

Urban Regeneration in Turkey: An Effective Tool for Reorganizing Informal Settlements and Land Ownership

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Key words: Implementation of plans; Informal settlements; Land management; Land readjustment; Real estate development; Urban renewal; urban regeneration; informal settlement; land ownership; slum transformation; Turkey

SUMMARY

56th and 23rd amendments of the Turkish Constitution talk about the matter of a healthy and regular urbanization of the government, and emphasize that people should live in a healthy, balanced and safe environment. In spite of that, squatter settlement resulting from an intense population pressure and illegal housing, prevent the healthy growth and development of the cities. The uncontrolled settlement in our rapidly growing cities has shown itself as orderless, unhealthy, risky in terms of life and property, unaesthetic, against zoning legislation and unlicensed constructions. Turkey, as a developing country, has dealt with illegal settlement and construction issues since 1950 and developed policies in order to meet the need for housing and to find the solutions for squatter settlement problems have been inefficient in solving the problems. In order to find an effective solution to these problems a new concept was introduced in 2000. This has been called urban regeneration which is the same meaning with slum or urban transformation. After the year 2012, it is primarily aimed to transform the areas and constructions under risk in terms of health and safety. The purpose of this paper is that analyzing technical, legal and land ownership dimensions of the urban regeneration which could change overall urban fabric and land ownership and applied in recent years in Turkey. So, the implementation stages of the regeneration projects, which have legal features and characteristics, are compiled with current data and the technical stages and perceptions are presented. Thanks to urban regeneration projects; the substandard area housing is replaced, a new lifestyle is provided for the slum owners, unhealthy structures are destroyed in order to renovate or relocate to better areas, squatter settlements are legalized and cities are transformed into prestige areas to make better visual wealth. The urban regeneration projects show that if they are well planned and developed, cities can promote economically, socially and environmentally sustainable societies.