

# Does land fragmentation delay the implementation for urban renewal?

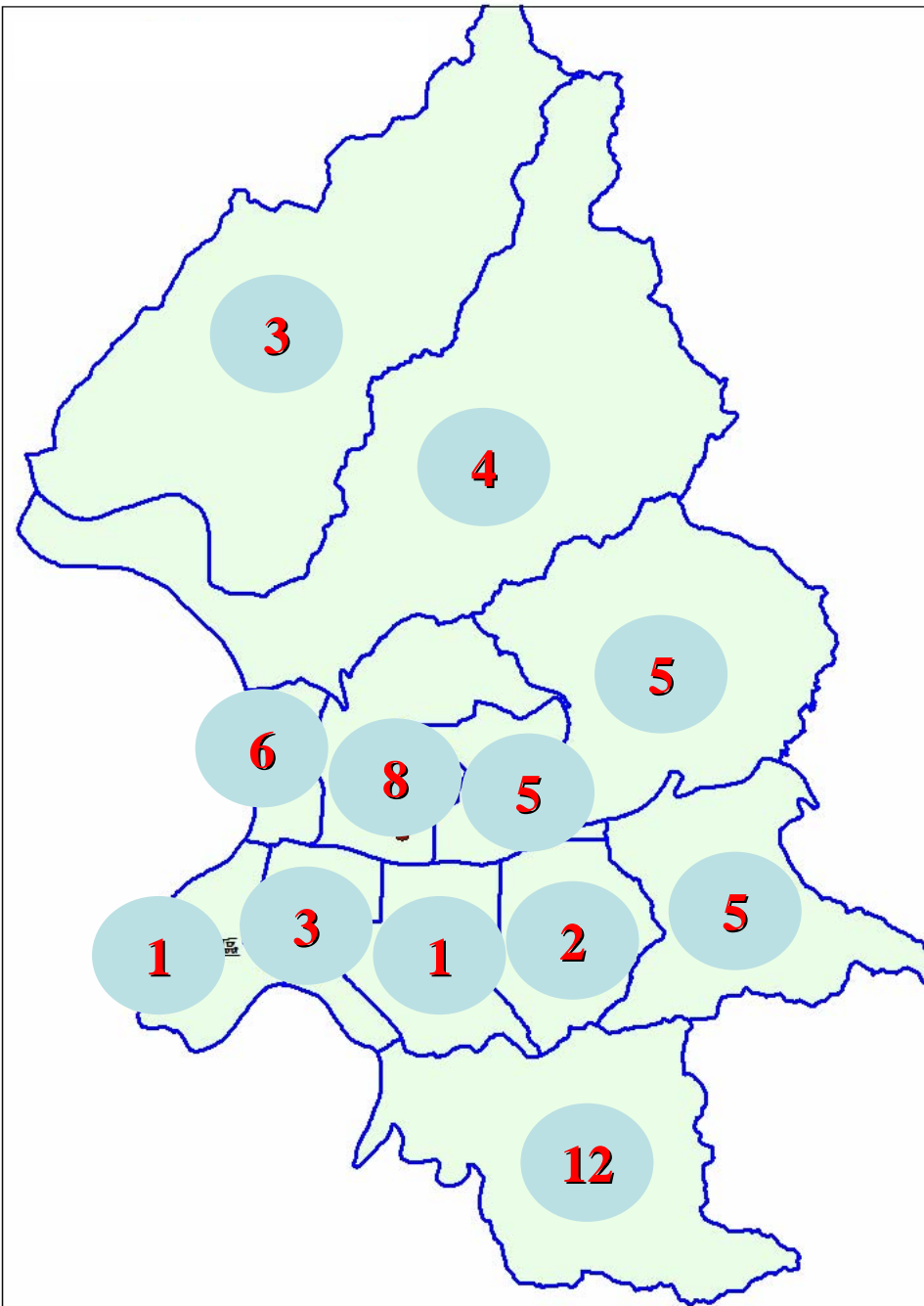
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*26th June, 2015, ERES 2015, Istanbul*

# Objective

- To examine the relationship among the numbers of landowner, land plots and the time of implementing urban renewal projects



