

# TURKISH MINISTRY OF ENVIRONMENT AND URBANISATION

## TURKEY REAL ESTATE MODEL:

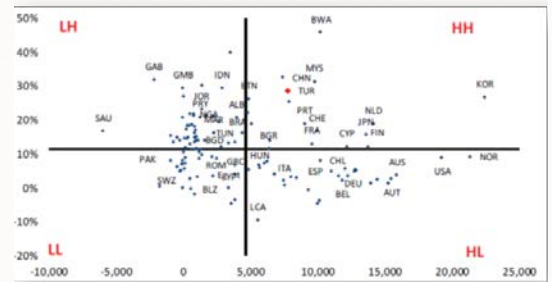
Turkey is a country with rapid urbanization. The urban population has increased 50 % in the last 30 years and reached 92.1%.

4 Turkish cities (Istanbul, Ankara, Izmir, Bursa) are among the 10 most dynamic cities in the world.

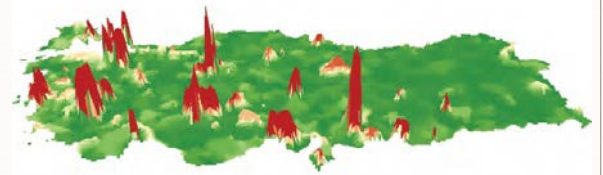
The population of Turkey which was 75.5 million in 2013, has increased to 81.92 million currently. The growth rate remains around 1.29%.

The population is fairly young with almost 32% ranging from 20 to 40 years of age that generates potential for estate and construction investments.

Along with the increasing employment and income level, the urban density demands have been financed and made Turkey a unique model for real estate development.



Absolute Change in GDP per capita 1980-2012, WDI



The Union of Chambers and Community Exchanges of Turkey, TOBB Survey



## INVESTMENT POTENTIAL

On the other hand, 7,5 million units of the overall buildings stock of 22 million units built in Turkey are planned to be regenerated due to disaster risks.

Current regeneration is carried out with building density increase and the measures listed below are taken to support new investors within the scope of Law No. 6306:

- ❖ Revenue Sharing
- ❖ Housing Certificates
- ❖ Real Estate Certificates
- ❖ Interest rebate, rent allowance, fee allowance
- ❖ Planning rights to be hold by the Ministry



## DISASTER REALITY

66% of Turkish land and %71 of Turkish population are on the most vulnerable earthquake zones.

Therefore, cities which grow fast and unhealthy due to rapid urbanization are vulnerable to disasters.

This necessitates precautions to be taken.

## URBAN REGENERATION PROJECTS

The projects to ensure the safety of more than 3,5 million citizens have begun and over 5 billion TL has been transferred as rent allowance and interest support as well as project and expropriation expenses.

In line with this policy:



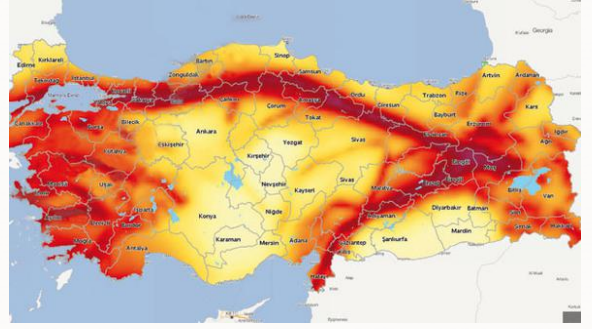
❖ 216 Risky Areas were declared in 52 cities

❖ 86 Reserve Building Areas were determined in 26 cities

❖ More than 1 million units which are:

- 548 thousand are inside Risky Areas
- 523 thousand are Risky Buildings
- 99 thousand are inside Urban Transformation and Development Project Areas

are being built within the scope of Urban Regeneration Projects. (February, 2018)



## LEGAL PROVISIONS

In this context 'The Law of Transformation of Areas under the Disaster Risks' (Law No.6306) was enacted in 2012 which aims:

- ❖ Determining the transformation, renovation and transfer areas
- ❖ Detecting the risky buildings
- ❖ Ensuring the relevant procedures for land development
- ❖ Carrying out the processes of right holders



## SAMPLE RISKY AREA PROJECTS

### ISTANBUL - FIKIRTEPE



#### Area Info

Size: 134 ha

Population: 47655

Number of Buildings : 6341

#### Project Info:

Population: 160000

Number of Dwellings: 35000

Commercial Units: 2500

Social Amenities: 48 park, 3 sports area, 11 social and cultural amenities, 5 healthcare center, 14 education unit



Fikirtepe Urban Regeneration Project is not only a real estate transformation project but also a social transformation project.

