

## ***Investigated Solution of Urban Problems in Turkey: Example of Fikirtepe Urban Transformation Project***

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### **SUMMARY**

This study shows a sample of shanty houses from Turkey and gives details about most famous squatting area. This study also provides insight about Fikirtepe, about its total area, most important problems as a squatting area, and actions on target and solution alternatives to be offered. The Main objective of this article is to browse the existing problems of Fikirtepe to understand the basic problems of slums in Turkey. All informations were gathered from authorized and reliable persons at state institutions. Fikirtepe area was visited and all projects were observed closely to evaluate gathered information. Squatting fact was started at very early years as other big cities of Turkey and stepped up after industrial revolution. Due to location of Fikirtepe, it has been one of the best places to settle for many migrants and this caused high increase of population. As a result, all insufficient services became useless. On the other hand, all illegal shanty houses, which were built without any plan, were threaten for local people. Especially the fault line that takes place under the area increases the level of threat significantly. Based on these facts, transforming Fikirtepe to a modern neighborhood with earthquake resistant buildings was carried into effect by authorized corporations. Major problem at neighborhood is wrong usage of land. Subject problem created domestic migration movement. Most probably, the wrong usage of land is the main reason for illegal settlement of migrants to area by ignoring range basic services. It causes lack of services.

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## **INTRODUCTION**

After Industrial Revolution, The world has lived arising and progressing in whole branch. Requirement of work that depends increasing of population, eating, drinking, different materials of welfare and the most important thing is irrespective of socioeconomic status and people needs like appropriate shelter has occurred increasing. The most important factor is migration that done with purpose of education, work and looking for comfort in lots of society especially countries which has developed in its Urban Revolution. Then, Young population of rural areas wants to open up to the outer world and have better education and work opportunities.

In brief, this is searching progress of future and first step has done in big cities. Most of people migrates the big cities because of economic factors.

The people prefers living in socioeconomic districts that are poor and secondary. The reason of this low rent prices and lower expense as regards rich districts but this population density that wasn't made with the modern and planned basis creates a big responsibility on poor infrastructure. The main reason of reduces quality of life and complicate the urban life is quick and

unplanned urbanization. It causes inadeguating of request of work and housing, squatters, irresponsible forms of consumption of the natural disasters and by this way some issue has been occurring like hazarding the dangerous of people life, traffic problems, increasing of crime rate and increasing the social imbalances ever. An estimated, more than half of the people are living in big cities and each of every three city dwellers lives in poor districts of cities.

Figures by language in 2010-2011, according to ‘‘ State of the World’s Cities’’ reports that written by the United Nations, in 1990-2010, the rate of people who live in poor areas of big cities in developed regions is % 32.7. This rate in Sub-Saharan Africa is % 61 and in East Asian Countries is % 28.2. Generally, forty percent of the people are living in poor and slum districts. Considering mentioned reasons above and because of migration will not stop, needs of restructuring basing on of cities and districts have increased time to time.

This theory exactly fits young’s in turkey. Turkey’s grounds especially slum districts and Istanbul regions should be reform because the regions is earthquake zone

before human loss and property damage. The main reason criteria of life quality is abiding by society's fundamental right plan to find a fair solution, this right plan basics have to be considered. For example, economic, physical, social and environmental aspects. To do this, community officials has to work together. Importance of the thesis is (Urban Transformation) emerging from here.

### **RESEARCHING OF URBAN TRANSFORMATION'S PROGRESS IN TURKEY**

In terms of Urban Transformation, The most important reasons of talking about Turkey are shown like as fallows.

1- Turkey has an ancient civilization. Because of this reason, lots of Turkey cities has historical monuments and to cover them from the natural disasters, urbanization, Urban Projects has been making widely.

2- Turkey is one of the developed countries. For this reason, to start a new life and achieve dreams. People live in village and prairie especially teenagers have migrated inner cities quickly. Urban Projects have begun officially to solve formed problems that cause quick inner migration and increasing population in big cities and to skeletonize negative effects.

3- Seismic Earthquake has been occurring in Turkey. To emphasize details of this truth, according to E-newspaper " World Newsletter" that published on Saturday 24<sup>th</sup> May in 2014, 81.637 people died in 56 earthquake that occurred in last 110 years and its magnitude 6 and upper in Turkey. According to horrible figures above and progress of Urban Transformation have begun officially

After the earthquake that occurred in Marmara and Düzce regions in 1999. With the formation of earthquake, the construction that as unplanned and unhealthy has begun be built on with smooth and solid foundation. As history, Urban Formation Fact is so new and that begins coming to agenda in last years for Turkey. After 1999 Marmara Earthquake, The strength of residential area against the earthquake In Istanbul especially in Marmara and in most of areas in Turkey has begun the discussion. Because of this reason, according to some planners, 1999 is admitted the beginning of Urban Transformation in Turkey. But a couple of steps have done for Urban Transformation and especially in terms of Urban Activities after end of 1960s. Whereas after the Marmara Earthquake, that step made more

comprehensive and activities of the Urban Transformation accelerated the progress. Turkey's approaching with the Europe provided developing of economic conditions and internal migration has begun from village to town.

