

Dr. Mustafa PALANCIOĞLU Mayor of Talas

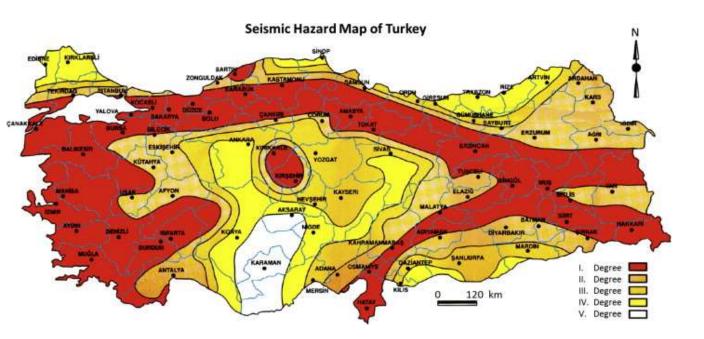






#### **DISASTER RISK**

#### **Earthquake Reality!!!**



#### **Facts of Turkey**

- ☐ % 72 of Population
- □ % 76 of Airports
- ☐ % 80 of Energy Production Facilities

are in 1. ve 2. order Earthquake Zone

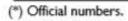






## **DISASTER RISK**

MAJOR EARTHQUAKES IN TURKEY		
YEAR	LOCATION	LOSS OF LIVES*
1939	Erzincan	32,700
1942	Tokat, Erbaa	3,000
1943	Samsun, Ladik	4,000
1944	Bolu, Gerede	3,959
1966	Mus, Varto	2,396
1975	Diyarbakir, Lice	2,385
1976	Van, Muradiye	3,840
1999	Marmara	17,118
2011	Van	604







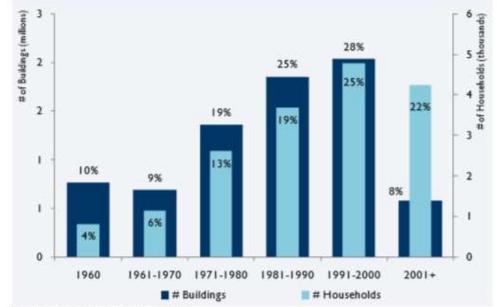






# UNHEALTY AND AGED STRUCTURES

#### BUILDING STOCK AND HOUSEHOLDS (BY BUILT YEAR)











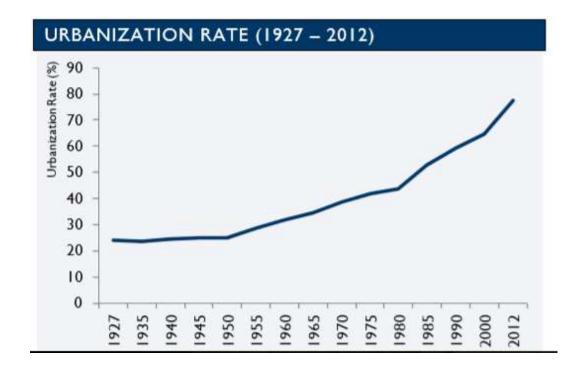




### POPULATION GROWTH

# 

#### HIGH URBANIZATION RATE









## ENVIRONMENTAL DEGRADATION

# SQUATTER SETTLEMENTS







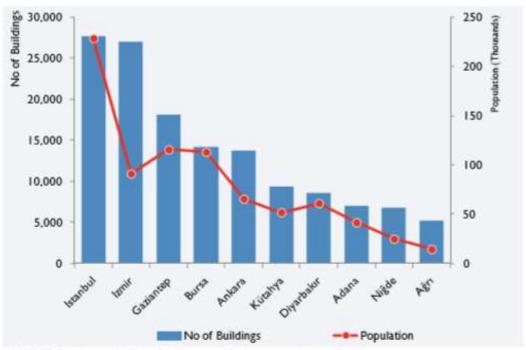




#### THE RISK AREAS

# SOURCE: The Ministry of Environment and Urban Planning

## TOP TEN RISK AREAS (CITIES)



SOURCE: Data is compiled from The Ministry of Environment and Urban Planning







#### LEGAL FRAMEWORK URBAN REGENARATION TURKEY



CURRENT LEGISLATION **Municipal Law (numbered 5393 - 73)** 

Law on the Regeneration of Areas under Disaster Risk (numbered 6306)







#### LEGAL FRAMEWORK URBAN REGENARATION TURKEY

Disaster Risk

Safety Problems

Municipal Law (numbered 5393 - 73)

Transportation and Vehicle Parking Problems

Residential, Commercial and Social Infrastructure Areas

Preservation of Historic and Cultural Structures







#### The main purpose of the law is;

To develop safe and livable areas countrywide by regenerating the areas that are under disaster risk.

