

A MODEL FOR SUSTAINABLE URBAN REGENERATION IN TURKEY

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Urban regeneration refers to an arrangement of property whose land has slummed constructions, sensitive to natural hazards and urban risks, with insufficient and poor infrastructure, dense, illegal and unsettled (Ulger, 2010).

Partners of an Urban Regeneration Project



In order to achieve an urban regeneration project the following steps should be done (Ulger, 2009)

- Nationwide urban regeneration policy
- Related law (Act No. 6306)
- Urban/Rural Land Use (Development) Plans
- Application Methods of Development Plans defined and determined in law
- Regulations that indicate applications
- Strong financial support

The following laws are legal foundations of urban regeneration in Turkey

- Expropriation Law (Act No. 2942): states that it is not an arrangement of property. It removes the property, instead
- Urban Development Law (Act No. 3194): 'Land redistribution with equal rate' method is applied according to Article 18 under the title of Land Readjustment process.
- Municipality Law (Act No. 5393): Article 73 enables to carry out 'value-based' application methods.
- Law on reconstruction of areas under risk of natural disasters (Act No. 6306): Even though descriptions and concepts take part in the law as 'other methods', it states that in case of disagreement, the expropriation is the applied method.

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THREE METHODS CAN BE MENTIONED FOR URBAN REGENERATION IN TURKEY

Public-based method

It is set up on the assumption that the public covers the total sum of constructional expenses, foresees a complete demolition in the same area.

Agreement-based method

It is applied to small and narrow places where problems related with property do not exist. It is based on arrangements and financial share.

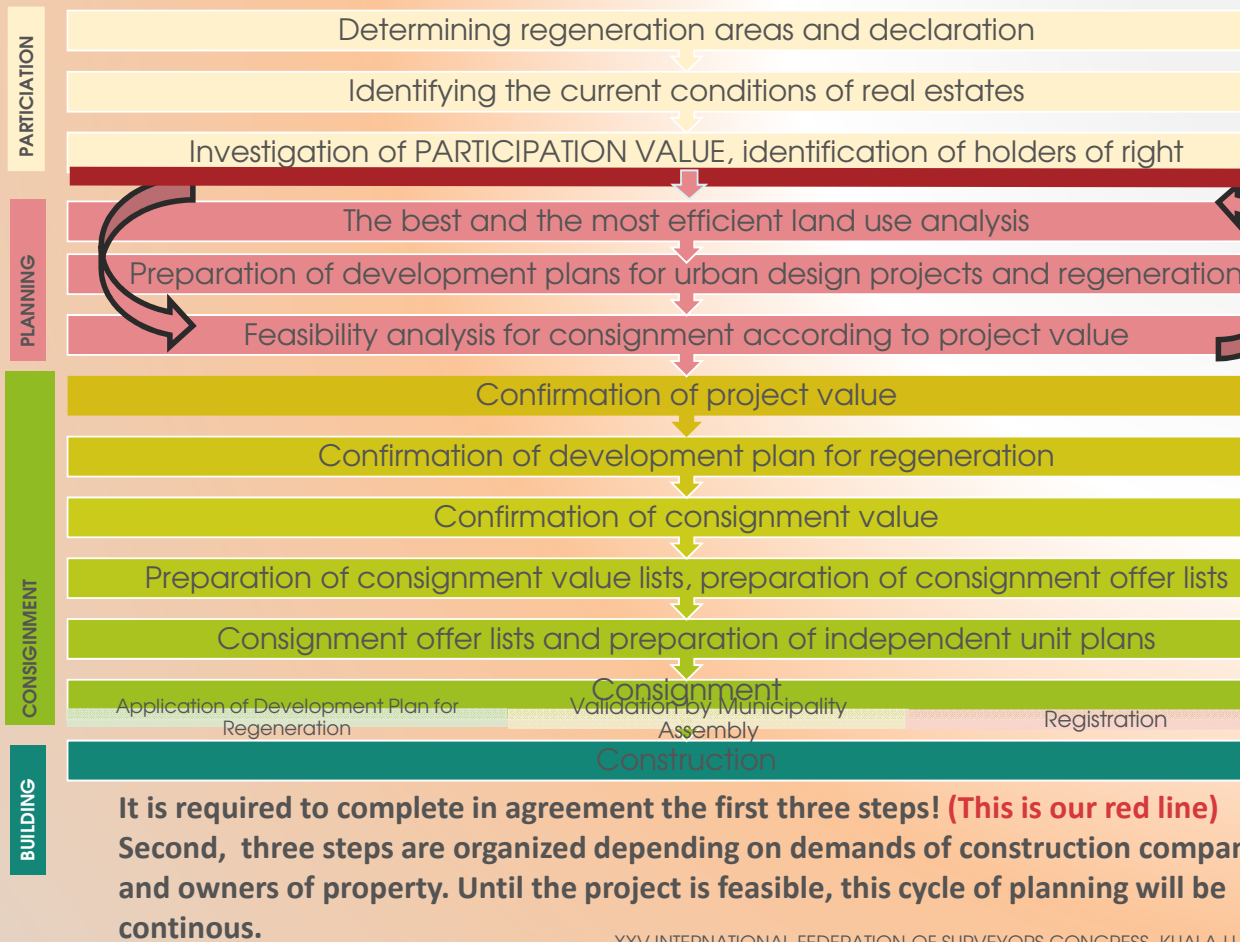
Value-based method

A new project has an investment cost including all expenses with construction company's profit.