Within the location, smart infrastructure and social amenities, the area has the potential of being new centre of attraction. Also, the project includes several assertive concepts.

### ISTANBUL - KUCUKCEKMECE - FATI H SQUARE



#### Area Info

Size: 8 ha

Population: 1200

Number of Buildings : 124

#### Project Info:

Population: 1305

Number of Dwellings: 365

Commercial Units: 60

Social Amenities: Boutique hotel, open museum area, cultural center



The project aims to create a waterfront prestige area in the center of Istanbul.

Within this project Fatih Square and its surrounding will gain 'culture and art' function and the area will become an attraction centre for Istanbul.



## ISTANBUL - ARMUTLU



### Area Info

Size: 140,62 ha  
Population: 15661  
Number of Buildings : 3750

### Project Info:

Population: 30000  
Number of Dwellings: 8000  
Commercial Units: 650  
Social Amenities: Hotel, social and cultural amenities, office tower, recreation area



The project area is located next to Istanbul Bosphorus and Fatih Sultan Mehmet Bridge. It's an urban transformation project with a high profit potential at the shores of Istanbul Bosphorus.

## ISTANBUL - USKUDAR - CAMLICA

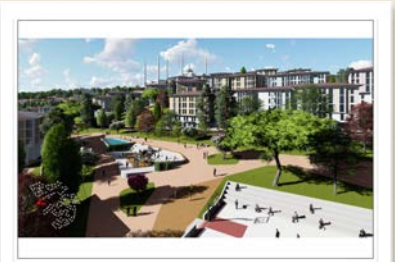


### Area Info

Size: 18,25 ha  
Population: 5033  
Number of Buildings : 568

### Project Info:

Population: 6000  
Number of Dwellings: 1676  
Commercial Units: 154  
Social Amenities: Sports area, recreation center, local commercial units



The project area is located around the Camlica Mosque and opposite to the Historical Peninsula on the other side of Bosphorus.

Within this project, the city will have a new attraction centre and be more livable.



## ISTANBUL - BAGCILAR



### Area Info

Size: 22,07 ha

Population: 2516

Number of Buildings : 195

### Project Info:

Population: 4800

Number of Dwellings: 1453

Commercial Units: 156

Social Amenities: City square, mosque, social and cultural amenities



The project aims to create a new square in a developing district of Istanbul.

The project is connected to Istanbul via metro network and becomes a new meeting place.

## ANKARA - ELMADAG



### Area Info

Size: 52 ha

Population: 3200

Number of Buildings : 937

### Project Info:

Population: 7700

Number of Dwellings: 2772

Commercial Units: 400

Social Amenities: Sports center, mosque, social and cultural amenities



The project area is located next to Ankara-Kırıkkale Highway.

The project will create a new vivid place in Ankara, the capital city of Turkey.



## IZMIR-KARABAGLAR



### Area Info

Size: 540 ha

Population: 5628

Number of Buildings : 9870

### Project Info (Phase 1):

Population: 4750

Number of Dwellings: 1533

Commercial Units: 25

Social Amenities: Parks, cultural and social amenities, education units, recreational unit



The project stands in Turkey's largest port city, Izmir. Karabaglar.

The project area is located over the hills with the view of the sea and the city. Project will be completed in 5 phase. At the first phase, 20 blocks, 1533 residential and 25 commercial units are being built.

## BURSA-YILDIRIM



### Area Info

Size: 55 ha

Population: 13090

Number of Buildings :4000

### Project Info:

Population: 14671

Number of Dwellings: 4410

Commercial Units: 598

Social Amenities: Hotel, sports area, social and cultural amenities, office tower



The project area is located at the crossroad of the 'Green City' Bursa Freeway.

The project is a vision project located at the north entrance of the city that will create a new identity to city.



## ANTALYA - KEPEZ

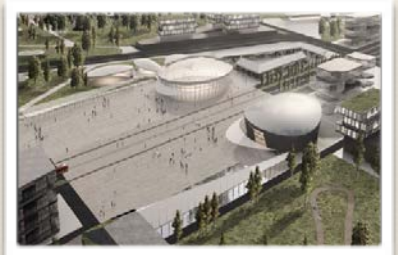


### Area Info

Size: 132,70 ha  
Population: 13500  
Number of Buildings : 3243

### Project Info:

Population: 50000  
Number of Dwellings: 16327  
Commercial Units: 615  
Amenities: Shopping center,  
education unit, sports and cultural  
center, health campus, zoology and  
botanic park, museums



This project is Turkey's one of the most impressive and pretentious large scale projects. The project which has several ecological planning criteria, also has 5 thousand employment potential annually for 8 years.