Law on the Regeneration of Areas under Disaster Risk (numbered 6306)

Disaster Risk

Rental Payment

Interest Payment

Exemption from tax and other official payments

Expropriation

Advantages during Judicial Processes





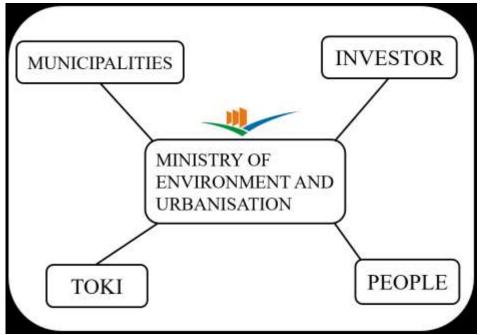


#### LEGAL FRAMEWORK URBAN REGENARATION TURKEY

Law on the Regeneration of Areas under Disaster Risk (numbered 6306)

### MAIN PLAYERS











### IMPLEMENTATION OF URBAN GENERATION



















# of City

# of Risky Area

**Total Area** 

**# of Housing Units** 

**# Effected People** 

**52** 

216

12.500 hectar

**550.000** 

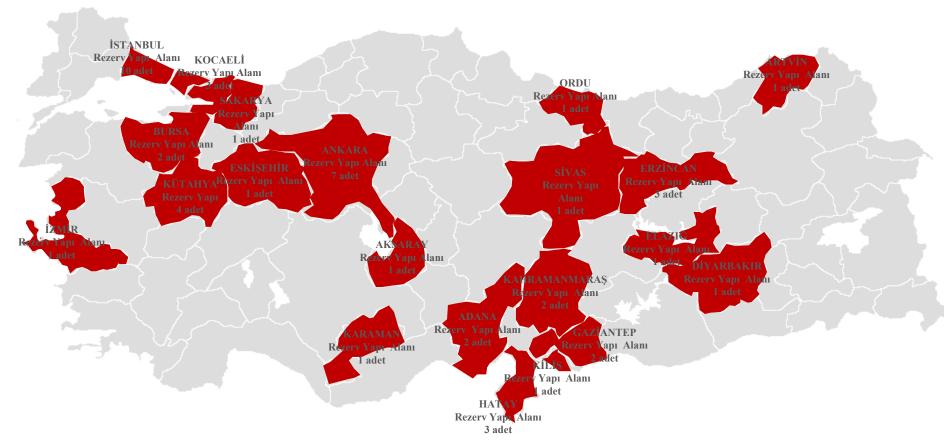
1.800.000



Law on the Regeneration of Areas under Disaster Risk (numbered 6306)







# of City # of Reserve Area Total Area

26 86 40.000 hectar

Law on the Regeneration of Areas under Disaster Risk (numbered 6306)









# of Development Area Total Area # of Housing Units # Effected People
70 8.000 hectar 23.000 150.000

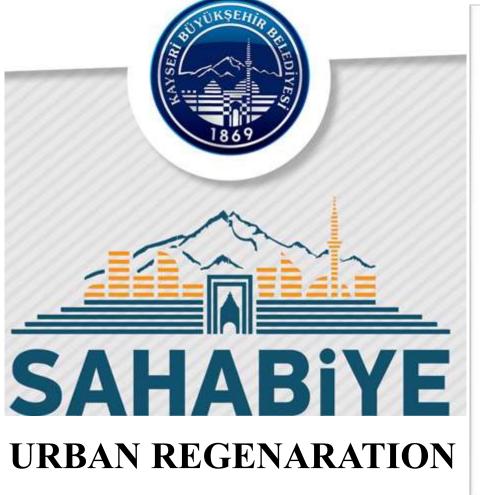
Municipal Law (numbered 5393 - 73)







