



Technical Assistance in Strengthening Urban Transformation in Turkey

Guide for Urban Transformation

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April 2015

Contents Outline

Section 1

National Urban Policy in Relation to High Risk Areas

- Summary of public sector organisations and legislative instruments for urban policy and regeneration in Turkey
- Summary of Law 6306 and other legislative instruments
- Discussion on management of implementation process and broad expected outcomes
- List of existing requirements for approval of applications and validation

Section 2

Prioritisation of Areas for Transformation

- Describes the essential activities , principles of governance and the process an autonomous agency or MOEU will require to achieve and implement Law 6306 and secure the objectives set out under the legislation.
- Recommendation that the planning process is primarily devolved to municipalities
- Recommendation that a pro-active approach is taken to procure applications based on risk, and strategic criteria
- Highlights the importance of a business plan and capital expenditure budget

Section 3

Appraisal of Applications to Develop

- Sets out the guidance on key issues to be examined and identifies the process for assessing the various stages of the development process using the “traffic light” system
 - Pre-Application Screening (**Annexe 4**)
 - Objectives of the Project
 - Project Champions
 - The Business Case
 - Dependencies and Constraints
 - Decision Making Structure
 - Experience of Management Team
 - Internal Policies and Procedures (of applicant)
 - Corporate Responsibility
 - Resources (personnel and financial)
 - Ownership
 - Multiple Ownership
 - Land Rights

Section 3

Appraisal of Applications to Develop

Charette

- Site Conditions
- Site Infrastructure
- Neighbouring Sites
- Site Inspection

- Design Brief
- Design Team
- Design Stage Coordination
- Design Development Programme
- Compliance with Planning
- Design Quality and Constraints
- Innovation and Cost Benefit Analysis
- Cost Budgets and Programme Coordination

- Planning Application Issues
- Community Contributions
- Tracking Progress of Planning Applications
- Inquiries, Appeals and High Level Consents

Section 3

Appraisal of Applications to Develop

- Cost Planner
- Cost Plan
- Value for Money
- Exclusions in Cost Plan
- Site Value
- Professional Fees
- Insurances

- Procurement Options
- Procurement Method
- Form of Contract

- Programme Preparation and Format
- Critical Events and Resourcing
- Efficiency of Programme

- Risk Management
- Risk Register

Section 3

Appraisal of Applications to Develop

- Risk Identified by Appraisal
- Deferring Development Risk
- Disaster Recovery and Recovery Plan

- The Business Plan
- Maintenance and Life Cycle
- Validating Financial Assumptions
- Outcomes and Sensitivity Analysis
- Supply Chain and Social Responsibility

- Equity and Loan Funding
- Financial Assistance
- Co-funding and Contingent Funding
- Covenants, Guarantees and Security
- Financial Difficulties

