

Urban Regeneration Projects and Existing Issues in Turkey

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Key Words: Urban regeneration, multifactoral urban regeneration, urban planning.

ABSTRACT

Make over and develop urban areas which is affected with changing economic, social, culturel and politic reasons, is first fundamental condition for urban and citizen can be continue to sustaniabile life. Duration of urban areas which is changed make over to urban again, is required a model in urban planning and so urban regeneration projects become a significant means of planning.

Generally in Turkey and the world urban regeneration projects are developed for providing stratejic decisions to urban areas. Urban regeneration projects in Turkey, are required for supply to demand zoned land with infrastructure and redirction real estate capital market, is constituted owing to immigration which is realized urban areas from rural areas after industrial revolution. That for firstly determine of urban areas issues and grow solutions intended to these are required. İn this study, requirements and issues which is constituted urban regenetratio projects in Turkey will be explained. İn the concusion significant of consider with all dimensions of projects will be explained on examples for is taken on sustainable urban regeneration projects.

ÖZET

Anahtar Kelimeler: Kentsel dönüşüm, çok amaçlı kentsel dönüşüm, kentsel planlama.

Ekonomik, sosyal, kültürel, fiziksel ve politik nedenlerle etkilenecek değişen kentsel alanların kente yeniden kazandırılması ve geliştirilmesi kentlerin ve kentlinin sürdürülebilir bir yaşama devam edebilmesi için gerekli ön şarttır. Değişen kent alanlarının kente yeniden kazandırılması süreci kentsel planlamada bir model ihtiyacına neden olmuş ve böylece kentsel dönüşüm uygulamaları planlamanın önemli bir aracı haline gelmiştir.

Genel olarak Türkiye ve dünyada kentsel dönüşüm uygulamaları kentsel alanlarda stratejik kararlar sağlamak için geliştirilmiştir. Türkiye’de kentsel dönüşüm uygulamalarına, sanayi devrimi sonrası kırdan kentsel alanlara yaşanan göç nedeniyle ihtiyaç duyulan altyapısı hazır imarlı arsa talebini karşılanması ve gayrimenkul sermaye piyasasını yeniden yönlendirilmesi amacıyla gereksinim duyulmuştur. Bunun için öncelikle, kentsel alanlardaki sorunların tanımlanması ve buna yönelik çözümler üretilmesi gerekmektedir. Bu bildiride, Türkiye’de

kentsel dönüşüm uygulamalarını oluşturan gereksinimler ve sorunlar açıklanacaktır. Sonuç olarak sürdürülebilir kentsel dönüşüm uygulamalarının elde edilmesi için uygulamaların tüm boyutlarıyla ele alınmasının önemi örnekler üzerinden ifade edilecektir.

