

# THE COMMERCIAL REAL ESTATE PRODUCTION IN ISTANBUL IN THE GLOBALIZATION PROCESS

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**ABSTRACT**

Istanbul undertakes half of the imports and exports of the country which has been increasing importance as it is the most developed city in Turkey with a population reaching up to 13.255.685 people (2010) consisting of %17.98 of the national population. Conspicuously, the service demand and the commercial real estate production are expected to be high together with the Istanbul's rising position in the globalization process, which can be observed from construction statistics that are published by the Turkish Statistical Institute under the published categories of 'Hotel and etc constructions', 'Office, Wholesale and Retail Commerce', 'Traffic and Communication Buildings', 'Industry and Storage', and 'Public, Entertainment, Education and Hospital'. Considering main theories about the world city/global city concept that have played a major role in understanding the emergence of global command centers and strongly influenced on the world city literature belonging to John Friedmann, Saskia Sassen and Castells, Istanbul is relatively of the earlier stage of globalization process and with respect to these major theories; developments in respect of globalization process of the city can be expected in the direction of the formation of world city as defined in line with the Friedmann's theory regarding the city's buildings for service sector activities and industrial real estate production at the investigated period. It is expected that global city functions will develop as world city functions consolidate in Istanbul. Therefore, the commercial real estate production is expected to be more rapid and more in line with the growth of world city functions in Istanbul, compared to two other most developed cities of Turkey which are Ankara and Izmir.

**Keywords:** World City/Global City, Istanbul, Commercial Real Estate, Globalization Process

## **1. INTRODUCTION**

### **1.1 AIM OF THE STUDY AND RESEARCH QUESTIONS**

Indeed, the substantial result of the globalization process is the exceeding of the global capital among the boundaries and their movement between countries. Therefore, the country cities have differentiations in attracting the global capital, and the global cities are expected to have the capacity of attracting the global capital. Turkey's international impression in respect of investment dispersion is determined according to the diverse market opportunities in both domestic and export-oriented way which Turkey offers. As regards, Istanbul is expected to attract global capital at most in the country.

### **1.2 METHOD OF THE STUDY**

In order to figure out the developed sectors of Istanbul, the construction statistics according to the construction permits data of Turkish Statistical Institute (TUIK) are compared with the construction statistics of each sector of Ankara and Izmir that are the second and the third most developed cities in Turkey. Thus, the comparisons of total floor areas show how aforesaid is Istanbul in Turkey among the global sectors both industrial manufacturing and service activities.

### **1.3 CONTENTS**

The world-city literature has been developed in parallel with the economical downturn in the 70s and the emergence of a globalized economical system, when the traditional pattern of separated national urban systems was made obsolete for a relevant analysis of inter-city relationships. In understanding the emergence of global command centers, John Friedmann, Saskia Sassen and Castells's hypothesis and theories played a major role and strongly influenced the world city literature.

Moreover, in the framework of the 1980's reforms towards economic liberalization, Istanbul, designated by the Government to become a 'global city' attracting foreign capital. The city is the primary gateway of Turkey to the global economy. Thus, international firms prefer to locate and more than half of the exports are made from there. Since the beginning of the 21st century the city has been well ranked in academic rosters of world cities (Beaverstock, Taylor et al., 2008) however; its position in famous business city rankings is not yet clearly established.

The data for the research of globalization process of Istanbul is the new and additional constructions with provincial and municipal boundaries, including the buildings for Hotels, Offices, Wholesale and Retail Commerce, Traffic and Communication, Industry and Storage, and Public Services, Entertainment, Education and Hospital that shapes the demand in the globalization process are investigated.

## **2. THEORETICAL FRAMEWORK**

During the globalization process after the 1970s, there have been many theories regarding the world-city literature and there are several major ideas that directed the concept of the world city/global city. According to these major hypotheses,

Istanbul's position will be analyzed and the main findings of the thesis will be presented.

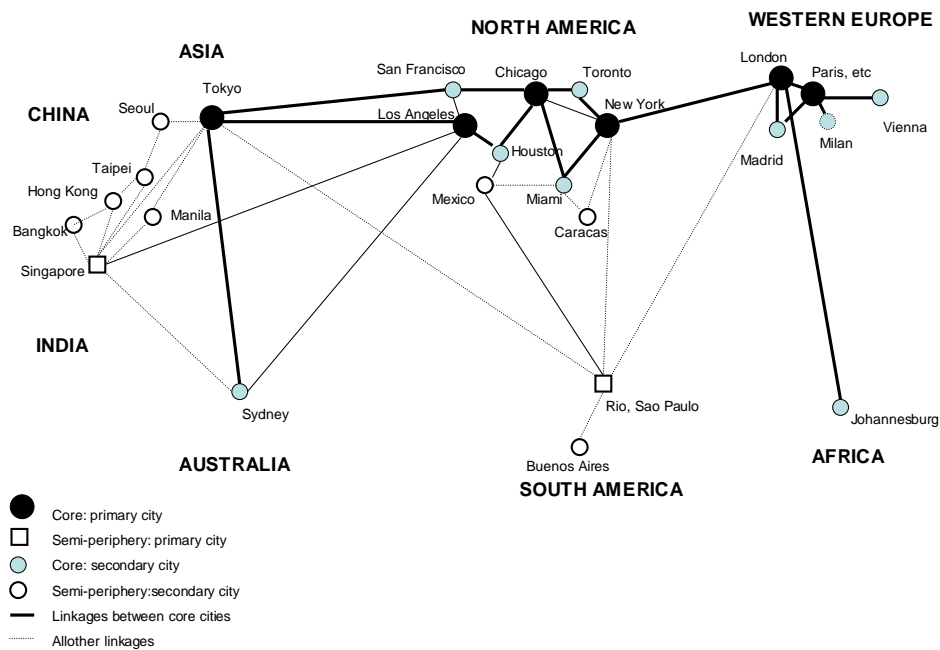
## **2.1 THE CONCEPT OF THE WORLD CITY**

The major hypotheses about the emergence of global command centers that influenced world city literature belongs to John Friedmann, Saskia Sassen, and Manuel Castells.

### **2.1.1 John FRIEDMANN's "World city Hypothesis"**

Friedmann (1986) explained 'world city' concept with regards to the global economic forces as the global accumulation centers that direct the global economic system. That is to say, they are the origins of the global capital that orientates the investments and the market cities as being the command centers of capital in the new international division of labor. According to Friedmann, there is a hierarchy determined by the investment flows and the support services including advertising, accounting, insurance and legal services. Furthermore, the control center cities articulate larger regional, national and international economies in respect to flow of money, workers, information, commodities, etc beside articulating to the global economy or space of global accumulation of surrounding fields or regions and the space of accumulation represents both the national and regional capital accumulation.

Friedmann defined the process of connection to global economic forces by 'seven theses' depending on functional, hierarchical and global-local thesis. These functions are the headquarters functions, financial centers and 'articulator' cities linked a national or regional economy to the global economy. The hierarchical thesis comprises the 'basing points' of capital in the inter-city relations that resulted in a 'complex spatial hierarchy', and the hierarchy is organized by the city as a finance center, corporate headquarters, international institutions, business services, manufacturing, transportation and population size.



The world city hierarchy (from Friedmann 1986)

## 2 Figure 2.1 The World City Hierarchy (Source: FRIEDMANN John (1986), 'The World City Hypothesis')

### 2.1.2 Saskia SASSEN's "Global City" Concept

Sassen develops Friedmann's hypothesis instead emphasizing on the production of finance and services. Sassen defined the Global Cities as global service centers more than simply command centers including dispersed economic activities, specialized service firms, information database for the current industry sector, cross-border city-to-city transactions and the social discrimination between specialized professionals. Sassen has six hypotheses in the Global City approach including economic activities location choices, increasingly headquarters of large global firms, the specialized firms, headquarters' outsourcing increase, the need of the specialized service firms, and the spatial and socioeconomic imbalance in the Global Cities increases.

### 2.1.3 Manuel CASTELLS's "Space of Flow" Concept

In Castells theory, a 'new social morphology' of the society is cited as a social study regarding 'informational age' (Castells 1989). He developed the 70s and 80s elementary human framework of reference in the new information and communication technologies as 'space and time'. Castells explained spatial logic, places as the flows, which represent the informational exchanges orientated by social actors, and their frequency in receiving or production of information.