Peasants who came to begin a new life increased rate of urban population exaggeratedly. When you look at the increasing of population rate by period, in 1927, % 24, in 1960 % 33, in 2000 % 71, population rate has shown an increasing. No: 775 Slum Law was admitted in 1966. Culture and Nature's Presence Protecting Law was issued in 1983, Dated Zoning Law in 1985, although issuing of the laws, none of them includes the inclusive provisions. Angered worries and anxieties by Marmara Earthquake although too late reverberated the life activities. Because of this, a new law entered into force to convert regions that are the under disaster risks. Even, the content and title of law are not compatibility; they have the most comprehensive regulations about Turkey Urban Transformation. Through the law, all aspects of Urban Transformation Facts are investigated in Turkey like purpose, topic, effects, application method and its problems.

## **HOW SHOULD URBAN TRANSFORMATION PROJECTS THAT ARE ABLE TO SOLVE URBAN PROBLEMS BE IN TURKEY?**

Previously, as historical investigation, inner migration causes increasing of big population, slum districts, these formed slums have been coming immovable for the State. In addition, the State Land was used illegally. Successive Governments tried to solve the problem with the helping of Urban Transformation Projects. The problems became so complicated and serious. Earthquakes and natural disasters caused impending these slums directly. Because of this, to solve said problems effectively, there is a need that is able to achieve the success, not ordinary Urban Transformation unlike planned.

## **SUCCESS FACTORS OF URBAN TRANSFORMATION PROJECTS**

There are main needed means for the successful Urban Transformation progress.

### **1- REGULATIONS**

Law is the state intervenes the operation directly, follows the Urban Transformation Projects and makes the planning

### **2- INSTITUTIONAL ENVIRONMENT**

Because of Urban Transformation Operation is the complementary progress, it should be

in institutional framework.

### 3- FINANCIAL SUPPORT

The most important factor of success and failure then without good Financial Support, we cannot start the Urban Transformation.

### 4- PROGRAMS and PURPOSES

The factor is to evaluate studying for purposes finished later, building vision and working on it in future. The most important purpose is as we said for business scheme.

### 5- PARTNERSHIPS

Progress is full comprehensive progress. It needs the support of state, private sector and society.

## **EXAMPLES OF URBAN TRANSFORMATION IN TURKEY**

One of the Urban Transformations' Examples in Turkey especially big cities is submitted to summarize in this article.

### **FIKIRTEPE URBAN TRANSFORMATION PROJECT**

Fikirtepe is a region that needs Urban Transformation so much, it is known as its slums and has very population density. Because of it has poured and old infrastructure, located on Istanbul fault line, has houses that earthquake resistant, it is the most needed region the Urban

Transformation Government, municipality and private sector have begun building for healthy and good life standard after destroying houses.

The region has two bridges on its both sides. One of them is Göztepe, other one is ‘‘Uzun Şair Köprüsü’’. They connect Anatolian side and Europe side each other. Fikirtepe has a very specific geographical position. Being close the Bosphorus Bridge and European side because of these reason, it located in the middle of Istanbul. Thus, increasing population and irregular settlement Is the normal consequence. Also as we said, people migrate indwell close to places where they work and transport location.

Because of these reasons, construction companies, to build new residential buildings and luxury apartments are trying to win a shares from the regionn and competing amongst themselves.

At the same time, Fikirtepe's Disadvantage is located on seismic fault lines because of this, Urban Transformation Projects are competing with the time to build buildings that is earthquake resistant and suitable for life standard inner migration starts to Istanbul

and Fikirtepe. Immigrant is poor as much as not able to settle house. Because of this, they occupied the vacant land without knowing whom belongs.

At that time, the purpose of immigrant was finding a shelter because of this, they built their houses without worrying standard of life and law

As a result, available lands are used unplanned, crooked and inappropriate. Because of this, when you look at the regions, be bold faced.

- 1- Total floors of building are not much
- 2- Most of buildings was built with tins and woods
- 3- Adjacent was used. Blank range wasn't released among the buildings.
- 4- Because of immigrant needs any shelter in regions, when the functional distribution of building was investigated

Rate of buildings that used as a housing is seen very high.

### **THE MOST IMPORTANT PROBLEMS IN FIKIRTEPE**

Fikirtepe has many kinds of problems according to whole researches done on Fikirtepe. But in this article, wrong using of

land that is main reason of problems was tried to investigate.

The problems of discussed Fikirtepe's slums were arranged down.

