. The Pineland region was divided into management districts to serve in the allocation of development rights according to the land type. These management districts include: Preservation, Forest, Agriculture, Rural Development, Regional Growth, Pinelands Village and Towns District. It's obligatory for these seven counties to prepare local land-use regulations consistent with the comprehensive plan (The Etowah Initiative, Summer 1998).

The Pinelands Development Credit (PDC) program is a major component of the comprehensive management plan. In this program per 39 acres (15,78 hectares), one development credit is given to woodland areas, but two development credits are given to farmland areas and 0.2 development credit for the same amount of land in wetland areas (The Etowah Initiative, Summer 1998). To sum up, determination of the transfer credits are based on the value of the land.

Pineland Development Credit Bank brings interested bodies together and acquires credits. In its first years while the bank purchased 91.75 PDCs, it sold 8.75 of them. The program has subsequently succeeded in protection of over 100,000 acres of land and the sale price has been \$10,000 for one Pineland Development Credit (Etowah Initiative, Summer 1998).

The incentive for increase in the density creates a potential user base for the program.

The California Case (San Luis Obispo County Program)

In San Luis Obispo County, namely Transfer of Development Credits Program was put in practice in 1989 as a result of a study investigating the county's development patterns (The Etowah Initiative, Summer 1998). The aim of the program was to retire rural lots where infrastructure is lacking for the sake of reducing development in rural areas. In other words, the program was emerged for conservation of agricultural and farmland areas. This county program aims mainly to;

- protect both land with agricultural capability and the business of agriculture itself
- reduce development potential within land divisions with inadequate services for residents;
- protect important or extraordinary natural areas, habitats or cultural resources;
- reduce development potential in areas that may have the potential for landslides, fires, or other hazards

This program was voluntary, that means sellers and buyers would be fond of for applying for transfer program. No any land owner was obligated to request a transfer of development rights.

Parcels in rural areas of San Luis Obispo County were larger than 160 acres (64,75 hectares). They contain a majority of the county's agricultural and natural resources. To supply residential uses in those areas would be expensive and inefficient since adequate infrastructure did not exist. Therefore, according to the county's strategy, those were deemed to be the most suitable areas for protection. Put another way, development is more relevant in lands adjacent to existing urban areas (The Etowah Initiative, Summer 1998).

Technical Advisory Committee (TAC), which was constituted in 1993, examined settlement patterns and determined criteria for the sending and receiving areas. Most

importantly, it proposed a pilot project, which was also approved by the Board of Supervision.

The procedure in the program functions as follows (The Etowah Initiative, Summer 1998):

- The sending area has to be agricultural land, resource land or antiquated subdivision (means lots without inadequate infrastructure).
- The landowner submits an application along with a deed to the county. If the owner wishes to reserve some development potential, he has to apply for a partial development credit. If the owner wishes to give the entire property to a public or non-profit agency, he receives TDCs based upon the full value of the property.
- Application is reviewed by the Technical Advisory Committee, and if it regards the application as eligible, it sends a “Notice of Eligibility” document to the owner.
- The owner then enters into a permanent conservation easement for the land. After this easement is recorded, the TDC Administrator issues a TDC Certificate of Sending Credits. Then this property is determined in General Plan as sending site.
- The future buyer of TDC is determined by the planning staff according to the “Preliminary Determination” or “Determination with Tentative Map” which the owners for potential receiving sites filed.
- The buyer does not have to prove the ownership until the lots are ready to be registered as receiving site in General Plan. At that stage, the buyer and seller obtains a legal title in the TDC Administrator. If all credits are not desired by the buyer, the seller receives a new certificate for the remaining credit.
- After the Receipt of Transfer is recorded with the county, the map is recorded with the additional densities allowed by the TDCs.

The Washington Case (Thurston County Program)

In the 1990s, the county began to focus on agricultural preservation issues and adopted the program by enacting an ordinance in 1996.

The owner which would aim to sell the development rights would have to complete an application form with attaching some documents. Two of them are worth mentioning. Firstly, a report showing that the applicant is the owner of the sending area parcel has to be submitted to the county, and secondly the owner has to pay a fee for the application.

The process would operate according to the following stages:

- After the county reviews application documents, it gives the property owner a Certification of Transferable Development Rights, and then the owner records an easement with the County Auditor.
- When landowner is ready to sell his TDRs, he fills a Deed of Transfer form and gives the Auditor. Thus, both easement and the deed is recorded by the Auditor.
- Purchasers may demand denser developments but the General Plans are revised once a year. That means, the density of receiving sites are rarely determined in the plans.
- Owners in the sending sites may hold their development rights in the hands of a broker until they are used in a receiving site (The Etowah Initiative, Summer 1998).

The Washington Case (The King County Program)²³

The King County Transfer of Development Rights Program was adopted as a pilot project in October 1998 and improved to permanent status in September 2001. The County's TDR Program is modeled after other successful programs around the country including The Pinelands-New Jersey, Boulder County-Colorado and Montgomery County-Maryland.

The King County Transfer of Development Rights Program is voluntary but sending sites must be certified by King County. Sending sites must meet certain criteria and provide a public benefit in at least one of the following categories:

- designated agricultural lands,
- forest lands,

²³ <http://dnr.metrokc.gov/wlr/tdr>

- Rural Forest Focus Areas,
- rural or resource regional trails and open space areas,
- habitat for threatened and endangered fish and wildlife species,
- designated urban separators.

The Growth Management Act fundamentally changes the way that comprehensive planning is to be done and land use decisions are to be made in Washington State. The challenge of the Growth Management Act is to establish a countywide vision and work out a strategy to achieve it. The Growth Management Act required Countywide Planning Policies to be adopted by July 1, 1992.

Beginning in the fall of 1991, King County, the City of Seattle and the Suburban Cities of King County set up the Growth Management Planning Council to develop and propose Countywide Planning Policies for King County.

After one year, in July of 1992, the King County Council adopted the Countywide Planning Policies. On May 25, 1994, The Growth Management Planning Council took final action recommendations which can be found in the document entitled *“Recommended Amendments to King County 2021 Countywide Planning Policies, Adopted by the King County Growth Management Planning Council May 25, 1994”*.

King County has significantly changed in 20 years that have elapsed from 1992 to today. The paramount cause for this change has been the successful public/private partnership.

The Florida Case (Collier County Program)

The program was emerged so as to protect more than 40,000 acres (16,187.43 hectares) of environmentally sensitive areas of Collier County (The Etowah Initiative, Summer 1998). This was aimed to be provided through the transfer of residential development permission on those lands.

Collier County passed its first TDR ordinance in 1974 and substantially amended it in 1979.

In the process, the first step is going into an agreement with the county to maintain the owners parcel as open space. Development rights do not have to be committed to a receiving site for the approval of the transfer by the county. In other words, the county must approve the transfer even if the development rights are not dedicated to a receiving site.

Depending on the zoning classification of the receiving site, density can be increased by 10 percent or 20 percent over the underlying zoning (The Etowah Initiative, Summer 1998).

Meanwhile, sending areas must be the lands that are environmentally sensitive or have historical or archaeological significance and that neither is adequately protected by the underlying zoning district regulations.

The applicant should submit a guarantee that the sending land fulfils one or more of the following criteria (The Etowah Initiative, Summer 1998):

- increasing public recreational and/or educational opportunities,
- creation of linkages between public and private open space,
- protection of critical habitat/ ecosystems,
- other public purpose as specified in the ordinance of adoption .

This guarantee must be approved by the board of county commission.

Collier County has had only one major transfer in 15 years. Over 350 rights were transferred in a single transaction. The reason of this limited incentive for the program is mainly the inadequate demand for the increased density in development (The Etowah Initiative, Summer 1998).

The Philadelphia Case²⁴

The TDR program in Philadelphia was set up in 1991, after an ordinance passed to prevent the demolition of a landmark downtown building. It has three goals:

²⁴ <http://www.emich.edu/public/geo/557book/d244.tdr.html>

- To create an economic source for rehabilitation of designated landmarks;
- To offer historical property owners with more profitable use, and thus to reduce the pressure on the 1984 local historic preservation ordinance created by the court;
- To establish encouraging incentive for nonprofit owners of historic properties to be able to restore their buildings.

More than 200 owners of historic structures were eligible to sell development rights through the TDR option. In Philadelphia, this incentive was applied by a combination with either a tax abatement program or a large spinning loan fund.

*The San Francisco Case*²⁵

San Francisco considered the use of a TDR program as a way of encouraging preservation in Downtown San Francisco.

Proposals recommended for the TDR program are as follows:

- Permit transfer of development rights only from significant buildings;
- Permit transfers within the same zoning district as a ratio of 1:1 and in special development districts as a ratio of 1.5-2:1;
- Allow an automatic right to use TDRs on eligible transferee sites up to the maximum permissible floor area ratio (FAR) or maximum achievable FAR under height and bulk limits;
- Require valid occupancy or current use as a condition for transfers;
- Permit a bonus transfer for restoration;
- Record a permanent reduction in development potential and maintenance agreement in the city's favor upon transfer;
- Encourage city support in organizing a trust to create an initial bank to ensure an active market in TDRs; and
- Prohibit the demolition or significant alteration of the highest-rated buildings except for restricted, special circumstances. The study

²⁵ <http://www.emich.edu/public/geo/557book/d244.tdr.html>

highlighted this protection as a critical component of the proposed TDR program

2.4.3. Evaluation of TDR

In the U.S.A., the transfer programs of development rights are applied for the sake of protection of development-sensitive areas against to harmful effects. Those areas are mostly agricultural and farmland areas, designated urban areas, forests, habitats, rural lands with inadequate infrastructure for development, etc. Except for the King County Case, the others were emerged in need of only one or two reasons, but all these titles are within the scope of the King County Transfer of Development Rights Program.

The processes of the programs are generally multi-legged in accordance with nature of the method. Especially in the Chicago Case, the King County Case and the California Case, several governmental organizations relieve of duty in the process.