The projects were finished  
between 1994 and 2013: 55 cases

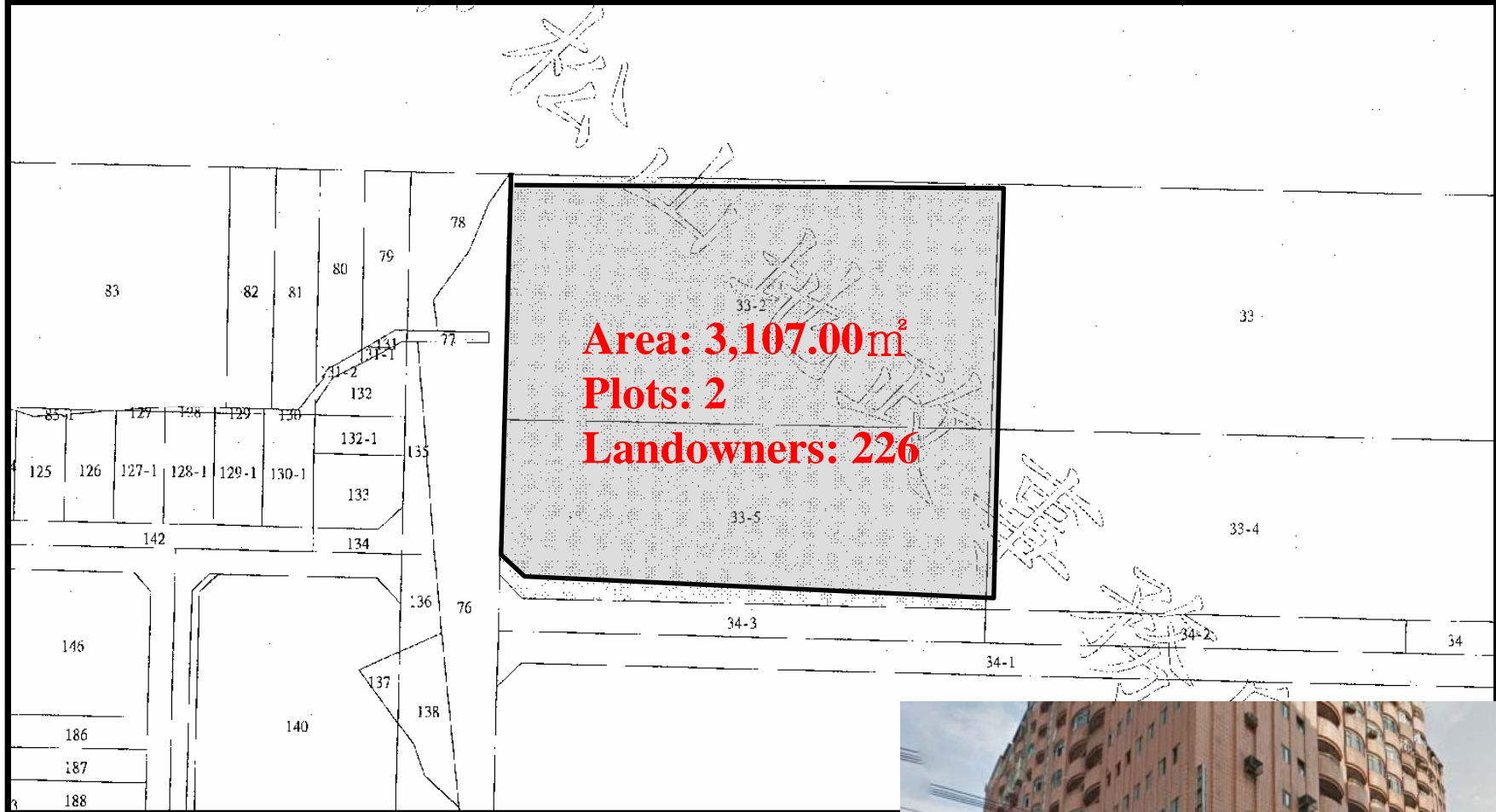
The projects were applied by landowners  
between 2001 and 2010: 553 cases

The successful probabilities:  
less than 10%

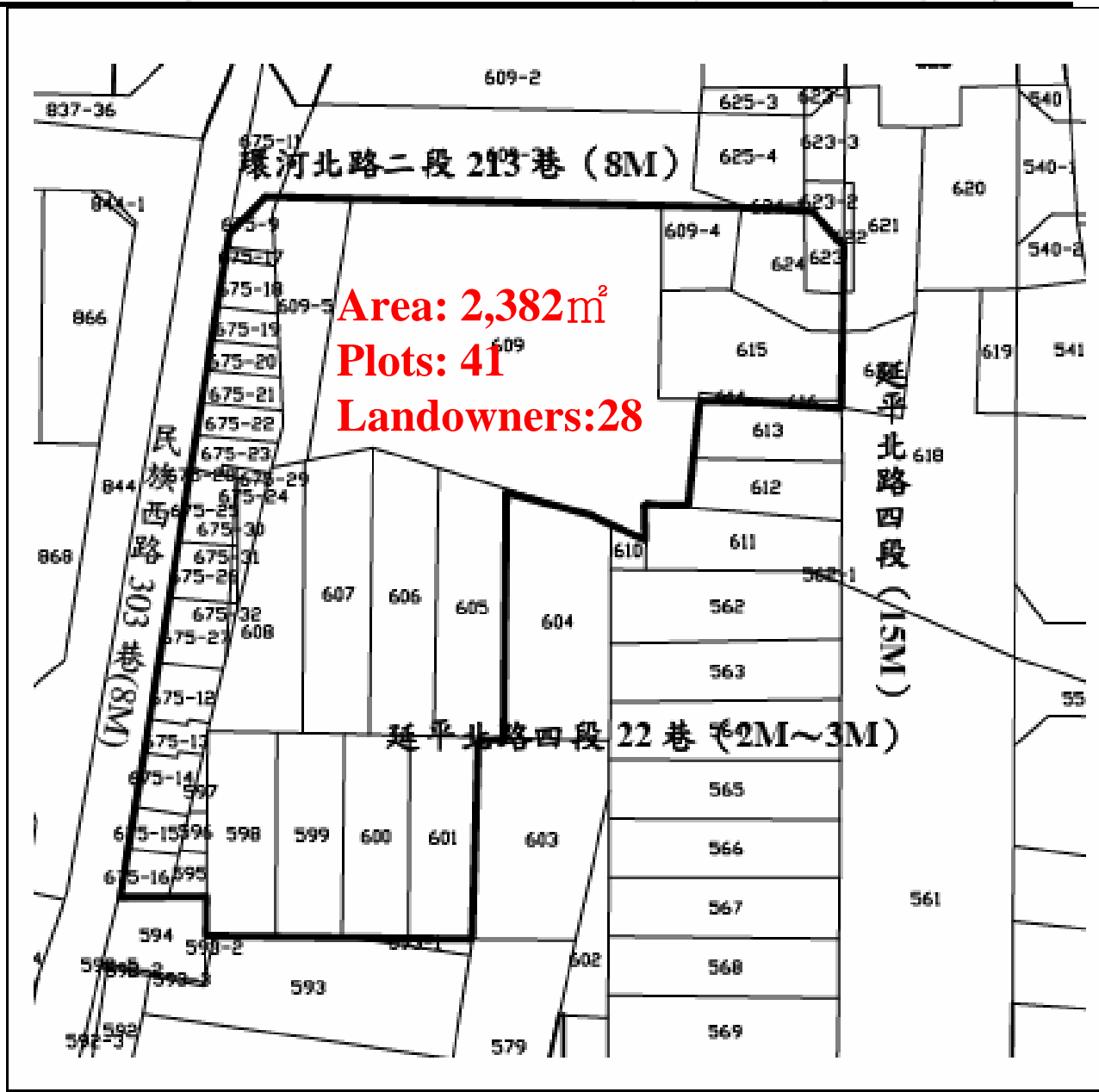
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# The reasons might be?