Furthermore, his aspect diverges with Sassen's idea that a network cannot be assumed as a traditional hierarchical pattern. According to his idea, in respect to interacting in one global network, the spatial domination cannot be considered in any traditional urban system pattern. Hence, the 'space of flows' becomes material thing

by its flow's own spatial arrangements in addition to its diffusion all over the world. The 'space of flows' can be interpreted by the material architecture and it is consisted of three 'layers' which are the circuit of electronic impulses, the hubs and the dominant and managerial elites' the spatial organization.

#### **2.1.4 Evaluation**

First, a city should comprehend the characteristics of world city in order to be a global city. Istanbul is relatively at the earlier stage of globalization regarding to have the world city qualifications in respect of finance, production, firms, administration, proficiency services, etc. According to Sassen, proficiency services are the fundamental aspect that should service internationally. In respect of the industry-storage, hotels, production wholesale and retail commerce production sectors, Istanbul seems to have the view of Friedmann's theory. So, it is expected to find developments in the direction of creation in the formation of world city as defined in line with the Friedmann's theory. The global city functions will develop as world functions consolidate Istanbul and in this stage, it is expected to find the final developments more in accordance with the growth of the world city functions compare to global cities.

On the basis of the short review of the three fundamental theories about global cities, the measurement and rankings of global cities can be aligned as follows.

## **2.2 GLOBALIZATION AND WORLD CITIES STUDY GROUP'S METHODS**

In respect of studies about globalization and world city concept, The Globalization and World Cities Study Group and Network (GaWC) is a group of scholars who study the concept of world city and generated two different methods of ranking in respect of two different theoretical frameworks. The first method is proposing world cities as the concentrations of expertise and knowledge supporting and completing the job of transnational corporates and the second method depends on the 'space of flows' concept of Manuel Castells that comprehends the measure of interrelations in a network of global cities which are also accepted as process rather than places.

### **2.2.1 Measuring the 'world-cityness'**

With respect to Saskia Sassen (1991), led by Beaverstock, Smith and Taylor, the global capacity of cities regarding services they provide were searched out, and an inventory of world-cities according to their advanced producer service level was taken. According to the data of the office distributions, information concerning 74 companies of advanced producer services in 125 cities have been collected and 55 cities have been defined as world-cities on the basis of the number, size and the importance of their offices. With regards to the research, there are three main stages which are first, the global competence of service firms in terms of the geographic location in cities, second, centers of the global services for a given sector to locate in the aggregated cities, and third, service centers' agglomeration creates the city and world cities of different degrees of overall corporate service provision are clarified.

In the research, three levels of world cities are identified in the ‘roster of world-city’ depending on the ranking of 10 Alpha world cities, 10 Beta world cities and 35 Gamma world cities.

More comprehensive inventory than 2000 and 2004’s data collection about World Cities was taken by the Globalization and World Cities Study & Network at Loughborough University in UK within the same methodology and analysis in 2008 (<http://www.lboro.ac.uk>). With this respect, a roster of hundreds of world cities at 5 levels with 40 Alpha cities appeared besides the only two rankings with A++ New York and London.

### **2.3 ISTANBUL: A CITY HIGHLY CONNECTED TO THE NETWORK OF GLOBAL CITIES**

Istanbul shelters a built environment and an imperial history that influence its position in the world system. According to the city’s geography and centrality in two of the world’s most important empires, and including two continents, Istanbul has the potential of being a ‘global city’ on the condition that the potential is actualized.

Istanbul is included in the ranking of GaWC study group as an ‘Alpha Global City’ in the 28<sup>th</sup> position (2008). Besides, Istanbul is the only city in the group in respect of global city in the region West-Asia, North-Africa.

Istanbul has ‘global cityness’ mainly in banking and financial sector. Istanbul is a highly connected city as being 35<sup>th</sup> position in the ‘high-connectivity gateway’ global ranking and the city can be accepted as a well connected city between the local and the global economy that the city is preferable for the firms in order to profit from the surrounding regional markets. Moreover, in the ‘Global Cities Index 2008’ and its global ranking, Istanbul is determined as the 8<sup>th</sup> position regarding its political engagement, whereas the 13<sup>th</sup> position in respect of good human capital.

Moreover, Taylor contradicted that Istanbul is articulated to the East European Countries better than to Middle-East and Western Asian countries which means, the city has the potential of being also a regional center besides being a gateway.

Lastly, according to Loughborough Study’s research, among a network analysis of European world cities, Istanbul is an outer part of cities comprising a strong ‘world city’ characteristics regards to primitive service sectors. However, this will constrain its linkage to core European cities, so regarding to the city’s various connections, Istanbul has better maintain and strengthen position in terms of articulating to the Middle East Black Sea and Central Asia Region as well (Foreign Economic Realtion Board, 2009).

Also, Istanbul is attraction and cultural center for many tourists. In addition to many awards, the city is declared as ‘European Capital of Culture’ in 2010 by the European Commission. Besides, Istanbul undertook house ownership of Olympics bids, conferences such as Habitat II in 1996 and the World Water Forum in 2009.

#### **2.3.1 The Rise of Foreign Capital Investment in Istanbul**

After the liberalization policies in 1980s, the foreign direct investments (FDI) began to increase and in 2008 Turkey became the 13<sup>th</sup> in the world and fifth among emerging markets in the ranking. Also, Turkey had the 17<sup>th</sup> largest economy and the

6th largest in the EU in 2006 within 7.4% of GDP growth which is one of the highest levels among the continent (Foreign Economic Relation Board, 2009). Moreover, Turkey ranked 23<sup>rd</sup> in the world and 9<sup>th</sup> with respect to the emerging markets according to the United Nations Conference on Trade and Development (UNCTAD). Moreover, in Ease of Doing Business Rank of the World Bank Turkey ranked 59<sup>th</sup> out of 181 economies, in Forbes Doing Business Index 41<sup>st</sup> out of 121 economies and in UNCTAD's World Investment Prospects Survey 2008-2010 15<sup>th</sup> regarding to the attracted economy for the location.

### **2.3.2 Foreign Companies in Istanbul and their International Network**

The research of Service Sector of METU MATPUM Study Group, Istanbul's structure of economics, industry and services have analyzed among other official data without informing the employment and office numbers and their change during the years.

According to the 2000's year employment data of Istanbul obtained from the population census of TUIK, the number of employed people consists of the 34.6% range of the total population. There is a permanent decrease after 1970 and in 1980 and 1990, 51% of the total employment and 53% in 2000 consist of service sector which is pretty low regarding to other major metropolitan cities.

Regarding the employment structure of European metropolitan cities, Istanbul indicates a different structure where the industry share stays between 12% and 16%, whereas service sector has more than 80%. In South Europe cities like Barcelona, Madrid, Milan and the third world metropolitan cities, industrial activities keeps its significance and a big pie in the employment. However, due to the restricted land problem, manufacturing industry cannot be developed in the city center in Istanbul that leads same decrease in the share of this sector.

Moreover, as to the compared data with North Europe metropolitan cities, Istanbul again pretends differentiation in respect of existing structures of economic and employment and keeps its importance in manufacturing (Source: IMP Studies, *Office Cantonal de la Statistique (OCSTAT), 2004; The Swedish National Labour Market Adm. (AM), 2001; Oslo's Improvement and Dev. Agency and the Information Section of the Chief Commissioner's Department, 2002; Frankfurt Economic Development; City of Helsinki, Treasury, 2000; Statistisches Landesamt, 2005*)

Besides, service sector will develop but not rapidly. Total number of the employments of service sectors in 1985-1992 and 2002, there is dramatic increase, especially in financial institution's offices (Source: TUIK).

The global activities' developments are in respect of Friedmann's theory in line with financial institutions, insurance, real estate and commerce sector considering these years.

This case indicates the similarity with the other metropolitan cities over the world and shows the tendency of Istanbul to be a finance center. Furthermore, these data

can be commented on the Friedmann's world city concept regards to the sectors and their development. However, 50% decrease in the share of the public services, social and personal services between the years 1985 and 2002 is a negative aspect as a metropolitan area with lacking of public services. Regarding the data between the years 1985-1992, the ratio of the employment increase to population increase is 8.8%, whereas it increases to 39.6% in 1992-2002. (Source: TUIK)

ITO data also confirm the analyses as though the registered firm numbers to Istanbul Chamber of Commerce (ITO) and number of companies have rapidly increased since 1992. Despite of this, firm numbers depend on individuals stayed almost the same between the years 1989 and 2003.