## SAKARYA - ERENLER



### Area Info

Size: 48,20 ha  
Population: 3970  
Number of Buildings : 650

### Project Info:

Population: 6300  
Number of Dwellings: 2012  
Commercial Units: 400  
Social Amenities: Hotel, mosque,  
cultural centre



The project area stands in Sakarya, Turkey's leading city in automotive industry. The project which has also social responsibility, will be completed in two stages and become a vision project for city's future.



## KOCAELI - CEDIT

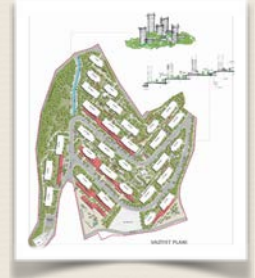
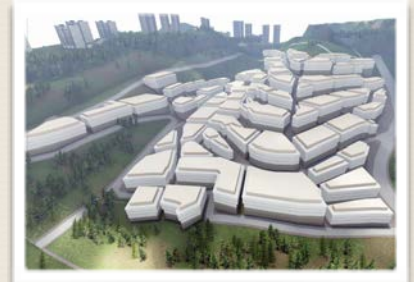


### Area Info

Size: 12,6 ha  
Population: 4580  
Number of Buildings : 506

### Project Info:

Population: 4950  
Number of Dwellings: 1529  
Commercial Units: 150  
Social Amenities: Traditional bazaar,  
mosque recreation area



The project stands in Kocaeli which is Turkey's biggest sub-industry city with big housing demand. It's also a vision project that will create a new attraction centre.

## SIVAS - MERKEZ



### Area Info

Size: 8 ha  
Population: 4000  
Number of Buildings :158

### Project Info:

Population: 10000  
Number of Dwellings: 3100  
Commercial Units: 300  
Social Amenities: Hotel, offices tower,  
sports center, swimming pool, game  
centers



The project area is the regeneration of old industrial area located in the center of city. Within this project, the city will gain value and new opportunities.





## KAYSERİ-HACILAR



### Area Info

Size: 13,06 ha  
Population: 1200  
Number of Buildings : 536

### Project Info:

Population: 4500  
Number of Dwellings: 1101  
Commercial Units: 100  
Social Amenities: Park, educational unit, commercial units



The project has the components that will change Kayseri's destiny, a growing industry city. The project offers various size dwellings that promotes mixed-use for the holders with different level of incomes.

## KAYSERİ-SAHABIYE



### Area Info

Size: 6,2 ha  
Population: 2100  
Number of Buildings :63

### Project Info:

Population: 2500  
Number of Dwellings: 622  
Commercial Units: 56  
Social Amenities: Sports area, recreational area, parks, social and cultural amenities



The project is an urban regeneration project that carried out in order to reduce the density in the city center and decentralize the city.



## ERZURUM-YAKUTIYE



### Area Info

Size: 86,56 ha

Population: 8826

Number of Buildings : 4478

### Project Info:

Population: 2130

Number of Dwellings: 534

Commercial Units: 12

Social Amenities: Swimming pools, recreation area, shopping mall, education units, mosques



The project area is located in Erzurum, the center city of Turkey's north-east, popular with winter sports.

The project is on the piedmont of the Palandoken Mountains which overlooks the city view.

The project will be completed in 8 phases.

## AMASYA - MERKEZ



### Area Info

Size: 271ha

Population: 4,2

Number of Buildings : 182

### Project Info:

Population: 1928

Number of Dwellings: 628

Commercial Units: 20

Social Amenities: Park, mosque, healthcare center



Within this project, the idle industrial zone will be regenerated of the historical city for tourists. Thanks to the project, the city will be more livable and sustainable.



## HATAY-ANTAKYA



### Area Info

Size: 35 ha

Population: 13737

Number of Buildings : 1394

### Project Info:

Population: 18155

Number of Dwellings: 4538

Commercial Units: 76

Social Amenities: Social cultural center, health center, public institutions, educational unit



The project is the one of the most significant projects of the city.  
The project will bring a new perspective to the city's urbanization concept.

