

# **The Critical Overview to the Legal Structure Related with Urban Transformation in Turkey**

**Sevkiye Sence Turk, Turkey**

**Key words:** Legislation, Spatial planning, Urban renewal

## **SUMMARY**

There is no direct means of regulation provided for in the Turkish development legislation for urban transformation or renewal purposes. In other words, there is no standard approach applicable in urban areas for urban transformation in Turkey. However, the reasons such as worn-out urban textures which appear particularly in the metropolitan municipality areas, high earthquake risk areas, requirement for functional changes in urban utilisation, etc. have made it necessary to consider urban transformation and the legal means thereof. In Turkey, the works on preparation of an urban transformation law containing a standard approach applicable to all urban areas are underway for the last two years. For this purpose, several urban transformation bills have been prepared. The recent bill has been included in the “Draft Planning and Development Bill” prepared in May 2005. The final form of urban transformation bill has not yet been enacted. On the other hand, the two laws which came into force have brought in some provisions for urban transformation. One of them defines the “urban transformation” to be carried out in protection areas, while the other establishes the approaches that legalize the transformation process. According to the basic approach in this study, those provisions in these two previously effectuated laws concerning the “urban transformation” will be primarily examined and interpreted. Because, due to the fact that a general urban transformation bill has not yet been enacted, these two laws constitute the legal frame of urban transformation. Subsequently, the recent “urban transformation” bill will be evaluated.

## **CONTACTS**

Dr. Sevkiye Sence Turk  
Asistant Prof.Dr.  
Istanbul Technical University  
ITU Dep. of Urban and Regional Planning  
34437 Istanbul  
Taksim  
Turkey  
Tel.: + 90 212 2931300 2319  
Fax: + 90 212 2514895  
Email: senceturk@gmail.com