While sending sites are determined in terms of their protection needs and importance, the receiving sites are mostly the areas convenient for development. However, in the New York Case, receiving lots should have some more criteria to be eligible for the transfer, which is to be adjacent either to an across or a street, or to be intersection of a landmark, or in an alignment of the landmark lot.

As also can be extracted from the case studies, the importance of the programs is their documentation and certification of determined sending and receiving sites, the amount of the development rights, and eligibility of the areas for the transfer. Moreover, as in the case of New York, drawing up reports about the effects of the transfer programs on the landmarks may give rise to make relevant and proper decision.

Apart from all those important issues, comprehensive planning concerning the overall city or region gets the linkages between the areas to be protected and those that should be opened to new developments. Only by this way, it would be possible

to create a successful program by defining the most accurate sending and receiving areas.

To conclude, the reasons behind the successful programs in the U.S.A. lie mainly under the demand for the increased density in developing areas. Public-private partnership and the coordination between the bodies are also crucial elements in transfer programs.

APPENDIX B: Detailed Information about Immovables whose Restoration Expenses are Calculated

No	Province	District	Island	Parcel	Number of floor	Building area
1	Aksaray	Merkez	868.str.	No.14	2	360
2	Aksaray	Merkez	868. str.	No.16	3	642
3	Aksaray	Merkez	868. str.	No.18	1	120
4	Aksaray	Merkez	868. str.	No:24	2	560
5	Aksaray	Merkez	868. str.	No.12	2	138
6	Aksaray	Merkez	868. str.	No.20	2	236
7	Aksaray	Merkez	868. str.	No.17	2	108
8	Amasya	Merkez	774	33	2	81
9	Amasya	Merkez	185	1	3	195
10	Amasya	Merkez	195	95	2	80
11	Amasya	Merkez	195	60	2	80
12	Amasya	Merkez	774	20	3	162
13	Amasya	Merkez	774	31	2	80
14	Amasya	Merkez	774	34	2	127
15	Amasya	Merkez	195	59	3	285
16	Bartın	Merkez	197	7	2	220
17	Bartın	Merkez	197	45	3	282
18	Bartın	Merkez	198	6	3	243
19	Bartın	Merkez	198	31	2	178
20	Bartın	Merkez	198	9	3	300
21	Bartın	Merkez	198	5	3	270
22	Bartın	Merkez	198	10	3	180
23	Bartın	Merkez	198	11	3	270
24	Bartın	Merkez	199	9	3	234
25	Bilecik	Osmaneli	101	13	3	471
26	Bilecik	Osmaneli	105	2	2	74
27	Bilecik	Osmaneli	108	11-12	3	396
28	Bilecik	Osmaneli	98	6	2	162
29	Bilecik	Osmaneli	108	6	3	420
30	Bilecik	Osmaneli	102	49	3	279
31	Bilecik	Osmaneli	102	28	3	348
32	Bilecik	Osmaneli	102	25	2	130
33	Bilecik	Osmaneli	101	12	2	216
34	Bilecik	Osmaneli	101	9	3	225
35	Bilecik	Osmaneli	105	1	2	147
36	Bilecik	Osmaneli	105	3	2	187
37	Bilecik	Osmaneli	108	10	3	279
38	Bilecik	Osmaneli	108	7	3	396
39	Bilecik	Osmaneli	108	5	2	147
40	Bilecik	Osmaneli	220	40	2	132

Table Continued

No	Province	District	Island	Parcel	Number of floor	Building area
41	Bilecik	Osmaneli	220	25	3	252
42	Bilecik	Osmaneli	102	50	3	153
43	Bilecik	Osmaneli	102	42	2	116
44	Kayseri	Talas	55	54	2	140
45	Kayseri	Talas	68	18	1	292
46	Kayseri	Talas	66	5, 6, 25	2	190
47	Kayseri	Talas	64	1, 2, 4, 5	2	220
48	Kayseri	Talas	62	6	3	181
49	Kayseri	Talas	68	60	2	256
50	Kayseri	Talas	68	65	2	234
51	Kayseri	Talas	68	51, 53	2	139
52	Kayseri	Talas	68	16	1	135
53	Kayseri	Talas	68	30	2	230
54	Ordu	Ünye	103	26	3	480
55	Ordu	Ünye	103	30	3	570
56	Ordu	Ünye	39	7	3	270
57	Ordu	Ünye	104	3	1	375
58	Ordu	Ünye	103	27, 42	3	600
59	Ordu	Ünye	39	8	3	234
60	Ordu	Ünye	104	6	3	375
61	Ankara	Ayaş	190	1	1	7
62	Ankara	Ayaş	193	14	2	360
63	Ankara	Ayaş	193	7	1	45
64	Ankara	Ayaş	195	7	2	712
65	Ankara	Ayaş	75	5	2	240
66	Ankara	Ayaş	59	21	3	361
67	Ankara	Ayaş	59	20	2	240
68	Ankara	Ayaş	59	56	2	330
69	Ankara	Ayaş	81	4	2	324
70	Ankara	Ayaş	79	1	3	582
71	Ankara	Ayaş	78	1	2	752
72	Ankara	Ayaş	186	8	1	98
73	Ankara	Ayaş	192	1, 12	2	252
74	Ankara	Ayaş	151	13	2	254
75	Ankara	Ayaş	150	1	3	315
76	Ankara	Ayaş	169	8	3	516
77	Ankara	Ayaş	163	38	3	270
78	Ankara	Ayaş	163	35	3	294
79	Ankara	Ayaş	166	6	2	154
80	Ankara	Ayaş	163	26	2	328
81	Ankara	Ayaş	166	24	2	230
82	Ankara	Ayaş	179	103	3	222
83	Ankara	Ayaş	179	102	2	143
84	Ankara	Ayaş	174	3	3	270
85	Ankara	Ayaş	173	11	2	220
86	Ankara	Ayaş	194	25	2	100
87	Ankara	Ayaş	55	25	2	111

Table Continued

No	Province	District	Island	Parcel	Number of floor	Building area
88	Ankara	Ayaş	45	9	2	199
89	Ankara	Ayaş	52	1	2	281
90	Ankara	Ayaş	42	35	2	220
91	Ankara	Ayaş	134	8	2	246
92	Ankara	Ayaş	109	5	2	170
93	Ankara	Ayaş	128	6	2	216
94	Ankara	Ayaş	128	5	2	115
95	Ankara	Ayaş	172	1	2	290
96	Ankara	Ayaş	171	4	3	381
97	Ankara	Ayaş	382	2, 12, 13	2	655
98	İzmit	Merkez	373	25	3	336
99	İzmit	Merkez	373	21	2	168
100	İzmit	Merkez	-	45	2	192
101	İzmit	Merkez	390	7	2	218
102	İzmit	Merkez	390	5	2	240
103	İzmit	Merkez	390	1	3	371
104	İzmit	Merkez	388	5	2	211
105	İzmit	Merkez	373	31	3	247
106	İzmit	Merkez	373	22	2	84
107	İzmit	Merkez	373	19	3	231
108	İzmit	Merkez	373	18	2	204
109	İzmit	Merkez	373	17	3	168
110	İzmit	Merkez	353	1	2	154
111	İzmit	Merkez	390	2	3	318
112	Kilis	Merkez	331	35	2	169
113	Kilis	Merkez	331	37	2	142
114	Kilis	Merkez	331	42	2	289
115	Kilis	Merkez	331	1	2	240
116	Kilis	Merkez	329	2	1	102
117	Kilis	Merkez	329	4	2	290
118	Kilis	Merkez	327	30	2	210
119	Kilis	Merkez	327	35	2	155
120	Kilis	Merkez	327	37, 38	2	157
121	Kilis	Merkez	327	43	2	127
122	Kilis	Merkez	332	7	2	269
123	Kilis	Merkez	327	13	2	222
124	Kilis	Merkez	327	11	2	217
125	Kilis	Merkez	323	64	2	303
126	Kilis	Merkez	323	66	2	265
127	Kilis	Merkez	323	68	2	104
128	Kilis	Merkez	323	45	2	265
129	Kilis	Merkez	331	36	2	106
130	Kilis	Merkez	331	43	2	240
131	Kilis	Merkez	331	44, 45	2	289
132	Kilis	Merkez	329	15	2	160
133	Kilis	Merkez	329	1	1	75
134	Kilis	Merkez	329	3	2	200

Table Continued

No	Province	District	Island	Parcel	Number of floor	Building area
135	Kilis	Merkez	328	10	1	44
136	Kilis	Merkez	327	29	2	96
137	Kilis	Merkez	327	96	2	134
138	Kilis	Merkez	327	36	2	172
139	Kilis	Merkez	327	39	2	197
140	Kilis	Merkez	327	42	2	455
141	Kilis	Merkez	327	14	2	314
142	Kilis	Merkez	327	12	3	170
143	Kilis	Merkez	233	63	3	567
144	Kilis	Merkez	323	65	2	249
145	Kilis	Merkez	323	67	2	506
146	Kilis	Merkez	323	69	2	481
147	Kilis	Merkez	324	32	2	165
148	Malatya	Darende	512	8	2	384
149	Malatya	Darende	512	10	2	200
150	Malatya	Darende	522	2	2	168
151	Niğde	Merkez	357	18	2	237
152	Niğde	Merkez	357	25	2	270
153	Niğde	Merkez	368	10	2	492
154	Niğde	Merkez	357	9	2	192
155	Niğde	Merkez	357	17	2	107
156	Niğde	Merkez	357	19	2	477
157	Niğde	Merkez	357	20	2	272
158	Niğde	Merkez	357	21	2	141
159	Tokat	Beyhamam	73	23, 24, 25	3	692
160	Tokat	Beyhamam	73	8	3	303
161	Tokat	Beyhamam	73	5	2	166
162	Tokat	Beyhamam	71	172	2	158
163	Tokat	Beyhamam	73	23	2	194
164	Tokat	Beyhamam	73	9	2	458
165	Tokat	Beyhamam	73	6	3	354
166	Tokat	Beyhamam	73	4	2	142
167	Tokat	Beyhamam	71	110	2	313
168	Tokat	Beyhamam	71	62, 63, 184	2	148
169	Tokat	Beyhamam	71	60, 61	3	237
170	Burdur	Merkez	hük.road	No: 10-12	2	260
171	Burdur	Merkez	hük. road	No: 14	1,5	195
172	Burdur	Merkez	kahya str.	No: 1	2,5	262
173	Burdur	Merkez	hük. road	No: 16	2	202
174	Burdur	Merkez	hük. road	No: 22-22A	2	312
175	Burdur	Merkez	hük. road	No: 24	2	264
176	Burdur	Merkez	hük. road	No: 28	2	210
177	Burdur	Merkez	hük. road	No: 29	2	196
178	Burdur	Merkez	hük. road	No: 25	3	300
179	Burdur	Merkez	hük. road	No: 23	2	468
180	Burdur	Merkez	hük. road	No: 17	2	208
181	Burdur	Merkez	hük. road	No: 15	2	176