## IMPLEMENTATION OF AN URBAN REGENARATION PROJECT IN CITY OF KAYSERİ





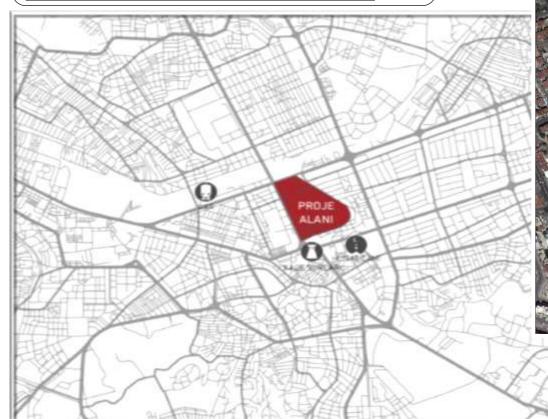






# IMPLEMENTATION OF AN URBAN REGENARATION PROJECT IN CITY OF KAYSERİ

# **DECIDING**THE REGENERATION AREA











#### **PROJECT AREA INFO**

#### **CURRENT CONSTRUCTION AREA INFO**

Project Area	515.064	m <sup>2</sup>
Current Construction Area	632.971	m <sup>2</sup>

#### PARSEL INFO

# of Parcel	817	
Parcel Area	337.362	m <sup>2</sup>

#### **OWNERSHIP INFO**

# of Ownership
----------------

#### **Current Building and Unit Info**

# of Existing Buildings	638
# of Residential Units	3.799
# of Commercial Units	1.618
Other Units	396
Total # of Units	5.826



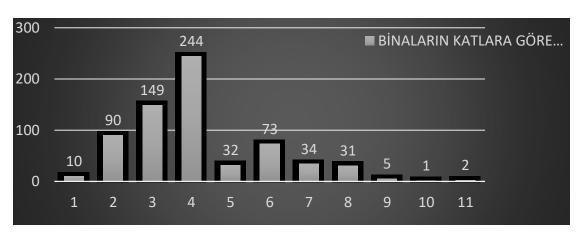


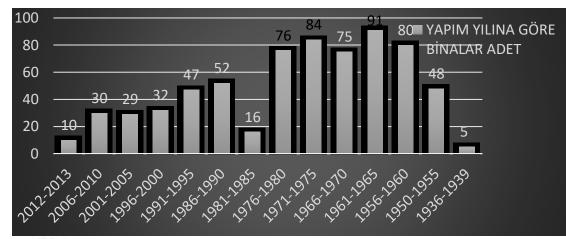


#### **PROJECT AREA INFO**

# of Building Floors

Construction Years of Current Buildings











#### **PROJECT AREA INFO**

OWNERSHIP INFO

OWNERSHIP	AREA	%	NUMER OF
	$(m^2)$		PARCELS
<b>Private Property</b>	240.812	46,75	645
Kocasinan Municipality	27.612	5,36	120
State Proporty	36.678	7,12	12
Kayseri Metropolitan	573	0,11	3
Municipality			
Official Institutions Areas	2.792	0,54	3
<b>Public-Private</b>	26.490	5,14	34
Non-Registrated Areas	180.107	34,97	-
TOTAL	515.064	100,00	817







#### **PROJECT AREA INFO**

**LAND USE MAP** 

**RESIDENTIAL AREA – DETACHED** 

**RESIDENTIAL AREA- BLOCKS 4 FLOORS** 

**RESIDENTIAL AREA- BLOCKS 8 FLOORS** 

**RESIDENTIAL AREAS- SEPERATE BLOCKS** 

**OFFICIAL INSTITUTION AREA** 

**GREEN AREAS** 

**RELIGIOUS AREAS** 

DORMITORY

**SOCIAL AREAS** 

BAZAAR

SCHOOL

**LISTED BUILDINGS** 









### **PROJECT AREA INFO**

LAND USE MAP

LAND USE	AREA (m <sup>2</sup> )	%
Residential Areas	240.507	46,68
School Areas	35.214	6,84
Religious Areas	3.627	0,70
Official Institutions Areas	6.773	1,31
Social Areas	2.845	0,55
Dormitory	2.141	0,42
Bazaar Areas	3.626	0,70
Green Areas—Listed Buildings	21.356	4,15
Road	199.107	38,65
TOTAL	515.196	100,00







