




URBAN REGENERATION PROJECTS AND EXISTING ISSUES IN TURKEY

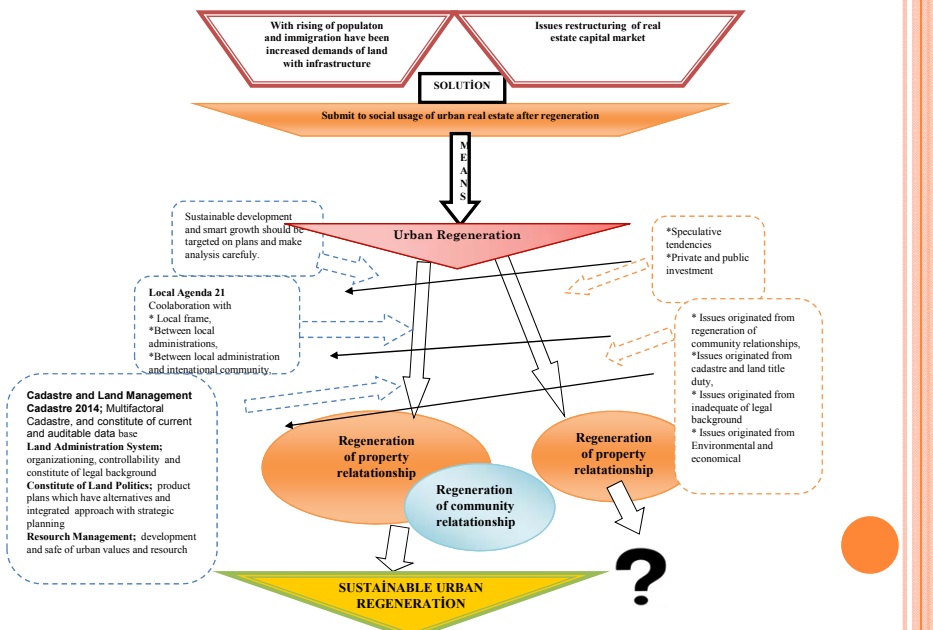
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URBAN REGENERATION APPLICATIONS REASONS IN TURKEY

- 1950: First immigration movements in Turkey, has started especially after 1950 and the plans done afterwards are poor as population movements could not predicted correctly
 - 1980 and afterwards: first solution for renovation of illegal housing and gaining it to urban area market has been to prepare development construction plans,
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- In the 1990's with the developments in industrial and service sectors, the importance of land choosing is increased and strategies for urban balanced regeneration has started to comprised.
- 1999 earthquake are another reason which comprises urban regeneration necessity.

WE CAN GENERALLY EXPRESS NECESSITY OF URBAN REGENERATION IN LOCAL GOVERNMENT LIKE THIS;



WE CAN SEPERATE PROBLEMS IN URBAN REGENERATION APPLICATIONS AS: JURIDICAL, SOCIAL, DESIGN AND PLANNING AND ECONOMICAL PROBLEMS.

1. JURIDICAL PROBLEMS

- Possibly arising problems in urban regeneration applications can be expressed as; limited real right facilities on public properties and its effect on public property, appreciation authority of management, property right, acquired rights, (Üstün 2009) problems about legal platform.
- Generally, in the base of all these problems, problems based upon "property rights" take place. For this reason, we will specially mention to problems about property right.

- **1.1 Relation of property right, urban regeneration-property right.**
- In urban regeneration, property is used very often in (Çağla 2007);
- - "determination of limits, rights and responsibilities on, values of the real estates,
- -in solving property and border conflicts about real estates,
- -in determination and assessment of treasure properties,
- -in equitable taxing and tax collecting studies,
- -in the studies of determination and assignment of forests', fields', summer pastures' and winter quarters'.
- -in planning and applying of every kind of substructure projects.
- -land registry informations, various public institutes and foundations and private sector projects',"
- preparation and application.