Table Continued

No	Province	District	Island	Parcel	Number of floor	Building area
182	Burdur	Merkez	hük. road	No: 11A	3	120
183	Burdur	Merkez	hük. road	No: 7	1,5	96
184	Burdur	Merkez	hük. road	No: 5	1,5	96
185	Giresun	Merkez	dik str	No: 32	3	364
186	Giresun	Merkez	dik str	No: 30	2	144
187	Giresun	Merkez	dik str	No: 26A	3	244
188	Giresun	Merkez	dik str	No: 19	2	160
189	Giresun	Merkez	dik str	No: 12A	2	200
190	Giresun	Merkez	dik str	No: 20	3	510
191	Giresun	Merkez	dik str	No: 7	3	259
192	Giresun	Merkez	dik str	No: 5	3	303
193	Giresun	Merkez	düz str	No: 43	2,5	225
194	Giresun	Merkez	dik str	No: 6	3	252
195	Giresun	Merkez	dik str	No: 8	3	189
196	Bolu	Göynük	3	1	1	70
197	Bolu	Göynük	3	1	2	1000
198	Bolu	Göynük	41	1	2	380
199	Bolu	Göynük	42	1	2	380
200	Bolu	Göynük	43	1	2	380
201	Bolu	Göynük	40	18	2	1540
202	Bolu	Göynük	40	17	3	255
203	Bolu	Göynük	40	5, 13	2,5	475
204	Konya	Beyşehir	kale str.	No:1	2	146
205	Konya	Beyşehir	eşrefoğlu r.	No: 10	2	154
206	Konya	Beyşehir	eşrefoğlu r.	No: 20	2	364
207	Konya	Beyşehir	eşrefoğlu r.	No: 22	2	202
208	Konya	Beyşehir	kale square	No: 4	2	290
209	Konya	Beyşehir	kahvehane s.	No: 5	2	164
210	Konya	Beyşehir	kahvehane s.	No: 1/1	2	252
211	Konya	Beyşehir	kahvehane s.	No: 1	2	406
212	Konya	Beyşehir	aşağı str.	No: 6A	2	152
213	Konya	Beyşehir	aşağı str.	No: 16	2	110
214	Konya	Beyşehir	aşağı str.	No: 9	2	136
215	Sakarya	Taraklı	rüştiye str.	No: 5	2	250
216	Sakarya	Taraklı	altrüştiye str.	No: 1	2,5	200
217	Sakarya	Taraklı	hamam str.	No: 19	2,5	250
218	Sakarya	Taraklı	tekinler str.	No: 9	2,5	415

Table Continued

No	Province	District	Island	Parcel	Number of floor	Building area
219	Sakarya	Taraklı	rüştiye str.	No: 4	3,5	385
220	Sakarya	Taraklı	rüştiye str.	No: 2	2,5	225
221	Sakarya	Taraklı	rüştiye str.	No: 6	2,5	200
222	Sakarya	Taraklı	okul road	No: 1	2	470
223	Sakarya	Taraklı	okul road	No: 3	2	400
224	Sakarya	Taraklı	okul road	No: 5	2	400
225	Sakarya	Taraklı	okul road	No: 7	2	170
226	Sakarya	Taraklı	okul road	No: 9, 11	2,5	300
227	Sakarya	Taraklı	okul road	No: 15, 17	2,5	260
228	Sakarya	Taraklı	okul road	No: 19	2	80
229	Sakarya	Taraklı	okul road	No: 25	2,5	240
230	Sakarya	Taraklı	okul road	No: 27	2,5	265
231	Sakarya	Taraklı	okul road	No: 12	2,5	315
232	Aksaray	Güzelyurt	Aksaray r.	No: 11	2	400
233	Aksaray	Güzelyurt	akropol r.	No: 15	2	465
234	Aksaray	Güzelyurt	yeşim str.	No: 2	1	150
235	Aksaray	Güzelyurt	yeşim str.	No: 4, 6	1	230
236	Aksaray	Güzelyurt	akropol str.	No: 36	2	70
237	Aksaray	Güzelyurt	akropol str.	No: 38	1	35
238	Aksaray	Güzelyurt	akropol str.	No: 28, 30 32	2	230
239	Aksaray	Güzelyurt	akropol str.	No: 24	2	150

APPENDIX C: Detailed Information about Calculation of Restoration Expenses

No	BA	UC	RCP	SC	APC	SR	Architectural project expenses	Engineering project expenses	Total project expenses	Total Expenses
1	360	1.169	0,0641	1	1	0,7	18.883,09	30.873,85	49.756,94	497.569,4
2	642	1.169	0,059	1	1,2	0,7	37.194,68	60.813,30	98.007,98	980.079,8
3	120	1.169	0,0684	1	1	0,7	6.716,60	10.981,64	17.698,24	176.982,4
4	560	1.169	0,0605	1	1,2	0,7	33.268,80	54.394,48	87.663,28	876.632,8
5	138	1.169	0,0681	1	1	0,7	7.690,21	12.573,49	20.263,70	202.637,0
6	236	1.169	0,0664	1	1	0,7	12.823,08	20.965,73	33.788,81	337.888,1
7	108	1.169	0,0687	1	1	0,7	6.071,45	9.926,82	15.998,27	159.982,7
8	81	1.169	0,0691	1	1	0,7	4.580,10	7.488,46	12.068,56	120.685,6
9	195	1.169	0,0671	1	1	0,7	10.707,04	17.506,01	28.213,05	282.130,5
10	80	1.169	0,0692	1	1	0,7	4.530,10	7.406,71	11.936,81	119.368,1
11	80	1.169	0,0692	1	1	0,7	4.530,10	7.406,71	11.936,81	119.368,1
12	162	1.169	0,0677	1	1,2	0,7	10.769,54	17.608,19	28.377,73	283.777,3
13	80	1.169	0,0692	1	1	0,7	4.530,10	7.406,71	11.936,81	119.368,1
14	127	1.169	0,0683	1	1	0,7	7.098,01	11.605,24	18.703,25	187.032,5
15	285	1.169	0,0655	1	1	0,7	1.527,61	2.479,64	4.007,25	40.072,5
16	220	1.169	0,0666	1	1	0,7	11.989,73	19.603,20	31.592,93	315.929,3
17	282	1.169	0,0655	1	1	0,7	15.114,81	24.712,71	39.827,52	398.275,2
18	243	1.169	0,0662	1	1	0,7	13.163,66	21.522,58	34.686,24	346.862,4
19	178	1.169	0,0674	1	1	0,7	9.817,30	16.051,28	25.868,58	258.685,8
20	300	1.169	0,0652	1	1	0,7	16.005,94	26.169,71	42.175,65	421.756,5
21	270	1.169	0,0657	1	1	0,7	14.515,82	23.733,36	38.249,18	382.491,8
22	180	1.169	0,0674	1	1	0,7	9.927,61	16.231,64	26.159,25	261.592,5
23	270	1.169	0,0657	1	1	0,7	14.515,82	23.733,36	38.249,18	382.491,8
24	234	1.169	0,0664	1	1	0,7	12.714,41	20.788,06	33.502,47	335.024,7
25	471	1.169	0,0621	1	1	0,7	23.934,53	39.132,95	63.067,48	630.674,8
26	74	1.169	0,0693	1	1	0,7	4.196,40	6.861,11	11.057,51	110.575,1
27	396	1.169	0,0635	1	1	0,7	20.576,97	33.643,34	54.220,31	542.203,1
28	162	1.169	0,0677	1	1	0,7	8.974,62	14.673,50	23.648,12	236.481,2
29	420	1.169	0,0630	1	1	0,7	21.652,21	35.401,36	57.053,57	570.535,7
30	279	1.169	0,0656	1	1	0,7	14.976,85	24.487,14	39.463,99	394.639,9
31	348	1.169	0,0643	1	1	0,7	18.310,60	29.937,83	48.248,43	482.484,3