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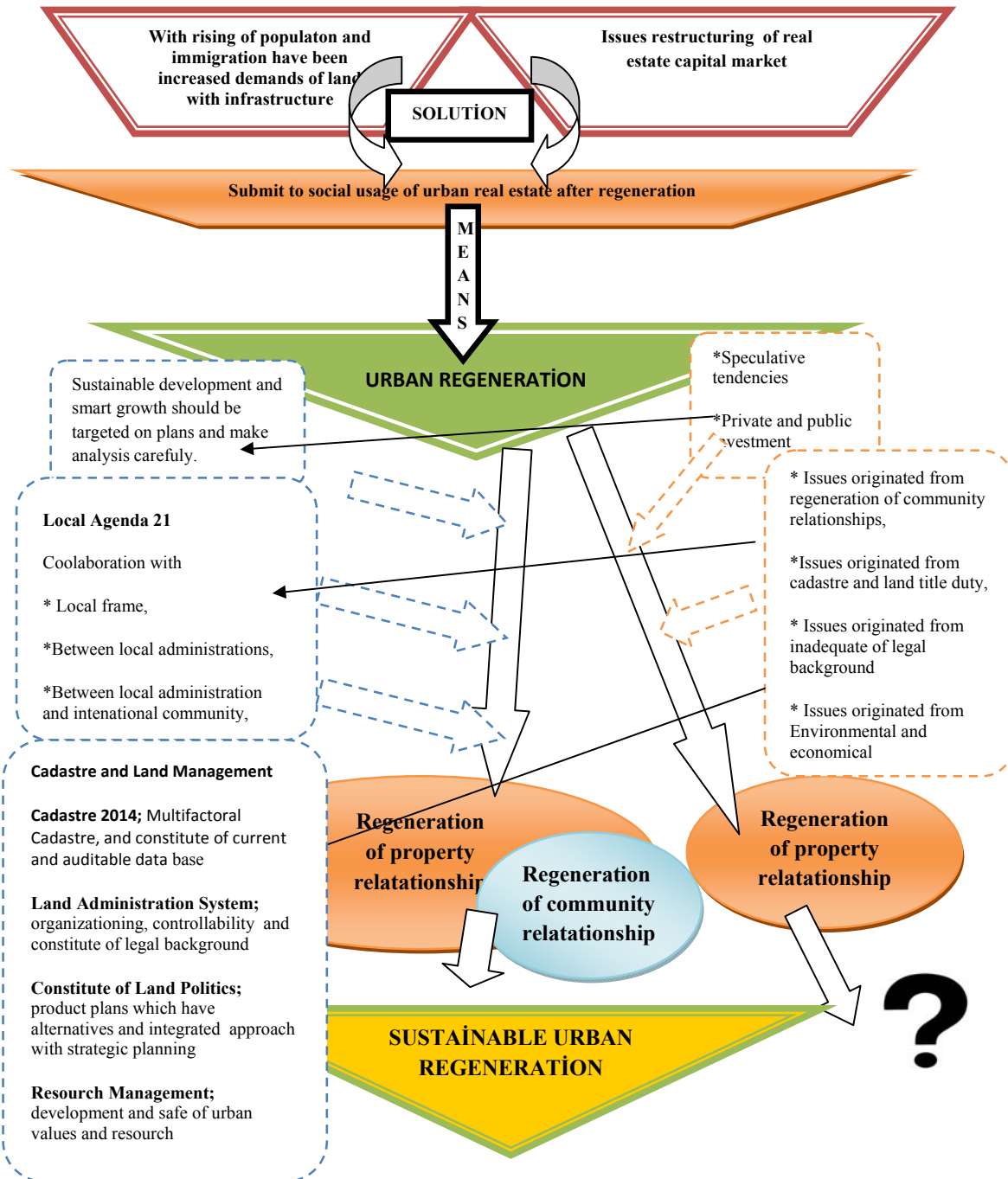
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1. INTRODUCTION

Urban regeneration applications are needed for a lot of reason from past to present. First immigration movements in Turkey, has started especially after 1950 and the plans done afterwards are poor as population movements could not predicted correctly. In the urban boundary, illegal housing, which is lack of infrastructure and social equipment areas, and sheltering different social and cultural regions has started to arise. In 1980 and afterwards, first solution for renovation of illegal housing and gaining it to urban area market has been to prepare development construction plans. In the development construction plans, requested feature solutions could not be obtained; and urban regeneration application concept has started to take its place in company with developments in the world.

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. Natural disasters like 1999 earthquake are another reason which comprises urban regeneration necessity. Municipalities, which want to meet the necessity of land with infrastructures in the cities which fastens because of population increase, are in need of urban regeneration applications in the existing or rural featured areas (İnam ve Başarır 2009).

We can generally express necessity of urban regeneration in local government like this;



Shape 1.1 Requirement of urban regeneration in local government in Turkey (İnam Basarir 2010)

2. PROBLEMS FACED IN URBAN REGENERATION APPLICATIONS IN TURKEY

We can separate problems in urban regeneration applications as; juridical, social, design and planning and economical problems.