- 1- Being less of foundation and complementary services.
- 2- Road networks was wearied and become dilapidated.
- 3- Apartments that are built unplanned and not suitable for life standard
- 4- High increasing population.
- 5- High rate of unemployment
- 6- High rate of murder.
- 7- Wrong using of land that is main problems of up.

### **PROBLEM OF WRONG LAND USING**

In this study, we'll see in detail how the lands are used and how they are used wrong. Buildings in there were built as residential and enough regions weren't collected for utilities. Also, to be result road network is seen inadequate and sleazy. So, existing roads in the regions and houses were built scaliformi asphalt roads were become old and dilapidated. Of course, before as told repeatedly, main reason of the problem, to find a shelter, people came from village and rural areas was building a new house for

Table 1: Land Use (1)

Using of Urban Area	Domain (ha)	(%)
<b>Residence Area</b>	<b>64,50</b>	<b>49,23</b>
Residence + Trade Area	16,79	12,81
Residence + Small Industry Area	6,43	4,91
Residence + Storage Area	3,37	2,57
Residence + Storage + Trade Area	4,44	3,39
<b>Park Area</b>	<b>0,44</b>	<b>0,34</b>
Empty Area	1,73	1,32
Management Centre Area	0,02	0,01
Trade Area	0,11	0,08
Storage Area	0,11	0,09
Small Industry Area	4,30	3,28
Small Industry + Trade Area	0,12	0,09
<b>Area of Primary Education Institution</b>	<b>1,01</b>	<b>0,77</b>
Sociocultural Ins. Area	0,14	0,11
<b>Health Ins. Area</b>	<b>0,12</b>	<b>0,09</b>
Religion Ins. Area	0,74	0,56
Sport Ins. Area	1,66	1,27
Road Area	24,42	18,64
<b>Total Area</b>	<b>131</b>	<b>100,00</b>

themselves and their families after occupying. Because of all or most of people came from somewhere have made it, residential have begun forming as unplanned and not appropriate for law and its standards. When have shown numerically and we have told how it used wrong. With the figures, we examined hectares that were used for residences and services.

The result we got from up is like that, because of Fikirtepe was targeted by the immigrant, more than middle of areas in the region was used for residence, remaining lands were used for roads and utilities. In order to examine more details, let us look at the existing table.

1- IOO: Forms 0.77% of total areas. So, the rate is close to zero because of this, it is telling the culture problems. Said rate forms 1.56% of residence rate in the region.

2- Green Areas: Compared to total area, the rate is close to zero, when it was compared with residence regions, we can see that the green region 3 times the area of houses. Mathematically, green region/ residence region = 0.68 and the rate is very low for crowded region.

3- Health Institutions: Horrible rate is the area of health Ins. Because compared to total area and residence area, we can see very low rate. Rate of Health Ins. / Total Region = 0.09% and Rate of Health Ins. / Residence regions = 0.18% (2).

## **RESULTS**

We can see understand easily Fikirtepe's problems from the rates of the table. Because the problems in there are not old and fusty houses problems, the problem is cultural, social and economic problems. If the problem was fusty houses and worn paths, the problem could be solved with easy methods of engineering before built publishing the whole areas again.

Being less of the services is basis for the other problems. Because if basis services are not supply, life standards and welfare level decrease, poverty, rate of crime increases and level of safety reduces. Also, being less of education Institution increases the ignorance, if it increases so much, social and cultural texture of society is impressed as much as it. If you are careful, in culture, between the said people of the region and people of the other region have a big problem. This gap arises from level of education. Government

had to make a comprehensive plan for this problem. According to said problems, after demolished the region it will be built again. Utilities will be distributed properly because of this; the region will be annexed to modern Istanbul removing the factors that cause squatters in the region.

## **CONCLUSIONS:**

- 1- Basically, the original problem is inner migration, solving of the problem is provided fulfilling some conditions.
- 2- Delivered of development activities to cities and rural areas equitable.
- 3- Factories have to open their doors to other cities because most of immigrant have come to work in factories
- 4- Support of given to forming should be increased and should be got much more incentives for immigrant doesn't leave their lands.
- 5- The state should deliver power center to all of the cities as balanced.
- 6- Should be tried to generate a solution, investigating closely the status and worries of immigrants.
- 7- Should be finished all the slums in Istanbul in a short while based on a certain time period. Because, in close future Marmara Region will be exposed a severe



earthquake.

8- To handle difficulties, should be made strong partnership that among the public, private sector and local people.

9- Preventing the Urban Transformation Project will make as possible using the method of gentrification.

10- Increasing the culture level of slum dwellers. Its benefit is people live in the region can live without worrying in some regions. Because of this, social inequalities decrease and social peace increases.

11- Slums will be built again have to have some properties the creating any utilities, said services, quality consistency, flexibility and extensibility.

12- In order to provide practicing of standards and conditions has to be checked tightly by the state.

13- After the project, investigating thorough, identifying the success, failure, difficulties and weaknesses.

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