- Land assembly might lead to high transaction costs
  - So many plots
  - So many landowners
- compensation for old buildings is high
- ...



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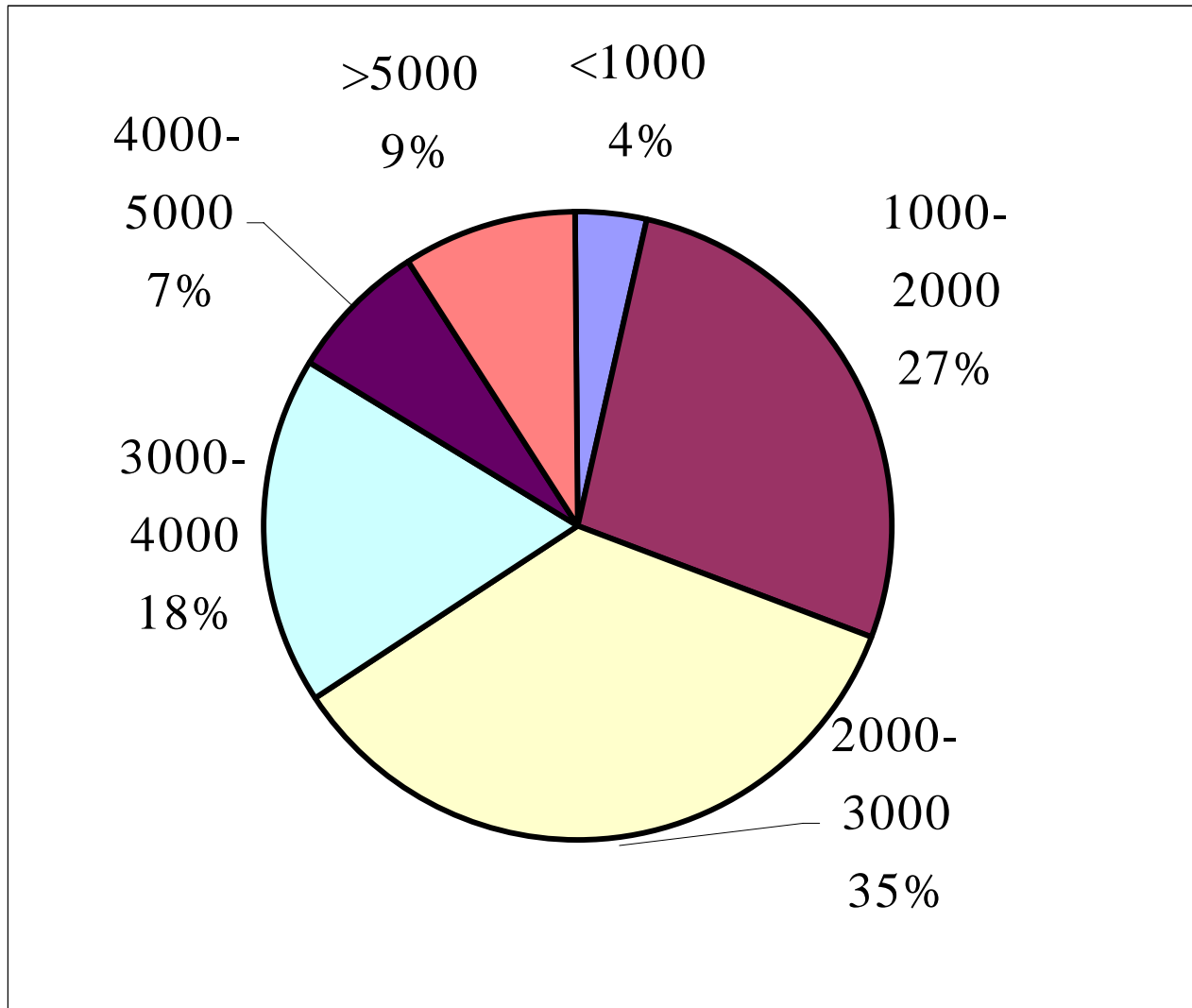


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# informations

- 55 projects were completed urban renewal between 1994 and 2013
- Average site area is: 3,151m<sup>2</sup>
- Average landowners is: 45 landowners
- Average plots is: 14 plots
- Average time for completed an urban renewal project: 6.08 years