CONSERVATION AREAS AND LISTED BUILDINGS







#### **IMPLEMENTATION**



URBAN DESIGN PROJECT







#### **STEPS OF THE PROJECT**

- 1- Gathering data and documents
- 2- Project Area Analysis
- 3- Consultation and Approval of the other public organizations
- 4- Approval by the Municipal Council
- 5- Determining Project Area
- 6- Urban Regeneration Decision and Informing the Owners
- 7- Ministerial Board Decision

- 8- Data Input Phase
- 9- Preparation of Regulations about Implementation Principles
- **10- Preparation of Appraisal Reports**
- 11- Revision of Urban Design Project
- **12- Agreement Talks**
- 13- Ownership/Title Transfers
- **14- Demolition and Construction Phase**







#### **STEPS OF THE PROJECT**

# 1- COLLECTION OF INFORMATION AND DOCUMENTS

- **1- Procuring Deed Records**
- **2- Procuring Structure Plans**
- **3- Procuring Cadastral Maps**
- **4- Detemining Conservation Areas and Listed Buildings**
- **5- Getting Address Records**
- **6- Getting Licenses of Building Permits and Architectural Projects**
- 7- Determination of Business Licenses
- 8- Determination of tax values
- 9- Taking Photos of Project Area
- **10- Recording Video Films Of Project Area**







#### **STEPS OF THE PROJECT**

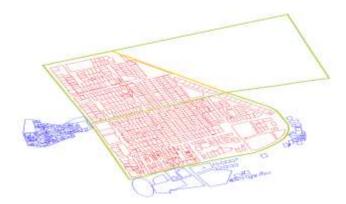
2- PROJECT AREA STUDIES

- 1- PREPERATION OF MAPS
- 2- PREPERATION OF GEOLOGICAL SURVEY
- 3- CADASTRAL MAP CORRECTION
- 4- DETECTION OF STAKEHOLDERS
- 5- DETECTION OF PUBLIC PROPERTIES
- 6- URBAN PLAN ANALYSIS













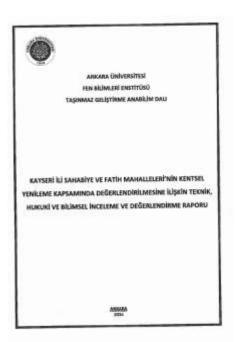


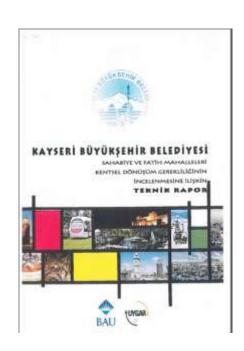


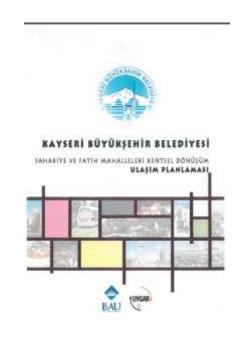
#### **STEPS OF THE PROJECT**

3 - SCIENTIFIC REPORTS

- 1- Report of Ankara University
- 2- Report of Bahcesehir University
- **3- Report of Police Department**













#### **STEPS OF THE PROJECT**

#### 4-APPROVAL OF THE MUNICIPAL COUNCIL

#### Exc. EXVStral selection reconstraint ARCELIS EXACASI

Tug Tareki (1905.1818 Karas Sc. 1 27 Kanasa | Makaliya Felh Mekalishebida II keltarahi biligania Kan Makajain I. Proje alam darah fina dilimet dabid.