Foreign capital companies in Turkey were 10,769 in 2005 and 65.3% of them located in Istanbul. Foreign-owned manufacturing companies in Istanbul are 969 and 118 of them are 'direct foreign investment' while 851 of them are multi-national capital investment companies.

According to data of ITO, in 2007, 3071 foreign investors founded company valued 410,315,784 TL capital. In 2010, 2044 foreign investors founded company valued 823,352,513 TL capital, whereas in 2011, 4639 foreign investors founded 1,735,399,674 TL capital with a 52.40% increase of investor number.

The number of International capital investment companies in Istanbul in 2011 is 15,692 and 5,634 of them are in wholesale and retail commerce sector, 2,700 are in manufacturing industry and 2,366 are in real estate renting and work activities sector.<sup>2</sup>

Subsectors' growth rates of sectors that are influenced directly by the population change in the structure of the population increase in the income and consumption patterns; such as commerce, hotel and restaurant are higher than the population growth. Therefore, there is no direct relation within public services and population growth due to the differentiation in the supply of public services and the least influence of the service subsectors belongs to construction and public works due to the effects of the dynamics in economics and disposal-expense equilibrium (ITO).

#### **2.4 THE IMPACT OF GLOBALIZATION ON SOCIAL STRUCTURE AND OBSTACLES IN ISTANBUL**

Many sociologists including Çağlar Keyder cite that neoliberal capitalism effects and articulation of Turkish economy to the global markets improve the social structure of Istanbul and globalization plays active role in spatial organization, within obstacles.

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<sup>2</sup> (ITO, 2010-2011 *Registered Foreign Investors' Census and Foreign Capital's data*).

### **2.4.1 Social Polarization: a consequence of the entrance in the globalization process**

Internal migration influences the population growth of Istanbul that increased from 1.16 million in 1950 to above 10 million people in 2000. Population growth is faster in Istanbul compare to Turkey after 1965. Regarding OECD countries, Istanbul is in the first in the ranking of OECD metro-regions between the years 1995-2002.

### **2.4.1 2.4.2 The Obstacles for a Broader Integration in the Global City Network**

Istanbul has big potential to become a highly globalized city in case of reflecting this potential. However, the city does not perform satisfied due to its existing critical structural problems. The problems of Istanbul evaluated by Foreign Companies located in and out of Istanbul in line with the survey for checking out the problems that is conducted by the academicians in METU (ERAYDIN, A., GEDİKLİ, B., SUTCLIFFE, E., TÜREL, A. (2005), *Yabancı Sermaye ve Istanbul; Istanbul'daki Yabancı Sermayeli Firmalar ve Bu Firmaların Kentle İlgili Değerlendirmeleri*). Besides, there is the survey of 500 major European firms' chief executive officers about the main the European Business Centers by private consultancy agency Cushman & Wakefield since 1990 that indicates most of the firms think traffic conditions, transportation facilities are problematic, housing and living conditions are below the standards compare to global cities, prices for office and production units are high and not affordable for foreign investors, beside the environmental conditions and cleanliness and the number of NGOs and their activities pointed below 50%. This study will interpret the vision of European CEO in Istanbul that is generally in a low position comparing to the other 33 cities. Major advantage of the city regarding the other European cities is the cost competitions such as low prices for office rents/property and labor.

## **3. ANALYZING THE DATA**

In order to become a world city, the city should first pretend as a world city in respect of finance, production, proficiency, etc before to be globalized. When the situation of Istanbul is considered, the city is relatively of the earlier stage of globalization process which is to have the characteristics of being world city. According to these aspects, the attribution of Istanbul has similarity with Friedmann's (1986) 'world city' vision. Thus, it can be expected to find developments in the direction of creation in the formation of world city as defined in line with the Friedmann's theory. The global city functions will develop as world city functions consolidate in Istanbul.

With respect to this aim, total floor areas of buildings related to each sector are compared among Izmir, Ankara and Istanbul between the years 2002 to 2010 by the TUIK's construction permits data in order to identify major differentiations of the commercial real estate production for each sector and year among each province (Figure 3.1-3.7). Second, those statistics are compared in respect of their increased populations between the years 2002 and 2010 (Figure 3.8) aiming to see the

increased shares for each city. Third, total floor areas are standardized to 1000 population for each sector and year in order to identify the supply amounts for the same population size (Figure 3.9-3.15).

In the real estate development, construction permits are regarded as representing the supply, whereas occupancy permits the demand for real estate.

### 3.1 SPECIFYING THE COMPARED CITIES

Istanbul is the most crowded metropolis in Turkey with more than two times greater population than the 2<sup>nd</sup> and 3<sup>rd</sup> developed cities in the country that are Ankara and Izmir. (Table 3.1). Moreover, these three cities' populations accelerate also with the contribution of migrations that shows the attraction of the city. Hence, entrepreneurs also become willing to invest to the city that improves the global capital accumulation and the connection to global economic forces of the city (Friedmann, 1986). These are such control nodes of the global economic system in the new international division of labor as the necessity of 'world cityness'.

### 3 Table 3.1 Total Populations of Izmir, Ankara and Istanbul Provinces

<b>Total Population</b>	<b>Izmir</b>	<b>Ankara</b>	<b>Istanbul</b>
<b>2000</b>	3.370.866	4.007.860	10.018.735
<b>2001</b>	3.422.817	4.074.666	10.305.451
<b>2002</b>	3.475.568	4.142.586	10.600.371
<b>2003</b>	3.529.133	4.211.637	10.903.732
<b>2004</b>	3.583.523	4.281.840	11.215.774
<b>2005</b>	3.638.751	4.353.213	11.536.747
<b>2006</b>	3.694.831	4.425.776	11.866.904
<b>2007</b>	3.751.774	4.499.548	12.206.511
<b>2008</b>	3.809.596	4.574.550	12.555.836
<b>2009</b>	3.868.308	4.650.802	12.915.158
<b>2010</b>	3.948.848	4.771.716	13.255.685

Source: Turkish Statistical Institute

#### 3.1.1 Total floor areas of Construction Permits for Commercial Real Estate in Izmir, Ankara, Istanbul

According to the TUIK's construction permits data, the development level and competitive potential of Istanbul for the 'global cityness' is examined. With regards to the comparison, Istanbul can be seen as the leading province in the Table 3.2.1 and the total areas of each sector are cited in Table 1 that show the highest demand of the sectors in Istanbul and its capacity of the global specialty.

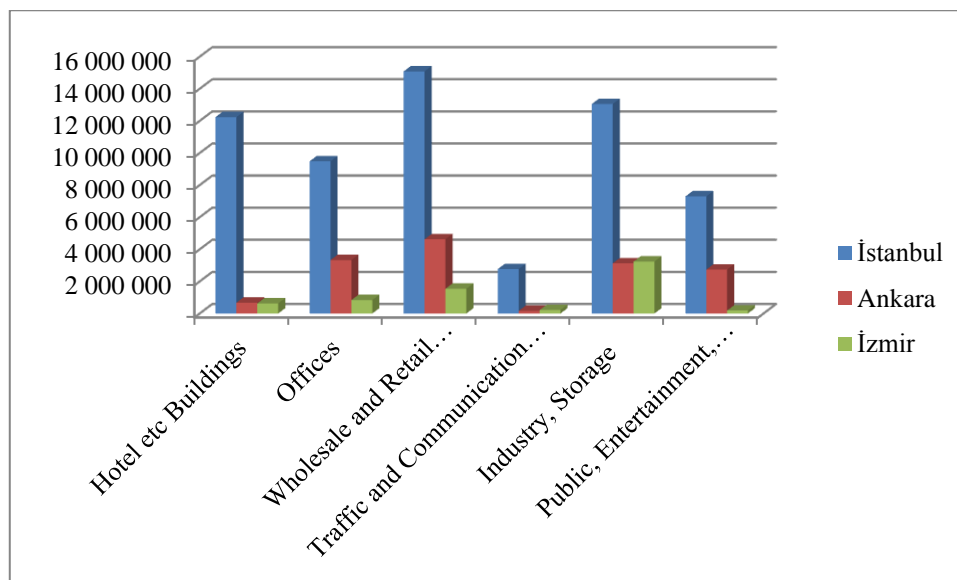
**4 Table 3.2 Total Floor Areas of Construction Permits between 2002-2010 in the three developed cities of Turkey (m2)**

2002-2010	Hotel etc Buildings	Offices	Wholesale and Retail Commerce	Traffic and Communication Buildings	Industry, Storage	Public, Entertainment, Education, Hospital
<b>İstanbul</b>	<b>12.230.346</b>	<b>9.476.929</b>	<b>15.077.604</b>	<b>2.762.362</b>	<b>13.048.945</b>	<b>7.293.354</b>
<b>Ankara</b>	674330	3325127	4620445	160160	3122401	2734476
<b>İzmir</b>	629530	834079	1537740	210140	3233147	181768

Source: TUIK: Annual Construction Statistics; 2002-2010

According to Sassen, proficiency services in respect of serving international level are the major indicators in the global network. With regards to the activities in Istanbul, the dominant sectors appear as wholesale and retail commerce, industry and storage, hotels and that indicate there is not only service sector development, but also command and manufacturing sectors as Friedmann's theory. In Istanbul, there is also a high increase in public, entertainment, education, health sector to develop the city in social aspect.

