

LAND READJUSTMENT EXPERIENCES IN TURKEY

URBAN LEGAL CASE STUDIES | VOLUME 3

2014







Land Readjustment Experiences in Turkey

First published in Nairobi in 2014 by UN-Habitat Copyright © United Nations Human Settlements Programme 2014

All rights reserved
United Nations Human Settlements Programme (UN-Habitat)
P.O. Box 30030, GPO Nairobi 00100 Kenya
Telephone number: +254 20 762 5518
Email: infohabitat@unhabitat.org

HS/001/15E

ISBN Number (Series): 978-92-1-133365-7 ISBN Number (Volume): 978-92-1-132637-6

Disclaimer:

The designations employed and the presentation of the material in this guide do not imply the expression of any opinion whatsoever on the part of Secretariat of the United Nations concerning the legal status of any country, territory, city or area of its authorities, or concerning the delimitation of its frontiers or boundaries. Views expressed in this publication do not necessarily reflect those of the United Nations Human Settlements Programme, the United Nations, or United Nations Member States.

Acknowledgements:

Principal author: Professor Sence Turk

Team Leaders: Solomon Haile and Melissa Permezel

Design and Layout: Stefanie Freccia, Emma-Liisa Hannula, Paul Opondo, Peter Cheseret

Editors: Michael Logan, Vicky Quinlan

Contributors: Melissa Permezel, Solomon Haile and Robert Lewis-Lettington

CONTENTS

PR	EFACE	i
Exe	ecutive Summary	ii
Int	roduction	1
Cha	apter 1: Land readjustment in Turkey	3
1.1	Using land readjustment in new development areas	3
1.2	Land readjustment to upgrade informal settlements	5
Cha	apter 2: Instruments and policies used in Turkey's land development process	11
2.1	Expropriation	11
2.2	The voluntary method	13
2.3	Incentive-based landowner provisions	16
2.4	Self-financing capacity of land readjustment in Turkey	17
Cha	apter 3: Issues with land readjustment in Turkey	27
3.1	Issues with the renewal of irregular and informal settlements	27
3.2	Broader difficulties with land readjustment	29
3.3	Difficulties arising from existing legislation	34
Cha	apter 4: Case studies	41
4.1	Methodology	41
4.2	Case study 1: Şeyhli Project, Pendik - a new development area	49
4.3	Case study 2: Aydınlı Project, Tuzla - upgrading an existing illegal housing area	56
4.4	Case study 3: Dolayoba Project, Pendik – upgrading of an informal settlement	63
4.5	Case study 4: Ayazma Project, Başakşehir - upgrading of an irregular informal	
	settlement	70
4.6	Overall results of the case study areas	86
Cha	apter 5: Lessons learnt and recommendations	91
5.1	Lessons learnt	91
5.2	Recommendations for improving land readjustment in Turkey	97
Ref	erences	101
Anı	nex	113

LIST OF TABLES

Table 1:	The primary preferences of municipalities on the implementation tools	16
Table 2:	Characteristics of urban renewal projects in the survey of municipalities	20
Table 3:	Main principles in the urban renewal projects according to municipalities	22
Table 4:	The relation between the population groups wherein the municipality is	
	involved and land acquisition method preferences	32
Table 5:	The relation between the population groups wherein the municipality	
	is involved and land acquisition method preferences	38
Table 6:	Population growth in Pendik	47
Table 7:	Population growth in Tuzla	48
Table 8:	The population of Başakşehir after its establishment	49
Table 9:	The structure of ownership before land readjustment	53
Table 10:	Project area after land readjustment	54
Table 11:	Summary of the land readjustment project	55
Table 12:	The structure of ownership after land readjustment	56
Table 13:	The structure of ownership before land readjustment	60
	Project area after land readjustment	
Table 15:	Summary of the land readjustment project	62
Table 16:	The structure of ownership after land readjustment	63
Table 17:	The structure of ownership before land readjustment	66
Table 18:	Project area after land readjustment	68
Table 19:	Summary of the land readjustment project	68
Table 20:	The structure of ownership after land readjustment	69
Table 21:	The structure of ownership before land readjustment	78
Table 22:	Project area after land readjustment	80
Table 23:	Summary of the land readjustment project	80
Table 24:	The structure of ownership after land readjustment	81
Table 25:	Comparison of the four case studies	86

LIST OF FIGURES

Figure 1:	Land readjustment; Transformation of cadastral parcels into serviced urban	plots 4
Figure 2:	The legalization procedure of illegal settlements in Turkey	7
Figure 3:	The voluntary method	14
Figure 4:	The primary preferences of municipalities on the implementation tools	16
Figure 5:	Population growth in Istanbul	42
Figure 6:	Borders of the Istanbul Metropolitan Area	45
Figure 7:	Location of case areas in Istanbul's Metropolitan Area	46
Figure 8:	The location of Pendik District	47
Figure 9:	The location of Tuzla District	48
Figure 10:	The location of Başakşehir District	49
Figure 11:	The Şeyhli project area	50
Figure 12:	The Şeyhli project area	50
Figure 13:	Detailed local plan that includes the Şeyhli project area	51
	Cadastral parcels before land readjustment	
Figure 15:	Serviced urban plots after land readjustment	54
Figure 16:	The location of the Aydınlı project area	57
Figure 17:	The Aydınlı project area	57
Figure 18:	Detailed local plan that includes the Aydınlı project area	58
	Cadastral parcels before land readjustment	
Figure 20:	Serviced urban plots after land readjustment	61
Figure 21:	The location of Dolayoba project area	64
Figure 22:	The Dolayoba project area	64
Figure 23:	Local physical plan, including the Dolayoba project area	65
Figure 24:	Cadastral parcels before land readjustment	66
	Serviced urban plots after land readjustment	
Figure 26:	The location of Ayazma project area	71
Figure 27:	The Ayazma project area	71
Figure 28:	Detailed local plan that includes the Ayazma project area	76
Figure 29:	Cadastral parcels before land readjustment	77
Figure 30:	Serviced urban plots after land readjustment	79
Figure 31:	Layout plan of the housing project implemented in a public-private partne	rship83

预览已结束,完整报告链接和二维码如下:

https://www.yunbaogao.cn/report/index/report?reportId=5_18648