Matter gambenern 14. majfennisk betraum Badelern-Parth Mehallederisks 11. historiak belgens diseasen Diseasen 18 bege datet deut das sellenst stelle hammels hamilien 16.11.20 halvin 19. samuenti leur er Respektia Konseyso Bayern skreike Taptionnistaken ur erkens sederisike Sadelers ur Fall Mehallederskelvlederist Sternis Samuer Montel Olecuptur Mater i erant ille sellenst in tils, editarretisk ille sellens 20.000 mehalle sellenst sederist in sellenst in sellenst sellenst

Temples mei Salare von reinnen metere inter. Meigen von dem Meisscheine bescheinen bei der Salare in dem die seine der Salare in

Sharingy from Landscham Canana. Thompson, 1999, man can aroman masses. Security compression condensated. Science Distincts David Sajarahji technical katendam dana cipica matta pilapamada jada andarindah bey pilanis taka dajarah, marcat pipikan hiyiki. Sciences daram Parintin Sananchaman, dapun desermenta ana katen selektur selekturi wendelendi, germali perfestaturan artuata, selektur penjadian sebentulik, aka-

#### ........................

edal | 1600-2016 No. | 126 | Saladay Feld Mahalahadah Findanda Miyasin Kasad S | 1. Proje olas shresh dan dibinsi minis.

Meller professioner II. mellermeite technism flegdergefreite blindele 
A trilgman Kantel Bestephen I. Die Geste sinder des einforders triplet 
im I. 141 245 deuts von 21 ernement beare zu Bestehold Konnieren Bagent 
treit 141 245 deuts von 21 ernement beare zu Bestehold Konnieren Bagent 
treiten in Bestehe bestehen der deuts deuts der deutsche 
Konnieren Bestehen der Konnieren deutsche deutsche 
Teiler melletigten Anzul deutsche mehren erstelle bis 
deutsche I. Die deutsche deutsche 
deutsche Bestehen der deutsche 
deutsche Bestehen der deutsche 
deutsche Bestehen der 
deutsche 
deutsche Bestehen der 
deutsche 
deutsche Bestehen 
deutsche 
deutsche Bestehen 
deutsche 

deutsche 

deutsche 
deutsche 
deutsche 
deutsche 
deutsche 
deutsch

Entrei Despitas Dare Sajannigi tanducku katelanta akus siştim andı pispanamıka piks medianude bir pittimi akus siştiğib, mevnet yaplamı beyle Albestein desperatel kimini tennedamın, depune desamende se berleyi estiliningi, province periodik periodislerini ertest, yai ve stepathine yelevisiği, dan

#### T.C. KAYSSERİ BÜYÜNDENİK BILLEDİTENİ MÜTLÜŞ KARARI

Top Toriki | 16412015 Karan'Ne | 123 Karan'Ne | 153 | 154 | 155 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 | 156 |

3072 etc. I persot 604P eds. 1, I persot unit representation (101) septi Visition (1). Districtions into Charlespe (101-295-76 interplace perfected distriction Philadelines Research Distriction (101-101) and the self-control Distriction (10

From the same of Entered. Distriction, Amer. States I have allowed their pollutations of Scoleroness. 11 Has spirit Beautra. "Visit fight Berkellein States, 2021 spirit Persons." "Visit Spirit Persons. 12 Has spirit Beautra 12 to edge 3 district mining and the same of t

KAYMENI MOYOR SERIE MELENDONI MOCLIS KARARI

H. 1915 | uhtip-Field, Uhhinfelserisch | IT heltzeich billjowie Komminigen 3, Proje eine ebend ihn ellinen uhti.

minis I<sup>\*</sup> meddeninde belanet. <u>Belakere Ferti Makalaiseenin I</u><sup>\*</sup> berbelik Berlijke S. Proje slam slami den stillerer tilske kusserseile kanalaisee Si susmandi kane sa kapantalah Komorjon Kapantalahan.

2) manusan Joan va happahini di George et Bargo va siano.

Le conserva e villano servico di Eggingo e Cello Il Indicaliani dei valori.

Le conserva e si conservatio di Eggingo e Cello Il Indicaliani dei valori.

Le conserva e si qui si que Administrato, 2005 repei Varianto di Lipito Varianto di Lipito Varianto di Lipito di Lipito dei valori.

Le conserva e si qui si que Administrato, 2005 repei Varianto di Lipito







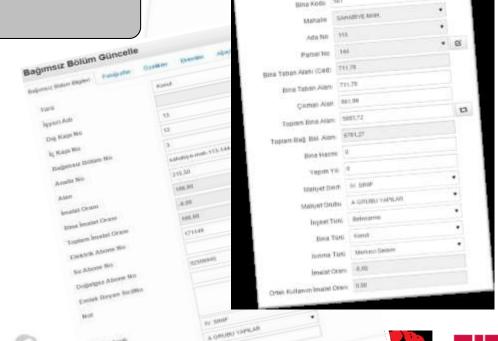
#### **STEPS OF THE PROJECT**

1- Gathering datas about buildings and area.