Table Continued

No	BA	UC	RCP	SC	APC	SR	Architectural project expenses	Engineering project expenses	Total project expenses	Total Expenses
32	130	1.169	0,0683	1	1	0,7	7.265,68	11.879,38	19.145,06	191.450,6
33	216	1.169	0,0667	1	1	0,7	11.789,41	19.275,68	31.065,09	310.650,9
34	225	1.169	0,0666	1	1	0,7	12.262,22	20.048,72	32.310,94	323.109,4
35	147	1.169	0,0680	1	1	0,7	8.179,72	13.373,84	21.553,56	215.535,6
36	187	1.169	0,0672	1	1	0,7	10.283,08	16.812,83	27.095,91	270.959,1
37	279	1.169	0,0656	1	1	0,7	14.976,85	24.487,14	39.463,99	394.639,9
38	396	1.169	0,0635	1	1	0,7	20.576,97	33.643,34	54.220,31	542.203,1
39	147	1.169	0,0680	1	1	0,7	8.179,72	13.373,84	21.553,56	215.535,6
40	132	1.169	0,0682	1	1	0,7	7.366,66	12.044,48	19.411,14	194.111,4
41	252	1.169	0,0661	1	1	0,7	13.630,58	22.285,99	35.916,57	359.165,7
42	153	1.169	0,0678	1	1	0,7	8.488,55	13.878,77	22.367,32	223.673,2
43	116	1.169	0,0685	1	1	0,7	6.502,21	10.631,11	17.133,32	171.333,2
44	140	1.169	0,0681	1	1,2	0,7	9.362,00	15.306,87	24.668,87	246.688,7
45	292	1.169	0,0653	1	1,2	0,7	18.723,62	30.613,11	49.336,73	493.367,3
46	190	1.169	0,0672	1	1	0,7	10.448,05	17.082,56	27.530,61	275.306,1
47	220	1.169	0,0666	1	1	0,7	11.989,73	19.603,20	31.592,93	315.929,3
48	181	1.169	0,0673	1	1,2	0,7	11.961,54	19.557,11	31.518,65	315.186,5
49	256	1.169	0,0660	1	1	0,7	13.825,99	22.605,49	36.431,48	364.314,8
50	234	1.169	0,0664	1	1	0,7	12.714,41	20.788,06	33.502,47	335.024,7
51	139	1.169	0,0681	1	1,2	0,7	9.295,13	15.197,53	24.492,66	244.926,6
52	135	1.169	0,0682	1	1	0,7	7.534,08	12.318,22	19.852,30	198.523,0
53	230	1.169	0,0665	1	1	0,7	12.515,89	20.463,48	32.979,37	329.793,7
54	480	1.169	0,0620	1	1	0,7	24.352,60	39.816,50	64.169,10	641.691,0
55	570	1.169	0,0603	1	1	0,7	28.125,78	45.985,65	74.111,43	741.114,3
56	270	1.169	0,0657	1	1	0,7	14.515,82	23.733,36	38.249,18	382.491,8
57	375	1.169	0,0639	1	1,2	0,7	23.530,21	38.471,89	62.002,10	620.021,0
58	600	1.169	0,0598	1	1	0,7	29.360,60	48.004,58	77.365,18	773.651,8
59	234	1.169	0,0664	1	1	0,7	12.714,41	20.788,06	33.502,47	335.024,7
60	375	1.169	0,0639	1	1	0,7	19.608,51	32.059,91	51.668,42	516.684,2

Table Continued

No	BA	UC	RCP	SC	APC	SR	Architectural project expenses	Engineering project expenses	Total project expenses	Total Expenses
61	7	1.169	0,0704	1	1	0,7	403,25	659,31	1.062,56	10.625,6
62	360	1.169	0,0641	1	1	0,7	18.883,09	30.873,85	49.756,94	497.569,4
63	45	1.169	0,0787	1	1	0,7	2.898,00	4.738,23	7.636,23	76.362,3
64	712	1.169	0,0578	1	1	0,7	33.675,99	55.060,24	88.736,23	887.362,3
65	240	1.169	0,0663	1	1	0,7	13.020,78	21.288,97	34.309,75	343.097,5
66	361	1.169	0,0641	1	1	0,7	18.935,54	30.959,60	49.895,14	498.951,4
67	240	1.169	0,0663	1	1	0,7	13.020,78	21.288,97	34.309,75	343.097,5
68	330	1.169	0,0647	1	1	0,7	17.471,52	28.565,93	46.037,45	460.374,5
69	324	1.169	0,0648	1	1,2	0,7	20.616,44	33.707,87	54.324,31	543.243,1
70	582	1.169	0,0601	1	1,2	0,7	34.347,19	56.157,65	90.504,84	905.048,4
71	752	1.169	0,0571	1	1,2	0,7	42.164,57	68.939,07	111.103,64	1.111.036,4
72	98	1.169	0,0688	1	1	0,7	5.517,30	9.020,78	14.538,08	145.380,8
73	252	1.169	0,0661	1	1	0,7	13.630,58	2.285,99	15.916,57	159.165,7
74	254	1.169	0,0660	1	1,2	0,7	16.461,57	26.914,66	43.376,23	433.762,3
75	315	1.169	0,0649	1	1	0,7	16.728,91	27.351,76	44.080,67	440.806,7
76	516	1.169	0,0613	1	1	0,7	25.883,48	42.319,48	68.202,96	682.029,6
77	270	1.169	0,0657	1	1	0,7	14.515,82	23.733,36	38.249,18	382.491,8
78	294	1.169	0,0633	1	1	0,7	15.709,88	25.685,65	41.395,33	413.955,3
79	154	1.169	0,0678	1	1	0,7	8.544,03	13.969,48	22.513,51	225.135,1
80	328	1.169	0,0647	1	1	0,7	17.365,63	28.392,80	45.758,43	457.584,3
81	230	1.169	0,0665	1	1	0,7	12.515,89	20.463,48	32.979,37	329.793,7
82	222	1.169	0,0666	1	1	0,7	12.098,72	19.781,40	31.880,12	318.801,2
83	143	1.169	0,0680	1	1	0,7	7.957,14	13.009,92	20.967,06	209.670,6
84	270	1.169	0,0657	1	1,2	0,7	17.418,98	28.480,03	45.899,01	458.990,1
85	220	1.169	0,0666	1	1	0,7	11.989,73	19.603,20	31.592,93	315.929,3
86	100	1.169	0,0688	1	1	0,7	5.629,90	9.204,88	14.834,78	148.347,8
87	111	1.169	0,0686	1	1	0,7	6.231,02	10.187,71	16.418,73	164.187,3
88	199	1.169	0,0670	1	1	0,7	10.910,39	17.838,48	28.748,87	287.488,7
89	281	1.169	0,0655	1	1	0,7	15.061,22	24.625,09	39.686,31	396.863,1

Table Continued

No	BA	UC	RCP	SC	APC	SR	Architectural project expenses	Engineering project expenses	Total project expenses	Total Expenses
90	220	1.169	0,0666	1	1	0,7	11.989,73	19.603,20	31.592,93	315.929,3
91	246	1.169	0,0662	1	1	0,7	13.326,17	21.788,28	35.114,45	351.144,5
92	170	1.169	0,0675	1	1	0,7	9.389,99	15.352,63	24.742,62	247.426,2
93	216	1.169	0,0667	1	1	0,7	11.789,41	19.275,68	31.065,09	310.650,9
94	115	1.169	0,0685	1	1	0,7	6.446,15	10.539,45	16.985,60	169.856,0
95	290	1.169	0,0654	1	1	0,7	15.519,87	25.374,98	40.894,85	408.948,5
96	381	1.169	0,0637	1	1	0,7	19.859,89	32.470,92	52.330,81	523.308,1
97	655	1.169	0,0588	1	1,2	0,7	37.819,20	61.834,39	99.653,59	996.535,9
98	336	1.169	0,0646	1	1	0,7	17.761,69	29.040,36	46.802,05	468.020,5
99	168	1.169	0,0676	1	1	0,7	9.293,26	15.194,48	24.487,74	244.877,4
100	192	1.169	0,0671	1	1	0,7	10.542,32	17.236,69	27.779,01	277.790,1
101	218	1.169	0,0667	1	1	0,7	11.898,57	19.454,16	31.352,73	313.527,3
102	240	1.169	0,0663	1	1	0,7	13.020,78	21.288,97	34.309,75	343.097,5
103	371	1.169	0,0639	1	1	0,7	19.399,35	31.717,93	51.117,28	511.172,8
104	211	1.169	0,0668	1	1	0,7	11.533,77	18.857,71	30.391,48	303.914,8
105	247	1.169	0,0662	1	1	0,7	13.380,35	21.876,87	35.257,22	352.572,2
106	84	1.169	0,0691	1	1	0,7	4.749,74	7.765,82	12.515,56	125.155,6
107	231	1.169	0,0664	1	1	0,7	12.551,41	20.521,55	33.072,96	330.729,6
108	204	1.169	0,0669	1	1	0,7	11.167,83	18.259,40	29.427,23	294.272,3
109	168	1.169	0,0676	1	1	0,7	9.293,26	15.194,48	24.487,74	244.877,4
110	154	1.169	0,0678	1	1	0,7	8.544,03	13.969,48	22.513,51	225.135,1
111	318	1.169	0,0649	1	1	0,7	16.888,23	27.612,25	44.500,48	445.004,8
112	169	1.169	0,0676	1	1	0,7	9.348,58	15.284,92	24.633,50	246.335,0
113	142	1.169	0,0680	1	1	0,7	7.901,50	12.918,95	20.820,45	208.204,5
114	289	1.169	0,0654	1	1	0,7	15.466,36	25.287,49	40.753,85	407.538,5
115	240	1.169	0,0663	1	1	0,7	13.020,78	21.288,97	34.309,75	343.097,5
116	102	1.169	0,0688	1	1	0,7	5.742,50	9.388,98	15.131,48	151.314,8
117	290	1.169	0,0654	1	1	0,7	15.519,87	25.374,98	40.894,85	408.948,5
118	210	1.169	0,0668	1	1	0,7	11.479,11	18.768,34	30.247,45	302.474,5