2.1 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.

2.1.1 Relation of property right, urban regeneration-property right.

Property right, is a right which given right of decision in the limits of laws to the owner on movable estates or real estates. Problems faced in urban regeneration applications and all other construction applications and property right problem beyond the cases is taking attention. For this reason, first of all, we will mention about property using in urban regeneration applications, effects of application in property usage and property right problems faced in applications.

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.

2.1.2 Effects of urban regeneration applications on property right

Up scaled plans and construction applications which are prepared for cities, can not answer to the need of predicted population by population projections and settlement which is the necessity of this population. There is also effect of identify differentiation which is gained by urban planning (for example Ankara's being capital city), city's having job opportunities, education, tourism and new investments beside planning decisions. Such factors cause fast increasing of population than it is expected and changing of necessary settlement for population.

While the responsible administration tries to satisfy the need for construction parcel with finished substructure demand, on the other side, first they will go for urban land reservation areas for

performing directing the developing inclination of the city, and they will make rural areas subject to their planning studies and want to open for urban usage. Rural areas' gaining urban area feature causes changes in property rights and unjust gainings.

Inadequate land producing, will cause not only transforming of the rural areas into urban areas, but also illegal housing, unhealthy development without substructures and lack of equipments, arising of social and economical groups unconnected with society, fast increasing of land speculation, differentiation of land choosing factors.

In the urbanisation process, urbanisation rate and presentation of constructed area should be compared constantly and approaches for presentation of these constructed land by organised groups, (cooperatives, real estate investment trusts, building society, local authorities) and conducted by local authorities should be assessed.

One of these approaches is urban regeneration applications. 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,

2.1.3 Property right problems faced in urban regeneration applications

There is property right problems are arising because of the inadequacy of land registry services, lack of juridical regulations, not to give required importance for cadastral update and renovation studies. These problems can be summarized like at the below;

- Problems faced in cadastre and land registry

Main aim of the cadastre, is determining the border of the real estate and rights and responsibilities except for this and producing plans which provides security. These plans are recorded by land registry and kept under reassurance of state. Basing upon the public benefit, adequate taxings are done, area policies and decisions, which aims regional and urban development, are produced, it is also base for application which aims developments in agriculture,

tourism and service sector.

In our country, cadastre studies which has started in Ottoman period, since defter-i köhne, oriented to the day's condition those times. But urbanisation which starts with fast population growth, and a lot of factor like economical structure which changes with industrialization, rural lands' providing base for new sources with construction applications, increasing necessity of protection from environmental damages, gaining importance of natural form and abundance, changing of substructure needs, technological developments could not be fulfilled properly and sufficiently by cadastre services.

That cadastre services can not response to "continuity" and " multi purposed" services, makes important cadastrel bases to land consolidation related with them, land and field arrangement, urban regeneration applications.

Serving cadastre and land registry services completely in urban regeneration areas legally secures the inhabitant's real estates who lives within this area. If there is uncadastred areas within the regeneration area, urban regeneration is applied after cadastre is prepared. In this meaning, urban regeneration, determines the cadastral updating in properties belong to people who live in the area. If the property information is determined within regeneration area, this lessens the analysis time of urban regeneration applications and will make the citizens having a right about regeneration.

That the knowing property situation in regeneration area, is of great importance in determination of the rate of property owner and hirer rate. As the property situation in urban regeneration applications can not determined enoughly in the process of analyses in our country, causes immigration of the citizens from this area to other areas who are firstly determined as hirer but can not be determined as hirer afterwards. So, urban regeneration area will not serve for the citizen it it but to some benefit groups.

In our country, urban regeneration is mostly applied in illegal housing, but it will gain to conquerers of public properties an opportunity for having a land registry and statue in the society. Cadastral datas also important for value determinations before and after the regeneration. Land owners will use this right before these determinations and after that they will ask for their rights. Despite this value increase of the regeneration area after the regeneration, will be required from land owners or with other techniques, will be used in public services.

