

Disiplinlerarası Mühendislik Tasarım Projesi Dersi Bilgi Formu

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Grup Özelinde Doldurulacaktır		
Dersi Veren Öğretim Üyeleri:	Doç. Dr. Zeynel Abidin POLAT – Doç. Dr. Mutlu SEÇER	
Dersin Yardımcıları:	-	
Çalışma Konusu:	Kentsel Dönüşümde Riskli Yapı Tespiti ve Mülkiyet Durumunun İncelenmesi	
Ortak çalışma amacı:	Kentsel dönüşümde riskli yapı tespit sürecinin öğrencilere tanıtılması, İnşaat mühendisliği bölümü tarafından öğrencilere riskli yapı tespit süreci hakkında genel bilgilerin verilmesi Harita mühendisliği bölümü tarafından kentsel dönüşümde arsa payına bağlı olarak mülkiyet paylaşımının nasıl yapılacağı hakkında bilgi verilmesi	
Her bölüme açılan öğrenci kontenjanı:	CE: 5 --- GE: 10	
Değerlendirme araçları ve oranları:	Vize	% 30
	Uygulama Projesi	% 20
	Final	% 50
Dersin İçeriği:	<ol style="list-style-type: none">1. Kentsel Dönüşüm Kavramı2. Kentsel Dönüşümün Yasal Dayanakları3. Kentsel Dönüşüm Modelleri4. Kentsel Dönüşümde Uygulamalarında Yaşanan Sorunlar5. Kentsel Dönüşümde Riskli Yapı Tespit Süreci: Başvuru Süreci6. Kentsel Dönüşümde Riskli Yapı Tespit Süreci: Risk Tespit Süreci7. Ara sınav8. Kentsel Dönüşümde Riskli Yapı Tespit Süreci: Riskli Yapıların Yıkıtılması9. Kentsel Dönüşümde Riskli Yapı Tespit Süreci: Yıkım Sonrası Uygulama10. Uygulama Projesi11. Uygulama Projesi12. Uygulama Projesi13. Uygulama Projesi14. Uygulama Projesinin Kontrolü ve Teslim Edilmesi15. Final <p>Kaynaklar</p> <p>5393 Sayılı Belediye Kanunu</p> <p>5216 Sayılı Büyükşehir Belediyesi Kanunu</p> <p>5366 Sayılı Kanun</p> <p>2985 Sayılı Toplu Konut Kanunu</p> <p>2863 Sayılı Kültür ve Tabiat Varlıklarını Koruma Kanunu</p> <p>6306 Sayılı Afet Riski Altındaki Alanların Dönüştürülmesi Hakkındaki Kanun</p> <p>Riskli Yapıların Tespit Edilmesine İlişkin Esaslar</p>	

Interdisciplinary Engineering Design Project - Course Information Form

To be filled based on the specific group

Course Instructors: Doç. Dr. Zeynel Abidin POLAT – Doç. Dr. Mutlu SEÇER

Instructor's Assistants: -

Subject of the Study: Determination of Risky Buildings in Urban Renewal Areas and Investigation of Ownership Status.

Aim of the Study:

Introducing the determination of risky buildings in urban renewal areas and investigation of ownership status to students,

Giving general information about the risky buildings determination process to the students by the Civil Engineering Department

Giving information about how to share property in urban renewal depending on the land share by the Geomatics Engineering Department.

Student Quota for Each Department: **GE: 10 --- CE: 10**

Course Evaluation:	Midterm exam	30 %
	Project	20 %
	Final	50 %

Course Content:

Week	Chapter
1	URBAN RENEWAL Definition, History and Development Emergence and Development of Urban Renewal in Turkey Reasons for Urban Renewal Scope of Urban Renewal Applications The Purpose of Urban Renewal
2	LEGAL BASIS OF URBAN RENEWAL Municipality Law No. 5393 Metropolitan Municipality Law No. 5216 Law No. 5366 Mass Housing Law No. 2985 Law on Conservation of Cultural and Natural Assets No. 2863 Law No 6306 On Transformation Of Areas Under Disaster Risk
3	URBAN RENEWAL MODELS Restructuring, Rehabilitation, Integration and Reanimation
4	PROBLEMS IN URBAN RENEWAL APPLICATIONS - Land Share Problem in Urban Renewal Applications - Financing Problem in Urban Renewal Applications
5	RISKY BUILDING DETECTION PROCESS IN URBAN RENEWAL: Application Process - Obtaining the necessary documents for the Earthquake Risk report from the relevant municipality from the shelf of the applicant - Application to licensed institutions authorized by the ministry for an Earthquake Risk report, together with the documents provided
6	RISKY BUILDING DETERMINATION PROCESS IN URBAN RENEWAL: Risk Detection Process - Preparation of Risky Building Detection Report by licensed institutions authorized by the Ministry - Delivery of the prepared Risky Building Detection Report to the provincial directorate of the Ministry of Environment and Urbanization by the licensed institutions authorized by the ministry. - The Ministry or its related institution examines and approves the Risky Structure Detection Report - The Ministry notifies the relevant land registry office as a result of the report. - Necessary indications/evils are recorded in the land registry by the relevant land registry directorate. - Notification of these changes in the title deed to the pill owners within 15 days - Demanding the demolition of the immovables registered in the land registry as a risky structure, by giving a time period of not less than 60 days to the owners.
7	Midterm (no class)
8	RISKY BUILDING DETERMINATION PROCESS IN URBAN RENEWAL: Demolishing Risky Buildings - Controlling the risky buildings on site by the administration whether they are demolished or not by their owners within 60 days. - Demolition of non-demolished immovables by the ministry or provincial directorates - Recourse of demolition costs to the owners in proportion to their shares - If the risky building is not demolished by the owners, an additional period of not less than 30 days is given.
9	RISKY BUILDING DETERMINATION PROCESS IN URBAN RENEWAL: Application After Demolition - In the parcels where risky buildings are located, reassessment is made on the basis of transactions such as merging the parcels, making applications individually or in combination or on the basis of a zoning island, re-building, selling the shares, without seeking the condition of the buildings being demolished and whether they are a stakeholder in the building. - In this process, if a unanimous decision has not been reached by all the owners, the value of the immovables belonging to the owners who cannot reach an agreement is determined by the licensed valuation institutions operating under the Capital Markets Board, and an unanimous agreement is sought by taking this value into account. - If no unanimous agreement is reached, the implementations are decided by at least two-thirds majority of the stakeholders in proportion to the shares they own.

	- Citizens whose risky structure has been destroyed are provided with benefits such as interest support and rent assistance from the Ministry of Environment and Urbanization for new houses, and tax and fee exemption by the relevant state institutions and municipalities.
10	PROJECT
11	PROJECT
12	PROJECT
13	PROJECT
14	DELIVERY AND CHECKING THE PROJECT
15	Final