Abstract
In the realization of sustainable urbanization, the role of the ownership form and the influence of who owns the property is very important. The legal regulations introduced in Turkey after 1960’s have an important role in changing the ownership structure in cities. It can be said that the ownership structure in cities have prevented the sustainable urbanization in Turkey which transformed into fragmented (multi-part) structure and private ownership dominant as a result of legal regulations and transformations that have taken place in socio-cultural and economic life. "Law on the Conversion of Areas under Disaster Relief" known as Urban Transformation Law in Turkey which is in force in the present day, is aimed at solving the problems but it has increased the existing problems with the wrong practices. In this context, the examples and results of urban transformation after the 1960s in Gulistan neighborhood and surrounding area are selected in the scope of the study that can clearly explain the present situation of Turkey. Gulistan Neighborhood is a rent zone formed in 1960’s by day to day with legal regulations. Today area of study is similar to the area of a large construction site for the province of Isparta. Within the scope of the study, Turkey has been portrayed with a critical and academic point of view on the applications, problems and solutions proposed by the government. In the conclusion, what needs to be done is given for sustainable urban development.
Keywords: Sustainability, Sustainable Urbanization, Ownership Relationships