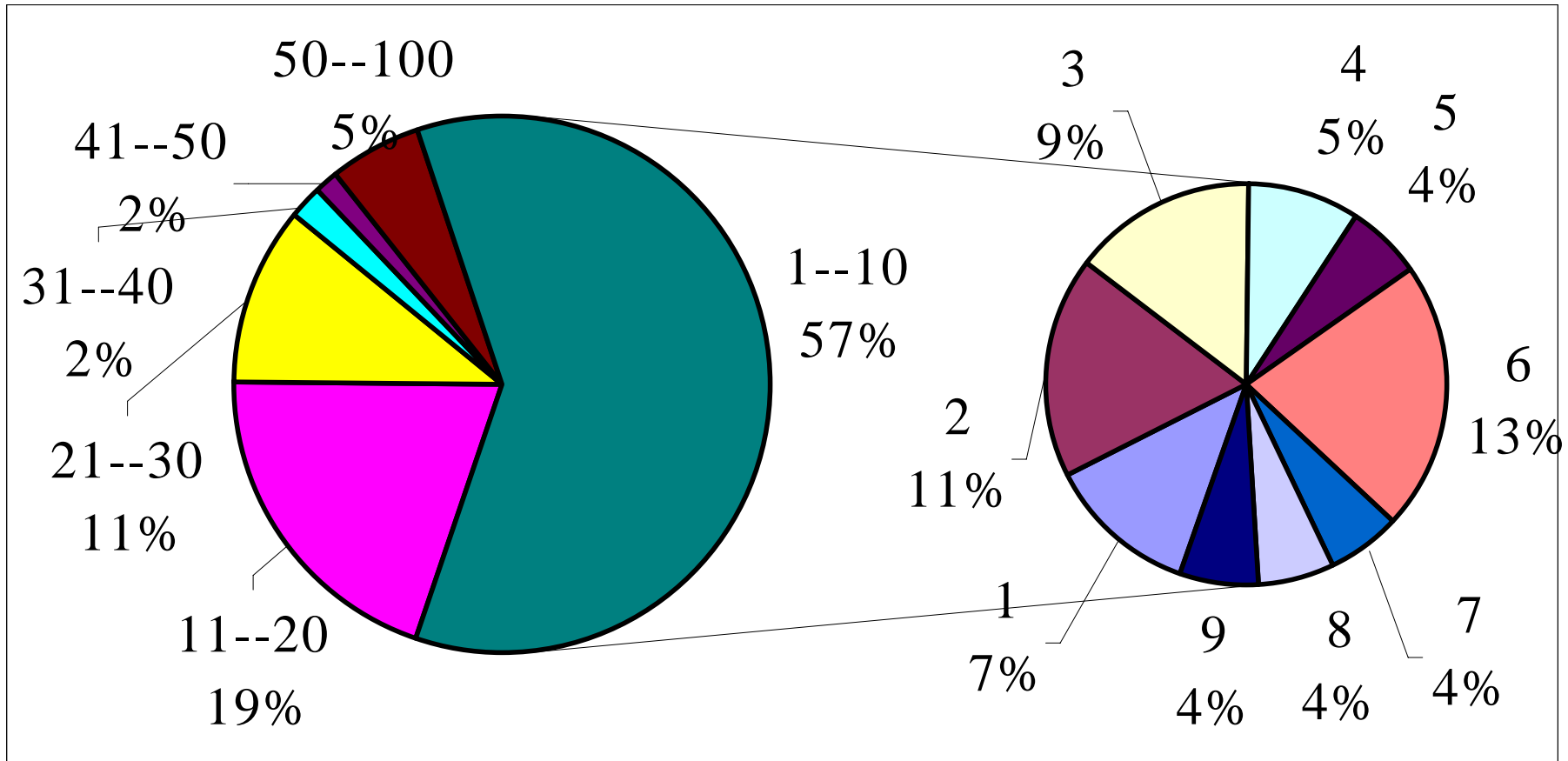
# Site area



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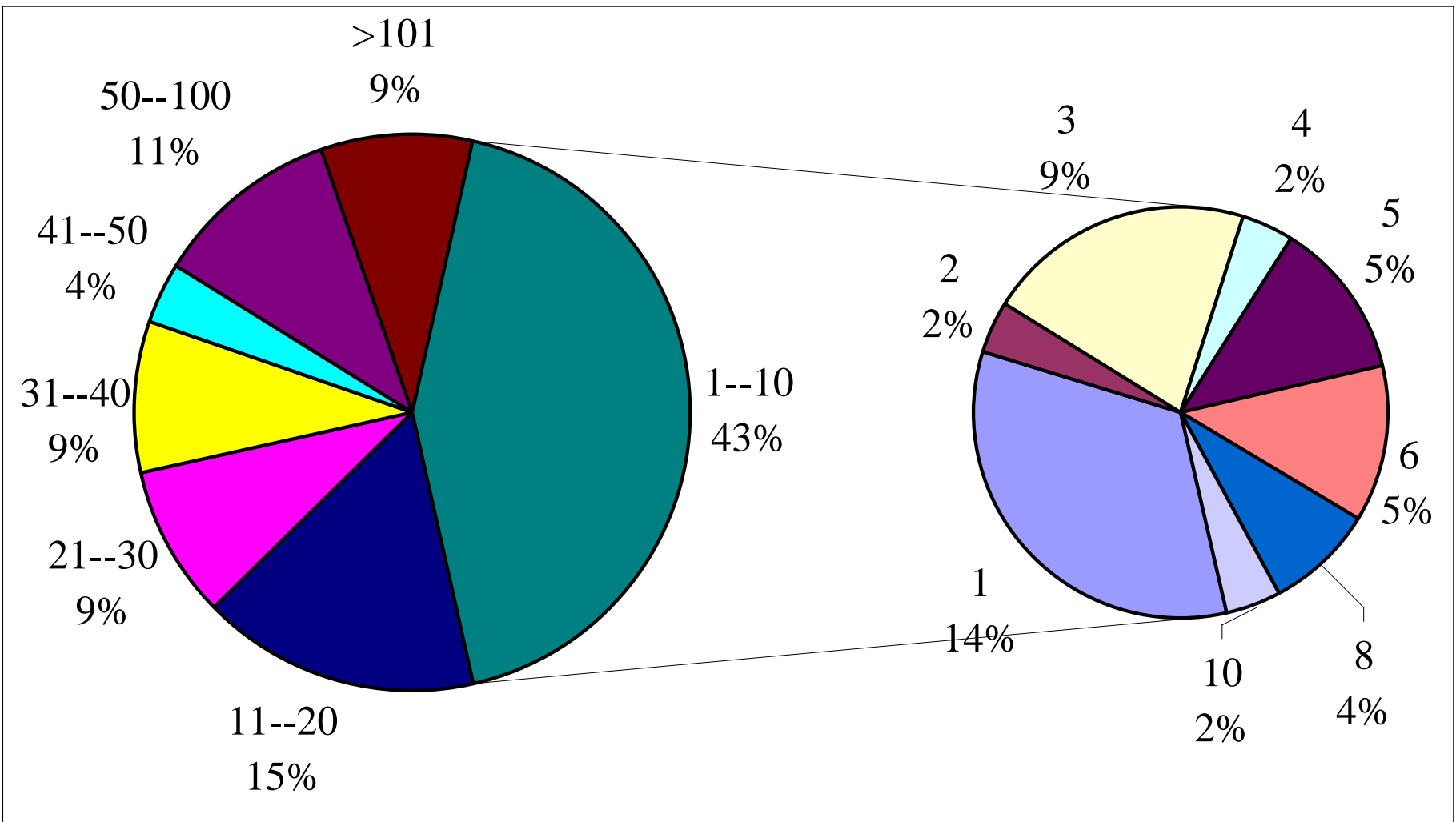