Section 4

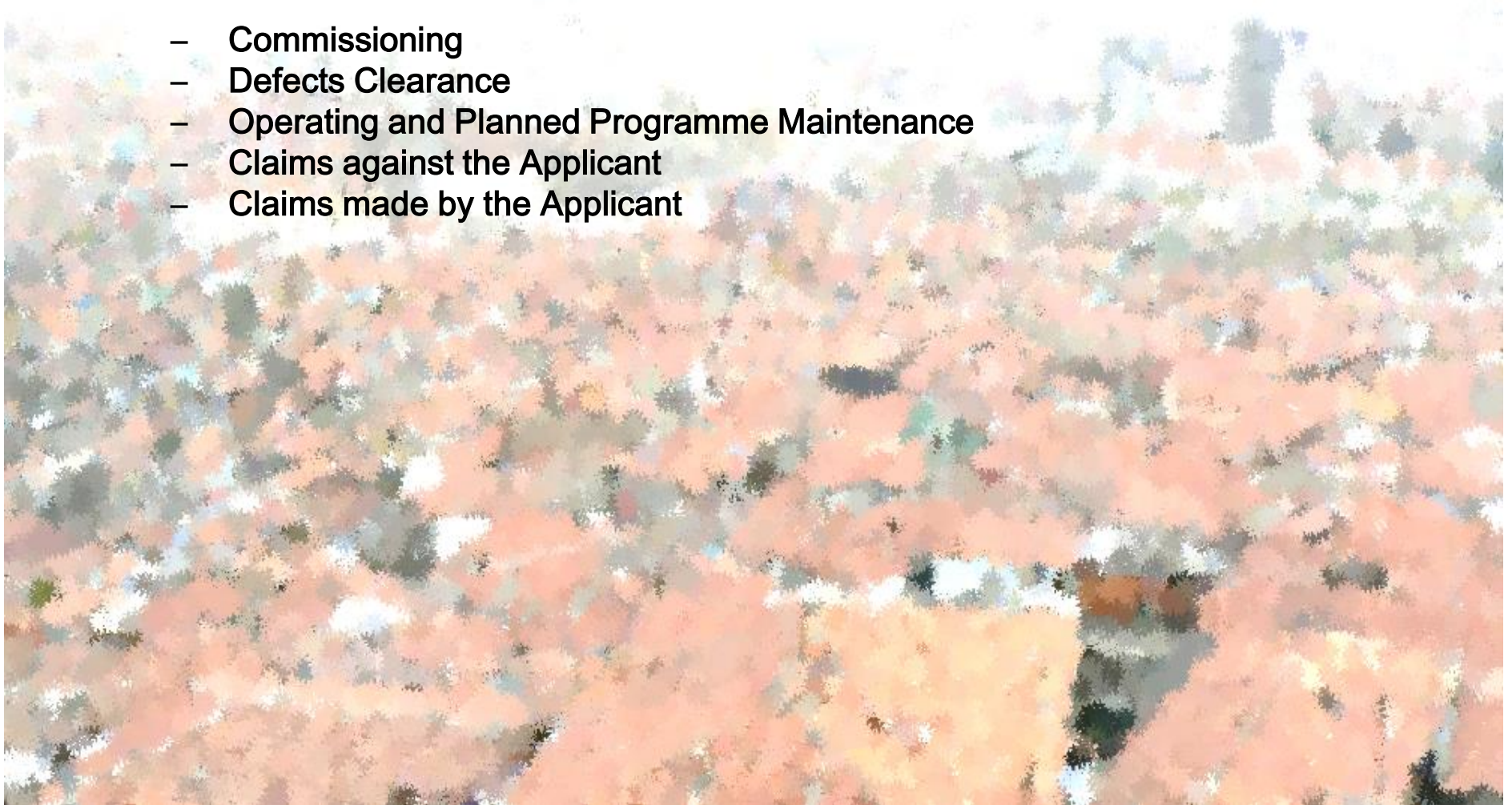
Project Development and Construction Monitoring

- This section sets out guidance on monitoring key matters during later design stages and during the construction period
- Conditions attached to planning are being met
- Monitoring construction work and specification compliance
- Funding conditions and identified risks have been cleared
 - Post Appraisal Changes to Design
 - Project Management Reports
 - Construction Change Orders
 - Design and Construction Progress Meetings
 - Compliance Inspections
 - Defects and Remediation Steps
 - Cost Variances
 - Environmental Impacts
 - Changes in Economic and Market Conditions

Section 4

Project Development and Construction Monitoring

- Commissioning
- Defects Clearance
- Operating and Planned Programme Maintenance
- Claims against the Applicant
- Claims made by the Applicant



Section 5

Occupation of Buildings

- This section sets out the rules that occupants of properties in the high risk areas must follow to avoid exacerbation of a potential risk. This covers the issues of illegal building, structural alterations without permission, maintenance and hazardous materials.
 - Ownership and Freeholders
 - Tenancies and Leaseholders
 - Facilities Management
 - Reactive and Planned Maintenance
 - Waste Management, if not provided by municipality
 - Insurance (Turkish Catastrophe Insurance Pool)

Section 6

Post Occupancy Evaluation (POE)

- This section sets out the procedures and objectives of the post occupation evaluation (POE). The purpose is to record the history of the development, including authorised and unauthorised alterations, since the previous POE, if any, physical and social problems arising in occupation and to determine whether value for money has been achieved in terms of the benefits realised. Ideally these are carried out within one year of the completion and thereafter at two yearly intervals.
 - Project History
 - Technical Problems
 - Social Problems
 - Occupants' Satisfaction Survey
 - Determining Outcomes measured against original objectives and MOEU strategic objectives
 - Environmental
 - Social
 - Economic

Annexe 3

Non Governmental Organisations

National Regeneration Agency (NRA)

- This section sets out the principles of an autonomously operating NRA.
 - Objectives
 - Powers
 - Governance
 - Examples
 - Homes and Communities Agency (HCA), United Kingdom
 - Federation Nationale d'Agences d'Urbanisme, France
 - Swedish National Agency for Economic and Regional Growth, Sweden
 - Canterbury Earthquake Recovery Authority (CERA), New Zealand

Annexe 3

Non Governmental Organisations

Local Regeneration Companies

- This section sets out the principles of an autonomously operating NRA.
 - Objectives
 - Powers
 - Governance
 - Examples

Public Private Partnerships

- Objectives

Annexe 4

Project Screening Form

- City Level Information
- Project Identity
- Location Data
- Background Data
- Site Data
- Socio Economic Impact Data
- Financial Data

Annexe 5

- Development Appraisal Explanation

Annexe 6

- Development Appraisal Template