2- Producting a new software

3- Implementation

5 - DETERMINING PROJECT AREA



Bata Özeklejen Orjak Kullation Alam Özeklejen

Cephe Kaplaman | Mineral Siva (0.00%)

EJ Ayra Nizam (3,00%)

Application in administration of the section of the





#### **STEPS OF THE PROJECT**

- 1- Informing Inverster Organizations
- 2- Informing to the Institutions and Organizations that have Real Property in the Region
- 3- Informing stakeholders
- 4- Establishing web sites, social network pages
- 5- Establishing Information Center

#### 6-INFORMATION ABOUT PROJECT







#### **STEPS OF THE PROJECT**

#### 7 - MINISTERIAL BOARD DECISION

#### **DECISION WAS PUBLISHED IN OFFICIAL GAZETTE ON 10.07.2015**











#### **STEPS OF THE PROJECT**

- 1- Entring All datas to software
- 2- Defining Appraisal Criterias
- 3- Implementing Land Appraisal

8 - ENTRING DATA







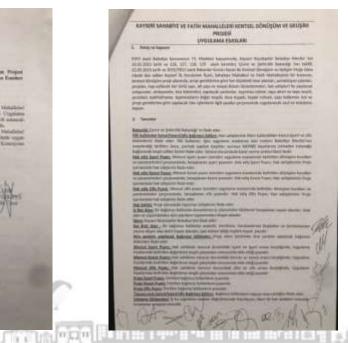


#### **STEPS OF THE PROJECT**

- 1- Defining The Principles of Distribution Model Of New Project
- 2- Proposing there principles to City Council.

# 9- PREPARING THE APPLICATION PRINCIPLES







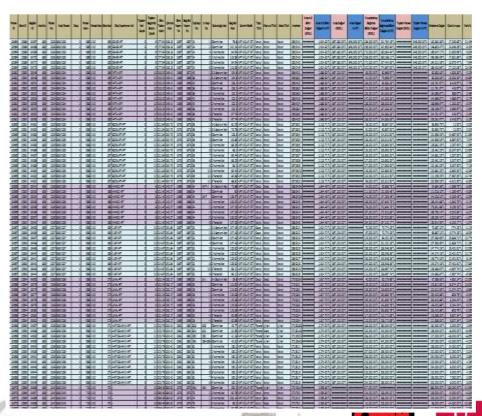




#### **STEPS OF THE PROJECT**

# 10-PREPARATION OF DISTRUBUTION REPORTS







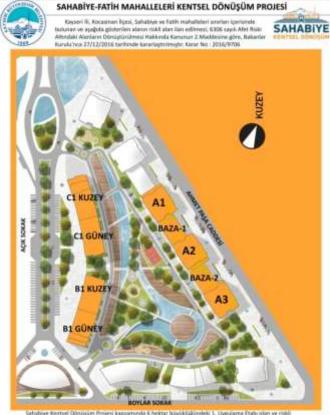




#### **STEPS OF THE PROJECT**

11-PREPARATION OF URBAN DESIGN PROJECT





alan ilan edilen bilgodeki hak sahipleri ile yukunda bekrillen **A1-A2-A3-B1 Güney-B1 Kuzey-C1 Kuzey-C1 Güney** surdi bilaklarda bulunan bağımıya bölümler üzerinden hak sahipleri ile Belediyemiz arasında Hak Sahipliği Ustışma