In urban regeneration applications determining public and private estates like (lea, forest, trade, natural sources, protection areas etc.) and protecting these areas for treating and urban substructures being cadastral bases, decreases the cost for urban regeneration applications and connect institutes with each other.

In urban regeneration, importance of multi dimensioned cadastre and land registry services is increasing with problems faced in these services. 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

Border changes in cadastre parcels in Turkey after cadastre studies, newly constructed buildings and facilities, newly opened roads or left areas, can not be reflected to their registries without the wishes of owners. There is not a legal obligation for the registration of manipulation of ground changes after cadastre studies in our country. This situation causes differantation of existing situation and cadastral maps and cadastral maps do not reflect the ground. So at the end, area using analysis during the urban planning and urban regeneration plan and project applications, causes necessity of cadastral bases' updating and renovation, and it causes cost and lose of labour. (Çağla 2007)

- Updating problem of registry information

Using different definitons for land registries while transforming information to the land registry causes problem. These process are necessary to be done in a standard. Especially sale in rural areas, slant and heritage separations in the land registry real owners and in cadastre the changes which are done must not necessarily relected to land registry, cause problems in project applicaton and after that about the property rights. (Çağla 2007)

- Limitations in 2859 numbered Renovation Law and its unable to answer the necessities

It is not possible to define cadastre in Turkey as "multi purposed cadastre". And cadastre do not cover all country areas. For this reason, in today that cadastre is nearly to be finish, there is a necessity for starting "renovation cadastre" about index and determined content. (Renovation cadastre concept is valid for Turkey, and it not a commonly used concept.) (Reg. Çay acc. to 2007)

- 3D Cadastre

Existing cadastre services are inadequate in reflecting vertical dimension contents of property rights. 3D cadastre, will ease, visual analysis of changes on land surface, taxing of the buildings regarding altitudes, city planning and management, reaching property change in information, before and after the value in urban regeneration application. (Döner ve Bıyık 2007). Generally, property problems are base of juridical problems. but urban regeneration law and other laws cause appliaction's being efficient in a limited scope and no thaving a detaily content.

2.2 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 configuration of spatial condition and regeneration terms of Turkish cities, role of these dynamics is very big. For this reason, it is necessary to develop urban regeneration attempts which are proper for Turkey's economical, political, social, cultural and environmental dynamics. However, it is important to use experinces of west about urban regeneration and making them proper for our

countries dynamics. 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.

2.3 Problems about design and planning

While expressing problems faced in urban regeneration applications, after the strategical planning principles, role and importance of urban regeneration applications in strategical planning must be expressed. In strategical planning producing scripts about the future of the cities and aims about this related with country itself, and targets that determines the improvement of city must be in the first step. (environmental, management, economical, planning and designing, juridical etc.) In the second step, existing situation analysis and measurement studies must be conducted. Generally, these are geographical, historical, social, economical, transportation, environment, etc. information and statistical information, projections and coming datas related with problems of the city and its potentials. In this step, powering up the datas and public representation by aiming the most appropriate analyses (survey, referendum, pre-interview) are used. With evaluation and calculation, planning which is the third step, starts.

In the third step, script, aim and alternatives regarding represented aims done planning study again which is related with other alternatives. First of all, if necessary 1/250.000 or 1/100.000 and then 1/25.000, 1/5000 and 1/1.000 scaled scales are arranged. Together with up scaled decisions which are connected to private project areas, plans that aim design are done.

