

Urban Regeneration for Preparing for Earthquakes in the Residential Areas of Bursa City, Turkey

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Abstract

Bursa is an important city since Ottoman State, and the main economy of Bursa has developed based on agriculture for a long time. Post-World War II, the main development strategy of the city was defined as the industrial development. Bursa has experienced internal migration and uncontrolled urbanization process due to the impact of industrial investments. The illegal settlements formed around industrial areas. These illegal neighborhoods generally consisted of low-quality houses that are not earthquake-resistant whereas Bursa located in the first-degree earthquake zone.

The earthquakes which were realized in August and November of the 1999 in Marmara Region show that Turkish cities are unprepared and vulnerable to the earthquakes. In 2012, The Law of Transformation of Areas Under Disaster Risk was came into force, which aims to make cities more resistant to the disasters. The Law targets to establish healthier and safer built environments in risky areas by the help an urban regeneration model. However, urban regeneration projects are applying in new planned residential areas more than illegal neighborhoods.

On 5th November 2018, a decision that include of all illegal and unlicensed building was taken by government. The Ministry of Environment and Urbanization would give a license for these illegal building when owner of building apply and paid a fee. This arrangement as named "Peace of Reconstruction", is the most extensive planning amnesty implemented in Turkey until today.

In this paper, the implementation of the Law of Transformation of Areas Under Disaster Risk and "Peace of Reconstruction" practices in Bursa will be evaluated and discussed. Within the scope of this research, individual interviews were made with Bursa Metropolitan Municipality, Provincial Directorate of Environment and Urbanization, housing users, and the firms that implement of the "peace of reconstruction" and urban regeneration projects.

Key words: residential areas, urban regeneration, risk of disaster, planning amnesty, Bursa