○ 1.2 Effects of urban regeneration applications on property right

With urban regeneration below are provided (Göksu 2003) ;

- Healing of existing construction plan values on old construction plan fields,
- Activation of land reservations in the city,
- Re opening of left or bedraggled urban areas for usage by changing plan values,
- Usage and construction of empty parcels between existing constructions,
- Development of technical base area usage instead of development of city in third dimension,
- Modernization and repairing of the houses and healing of house surroundings,
- Protection and keeping alive of urban, environmental and natural values,
- Preventing consumption of public lands for producing fields,
- Preventing budget spendings consisting of socialization,
- Producing of protection aimed plans with new approaches like construction right transfer, determining the values of real estates in free market, hiding property right for the benefit of law and preventing limitations on property right which comprises by the feature of real estate (rural, cultural values),
- Gaining field feature to the rural areas which arises in the period of producing rural area, various privatize, preventing unfair gainings which arises by the changing of property rights, good assessment of repletion and spacerates in rural areas,

1.3 Property right problems faced in urban regeneration applications

Problems faced in cadastre and land registry

- Generally, cadastral problems seen in Urban regeneration areas can be summarised as; (Çağla 2007)
- - Remaining incapable for technical reasons,
- - Losing application qualification,
- - Seeing the deficiency of cadastral maps,
- - Unrealistically of borders on ground,
- - Usage of different technique and standards in regeneration of cadastrel information.
- - Uncollaboration of cadastre institute with other corporations,

- Unable to unify cadastral information with other information related with cadastral information and unable to constitute spatial information systems, unable to use land registry and cadastre information in a lot of areas and data repeating's in producing studies done by a lot of institutes causing source wasting (Çay and according to (2007)
- Absent of legal obligation about updating of cadastre maps
- Updating problem of registry information



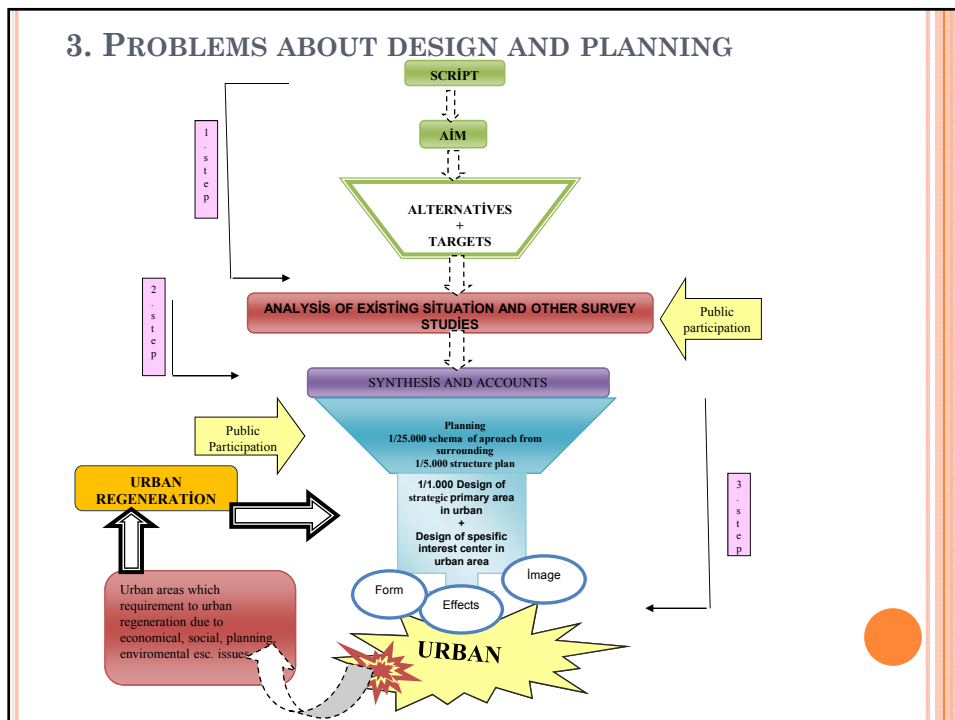
- Limitations in 2859 numbered Renovation Law and its unable to answer the necessities
- Existing cadastre services are inadequate in reflecting vertical dimension contents of property rights.



2. SOCIAL PROBLEMS

- About the Turkish cities urban regeneration, along with similarities with the west, there is also important differentiations. These differentiations, together with the economical and political conditions that Turkey faces, also base to its historical, social, cultural structure.
- In the urban regeneration application, first of all, different cultural structure, historical and economical structure should be analysed in a good way and problems of related cities should be solved unitedly. Another important factor in here is the attendance of the public.