## RECONSTRUCTION EFFORTS ON AREAS DAMAGED BY TERROR

## DIYARBAKIR-SUR



### Area Info

Size: 187 ha

Population: 61115

Damaged Buildings : 8587

### Project Info:

Number of Dwellings: 7637

Commercial Units: 937

Amenities: 320 ha recreation area, 350 heritage restoration



With the project, 320 ha recreation area and 350 heritage restoration is completed.  
Also, 21 km sewerage line, 25 km drinking water line and 4 km rain water network line were built.  
In order to keep the historical silhouette, urban design guide is prepared.



## MARDIN - NUSAYBIN



### Area Info

Size: 785,91 ha

Population: 99247

Damaged Buildings : 9933



### Project Info:

Number of Dwellings: 4069

Commercial Units: 486

Social Amenities: Recreation center,  
mosques, condolence house



Dwellings and commercial units are being built for thousands of people to heal the wounds of the terror torn city.

With this project, 7,4 km sewerage network, 2448 km drinking water network are built.

## HAKKARI - YUKSEKOVA



### Area Info

Size: 1291,56 ha

Population: 70000

Damaged Buildings : 10549



### Project Info:

Number of Dwellings: 3040

Commercial Units: 192

Social Amenities: Recreation center,  
mosques, condolence houses



YuksekoVA reborns with high standards.

By the project, 3192 dwelling units were built. it's aimed to complete all dwelling units in the middle of 2018.



## SIRNAK - MERKEZ



### Area Info

Size: 806,41 ha

Population: 63300

Damaged Buildings : 15085



### Project Info:

Number of Dwellings: 5676

Commercial Units: 284

Social Amenities: Recreation center,  
mosques, condolence house



The infrastructure is being renewed.

With the project, 82,960 sewerage network, 111.760 m drinking water network are built.

## SIRNAK - SILOPI



### Area Info

Size: 404,07 ha

Population: 84157

Damaged Buildings : 9179



### Project Info:

Number of Dwellings: 848

Commercial Units: 0

Social Amenities: Recreation center,  
mosques, condolence houses



Şırnak is turning into a brand new city.

The construction of the entire 181 km water line and the 30 km partial sewerage line were completed.



## SIRNAK - IDIL



### Area Info

Size: 336,10 ha  
Population: 344421  
Damaged Buildings : 5858



### Project Info:

Number of Dwellings: 512  
Commercial Units: 2  
Social Amenities: Parks, mosque,  
condolence house



Idil is reaching modern standards.

The infrastructure has renewed for a clean and healthier future. The construction of the entire 108 km drinking water line and the 19 km partial sewerage line are completed.

## SIRNAK - CIZRE



### Area Info

Size: 483,13 ha  
Population: 111000  
Damaged Buildings : 18314



### Project Info (Phase 1):

Number of Dwellings: 3087  
Commercial Units: 192  
Social Amenities: Recreation centre,  
mosques, condolence houses



Cizre is being regenerated for better future.

3291 dwelling units are built. It is aimed to complete all dwelling units in 2018.



# SAMPLE RESERV AREA PROJECTS

## ISTANBUL-NEW RESERV AREA



### Project Info:

Size: 22,5 km<sup>2</sup>

Population: 800000

Number of Dwellings: 200000

Commercial Area: 2 Million m<sup>2</sup>

Social Amenities: Healthcare center  
education units, recreational area,  
cultural center



This major project provides an opportunity of regenerating 15 districts of Istanbul by its location. The project is based on neighborhood concept and horizontal design. It also includes sustainable planning parameters in terms of energy and waste management.

## ESKISEHIR-KOCAKIR



### Area Info

Size: 838 ha

Population: 367

Number of Buildings : 94

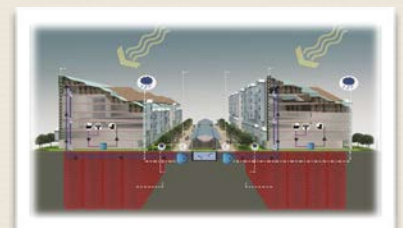
### Project Info:

Population: 50000

Number of Dwellings: 18180

Commercial Units: 608

Social Amenities: Healthcare campus,  
education units, university campus,  
institutional units, recreational area



The project is a pilot implementation of the concept of the Sustainable Performed Urban Regeneration (SuPer Urban) planning standard and self sufficient in terms of energy, water and resources. It is planned to host 50.000 people and create 35.000 job opportunities in the project.