Istanbul is in the furthest among the other two cities in respect of the sectors in the globalization process.

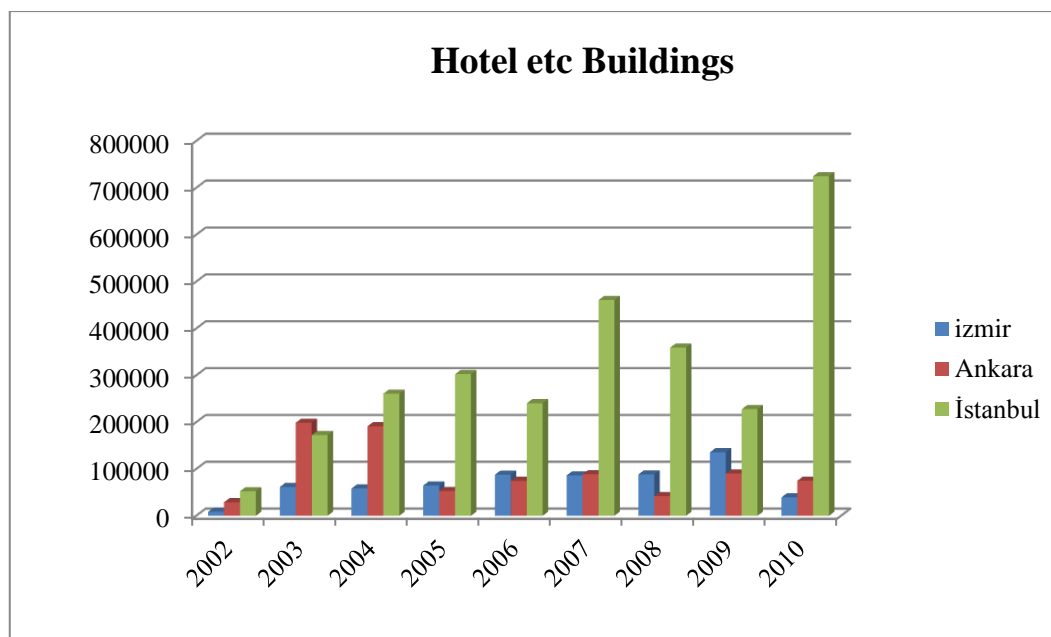


**5 Figure 3.1 Total Floor Area of Construction Permits by Sectors in Istanbul, Ankara and Izmir between the years 2002-2010 (Source: TUIK)**

### 3.1.2 Analysis of the Comparison of Izmir, Ankara and Istanbul by each sector for each year (2002-2010)

When the trends of each sector are analyzed by each year from 2002 to 2010 according to the construction permits data of TUIK, it can be observed that there is a general increase up to 2008, due to 2008-2009 global financial crises there is decrease among the sectors especially in Istanbul since its articulation to the global economy and in 2010 there is high increase again.

In Hotel etc Buildings sector, Istanbul's historic architecture and geographical location attract touristic attention which improves tourism sector and hence increases the demand and supply for hotels etc buildings. Building starts in those sectors have significant developments and total floor area value increased from 52.403 in 2002 to 724.870 in 2010 in Istanbul whereas Ankara stayed in 74687 and Izmir in 3930 in the latter year. Istanbul's international articulations beside its national and local interactions provide the city new incomers due to foreign companies, conferences, tourism, etc and this requires more hotels and related buildings that increase the demand and the investment for the sector in the city.

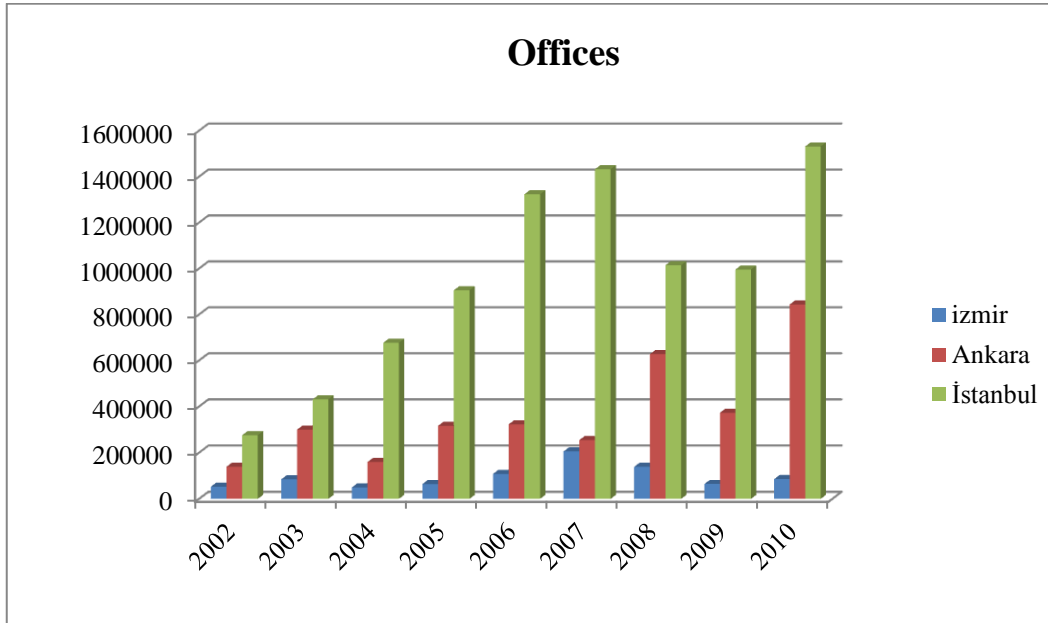


**6 Figure 3.2 Total Floor Area of Construction Permits by Hotels etc Building Sectors in Istanbul, Ankara and Izmir between the years 2002-2010 (Source: TUIK)**

In Office Sector, during the years from 2002 to 2010, each city shows fluctuation. As a growing finance center and increasing the number of foreign capital firms lead to the rise in demand for headquarter and other office buildings these are the primary reasons for the high level of supply for offices.

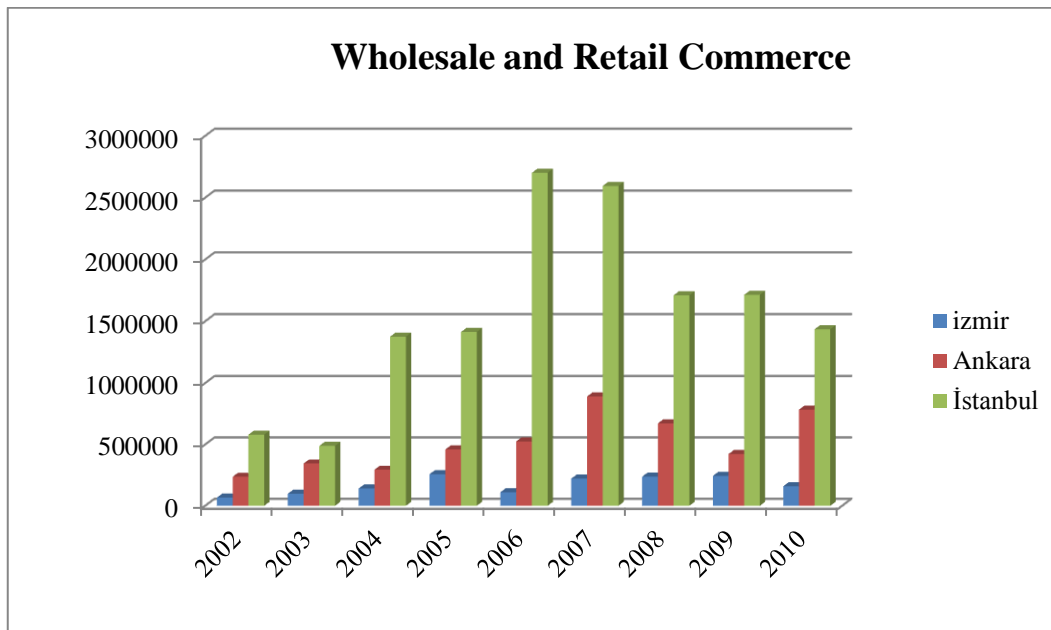
With the exception of the crisis year of 2008 and 2009, there has been increasing trend of office building supply in Istanbul.