# The numbers of projects by plots



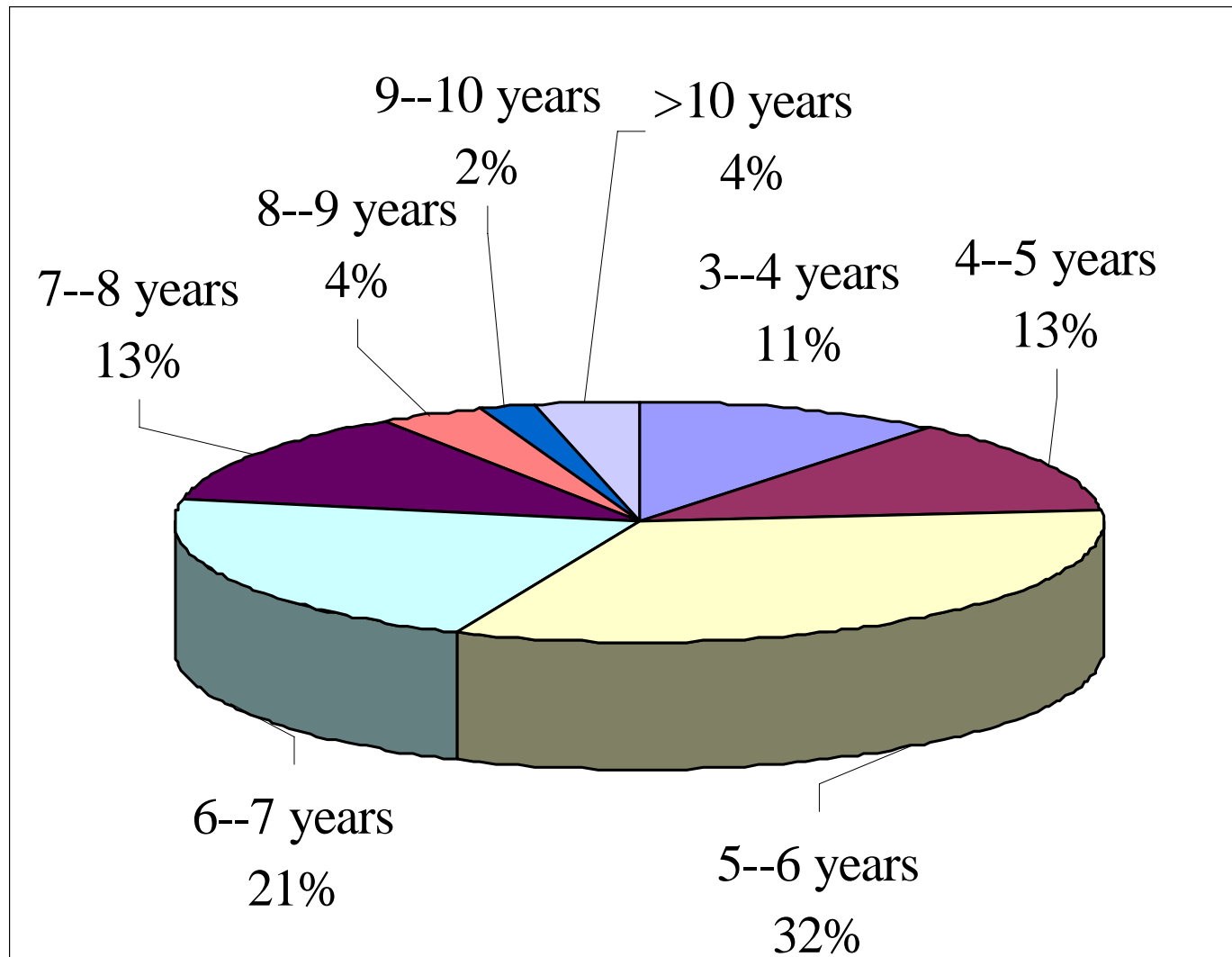
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# The numbers of projects by landowners