Table Continued

No	BA	UC	RCP	SC	APC	SR	Architectural project expenses	Engineering project expenses	Total project expenses	Total Expenses
119	155	1.169	0.0678	1	1	0,7	8.599,51	14.060,19	22.659,70	226.597,0
120	157	1.169	0.0678	1	1	0,7	8.710,47	14.241,61	22.952,08	229.520,8
121	127	1.169	0.0683	1	1	0,7	7.098,01	11.605,24	18.703,25	187.032,5
122	269	1.169	0.0658	1	1	0,7	14.484,07	23.681,45	38.165,52	381.655,2
123	222	1.169	0.0666	1	1	0,7	12.098,72	19.781,40	31.880,12	318.801,2
124	217	1.169	0.0667	1	1	0,7	11.843,99	19.364,92	31.208,91	312.089,1
125	303	1.169	0.0651	1	1	0,7	16.141,21	26.390,87	42.532,08	425.320,8
126	265	1.169	0.0658	1	1	0,7	14.268,69	23.329,30	37.597,99	375.979,9
127	104	1.169	0.0687	1	1	0,7	5.846,58	9.559,15	15.405,73	154.057,3
128	265	1.169	0.0658	1	1	0,7	14.268,69	23.329,30	37.597,99	375.979,9
129	106	1.169	0.0687	1	1	0,7	5.959,02	9.742,99	15.702,01	157.020,1
130	240	1.169	0.0663	1	1	0,7	13.020,78	21.288,97	34.309,75	343.097,5
131	289	1.169	0.0654	1	1	0,7	15.466,36	25.287,49	40.753,85	407.538,5
132	160	1.169	0.0677	1	1	0,7	8.863,82	14.492,34	23.356,16	233.561,6
133	75	1.169	0.0693	1	1	0,7	4.253,11	6.953,83	11.206,94	112.069,4
134	200	1.169	0.0670	1	1	0,7	10.965,22	17.928,13	28.893,35	288.933,5
135	44	1.169	0.0698	1	1	0,7	2.513,16	4.109,01	6.622,17	66.221,7
136	96	1.169	0.0689	1	1	0,7	5.412,56	8.849,53	14.262,09	142.620,9
137	134	1.169	0.0682	1	1	0,7	7.478,27	12.226,97	19.705,24	197.052,4
138	172	1.169	0.0675	1	1	0,7	9.500,46	15.533,25	25.033,71	250.337,1
139	197	1.169	0.0671	1	1	0,7	10.816,86	17.685,56	28.502,42	285.024,2
140	455	1.169	0.0624	1	1	0,7	23.233,17	37.986,23	61.219,40	612.194,0
141	314	1.169	0.0649	1	1	0,7	16.675,80	27.264,93	43.940,73	439.407,3
142	170	1.169	0.0675	1	1	0,7	9.389,99	15.352,63	24.742,62	247.426,2
143	567	1.169	0.0604	1	1	0,7	28.024,15	45.819,48	73.843,63	738.436,3
144	249	1.169	0.0661	1	1	0,7	13.468,31	22.020,68	35.488,99	354.889,9
145	506	1.169	0.0615	1	1	0,7	25.464,67	41.634,73	67.099,40	670.994,0
146	481	1.169	0.0619	1	1	0,7	24.363,98	39.835,10	64.199,08	641.990,8
147	165	1.169	0.0676	1	1	0,7	9.127,31	14.923,15	24.050,46	240.504,6

Table Continued

No	BA	UC	RCP	SC	APC	SR	Architectural project expenses	Engineering project expenses	Total project expenses	Total Expenses
148	384	1.169	0,0637	1	1	0,7	20.016,27	33.053,60	53.069,87	530.698,7
149	200	1.169	0,0670	1	1	0,7	10.965,22	17.928,13	28.893,35	288.933,5
150	168	1.169	0,0676	1	1	0,7	9.293,26	15.194,48	24.487,74	244.877,4
151	237	1.169	0,0663	1	1	0,7	12.858,02	21.022,86	33.880,88	338.808,8
152	270	1.169	0,0657	1	1,2	0,7	17.418,98	28.480,03	45.899,01	458.990,1
153	492	1.169	0,0617	1	1	0,7	24.840,64	40.614,44	65.455,08	654.550,8
154	192	1.169	0,0671	1	1	0,7	10.542,32	17.236,69	27.779,01	277.790,1
155	107	1.169	0,0687	1	1	0,7	6.015,24	9.834,91	15.850,15	158.501,5
156	477	1.169	0,0620	1	1	0,7	21.200,40	34.662,65	55.863,05	558.630,5
157	272	1.169	0,0657	1	1	0,7	14.623,34	23.909,16	38.532,50	385.325,0
158	141	1.169	0,0681	1	1	0,7	7.857,39	12.846,83	20.704,22	207.042,2
159	692	1.169	0,0581	1	1	0,7	32.899,91	53.791,35	86.691,26	866.912,6
160	303	1.169	0,0651	1	1	0,7	16.141,21	26.390,87	42.532,08	425.320,8
161	166	1.169	0,0676	1	1	0,7	9.182,63	15.013,60	24.196,23	241.962,3
162	158	1.169	0,0678	1	1	0,7	8.765,95	14.332,32	23.098,27	230.982,7
163	194	1.169	0,0671	1	1	0,7	10.652,13	17.416,23	28.068,36	280.683,6
164	458	1.169	0,0624	1	1	0,7	23.386,35	38.236,68	61.623,03	616.230,3
165	354	1.169	0,0642	1	1	0,7	18.597,34	30.406,65	49.003,99	490.039,9
166	142	1.169	0,0680	1	1	0,7	7.901,50	12.918,95	20.820,45	208.204,5
167	313	1.169	0,0650	1	1	0,7	16.648,31	27.219,98	43.868,29	438.682,9
168	148	1.169	0,0679	1	1	0,7	8.223,25	13.445,01	21.668,26	216.682,6
169	237	1.169	0,0663	1	1	0,7	12.858,02	21.022,86	33.880,88	338.808,8
170	260	1.169	0,0659	1	1	0,7	14.020,75	22.923,92	36.944,67	369.446,7
171	195	1.169	0,0671	1	1	0,7	10.707,04	17.506,01	28.213,05	282.130,5
172	262	1.169	0,0659	1	1	0,7	14.128,60	23.100,26	37.228,86	372.288,6
173	202	1.169	0,0670	1	1,2	0,7	13.289,84	21.728,88	35.018,72	350.187,2
174	312	1.169	0,0650	1	1,2	0,7	19.914,14	32.559,61	52.473,75	524.737,5
175	264	1.169	0,0658	1	1,2	0,7	17.057,82	27.889,53	44.947,35	449.473,5
176	210	1.169	0,0668	1	1	0,7	11.479,11	18.768,34	30.247,45	302.474,5

Table Continued

No	BA	UC	RCP	SC	APC	SR	Architectural project expenses	Engineering project expenses	Total project expenses	Total Expenses
177	196	1.169	0,0671	1	1	0,7	10,761,95	17,595,78	28,357,73	283,577,3
178	300	1.169	0,0652	1	1	0,7	16,005,94	26,169,71	42,175,65	421,756,5
179	468	1.169	0,0622	1	1	0,7	23,820,38	38,946,32	62,766,70	627,667,0
180	208	1.169	0,0669	1	1	0,7	11,386,80	18,617,41	30,004,21	300,042,1
181	176	1.169	0,0674	1	1	0,7	9,707,00	15,870,94	25,577,94	255,779,4
182	120	1.169	0,0684	1	1	0,7	6,716,60	10,981,64	17,698,24	176,982,4
183	96	1.169	0,0689	1	1	0,7	5,412,56	8,849,53	14,262,09	142,620,9
184	96	1.169	0,0689	1	1	0,7	5,412,56	8,849,53	14,262,09	142,620,9
185	364	1.169	0,0640	1	1	0,7	19,063,11	31,168,18	50,231,29	502,312,9
186	144	1.169	0,0680	1	1	0,7	8,012,79	13,100,91	21,113,70	211,137,0
187	244	1.169	0,0662	1	1	0,7	13,217,83	21,611,15	34,828,98	348,289,8
188	160	1.169	0,0677	1	1	0,7	8,863,82	14,492,34	23,356,16	233,561,6
189	200	1.169	0,0670	1	1	0,7	10,965,22	17,928,12	28,893,34	288,933,4
190	510	1.169	0,0614	1	1	0,7	25,624,24	41,895,63	67,519,87	675,198,7
191	259	1.169	0,0659	1	1	0,7	13,966,82	22,835,75	36,802,57	368,025,7
192	303	1.169	0,0651	1	1	0,7	16,141,21	26,837,23	42,978,44	429,784,4
193	225	1.169	0,0666	1	1	0,7	12,262,22	20,048,72	32,310,94	323,109,4
194	252	1.169	0,0661	1	1	0,7	13,630,58	22,285,99	35,916,57	359,165,7
195	189	1.169	0,0672	1	1	0,7	10,393,06	16,992,65	27,385,71	273,857,1
196	70	1.169	0,0693	1	1	0,7	3,969,57	6,490,24	10,459,81	104,598,1
197	1000	1.169	0,0526	1	1	0,7	43,042,58	70,374,61	113,417,19	1,134,171,9
198	380	1.169	0,0638	1	1	0,7	19,838,86	32,436,53	52,275,39	522,753,9
199	380	1.169	0,0638	1	1	0,7	19,838,86	32,436,53	52,275,39	522,753,9
200	380	1.169	0,0638	1	1	0,7	19,838,86	32,436,53	52,275,39	522,753,9
201	1540	1.169	0,0486	1	1	0,7	61,244,84	100,135,31	161,380,15	1,613,801,5
202	255	1.169	0,0660	1	1	0,7	13,771,98	22,517,18	36,289,16	362,891,6
203	475	1.169	0,0621	1	1	0,7	24,137,80	39,465,30	63,603,10	636,031,0
204	146	1.169	0,0680	1	1	0,7	8,124,08	13,282,87	21,406,95	214,069,5
205	154	1.169	0,0678	1	1	0,7	8,544,03	13,969,48	22,513,51	225,135,1