In 2010, Istanbul has the highest level in the sector which equals to 1.531.152 m<sup>2</sup> whereas Ankara has 843.439 m<sup>2</sup> and Izmir has 85.457 m<sup>2</sup>. Istanbul and Ankara have relatively increased in the sector due to their effective roles in finance sector and demand for new foreign investments that contributes to their globalization process.



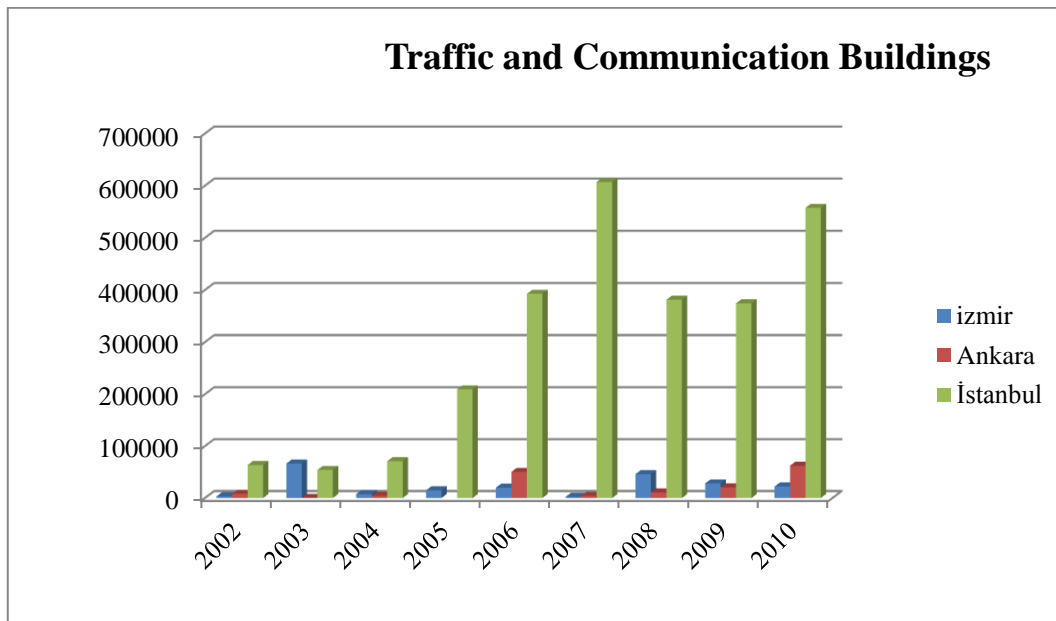
**7 Figure 3.3 Total Floor Area of Construction Permits by Office Sectors in Istanbul, Ankara and Izmir between the years 2002-2010 (Source: TUIK)**

In Wholesale and Retail Commerce Sector. In comparison with the all three cities, Istanbul has always the highest area in the sector and investments for shopping centers are the domains of global capital. Nonetheless, after the peak in years 2006 and 2007 in Istanbul, there is recession tendency in the sector, probably due to the land shortage problem and the saturation of the market.



**8 Figure 3.4 Total Floor Area of Construction Permits by Wholesale and Retail Sectors in Istanbul, Ankara and Izmir between the years 2002-2010 (Source: TUIK)**

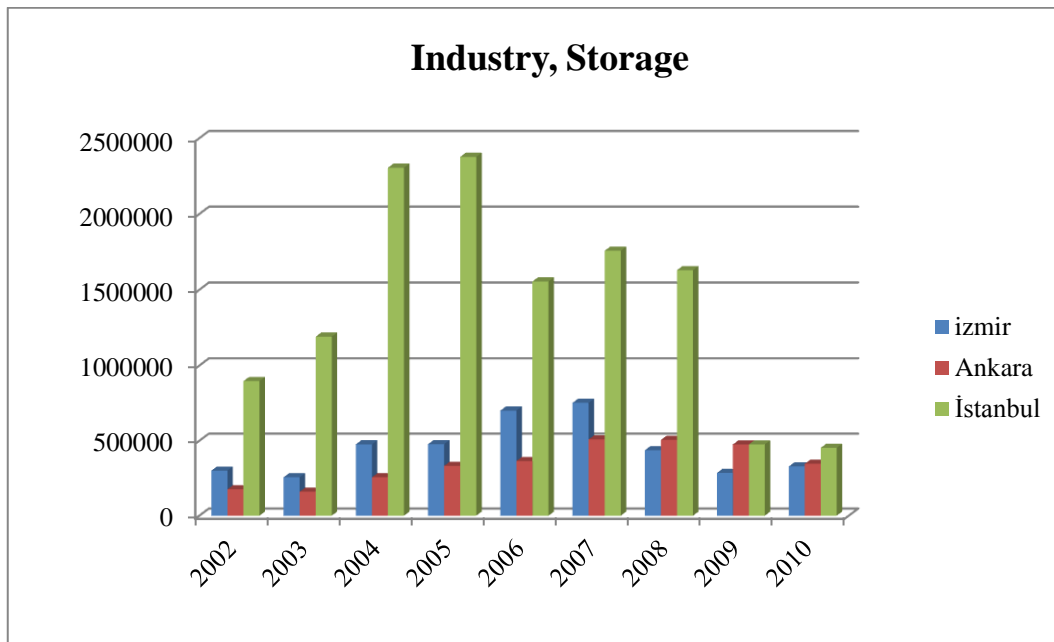
In Traffic and Communication Buildings' Sector, after 2005, emphasis on the infrastructure investments increases, particularly on communication sector. In total, the highest level in 2007 with 607122 m<sup>2</sup> and it decreased to 557374 m<sup>2</sup> in 2010. Developments in these sector, particularly in communication infrastructure is one of the major indicators of the consolidation of relationships with the world.



**9 Figure 3.5 Total Floor Area of Construction Permits by Traffic and Communication Building Sectors in Istanbul, Ankara and Izmir between the years 2002-2010 (Source: TUIK)**

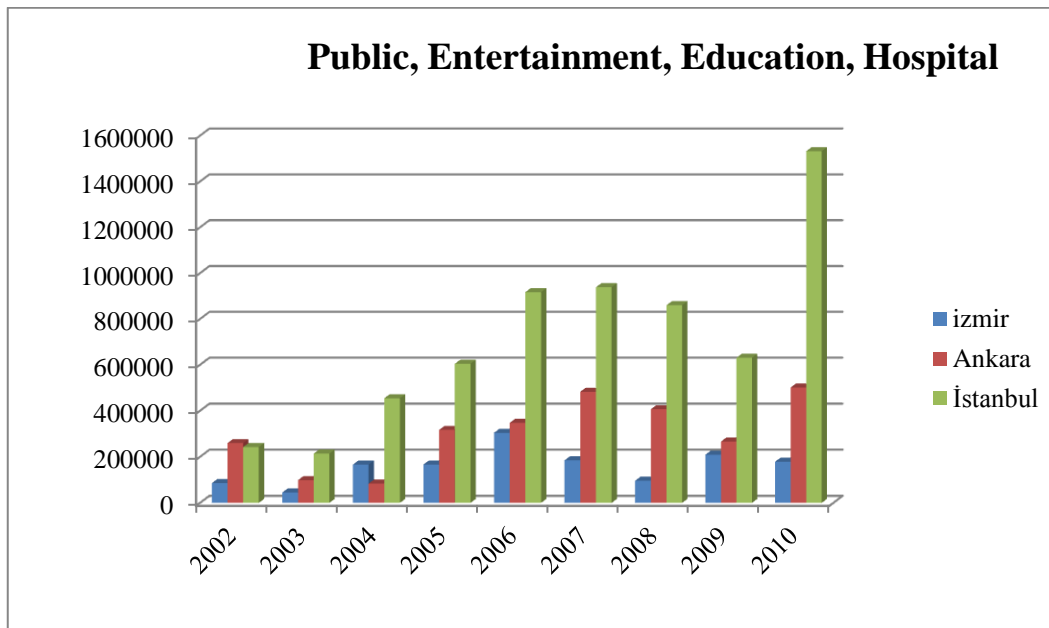
In the Industry and Storage Sector, the supply in Istanbul was high until 2008, then the amount of the increase is reduced. Besides the 2008-2009 crises, the decentralization policy for the industrial zones has impacts on the decrease. In the new plans, industry development, new as not included in the boundaries of Istanbul Metropolitan Municipality in line with the decentralization of the industry sector and increase in service sectors. Moreover, shortage of land in Istanbul is a factor that affects the fall in the development of industry. Hence, industry moves to the fringe as well as beyond the boundaries of Istanbul due to the decentralization policy and the availability of low cost land there is an increase in industrial building starts by 2004, and a sharp fall in 2009 that continued in 2010.