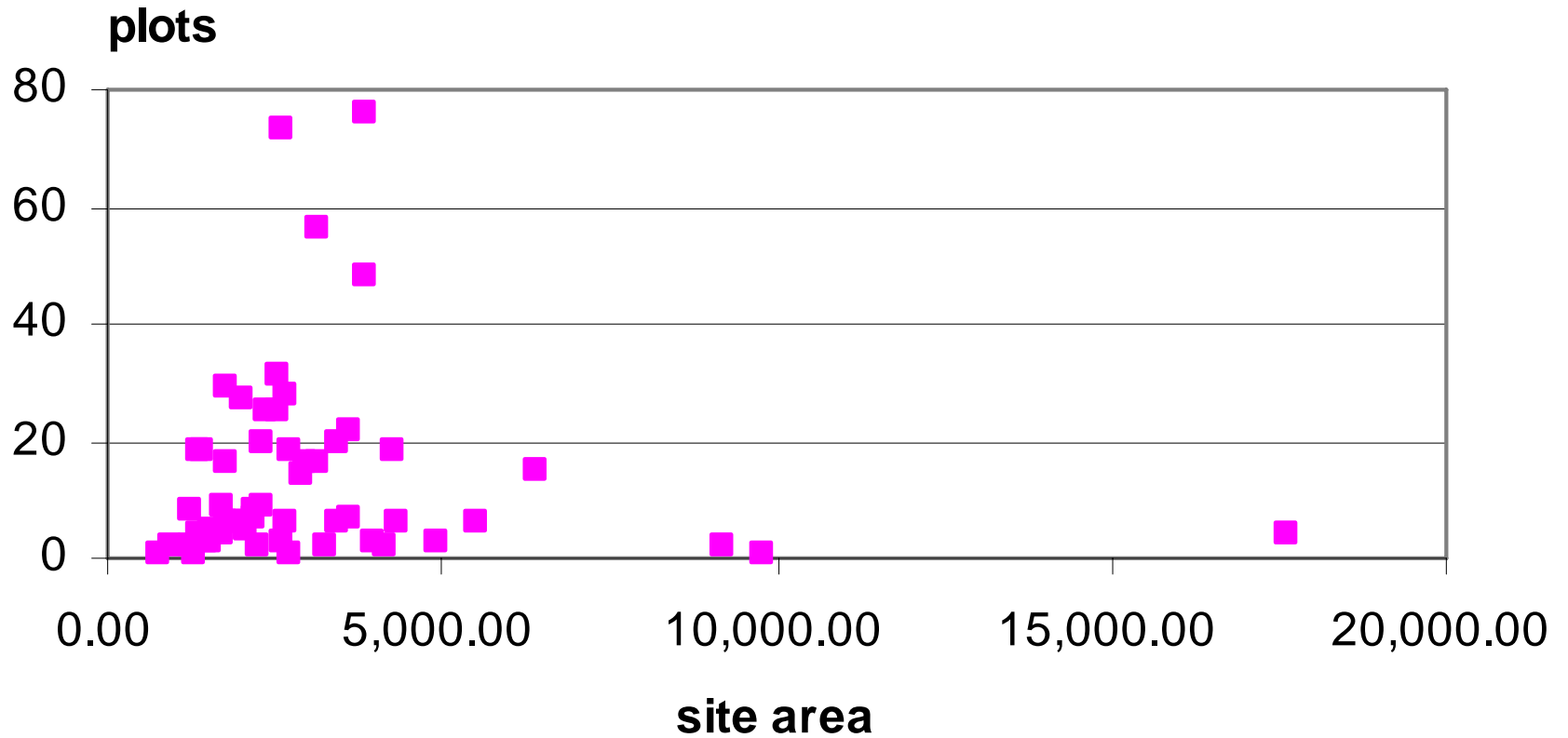
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# How long was an urban renewal processing for?