Table Continued

No	BA	UC	RCP	SC	APC	SR	Architectural project expenses	Engineering project expenses	Total project expenses	Total Expenses
206	364	1.169	0,0640	1	1	0,7	19,063,11	31,168,18	50,231,29	502,312,9
207	202	1.169	0,0670	1	1	0,7	11,074,87	18,107,41	29,182,28	291,822,8
208	290	1.169	0,0654	1	1	0,7	15,519,87	25,374,98	40,894,85	408,948,5
209	164	1.169	0,0676	1	1	0,7	9,072,00	14,832,72	23,904,72	239,047,2
210	252	1.169	0,0661	1	1	0,7	13,630,58	22,285,99	35,916,57	359,165,7
211	406	1.169	0,0633	1	1	0,7	21,030,14	34,384,27	55,414,41	554,144,1
212	152	1.169	0,0679	1	1	0,7	8,445,51	13,808,40	22,253,91	222,539,1
213	110	1.169	0,0686	1	1	0,7	6,174,89	10,095,94	16,270,83	162,708,3
214	136	1.169	0,0682	1	1	0,7	7,589,89	12,409,47	19,999,36	199,993,6
215	250	1.169	0,0661	1	1	0,7	16,522,40	27,014,12	43,536,52	435,365,2
216	200	1.169	0,0670	1	1	0,7	10,965,22	17,928,13	28,893,35	288,933,5
217	250	1.169	0,0661	1	1	0,7	13,522,40	22,109,12	35,631,52	356,315,2
218	415	1.169	0,0631	1	1	0,7	21,428,41	35,035,45	56,463,86	564,638,6
219	385	1.169	0,0637	1	1	0,7	20,068,39	32,811,81	52,880,20	528,802,0
220	225	1.169	0,0666	1	1	0,7	12,262,22	20,048,72	32,310,94	323,109,4
221	200	1.169	0,0670	1	1	0,7	10,965,22	17,928,13	28,893,35	288,933,5
222	470	1.169	0,0621	1	1	0,7	23,883,72	39,049,88	62,933,60	629,336,0
223	400	1.169	0,0634	1	1	0,7	20,752,08	33,929,65	54,681,73	546,817,3
224	400	1.169	0,0634	1	1	0,7	20,752,08	33,929,65	54,681,73	546,817,3
225	170	1.169	0,0675	1	1	0,7	9,389,99	15,352,63	24,742,62	247,426,2
226	300	1.169	0,0652	1	1	0,7	16,005,94	26,169,71	42,175,65	421,756,5
227	260	1.169	0,0659	1	1	0,7	14,020,75	22,923,92	36,944,67	369,446,7
228	80	1.169	0,0692	1	1	0,7	4,530,10	7,406,71	11,936,81	119,368,1
229	240	1.169	0,0663	1	1	0,7	13,020,78	21,288,97	34,309,75	343,097,5
230	265	1.169	0,0658	1	1	0,7	14,268,69	23,329,30	37,597,99	375,979,9
231	315	1.169	0,0649	1	1	0,7	16,728,91	27,351,76	44,080,67	440,806,7
232	400	1.169	0,0634	1	1	0,7	20,752,08	33,929,65	54,681,73	546,817,3
233	465	1.169	0,0622	1	1	0,7	23,667,69	38,696,67	62,364,36	623,643,6
234	150	1.169	0,0679	1	1	0,7	8,334,38	13,626,71	21,961,09	219,610,9

Table Continued

Nº	BA	UC	RCP	SC	APC	SR	Architectural project expenses	Engineering project expenses	Total project expenses	Total Expenses
235	230	1.169	0,0665	1	1	0,7	12.515,89	20.463,48	32.979,37	329.793,7
236	70	1.169	0,0693	1	1	0,7	3.969,57	6.490,24	10.459,81	104.598,1
237	35	1.169	0,0699	1	1	0,7	2.001,97	3.273,22	5.275,19	52.751,9
238	230	1.169	0,0665	1	1	0,7	12.515,89	20.463,48	32.979,37	329.793,7
239	150	1.169	0,0679	1	1	0,7	8.334,38	13.626,71	21.961,09	219.610,9
TOTAL							3.330.976,93	5.426.901,51	8.757.878,44	87.578.784,4

APPENDIX D: Figures Explaining the Processes of Instruments

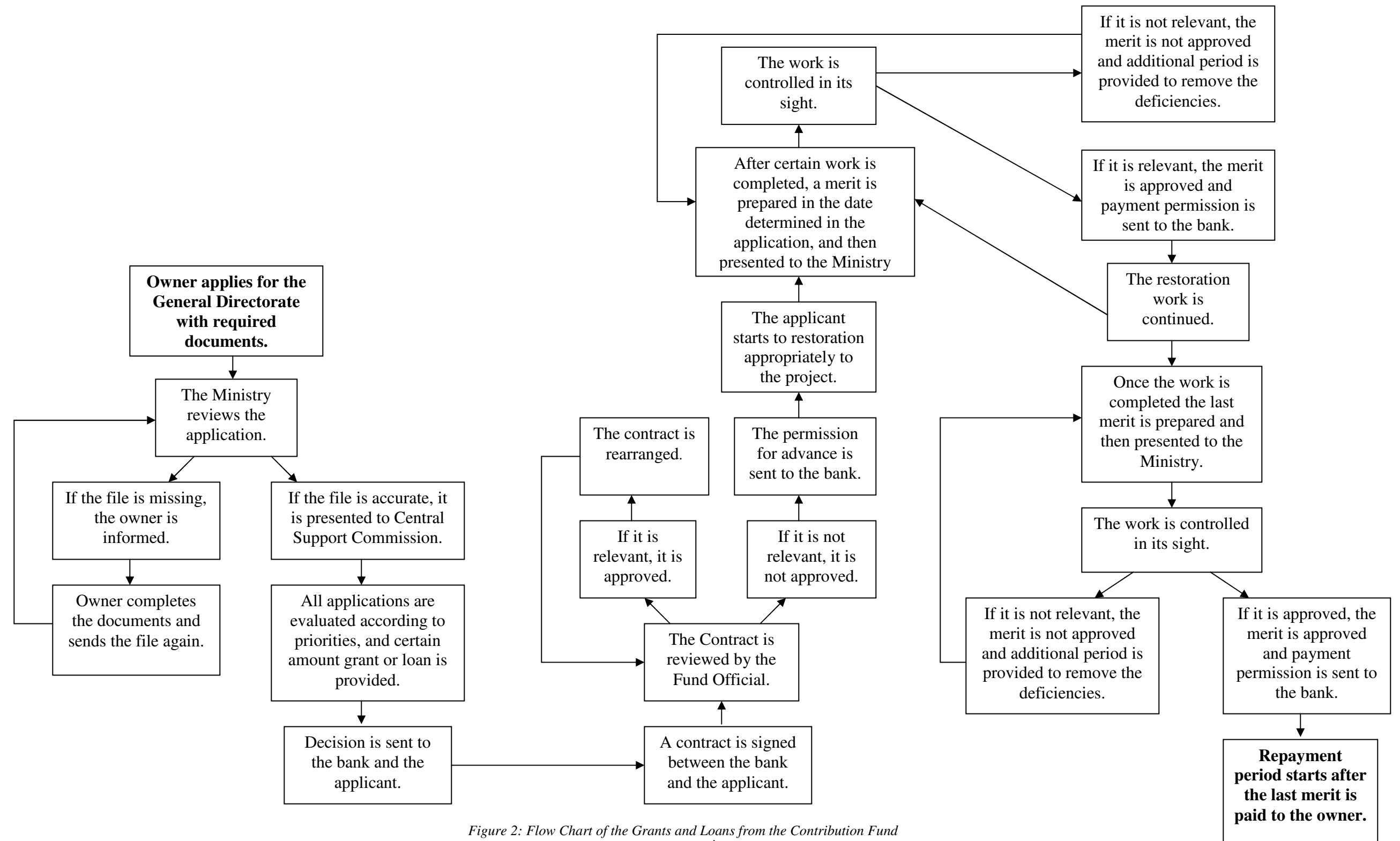


Figure 2: Flow Chart of the Grants and Loans from the Contribution Fund
Drawn by ŞAHİN, E.

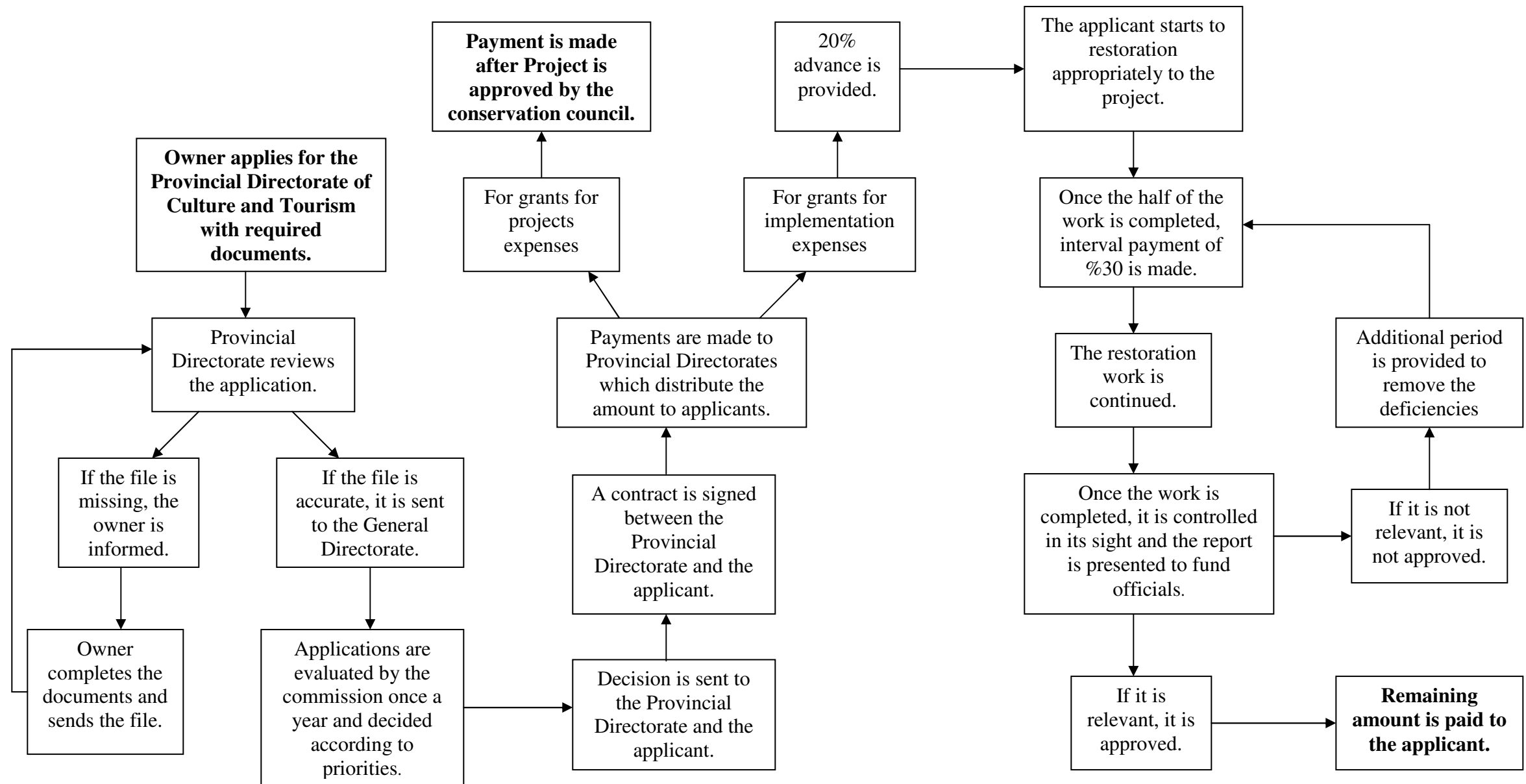


Figure 3: Flow Chart of the Grants from the Ministry of Culture and Tourism
Drawn by ŞAHİN, E

