

INFORMATION SHEET:

ALLOCATION SITE

PROVINCE	: Istanbul (Vahdettin Kiosks and Grove)
SUB-PROVINCE	: Üsküdar
VILLAGE	: Çengelköy
LOCATION	: Çengeldere

OWNERSHIP STATUS

CHART	:143
ISLET	: 865
PLOT	: 3
AREA	: 50.614 m ² .
OWNERSHIP	: Treasury

PLANNING STATUS

1/ 1.000 SCALE	: Bosphorus Frontal View Region Land Use Plan (App. Date: 22.7.1983)
----------------	--

LAND USE STATUS

TYPE OF USE	: Touristic Facility
CONSTRUCTION RATIO	: 3500 m ²
OUTDOOR AREA (Garden)	: 47.114 m ²

INFRASTRUCTURE STATUS

Said Vahdettin Kiosks consist of Ağalar Kiosk, Köceoğlu Kiosk, VI. Mehmet Vahdettin Kiosk, Kadınefendi (Service) Kiosk), Gardener's House and Greenhouse structures and annex structures are registered as cultural assets requiring protection. The immovables are currently vacant.

OTHER INFORMATION

- 1) The subject area of the allocation is located in the 2nd Group Grove Area in the 1/100 Scale Land Use Plan of Bosphorus Front View Region. It has been decided with the Decision No. 14278 of 14.01.2004 of Istanbul 3rd Protection Board that allocation of the plot included into the grove area for tourism purposes is approvable within the scope of Law No. 2863, and the plan revision providing for modification of the function to convert said area into a "Touristic Facility Area" is required to be approved by the Higher Coordination Committee of Bosphorus in line with said decision pursuant to the provisions of the Bosphorus Law No. 2960.
- 2) The investor shall calculate the Total Investment Cost on the basis of the related unit m2 prices regarding the outdoor and indoor arrangements defined under the "Restoration" section of the table in Annex 1 of the Specifications and a bid bond shall be submitted at application on the basis of the total price.

Prior to the final allocation to the investor who has been granted a preliminary permit, the calculations shall be made for the new total investment cost, final bid value and the annual lease fee on the basis of the indoor construction area and outdoor arrangements determined as per the Survey, Restitution and Restoration projects. Subsequent to submission of a notarized statement to evidence that the performance bond to be calculated on said price shall be submitted and the annual lease shall be paid by the investor, the final allocation process shall be concluded by the Ministry and easement shall be imposed by the Ministry of Finance.

SPECIAL CONDITIONS FOR THE PRESERVATION, RESTORATION, RECOMMISSIONING AND ENVIRONMENTAL ARRANGEMENTS FOR VAHDETTIN KIOSK AND GROVE

Investors applying for the allocation of the immovable at Istanbul, Çengelköy, Çengeldere Location, will also comply with the following ad hoc terms and conditions in addition to those enumerated in the General Guidelines for the Allocation of Public Property.

Vahdettin Kiosks consisting of Ağalar Kiosk, Köceoğlu Kiosk, VI. Mehmet Vahdettin Kiosk, Kadınefendi (Service) Kiosk), Gardener's House and Greenhouse structures, located at Alzambak Sokak, block 865, plot 3 in Istanbul, Çengelköy, Çengeldere location, constructed on the Treasury land which is registered as a historical work and model of civil architecture, shall be restored in compliance with the original and as per the decisions of the related Protection Board, and the allocation shall be made for establishment of touristic functionality.

AD HOC CONDITIONS :

- 1- The dimensioned designs of the building, registered at Alzambak Sokak, block 865, plot 3 in Istanbul, Çengelköy, Çengeldere location, shall be prepared and the restoration shall be realized as per the designs to be approved by the related Protection Board.
- 2- The investor shall restore the registered building in the allocated plot and realize the environmental arrangements to ensure functionality subject to the consent of the related Protection Board.
- 3- The investor who shall obtain an allocation from our Ministry pursuant to the assessment, shall elaborate the restitution and restoration designs (along with the dimensioned designs if required) and the structural static-strength report (approved by the Chamber of Civil Engineers), material decomposition report (building chemistry), electrical installations and facilities report (electrical and plumbing engineering), the reports determining principle on the preservation, the Preliminary Designs and reports on Architecture and Environmental Arrangements and the Final Program for architectural use and environmental arrangements regarding the recommissioning of the subject buildings in the preliminary permit period.

The projects elaborated and reports issued shall be presented to the Istanbul Protection Board No. III and application shall be implemented upon the approval by the Board along with the additional information, documents and corrections required by the Board.

- 4- The investor will, during the project design and construction stage, obtain a tourism investment and operation certificate from the Ministry pursuant to the provisions of the Law #2634 on the Promotion of Tourism.
- 5- Prior to the designing (topogrammetry, restoration and restitution), the investors that may have received preliminary licenses will obtain digital photos in adequate numbers, make video recording on their current status, facades and inner spaces together with appropriate details and delivered to the Ministry in triplicate copies converted into CD environment and an album and the video cassettes in the enclosures of a statement to be executed together with the representatives of Istanbul Provincial Directorate of Culture and tourism. This procedure will be repeated upon completion of the restoration work.
- 6- During and subsequent to the preliminary implementation stages of the restoration work on the building, the investor will proceed with the examination of all structures in general and all components in particular, execute the sampling, measuring tests and analyses in situ and at the laboratories with a view to determine the eventual materials decompositions and static strength problems and protect in scaffolding their parts that have the risk of caving in, ensure proper ventilation and cladding and protection against fire hazards and security
- 7- The registered building will be restored in conformance with their original architectural characteristics and historical environment. The original architecture will be preserved as much as practicable in the light of the recommissioning while the facades will be restored in strict accordance with the originals. Action will be initiated in accordance with the resolutions to be adopted by the Preservation Council