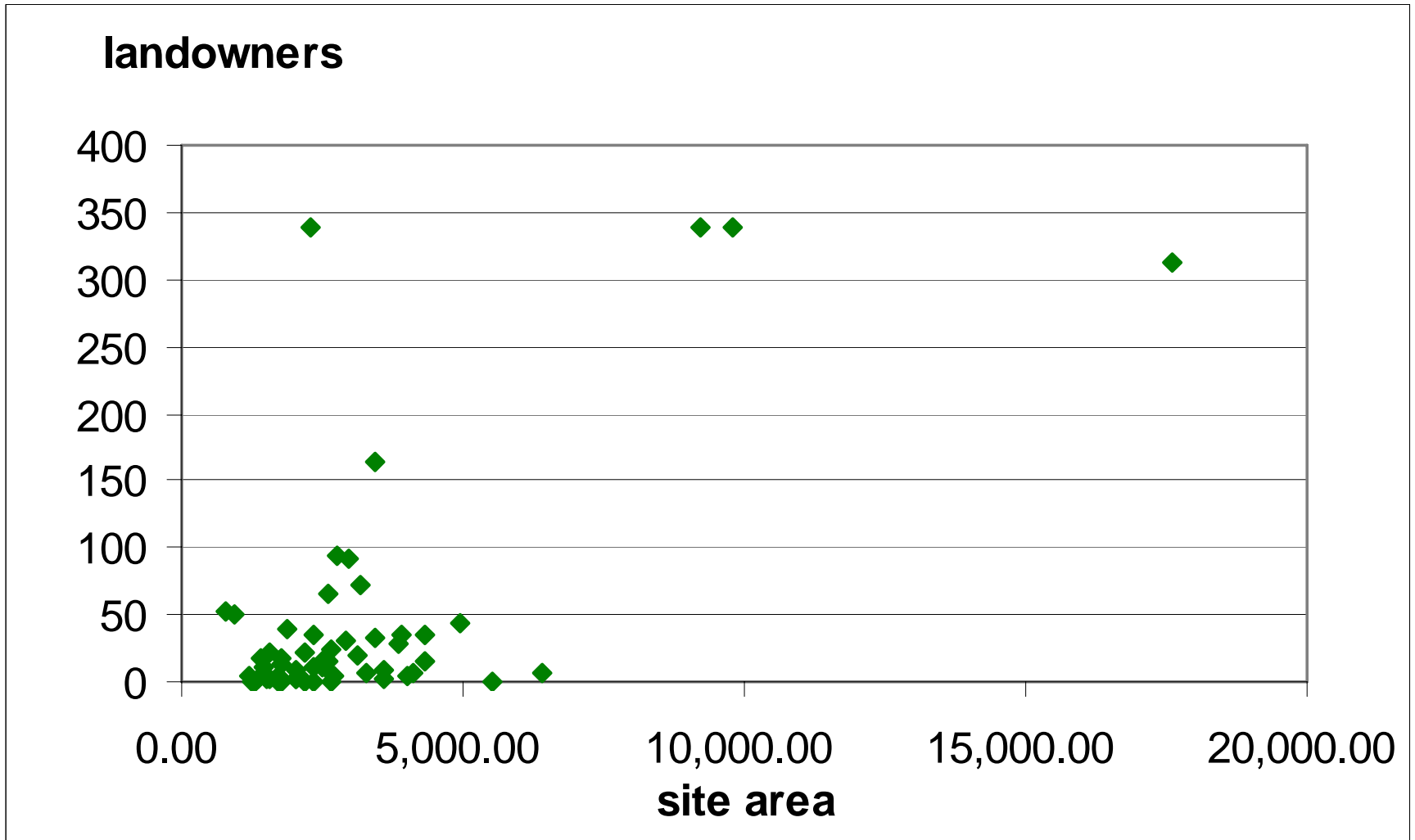
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# plots vs site area



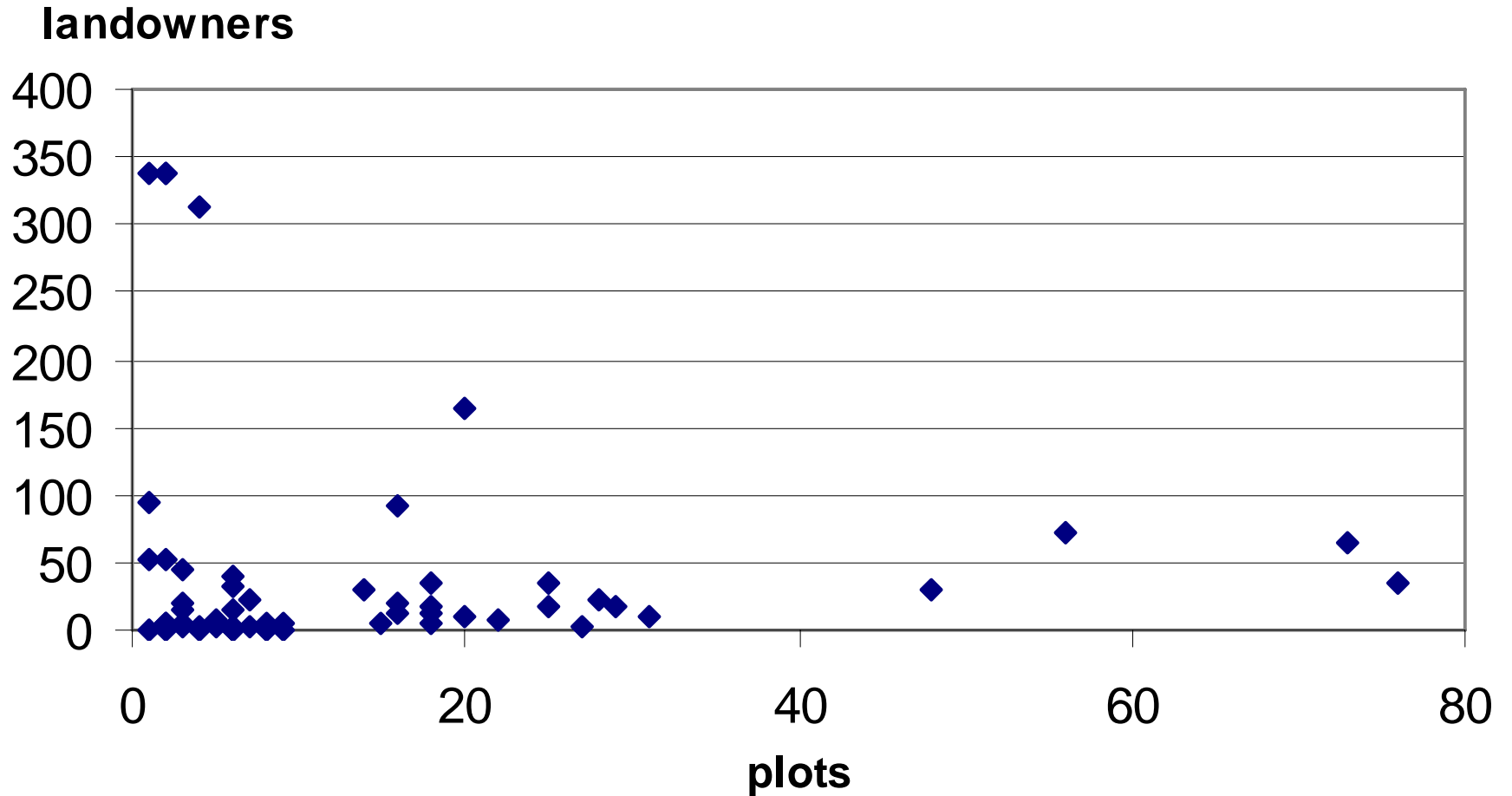
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# landowners vs site area



