

# Allocation of Ownership in the Urban Regeneration

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## SUMMARY

Urban regeneration projects include different challenges considering the cities' multi-dimensional structures. These projects should be created as a result of the smart urban design strategies that consider the social projects, infrastructure and superstructure costs in addition to ownership in the urban regeneration zones.

The ownership allocation can be one of the most critical phases of the urban regeneration process. Calculating the value of immovable properties in an urban regeneration area and distributing it with a mathematical model to the new independent households are required to be utilized with an alternative approach considering the needs of the right owners and the other stakeholders. This paper aims to suggest a new distribution model and to explain the structure and the basic principles of the urban regeneration projects' ownership allocation. Firstly, the terms for contributory value, the value of the project, distribution will be elaborated within the scope of the distribution model. Furthermore, some of the application examples on city blocks scale will be given in order to make the new model more practicable and understandable.

In the model, basically the rights holders cannot be transferred to any other area on arbitrary reasons. The allocation is based on the sharing of the remaining net value of social projects, infrastructure and superstructure costs. However, the model allows to make some transfers in water basin areas, coastal areas, landslide areas and the areas that are not appropriate for settlements.

To sum up, a different and applicable distribution model will be provided in terms of the urban regeneration projects in this paper.