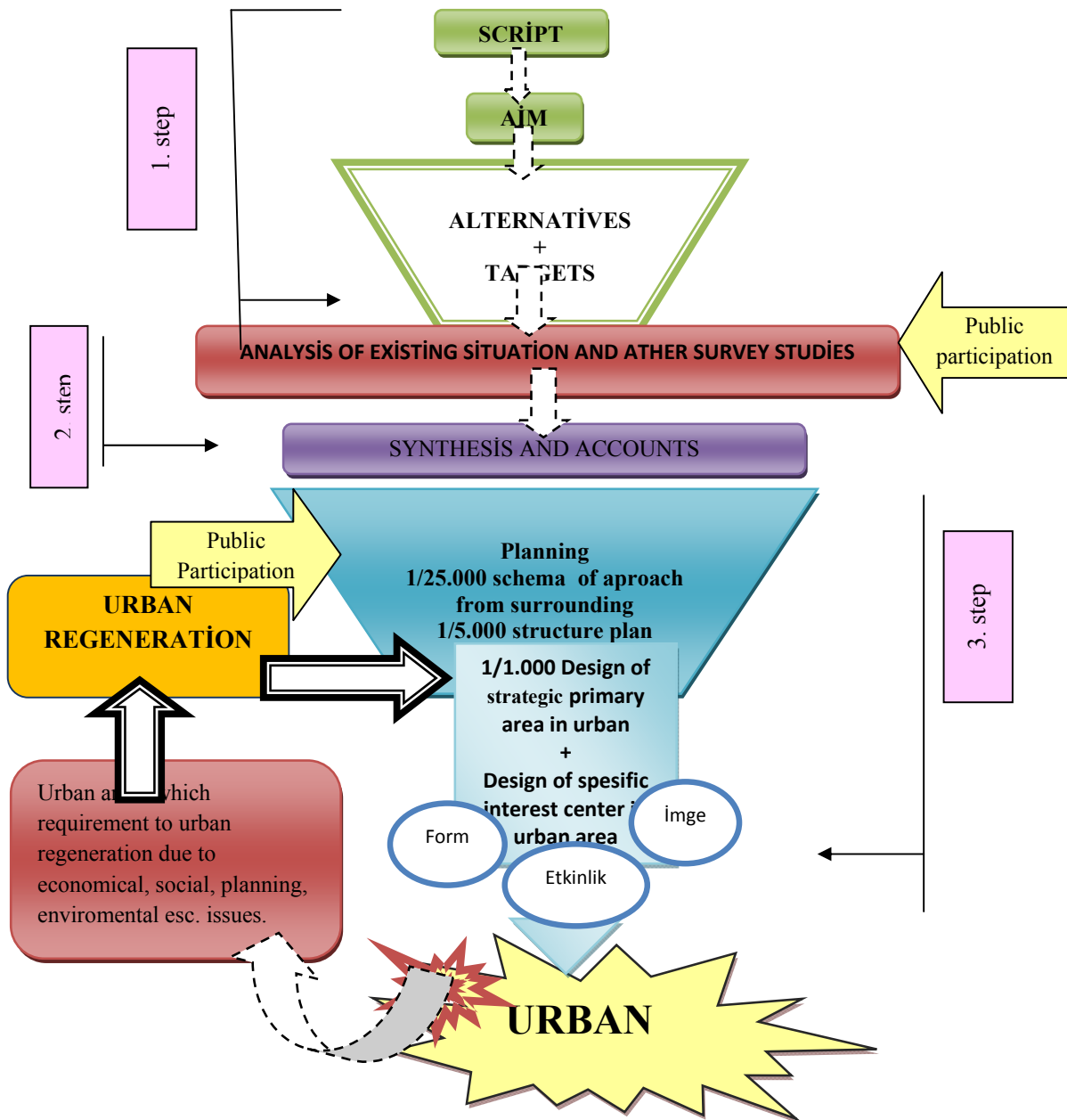
Plans and design studies which are done in cities are sometimes causes problems like corrosion in cities, economical, social, planning and lack of design, environmental, juridical reasons and in this situation in the healing of limping parts of the city urban regeneration applications are used as a device. The plans which are done by urban regeneration applications are revised by "feedback" technique in up scaled plans. Plans which are done by urban regeneration applications represents solutions for the limping parts of the, when the regeneration applications are studied, it is seen that these applications are represents only temporary solutions within the area that the problem is faced, lack of urban design criterias, far from sustainable life principles and unsuccessful applications.

