

Evaluating The Ownership Structure in Land Regeneration Applications

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SUMMARY

In Turkey, new legal and technical regulations and means of zoning enforcement are needed in land management. Considering the dense housing, difficulties in implementing the land regulations, raising the reinforcement standards in dense housing areas in the city, and creating a healthy and livable urban space, the reorganization of urban living spaces indicates the presence of quite an urgent problem that needs solution.

After a decade of confident policy with the support of the engineering lobbies in the retrofitting of individual buildings, it has been observed that reliance on the market demands for retrofitting was a mistake. The policy seems to have been reversed very recently to the other extreme of top down imposition of regeneration of the vulnerable urban stock in batches. The Law of Transformation of Areas under the Disaster Risks (Law No. 6306) entered into force on May 16, 2012 due to the need of legal regulation in order to reconstruction of buildings that pose a zoning risk in particular before the realization of and disaster risk.

The main reasons behind the many new technical and legal debates created along with this law are the lack of any clear definition of the property transformation process, and paying no attention to the requirement that people should be backed by a law enacted to ensure their participation in the transformation process, which is closely related to them.

Within the scope of this paper, the regeneration process was schematized and examined to prepare solution recommendations that is specific to the extent of urban regeneration in Turkey.