



General Assembly and Congress of The
International Federation of Surveyors (**FIG**)
6-11 May 2018, ISTANBUL

SOCIAL HOUSING IN TURKEY PAST AND TODAY

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- THE HOUSING NEED IN TURKEY SHOWS A GRADUAL INCREASE EVERYDAY. **THE HOUSING NEED IS ON OUR AGENDA IN THE FORM OF POPULATION GROWTH, URBANIZATION, URBAN TRANSFORMATION AND RENOVATION, ECONOMIC AND QUALITY HOUSING MEETING THE NEEDS.**
- ACCORDING TO TURKISH STATISTICAL INSTITUTE (TURKSTAT) DATA, THE TOTAL **NUMBER OF BUILDINGS** THROUGHOUT TURKEY IS 19 MILLION 209 THOUSAND 928 (**APPROXIMATELY 20 MILLION**) **AND 40 PERCENT OF THESE BUILDINGS ARE SHANTY AND 67 PERCENT LACK SETTLEMENT PERMIT.**
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IT IS ESTIMATED THAT **WITHIN THE PROSPECTIVE 20 YEARS**
APPROXIMATELY 6,7 MILLION HOUSING UNITS SHALL BE DEMOLISHED
AND RECONSTRUCTED THROUGHOUT THE COUNTRY.

- **PROVISION OF SOCIAL HOUSING IN TURKEY IS A PRIORITY.** TURKEY'S DEMOGRAPHICS ARE CHARACTERIZED BY ITS POPULATION OF ABOUT **79 MILLION INHABITANTS** AT END-2015 **WITH A MEDIAN AGE OF 30.7 YEARS.**
- THE COUNTRY POPULATION **CONTINUES TO INCREASE AND URBANIZE.**



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- ACCORDING TO THE DATA OF THE ASSOCIATION OF REAL ESTATE AND REAL ESTATE INVESTMENT COMPANIES (GYODER), THE **URBANIZATION RATE IN TURKEY IS 78%**. IT IS SUGGESTED THAT THE URBANIZED POPULATION, WHICH IS ABOUT 60 MILLION **WILL BE 71 MILLION IN 2023**.
- IN THIS CONTEXT, **THERE IS HOUSING PRESSURE CAUSED BY THE LOW INCOME GROUPS** IN NEED IN PARTICULAR, THE PROCESS CAUSED ESTABLISHMENT OF SLUM AREAS IN METROPOLITAN CITIES. THIS HAS ALSO PUT PRESSURE ON INFRASTRUCTURE **SUCH AS WATER, SANITATION, HOUSING AND HEALTHCARE**.



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**ARTICLES 56 AND 57 OF THE TURKISH CONSTITUTION DECLARE
THAT;**

**EVERY TURKISH CITIZEN HAS THE RIGHT TO DECENT HOUSING
AND THAT THE STATE HAS A RESPONSIBILITY TO HELP MEET
THOSE NEEDS AND TO PROMOTE MASS HOUSING PROJECTS.**



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A BRIEF HISTORICAL REVIEW OF HOUSING IN TURKEY

THE HOUSING PRODUCTION IN TURKEY CAN BE **DIVIDED INTO 3 PERIODS** WITH RESPECT TO THE CHANGES IN THE SOCIAL, POLITICAL, AND ECONOMIC SITUATION OF THE COUNTRY.

THE FIRST PERIOD IS BETWEEN THE **1920S AND THE 1950S**, WHICH IS CHARACTERIZED BY THE MODERNIST IDEALS OF THE REPUBLIC OF TURKEY, ESTABLISHED IN 1923. **THIS IS THE TIME WHEN THE FIRST LEGISLATIONS WERE MADE**, AND NEW GOVERNMENTAL ORGANIZATIONS CONCERNING HOUSING WERE ESTABLISHED.