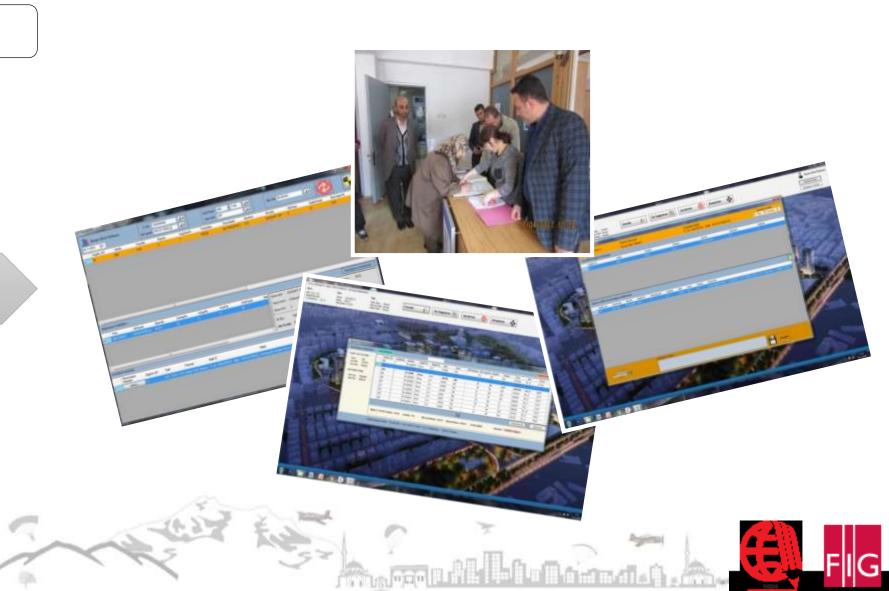






# **STEPS OF THE PROJECT**

12 – AGREEMENT TALKS







#### **STEPS OF THE PROJECT**

13 - OWNERSHIP/TITLE TRANSFERS









#### **STEPS OF THE PROJECT**

#### 14 - DEMOLITION AND CONSTRUCTION PHASE





















# Erzincan-Demirkent









# Erzurum-Yakutiye













# Kütahya-Pazarlar

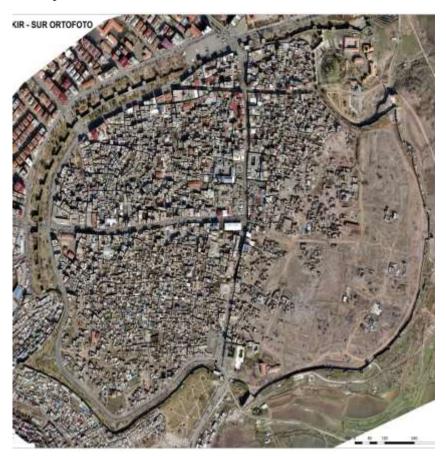


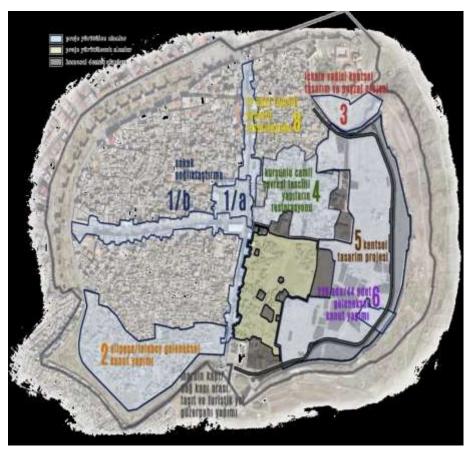






# Diyarbakır - Suriçi











# Diyarbakır - Suriçi

















# 2018

#### URBAN REGENARATION PROJECTS IN TURKEY

#### **SUGGESTIONS**

- ☐ IMPLEMENTING AREA BASED AND ON-SITE URBAN REGENERATION
- ☐ PLANNING MORE SOCIAL, URBAN WELFARE AND PUBLIC AREAS
- PREPARATION OF A URBAN REGENERATION MASTER PLAN
  - MANAGAMENT AND PLANNING OF URBAN REGENARATION
  - ☐ PROVIDING COMMUNITY FOCUSED AND PARTICIPATORY APPROACH
- ☐ INSURING URBAN REGENERATION PROJECTS





# 2018

#### **URBAN REGENARATION PROJECTS IN TURKEY**

#### **SUGGESTIONS**

- ☐ CREATING SMART CITY STRATEGIES
- ☐ AVOIDING URBAN SPRAWL
  - ☐ PRESERVING AGRICULTURAL, GREEN AND SPECIAL AREAS
- ☐ IMPLEMENTING LIVEABLE AND HUMAN SCALE PROJECTS
- ☐ AVOIDING GENTRIFICATION
- ☐ NOT CAUSING GATED COMMUNITIES