In the answers for the different regeneration problems that local managements are executed, generally it is observed that regeneration problems' are reduced to the regeneration of physical surface; social, economical and environmental parts of the regeneration are ignored. But urban regeneration, as well as the regeneration of physical field, can only successful if social development, economical development, environmental save of teh nature and providing its sustainability in a uniform way. (Kayasa and Yasar 2003.)

For this reason, while developing the urban regeneration projects, along with physical environment, increasing the employment opportunities; crating new economical activities in the areas which has lost its vividness; developing incentive programmes related with this; creating credit programmes which support local entrepreneurship; opening courses for increasing the efficiency of unskilled labour, taking precautions for increasing spatial and social security; starting projects in corrupted urban areas for the education and health necessities of urban; producing politics both for protection and using in a efficient and abundant way of the energy sources is

needed.

Beside producing these policies, urban regeneration applications being sustainable can be successful application of planning principles and urban design. And successful application of urban desing step in urban regeneration applications can occur by usage of form(scale differences, density, urban focus points, etc.),activity (differentiation, street life, trading areas,cultural activity areas,etc.), imagery (perceived by environment, a memory for the application area, specifications which can constitute remembrance, memory). So, applications will be the applications that present soul of the urban area in social, economical, cultural and environmental aspects. 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.



Shape 2.1 Steps of strategic planning and urban regeneration (Basarir 2010)

2.4 Problems about economical structure

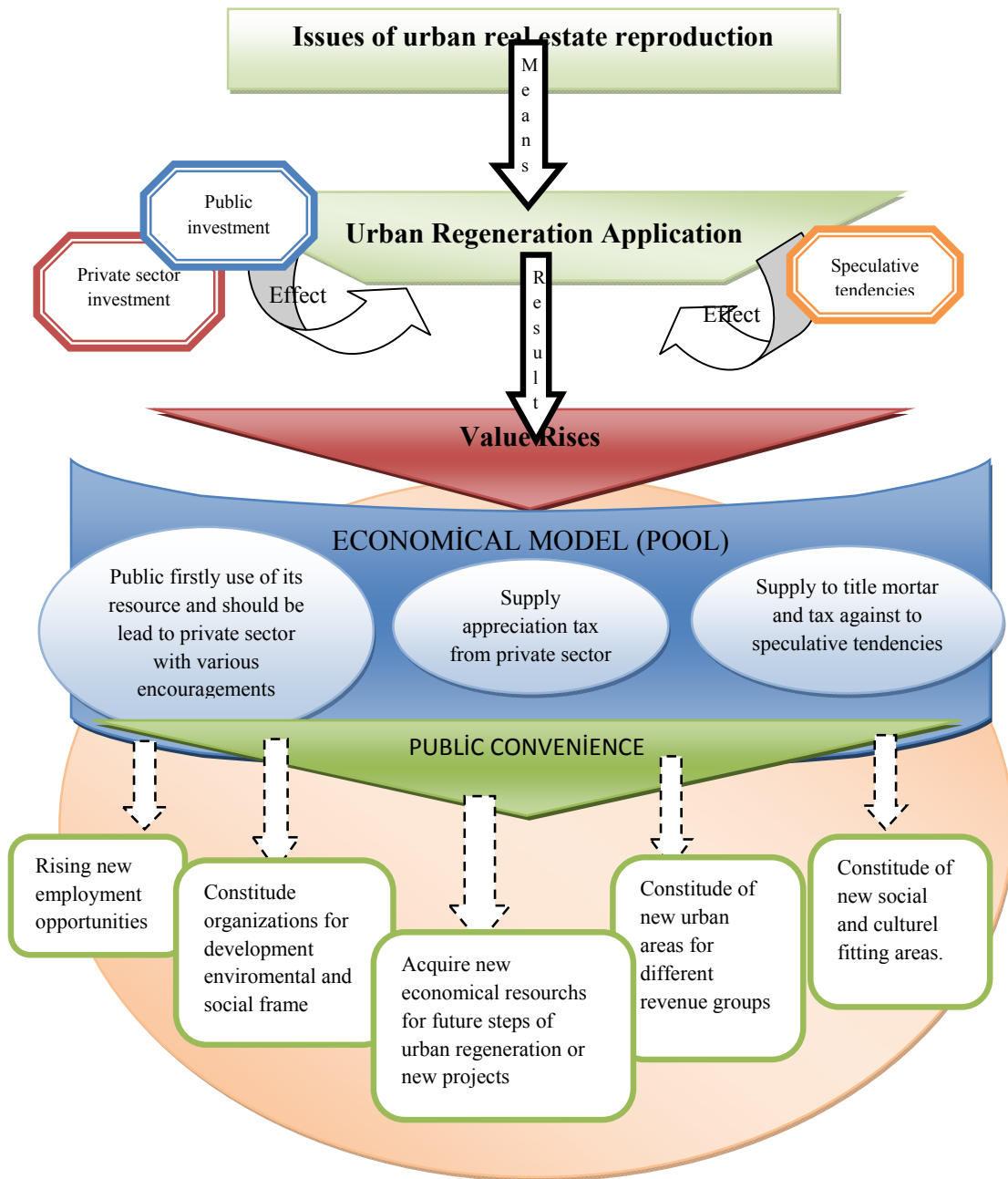
By compelling some areas to increase construction rights for requiring capital from urban regeneration;