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- IN 1926, **EMLAK AND EYTAM BANK WAS ESTABLISHED IN ORDER TO FULFIL THE GOVERNMENT'S CONSTRUCTION PROGRAM FOR HOUSING.** EMLAK AND EYTAM BANK ESPECIALLY CONSIDERED THE HOUSING NEEDS OF **LOW-INCOME CIVIL SERVANTS IN ANKARA.**
- IN ORDER TO PROVIDE HOUSING FOR THE LOW- AND MIDDLE-INCOME GROUP, **GOVERNMENT POLITICS ENCOURAGED COOPERATIVES AND PUBLIC HOUSING.**



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- **DURING THE 1940S**, THE MIGRATION RATES IN BIG CITIES, ESPECIALLY IN ANKARA, INCREASED AND **THE HOUSING STOCKS COULD NOT MEET THE DEMAND**. AS A RESULT, ***SQUATTER SETTLEMENTS (GECEKONDU)*** STARTED TO BE FORMED AS A SOLUTION TO HOUSING SHORTAGE BY THE MIGRANTS, MIGRATING TO ANKARA FROM THE EASTERN REGIONS OF THE COUNTRY.



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THE SECOND PERIOD IS THE YEARS BETWEEN THE **1950S AND THE 1980S**. THE **BUILD-SELL SYSTEM WAS ARRANGED** IN ORDER TO SOLVE INEFFICIENCY FOR PRODUCING PLANNED LAND, AND CREATED A MECHANISM, WHICH ALLOWED CONTRACTORS AND ARCHITECTS TO BUILD APARTMENTS.

IN THE 1960S AND THE 1970S, **EMLAK KREDI BANK WAS VERY IMPORTANT ORGANIZATION FOR HOUSING PRODUCTION. IT PROVIDED LONG-TERM LOANS**. ADDITIONALLY, THE BANK HAD A SIGNIFICANT INFLUENCE IN TERMS OF INTRODUCING MASS-HOUSING DEVELOPMENTS IN TURKEY.



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BETWEEN 1980 AND THE 2000,

- THE BUILD-SELL SYSTEM APARTMENTS,
- SQUATTER SETTLEMENTS, AND
- MASS-HOUSING DEVELOPMENTS CONTINUED TO BE DOMINANT WAYS OF HOUSING PRODUCTION.

IN THE 1980S, THE COUNTRY STARTED TO BE MORE INTEGRATED WITH THE WORLD ECONOMY THROUGH NEOLIBERAL ECONOMY POLITICS

THROUGH THE 1990S, THE MASS-HOUSING TYPOLOGY BECAME ONE OF THE MOST SIGNIFICANT WAYS OF HOUSING PRODUCTION **AS A RESULT OF THE MASS-HOUSING LAW IN 1984.** THE MASS HOUSING FUND AND HOUSING DEVELOPMENT ADMINISTRATION (**TOKİ**) **WERE ESTABLISHED AS A RESULT OF THIS LAW.**



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TOKİ STARTED TO TRANSFORM SINCE 2003.

IN ORDER TO PROVIDE SOLUTIONS FOR HOUSING AND URBANIZATION PROBLEMS, THERE ARE TWO IMPORTANT ARTICLES OF THE EMERGENCY ACTION PLAN. THESE ARTICLES REGARDING HOUSING AND URBANIZATION UNDER ITS SOCIAL POLICIES (SP) ARE AS FOLLOWS:

- SP 44 OF THE ACTION PLAN STATES THAT; **SQUATTER HOUSING CONSTRUCTION WILL BE PREVENTED** IN COOPERATION **WITH THE LOCAL GOVERNMENTS** AND EXISTING SQUATTER AREAS WILL BE REHABILITATED.
- SP 45 OF THE ACTION PLAN URGES THAT **LOW-INCOME GROUPS WILL BE PROVIDED ADEQUATE HOUSING UNITS** WITH LOW REPAYMENTS IN A SHORT PERIOD OF TIME.