## BURSA - OSMANGAZI



### Area Info

Size: 35 ha

Population: 0

Number of Buildings : 0

### Project Info:

Population: 5130

Number of Dwellings: 1769

Commercial Units: 178

Social Amenities: Hotel, sports center, office tower, social and cultural center



The project is the project stands in Bursa, a.k.a. Turkey's 'green city' with big housing demand. With this project's decentralization opportunity, the city will have a new attraction centre.

## PROVINCIAL MASTER PLANS AND STRATEGICAL PLANS



- Determining methods and actions due to risk assessment.
- Prioritization the urban regeneration areas within the whole district.
- Determining the actions, steps and roadmap for long term.
- Establishment of a plan which determined long term urban regeneration.



Several projects are completed:

- ❖ Konya-Meram Urban Regeneration Master Plan
- ❖ Diyarbakir-Suriçi Urban Regeneration Master Plan
- ❖ **İstanbul-Gaziosmanpaşa Urban Regeneration Master Plan**
- ❖ İstanbul-Esenler Urban Regeneration Master Plan
- ❖ Tokat-Niksar Urban Regeneration Master Plan
- ❖ Kilis Urban Regeneration Strategic Plan
- ❖ **Elazığ Urban Regeneration Strategic Plan**





# ISTANBUL-GAZIOSMANPASA URBAN REGENERATION MASTER PLAN



Within the district is near the city's main transportation focuses and city center, the area has a regeneration potential.

The district is also identified as a sub-centre of the Central Business District of Istanbul.

# ELAZIG URBAN REGENERATION STRATEGICAL PLAN

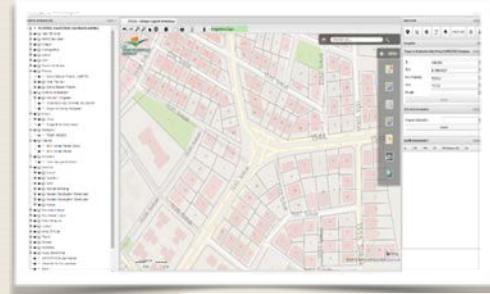
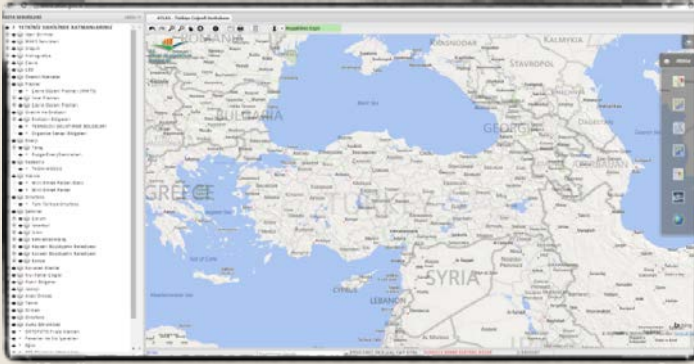


Within the plan, it's been determined methods for the declared areas under disaster risk and the whole city .

It's also established a plan which includes long term actions for the province that promotes sustainable urban components.



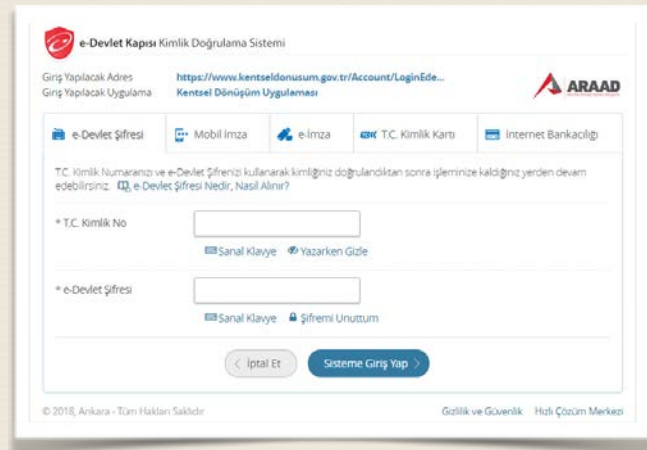
## ATLAS



ATLAS System is a web service that provides opportunity to get geographical data production in various levels in 2 and 3 dimensions.

Under Cooperation Protocol, geographical data services belonging to other public institutions and organizations can be added as a layer to the ATLAS System.

## ARAAD - NET



A new A.R.A.A.D. Information System has been prepared for the use in the works and transactions within the scope of The Law of Transformation of Areas under the Disaster Risks.

Within this information system, monitoring process of urban regeneration implementations will be accelerated.