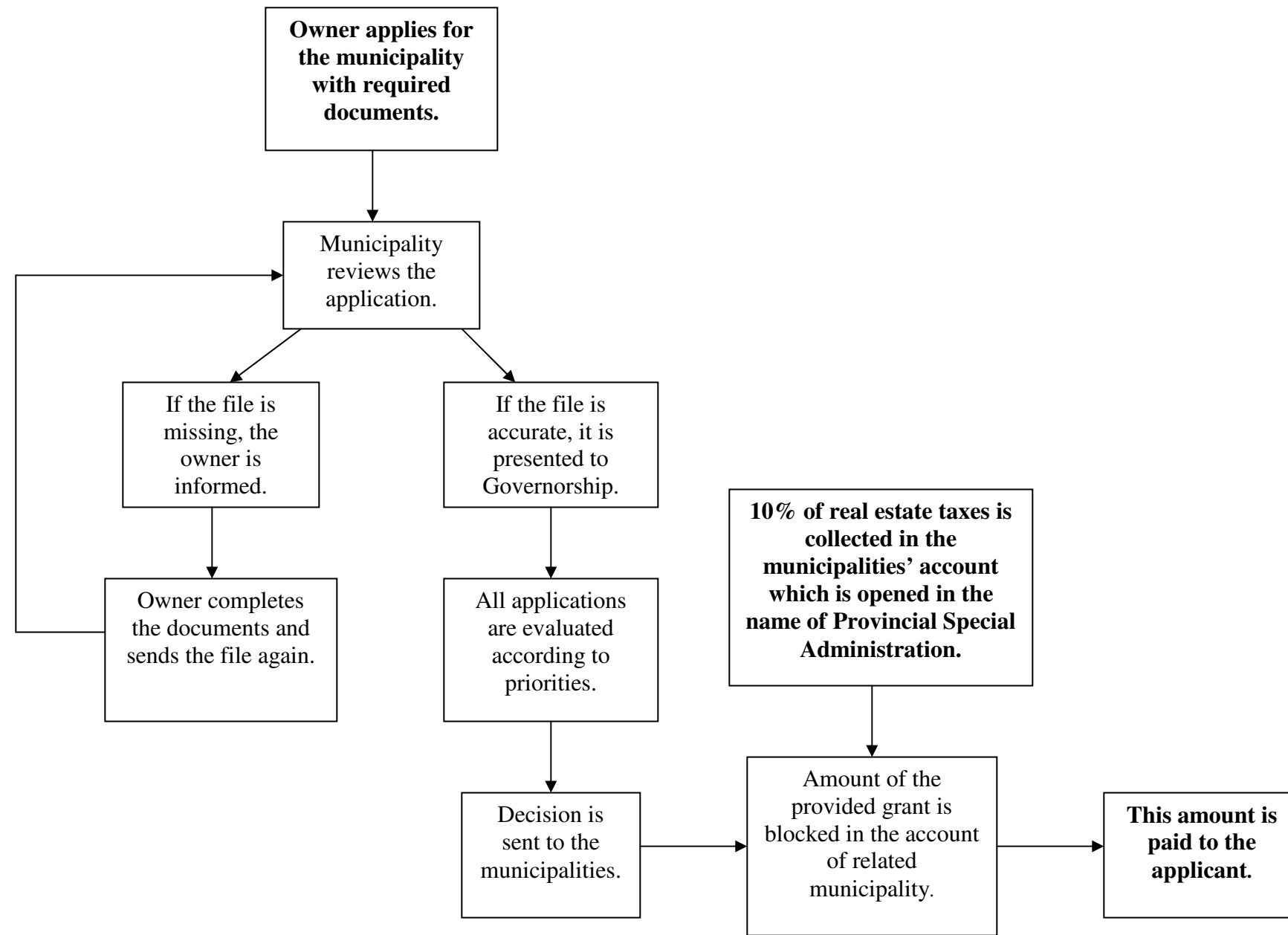


Figure 4: Flow Chart of the Grants from Real Estate Taxes
Drawn by ŞAHİN, E.

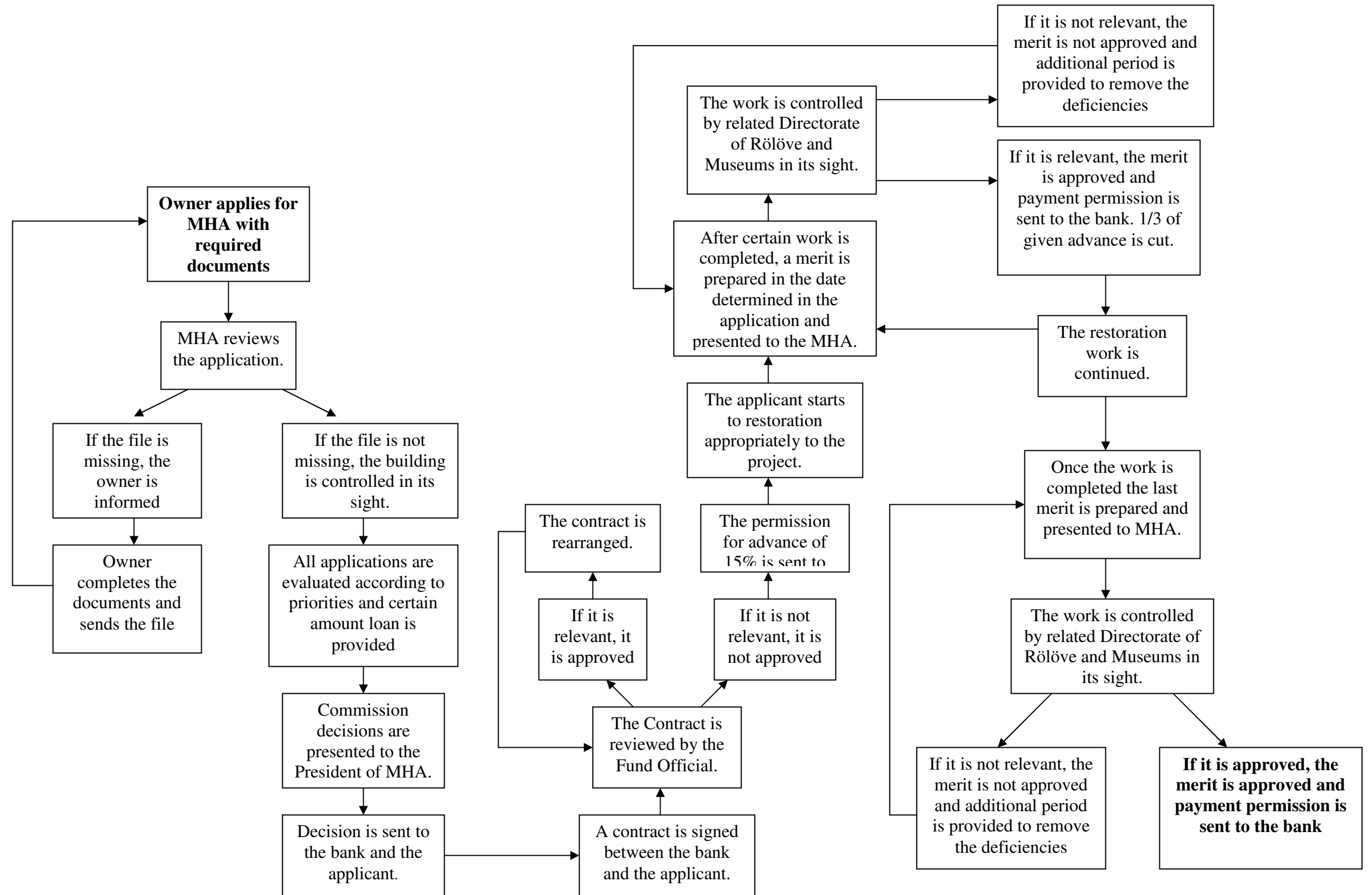


Figure 5: Flow Chart of Loans from MHA
Drawn by ŞAHİN, E.