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A GREAT EXPANSION WAS ACHIEVED VIA VARIOUS LEGAL REGULATIONS AND ARRANGEMENTS IN PUBLIC MANAGEMENT MADE AS OF 2003 WITHIN THE FRAMEWORK OF TOKİ'S FIELD OF DUTY AND ACTIVITY,

IN THIS CONTEXT;

- ALL ACTIVITIES OF T. EMLAK BANKASI APART FROM BANKING UPON ITS BEING **CLOSED DOWN**,
- ALL DUTIES OF HOUSING UNDERSECRETARIAT AFTER ITS BEING **CLOSED DOWN**,
- ALL DUTIES AND RESPONSIBILITIES OF NATIONAL LAND OFFICE, UPON ITS BEING **CLOSED DOWN**,
- THE DUTIES OF THE ABOLISHED MINISTRY OF PUBLIC WORKS AND SETTLEMENTS (MINISTRY OF ENVIRONMENT AND URBANISM)-**DEPARTMENT OF DWELLING AFFAIRS**,
- THE ONGOING DUTIES OF THE PRIME MINISTRY PROJECT IMPLEMENTATION UNIT, AFTER ITS BEING **CLOSED DOWN**;

HAVE BEEN ASSIGNED TO TOKİ.

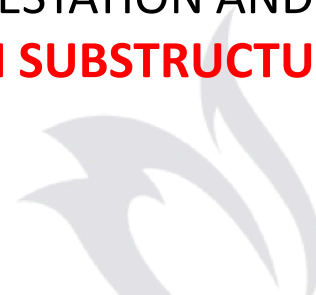


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THE ADMINISTRATION CARRIES ON ITS HOUSING PRODUCTION ACTIVITIES THROUGHOUT THE COUNTRY IN VIEW OF PRIORITIES AND NEEDS;

- **URBAN REGENERATION AND SLUM TRANSFORMATION PROJECTS IN COOPERATION WITH MUNICIPALITIES,**
- **SOCIAL HOUSING PROJECTS TOWARD THE MIDDLE AND LOW INCOME GROUP,**
- ESTABLISHING EXAMPLE SETTLEMENT UNITS IN OUR MEDIUM-SCALE PROVINCES AND DISTRICTS,
- DEVELOPMENT OF THE HISTORIC FABRIC AND LOCAL ARCHITECTURE,
- INCREASE OF EDUCATIONAL AND SOCIAL FACILITIES AS WELL AS OTHER SOCIAL FACILITIES, FORESTATION AND LANDSCAPES,
- **PRODUCTION OF LANDS WITH SUBSTRUCTURE SHALL BE HIGHLIGHTED.**





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- TOKI IS AN AUTONOMOUS ORGANIZATION **DIRECTLY TIED TO THE PRIME MINISTRY,**
- TOKI **HAS A RIGHT TO FREE USE OF STATE-OWNED REAL ESTATES,**
- TOKI HAS A **SPATIAL PLANNING RIGHT** (master plans 5K – 1K)



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SOCIAL HOUSING PROGRAM OF TOKİ TARGETS THE LOW AND MIDDLE-INCOME PEOPLE WHO CANNOT OWN A HOUSING UNIT UNDER THE EXISTING MARKET CONDITIONS.

SOCIAL HOUSING MEANS MUCH MORE THAN SIMPLY PROVIDING A PLACE TO EAT AND SLEEP. A COMMUNITY ONLY BECOMES EMPOWERED WHEN IT HAS THE MEANS TO CREATE OPPORTUNITIES.

- HIGH QUALITY SCHOOLS,
 - HEALTHCARE CENTERS,
 - GYMNASIUMS,
 - MOSQUES,
 - LIBRARIES AND ATTRACTIVE LANDSCAPING,
- ALL PLAY THEIR PART IN OFFERING COMMUNITIES A BETTER LIFE STYLE.

TOKİ ALSO INVESTS A GREAT OF EFFORT IN INFRASTRUCTURE (ROADS, WATER LINES, ETC.) LANDSCAPING IS PROVIDED FOR THE PROJECTS.



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THE EXISTING DEMAND FOR TOKİ PROPERTIES FAR EXCEEDS SUPPLY. **EVERY CITIZEN WHO DOES NOT OWN A HOUSE HAS A RIGHT TO APPLY FOR SOCIAL HOUSING.** HOWEVER, IN GENERAL WORKERS AND CIVIL SERVANTS BENEFIT MOST FROM THESE HOUSES. DUE TO THE VERY HIGH DEMAND, HOUSES ARE SOLD TO APPLICANTS THROUGH A LOTTERY SUPERVISED BY A PUBLIC NOTARY.