3. PROBLEMS ABOUT DESIGN AND PLANNING



- In these applications producing of fields that reflects the soul urban area, providing solutions for the problems of the application area, free projects and fields that carry local specifications.

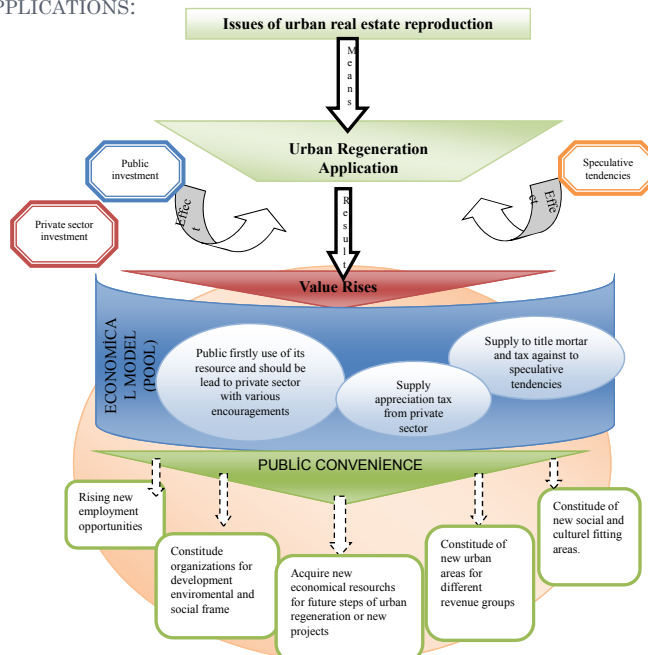
4. PROBLEMS ABOUT ECONOMICAL STRUCTURE

- In the urban regeneration applications, public and private sector investments also brings speculative inclinations and causes a definite value increase in application area.
- In our country there is not a financial model for value increases and their transfer into public weal but public's using its own sources, taking margin from private sector, title deed fees for speculative inclinations and taxing way constitutes new settlements, urban regeneration applications' and realization of other stages, financial sources and also social and cultural outfit opportunities, business development and employment opportunities can be met.

- So, value increase by urban regeneration applications can be used in urban applications in benefit of the public. So, different expectation which will born from urban regeneration studies will be prevented.



WE CAN REPRESENT OF ECONOMICAL MODEL IN URBAN REGENERATION APPLICATIONS:



CONSEQUENCE:

- Urban regeneration applications is an alternative for saving areas which have some issues to the urban. But urban regeneration applications are not very succesful in Turkey. Especially speculative tendencies, private and public investment, issues originated from regeneration of community relationships, cadastre and land title duty, legal, environmental and economical background effects of urban regeneration applications, only property relationship regeneration accrue but community reletionship doesn't accrue.

- Urban regeneration applications are multifactoral applications. So applications should have all of the urban dynamics (social, economical, planning and design, enviromental and juristic). If urban regeneration applications does not provide property and community reletionship regeneration with together, applications end up not successful and sustainable.

URBAN REGENERATION APPLICATION SHOULD HAVE ALL OF THE URBAN DYNAMICS. SO SUSTAINABLE AND SUCCESSFUL PLANS WILL BE ACQUIRED.

- **1. Juristic and administration**
- Sustainable development and smart growth should be targeted on plans and make analysis carefully.
- Local Agenda 21
- Collaboration with
 - - Local frame,
 - -Between local administrations,
 - -Between local administration and international community,
- Cadastral and Land Management
- -Cadastral 2014: Multifactorial Cadastral, and constitute of current and auditable data base,
- -Land Administration System: organization, controllability and constitute of legal background,
- -Constitute of Land Politics: product plans which have alternatives and integrated approach with strategic planning,
- -Resource Management: development and safe of urban values and resource,

- **2. Socio-economic**
- Public firstly use of its resource and should be lead to private sector with various encouragements
- -Constitute organizations for development environmental and social frame
- -Rising new employment opportunities
- Supply appreciation tax from private sector
- -Acquire new economical resources for future steps of urban regeneration or new projects
- **3. Socio-culturel**
- Constitute of new urban areas for different revenue groups
- Constitute of new social and culturel fitting areas.
- Public Participation in all steps of planning