The trend in the development of the sectors in Istanbul between 2002 and 2010 indicates the process in lines with the world city concept of John Friedmann. There is not only proficiency services as Saskia Sassen mentions, but also there are developments Istanbul in industrial production, administration, finance and commerce in Istanbul.



**10 Figure 3.6 Total Floor Area of Construction Permits by Industry, Storage Sectors in Istanbul, Ankara and Izmir between the years 2002-2010 (Source: TUIK)**

Lastly, in Public, Entertainment, Education, Hospital facilities, although Istanbul mainly is the most developed city in the country, nevertheless, in respect of the per capita areas of education, hospital etc Istanbul is backward compared to the country average. However, deficiency of the public services appears to be overcome as investments increase in entertainment and health services that started to serve to foreign citizens as well. Health services gained importance in recent years, hospital becomes health proficiency service attribute, yet not only related to Sassen. With respect to accessibility, service qualification and the price, Istanbul is a very convenient city in Europe consolidate Friedmann's thesis. The sector has a massive increase in 2010 and reaches to 1.531.720 m<sup>2</sup> floor area in construction permits.



**11 Figure 3.7 Total Floor Area of Construction Permits by Public, Entertainment, Education, Hospital Sectors in Istanbul, Ankara and Izmir between the years 2002-2010 (Source: TUIK)**

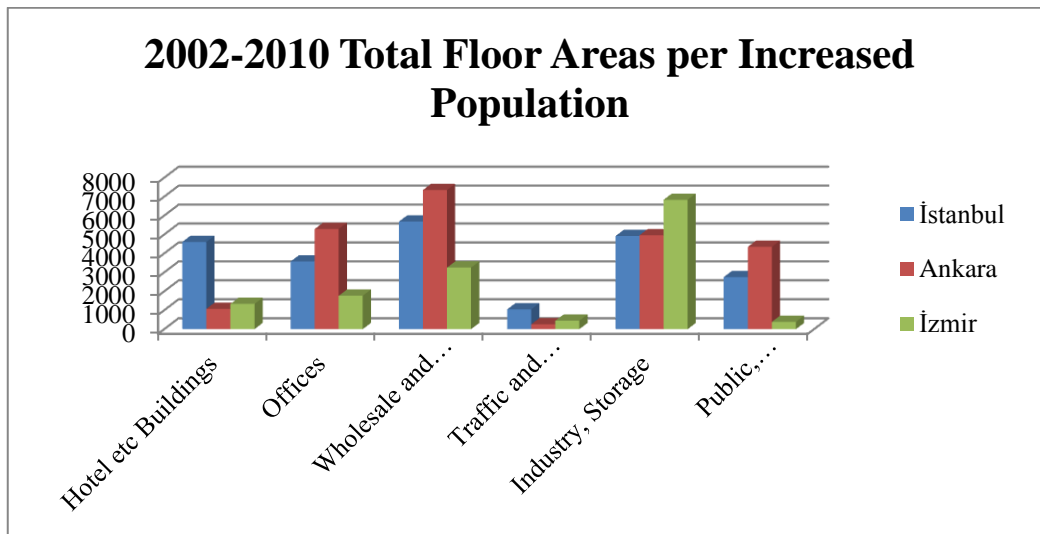
Regarding Friedmann's seven theses in terms of the process of the connection to global economic force, Istanbul's potential can be cited among the tables in addition to the ranking results among the previous studies. Istanbul has functional and hierarchical articulation to the world economy as well as global-local interaction when considered its pioneer up position in Turkey.

According to Friedmann's hierarchical thesis, it can be said that Istanbul's finance center, corporate headquarters, international institutions, business services, manufacturing, transportation and population size are the dominant aspects that has the basis in order to have global linkages in the 'complex spatial hierarchy'.

### **3.1.3 Total floor areas are compared in respect of their increased populations between Izmir, Ankara, Istanbul**

According to the increased populations, total construction statistics of each sector of Izmir, Ankara and Istanbul are compared between 2002 and 2010. Then, within the every sector's construction statistics, the differences with the total development in the sectors for each three cities are analyzed. With respect to the total, Istanbul is ahead as an attraction center compared to two other cities in Turkey. Industry and storage sector have importance in the dispersion, in spite of the discourage policies promoting the idea of Istanbul's relative position of the globalization process.

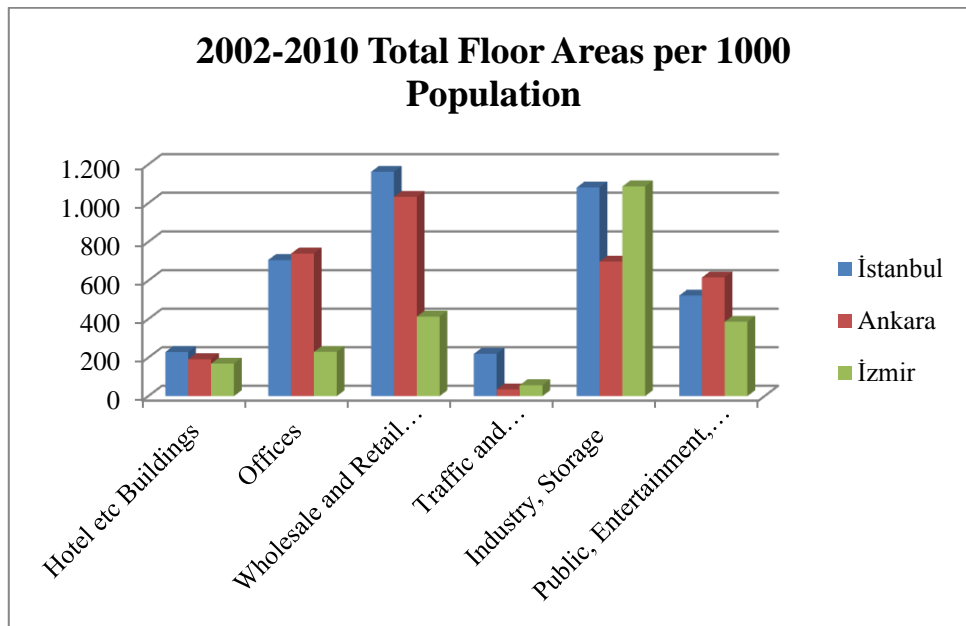
In respect to the Graphic 2, demands are higher mostly in Ankara and Istanbul. Ankara shows more rapid development in own scale. However, in compliance with the total populations and the total areas (m<sup>2</sup>), Istanbul keeps its leading position.



**12 Figure 3.8 Total Floor Area of Construction Permits per Increased Population in Istanbul, Ankara and Izmir between the years 2002-2010 (Source: TUIK)**

### **3.4 Areas Compared in respect of Standardized 1000 Populations between Izmir, Ankara, Istanbul**

In the investments of global capital, differentiation between the standardized investment amounts (it is standardized to 1000 population) shows the row of inland regional functions and the attraction of global capital in comparison with the other cities again in order to observe the change in the qualifications of regional hinterlands.