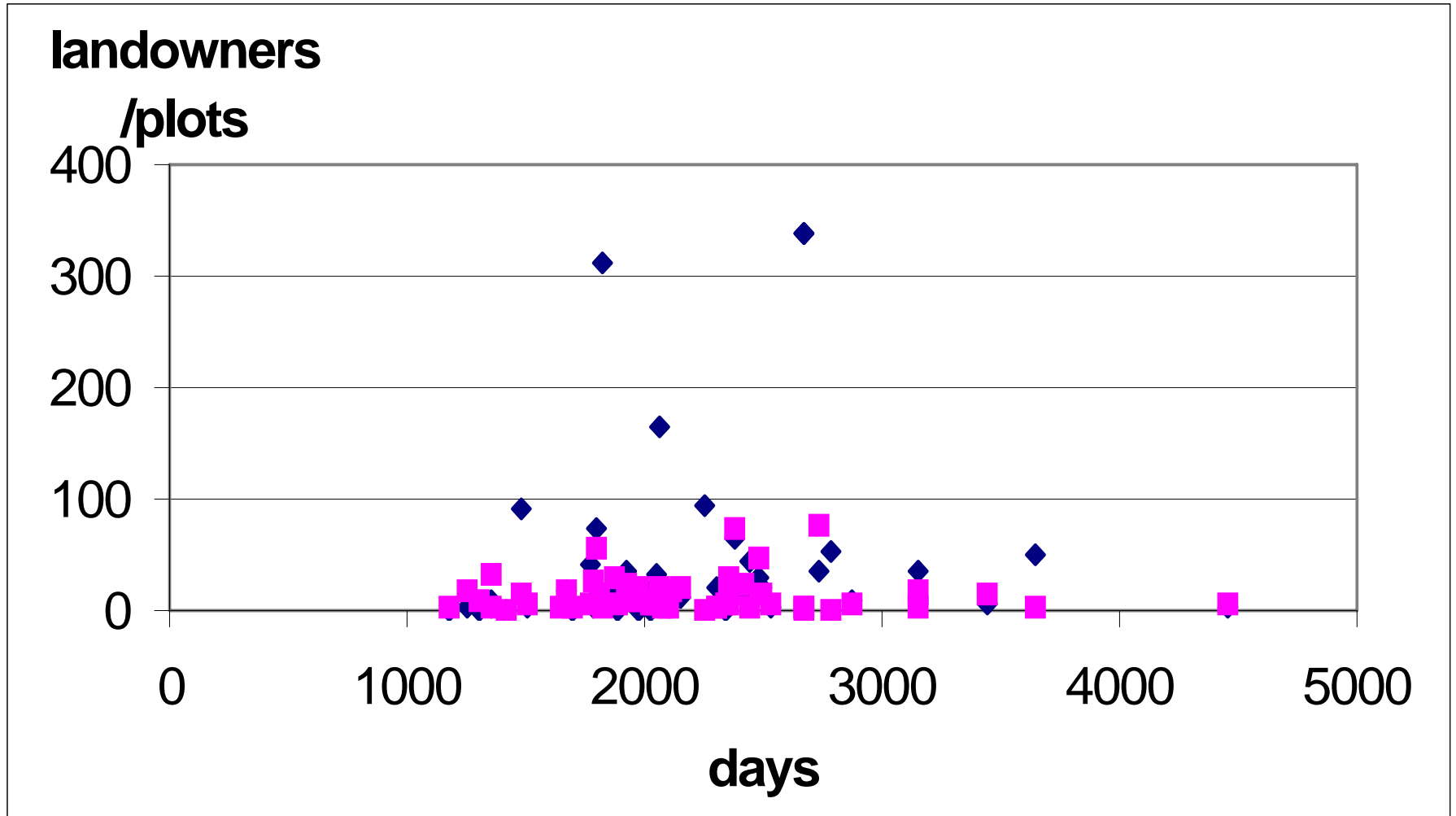
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# landowners vs plots



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# Landowners/plots vs time



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# findings

- 43% projects were processing with 1 to 10 landowners  
which might be thought as not all urban renewal projects deal with land fragmentation problem
- Over 50% urban renewal projects need to cost 5-7 years
- Many landowners not mean long time in implementing urban renewal projects

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*thank you  
for your attentions*

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