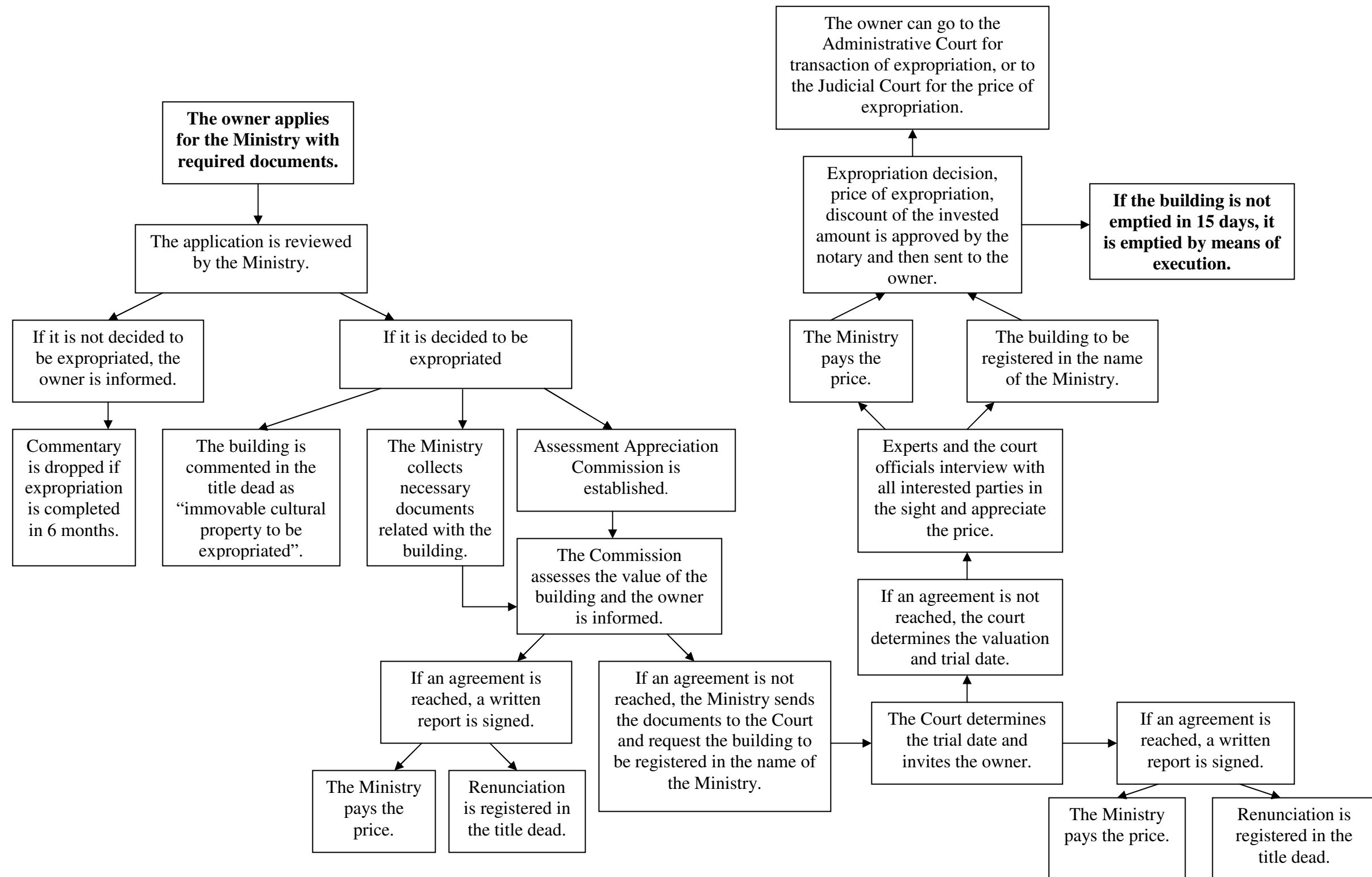


Figure 6: Flow Chart of Expropriation (Purchasing) by the Ministry of Culture and Tourism
 Drawn by ŞAHİN, E.

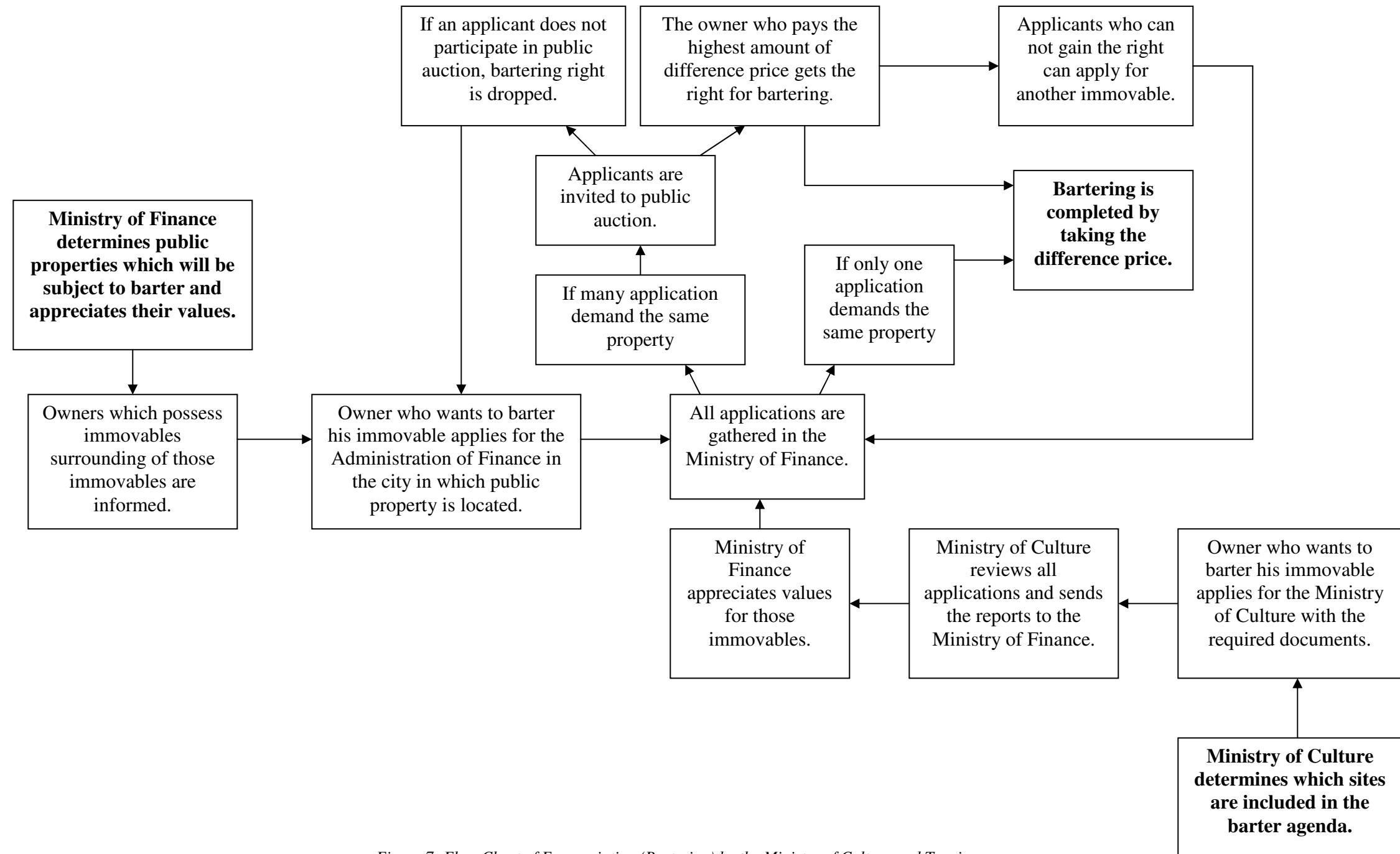


Figure 7: Flow Chart of Expropriation (Bartering) by the Ministry of Culture and Tourism
 Drawn by ŞAHİN, E.

APPENDIX E: SWOT Analysis of the Financial Instruments

Tools	Strengths	Weaknesses	Opportunities	Threats
Grants from the Ministry of Culture and Tourism	<ul style="list-style-type: none"> • Huge amount of indemnity • High upper limits • Being in donation characteristic • Supporting both projects and implementations • Well-functioning control mechanism 	<ul style="list-style-type: none"> • Small number of responded applications • Small amount of provided grants relatively to estimated costs • Leaving initiative to the owner 	<ul style="list-style-type: none"> • Applications from all over the country • Ensuring feedbacks of restoration activities 	<ul style="list-style-type: none"> • Necessitating owners to spend their own resources • Possible diminish of provided grants per application if the number of applications rises • Leaving the future of the immovable in hands of its owner
Grants from real estate taxes	<ul style="list-style-type: none"> • Huge amount of resources • Being in donation characteristic • Supporting many kind of conservation activities 	<ul style="list-style-type: none"> • Compensating only project expenses of single units owned by real people • Not supporting unlisted buildings within sites • Small amount of provided grants relatively to estimated costs • Giving priority for large scaled plans and projects • Concerning municipality boundaries for distribution of funds 	<ul style="list-style-type: none"> • Placing local governments among governmental parties providing support for heritage • Increasing conservation consciousness among citizens by making them responsible for supporting conservation activities 	<ul style="list-style-type: none"> • Possible inequities among cities • Benefiting from political advantageous in distribution of the fund
Loans from MHA	<ul style="list-style-type: none"> • Well-functioning control mechanism • Huge amount of resources • High ratio of responded applications 	<ul style="list-style-type: none"> • Being in repayable characteristic • Being debtor for interests applied for loans • Limited amount of provided loans relatively to estimated costs • Leaving initiative to the owner • Complicated process to be followed 	<ul style="list-style-type: none"> • Ensuring feedbacks of restoration activities • Giving responsibility to an institution which is not even concentrated on conservation 	<ul style="list-style-type: none"> • Limited applications • Possible interruptions in the process • Necessitating owners to spend their own resources • Leaving the future of the immovable in hands of its owner
Expropriation (purchasing)	<ul style="list-style-type: none"> • Compensation in cash • Possibility for objection to price 	<ul style="list-style-type: none"> • Long duration in the process • Possible court interference in the process 	<ul style="list-style-type: none"> • Transferring the ownership of historical property to the public 	<ul style="list-style-type: none"> • Not concentrating on the process after the expropriation • Interference to ownership pattern