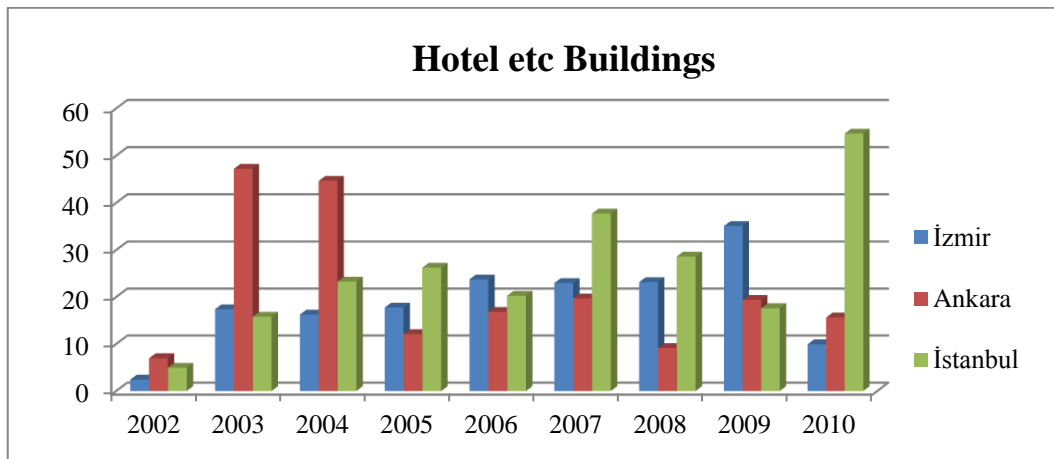
**13 Figure 3.9 Total Floor Area of Construction Permits by Standardized to 1000 Population in Istanbul, Ankara and Izmir between the years 2002-2010 (Source: TUIK)**

This standardization declares the basic service needs for each 1000 population in those cities. In this respect, by means of the population census of TUIK's Address based Population Registration System 2000 and 2010, each year's population has been calculated between 200-2006 by the formula;

$$P_{(n)} = P_0 (1 + r)^n$$

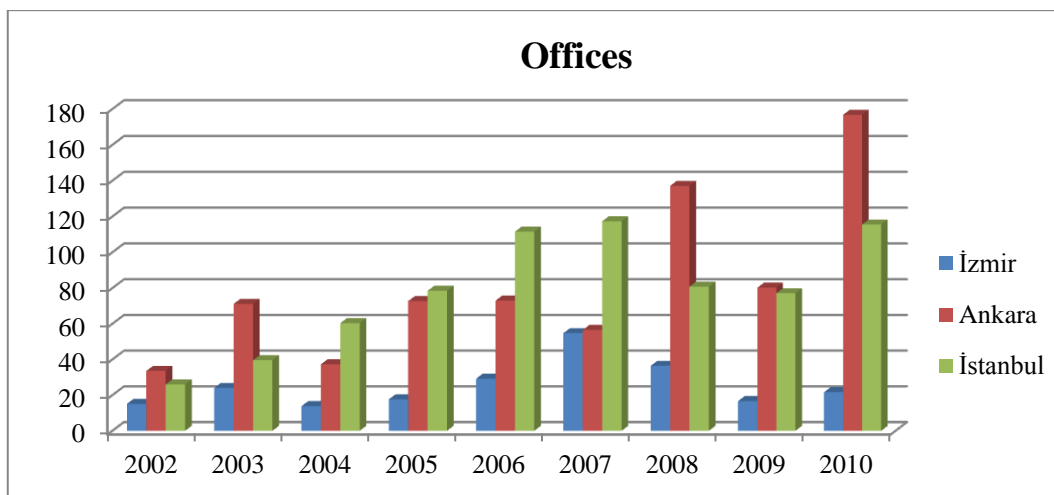
(  $P_n$  is the future population after  $n$  years,  $P_0$  is the initial population and  $r$  is the growth rate)

After the calculations of each year between 2002 and 2010, the areas ( $m^2$ ) per 1000 population are estimated.



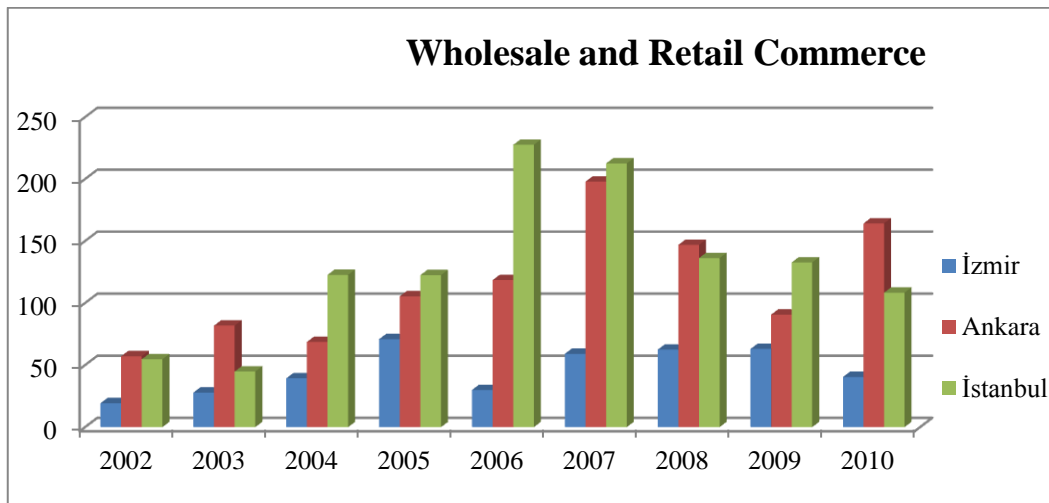
**14 Figure 3.10 Total Floor Area of Construction Permits by Standardized to 1000 Population for Hotel etc Building Sector in Istanbul, Ankara and Izmir between the years 2002-2010 (Source: TUIK)**

Istanbul has attraction in Hotel etc Buildings Sector generally, and it increases in 2010 again which creates a big gap with Izmir and Ankara.



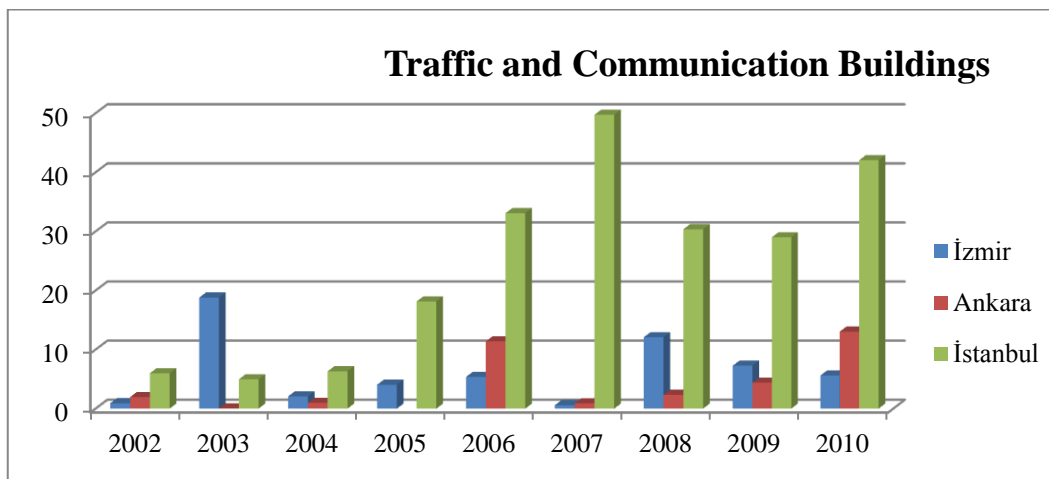
**15 Figure 3.11 Total Floor Area of Construction Permits by Standardized to 1000 Population for Office Sector in Istanbul, Ankara and Izmir between the years 2002-2010 (Source: TUIK)**

In the office sector, Istanbul and Ankara are the dominant cities in the sector with respect to 1000 population.