- The realization of Urban Regeneration in Turkey by public and agreement based methods do not coincide with reality due to our experiences. Instead, the value-based method which is specially designed for Turkey would be more realistic. For instance, this is proved by many test projects.

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FOR URBAN REGENERATION HAS FOUR STEPS



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- According to the value-based method and in order to achieve its applications, two values need to be calculated. These values are the participation and consignment values. Our model 'Ulger Model' is developed and registered in Turkey to calculate this values .

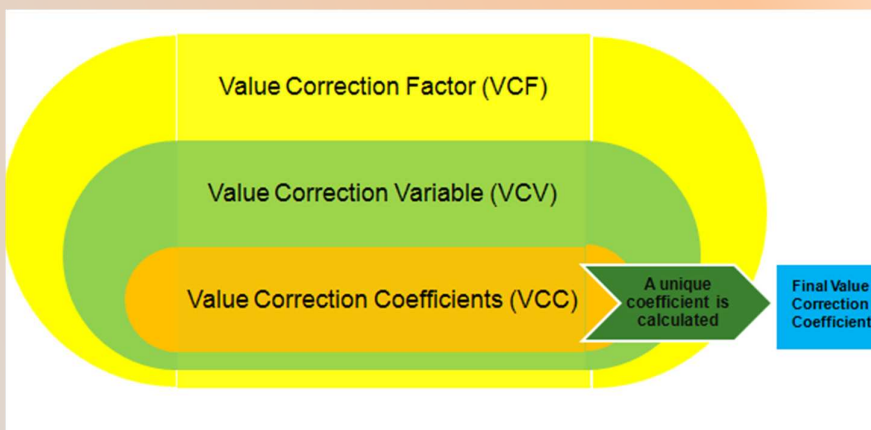
DEFINITIONS RELATED WITH ULGER MODEL

In the model there are four steps, these are as follows:

Value Multiplier (VM) / Unit Cost of sqm	Value Multiplier (VM) / Unit Cost of m ² ; generally refers to an approximate value which is derived from real buy-sell costs of similar/equal real estate depending on sampling in daily market conditions.
Value Correction Factor (VCF)	Value Correction Factors (VCF); are general factors on real estate which affect the participation and consignment values and these factors are accepted after research.
Value Correction Variable (VCV)	Inside the Value Correction Factors, any other particular condition that affects the value is called Value Correction Variable (VCV). Value Correction Factor is a general comprehension which has numbers of different conditions.
Value Correction Coefficients (VCC)	Value Correction Coefficient refers to different conditions of value correction factors and it is a numerical coefficient that is accepted after a survey on effect ratio and amount of tested value correction variables. Value correction coefficient is accepted by valuation experts because of reasons that affect the value in the project area. These coefficients must be between 0 and 2.

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Real estate in Turkey has two distinct settlements, which are legitimate and unsettled. Unsettled can not be included in Reconstruction Law. Both to include this value and to gain acceptance from holder of the right, '*Ulger Model*' is created to provide one single value for these two distinct values. In markets both values are existing and this dual structure is widely accepted in markets as well. But we need to combine this two different usage, which are represented as two values as well, into one, in order to fix unsettlement values and confirm this value as legal. As a result, while the legitimate would gain more value, and the unsettled would be less valuable. And this one 'value' should be accepted by all community.



The further information about the calculated Unique Coefficient and Final Value Correction Coefficient can be found detailed in the paper.

DETERMINATION OF THE PROJECT VALUE

As we did in finding participation values; to find the consignment values, net consignment value can be found by multiplying the mean gross m² sell price and value correction coefficients that are derived from suitable value correction variables for the new project.

Value corrections (VC) are as follows;

- Value correction related with building equipments.
- Value correction related with the position of the independent unit in the building
- Value correction related with the position of the building in the street.
- Value correction related with scenery of the building.
- Value correction related with negative environmental factors around the building
- Value correction related with social opportunities around the building

CONCLUSIONS

- ✓ As indicated often in the paper; when one investigates the condition in Turkey, it is difficult to define a systematic approach with limitations, well-designed framework and mathematical explanation on value-based method applications.
- ✓ An agreement should not be expected when development plan rights define the economic growth and ruling parties in such an economic-politic structure.
- ✓ It is possible to get easy results and reach to a perfect maturity when it is not started wrongly, when it is not considered in logic of exchange like shopping, when it has scientific, legal and rightful foundations.
- ✓ It can be said that the suggested method is convincing and persuasive in current and future value-based development plan applications, even though it can be considered as a detailed method. Currently this method is being utilized in different urban regeneration projects.

THANK YOU FOR YOUR ATTENTION