"...spread of cities unnecessarily, destruction of cultural,historical and natural wealth, against the economical, social and environmental sustainity principle, insufficient usage of public sources, and also waste of them at the same time, not belong to local, social inequality, externalizing and cause appearing of urban places' polarisation (Sekmen2007). " But urban regeneration is actually, reproducing of existing grain of urban land for making it healtier and more sustainable. During this reproduction, preventing urban spreading, provides appraising historical, cultural, natural values, assessing areas within the city which are not used, protecting agricultural land which constitutes land reserve, on the other side it provides financing of urban estates values using for the benefit of the public again. This situation constitutes a principal financial model in urban regeneration and requires changing of value increase into public weal.

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 in our country 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:



Shape 2.2 Economical frame can be in urban regeneration applications (Basarir 2010)

3. CONSEQUENCE

Urban regeneration projects are new means for the strategic planning. First of all with rising of population and immigration, demands of land with infrastructure have been increased and second issues consist of when restructuring of real estate capital market. Also some urban areas, which have social, economical, planning and design, juristic and enviromental issues requirement some improvements. These requirements and issues untie with submit to social usage of urban real estate after regeneration and solution is provided with urban regeneration applications. So sustainable urban development can be accrue.

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 relationship doesn't accrue. Also 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 relationship regeneration with together, applications end up not successful and sustainable.

Urban regeneration applications;

3.1 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 intenational community,
- Cadastre and Land Management
 - Cadastre 2014: Multifactoral Cadastre, and constitute of current and auditable data base,
 - Land Administration System: organizationing, controllability and constitute of legal background,
 - Constitute of Land Politics: product plans which have alternatives and integrated approach with strategic planning,
 - Resourch Management: development and safe of urban values and resourch,

3.2 Socio-economic

- Public firstly use of its resource and should be lead to private sector with various encouragements
 - Constitute organizations for development enviromental and social frame

- Rising new employment opportunities
- Supply appreciation tax from private sector
- Acquire new economical resourchs for future steps of urban regeneration or new projects

3.3 Socio-cultural

- Constitute of new urban areas for different revenue groups
- Constitute of new social and culturale fitting areas.
- Public Participation in all steps of planning

should have all of the urban dynamics. So sustainable and successful plans will be acquired.

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