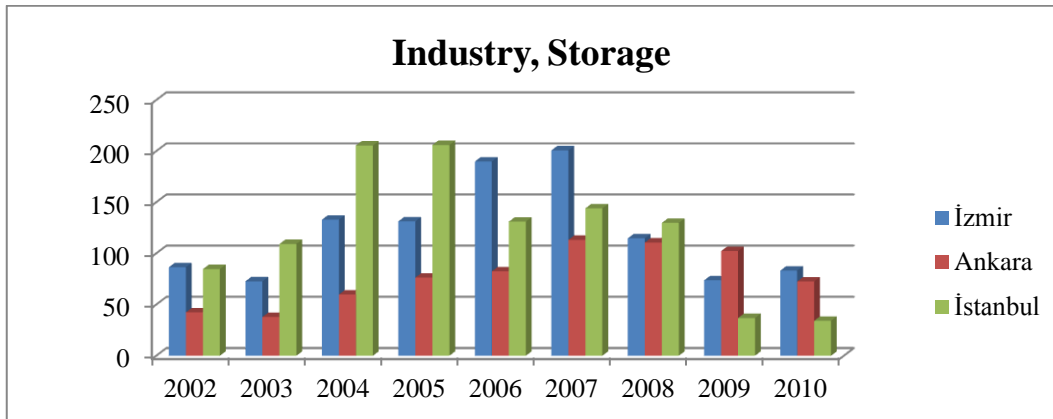
**16 Figure 3.12 Total Floor Area of Construction Permits by Standardized to 1000 Population for Wholesale and Retail Commerce Sector in Istanbul, Ankara and Izmir between the years 2002-2010 (Source: TUIK)**

In the Wholesale and Retail Commerce sector, again Istanbul and Ankara are the dominant cities as regards the standardized population.



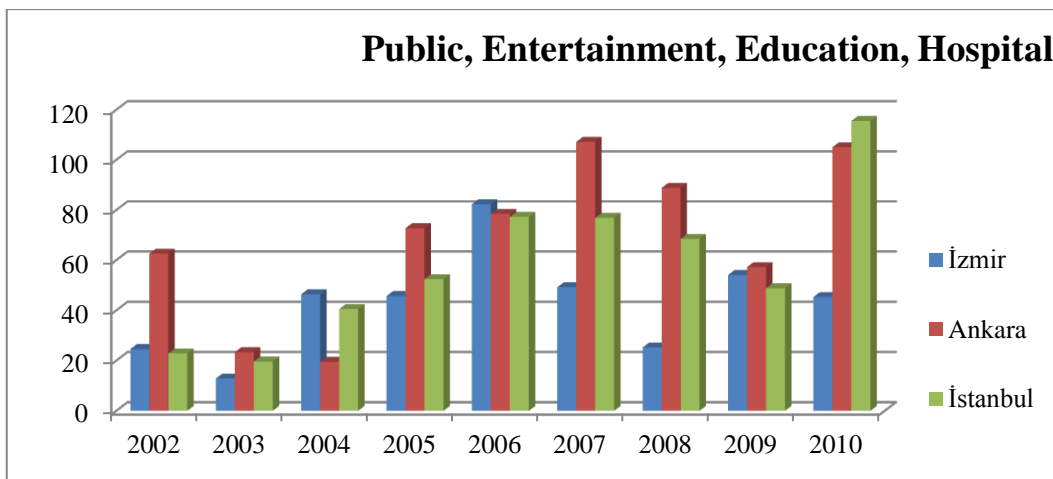
**17 Figure 3.13 Total Floor Area of Construction Permits by Standardized to 1000 Population for Traffic and Communication Sector in Istanbul, Ankara and Izmir between the years 2002-2010 (Source: TUIK)**

In Traffic and Communication Buildings' Sector, Istanbul has the only high demand between the years 2002 and 2010.



**18 Figure 3.14 Total Floor Area of Construction Permits by Standardized to 1000 Population for Industry, Storage Sector in Istanbul, Ankara and Izmir between the years 2002-2010 (Source: TUIK)**

Considering the total population, it can be seen that Istanbul has been far ahead from the other cities. However, when the amount is standardized to 1000 population, organized industrial zones appear and the competition increases. Therefore, industry sector does not relatively depend on the population. There are organized industry zones in Ankara and Izmir which have big pie in the sector. There are 13 Organized Industrial Zones in Izmir, whereas industry is discouraged in Istanbul. The share of industry in total employment in Istanbul is tried industrial establishments are decreased from %30 to %20, and to be transferred to the outside of the municipal boundaries, which are Gebze, Çorlu, Çerkezköy.



**19 Figure 3.15 Total Floor Area of Construction Permits by Standardized to 1000 Population for Public, Entertainment, Education, Hospital Building Sector in Istanbul, Ankara and Izmir between the years 2002-2010 (Source: TUIK)**

In accordance with 1000 population standardization of Public, Entertainment, Education, Hospital sector, they compete each other. Furthermore, Istanbul and

Ankara have significant increase in 2010, and Izmir has a lower share. There are not high differentiation between the cities in respect of the standardized sectors' areas. Furthermore, Istanbul is the city where the investments are mostly done in such as in wholesale and retail commerce sector.

It can be clarified that, Istanbul has importance in offices, hotels and the wholesale and retail commerce sector, however, it can also have global specialty in the industry and storage sector in consolidation with Friedmann's hypothesis.

Moreover, Istanbul is the most preferred city for the firms to invest due to labor intensive industry, cheap labor force, and global characteristics. Istanbul's global function in the industry sector beside the service sectors also supports its relation to Friedmann's thesis.

### **3.2 EVALUATION**

Floor area is not related to population in Istanbul, since those supplies do not only serve to its population. This reflects in two dimensions. First, investments made already comprehend the needed services. Second, there are investments exceeding the population's need in Istanbul that shows the high demand not related to the overall population. For instance, office production does not reflect the need of the population only. Whereas, in Ankara there is a new development corridor for offices and the city is government center that also supports office production.

Due to the lacking of land, Istanbul cannot supply as large office floor area as Ankara and Izmir in service sector per employee that causes city constructed more intensive which deviates the analyze of the data for standardized to 1000 population.

Thus, the best results that give the globalization process of Istanbul can be identified by the total numbers.

As per employee floor areas are likely different between those three cities and floor areas cannot possibly be translated to employed population.

### **4. CONCLUSION**

These analyzes indicate Istanbul's position in the globalization process that there is a rapid increase of industry sector until 2007-2008 as the manufacturing and command sectors continue to grow in lines with Friedmann's hypothesis. Even though the decentralization policy for industry in Istanbul is in effect, it still develops in the city and as well as within its region. Since, Istanbul is a big market that feeds these industrial regions; it keeps Istanbul's importance as an attraction center that consolidates the city's global articulation.

In 2008, as to the globalization process of Istanbul continues, serve of the new investors are coming to the city to exploit local, product marketing. A portion of the international capital is attracted by the shopping centers that develop trade centers in Istanbul. After decreases in the 2008-2009 crises, demand for each sector keeps on decreasing in 2010. However, foreign capital and the local investments still have

attraction on this sector that shows Istanbul's competitiveness and attraction potential in the globalization process.

In the service sector, there is a general increase in Istanbul especially in 2006-2007. After the 2008-2009 crises finished, market again bounces back itself and develops in 2010, yet cannot reach to the highest level. In the globalization process of Istanbul, service sector has been more important than manufacturing industry. Among the studies and world-city rankings before financial services in, Istanbul has already taken place in the rankings. After the crises, demand for new commercial real estates in service sector started to increase again. This can be interpreted Istanbul as a world city in relatively early stage of the globalization process, and with respect to Friedmann's theory; the city shows the world-city concept's features comprising importance of manufacturing industry and service sectors together.

Regarding Friedmann, Istanbul articulates to its regional, national and international economies by means of flows of money, workers, information, commodities, etc that integrates the city to the complex spatial hierarchy by articulating to the global economy and the space of accumulation of national and regional capital. Istanbul's presence as finance center, including corporate headquarters, international institutions, business services, manufacturing, industry, transportation and its high population size also embody its hierarchical integration.

In order to be a global city, Istanbul has the characteristics of world city in terms of finance, manufacturing, firms, administration, and proficiency services. Moreover, developed industry-storage, hotels, offices, wholesale and retail commerce sectors in Istanbul indicate its global activities in support of the world city concept of Friedmann.

To sum up, the commercial real estate production in Istanbul is relatively in the earlier stage of globalization as a world city as defined in line with the Friedmann's theory. Therefore, the global city functions develop as world city functions in Istanbul and with respect to the analyzes, studies and literature review have done, the developments in Istanbul are more in line with the growth of the world city functions compare to global cities.

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