SINCE THE PROPERTY RIGHT IS OWNED BY TOKİ UNTIL THE DEBT IS OVER, THE REPAYMENTS OF THE PROJECTS ARE UNDER GUARANTEE. THAT IS, TOKİ IS ACTING AS A 'GUARANTOR' FOR THE REPAYMENTS OF THE PROJECT. **TOKİ FINALIZES THE CONSTRUCTION OF HOUSING UNITS WITHIN 24 MONTHS.**



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THE FACT THAT **THE TITLE DEEDS ARE NOT ISSUED UNTIL FULL REPAYMENT OF THE DEBTS** MINIMIZES THE DEFAULT OF PAYMENT OF INSTALLMENTS.

INDEED, **THE RATE OF NON-PAYMENT IS NEAR TO ZERO IN THE SALES PRACTICES** REALIZED BY THE ADMINISTRATION. THE RATE OF TERMINATION OF THE SALES CONTRACTS/RATE OF TAKING BACK OF THE HOUSES ARE ALSO LOW.
(APPROXIMATELY 1/ 2.000 HOUSES).



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SALES PRICES OF THE UNITS ARE SET BY TOKİ, BY TAKING INTO
CONSIDERATION

- THE COST OF CONSTRUCTION,
- SOCIAL FACILITIES,
- COST OF INFRASTRUCTURE,
- COST OF CONSULTANCY SERVICES AND
- COST OF LAND.

SALES PRICES ARE DETERMINED **WITHOUT A PROFIT PURPOSE**, IN
VIEW OF THE SAVING PATTERNS AND MONTHLY AFFORDABILITY OF
THE TARGET GROUPS.

CONSTRUCTION COST IS THE SUM OF BUILDING, MECHANICAL,
ELECTRICAL, SUBSTRUCTURE, AND LAND-SCAPE AND GROUND
IMPROVEMENT ETC. COSTS.

THE SALES PRICES OF THE HOUSING UNITS PRODUCED **FOR THE POOR**
CITIZENS DO NOT INCLUDE THE COST OF LAND.



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- FOR THE POOR GROUP HOUSES** CONSTRUCTED WITH THE COOPERATION OF THE MINISTRY OF FAMILY AND SOCIAL POLICIES; HOUSES WITH AN AREA OF **45 – 65 M2**, WITH INSTALLMENTS STARTING FROM DELIVERY OF HOUSE WITHOUT DOWN-PAYMENT, WITH A MATURITY OF **25 YEARS**,
- FOR THE LOW INCOME GROUP**; HOUSES WITH AN AREA OF **65 – 87 M2**, WITH INSTALLMENTS STARTING FROM DELIVERY OF THE HOUSE WITH A DOWN-PAYMENT OF 12% AND A MATURITY OF **15 YEARS**,
- FOR THE NARROW- AND MIDDLE-INCOME GROUP**: HOUSES WITH AN AREA OF **87–146 M2**, 10% TO 25% OF THE HOUSE PRICE IN ADVANCE ARE OFFERED TO OUR CITIZENS IN NEED WITH A MATURITY OF **8-10 YEARS**.



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As of 16 AUGUST 2016;

IN 81 PROVINCEs, 3,288 SITES,
**732.106 HOUSES CONSTRUCTED/PROJECTED BY
TOKI.**

NUMBER OF SOLD HOUSES 596,174

NUMBER OF DELIVERED HOUSES 577,417

NUMBER OF TENDER 5,560

TOTAL COST 24B EUROS (79,56B TL)



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43,7% OF THE SOCIAL HOUSING PROJECTS REALIZED CONSISTS OF THOSE FOR THE NARROW- AND MIDDLE-INCOME GROUPS.

20,63% FOR THE LOW INCOME GROUPS

THE **URBAN TRANSFORMATION** PROJECTS, WHICH HAVE RECENTLY BECOME INCREASINGLY SIGNIFICANT, HAVE A RATIO OF **15,45 %**.

6,03% FOR VILLAGE SETTLEMENT AND DISASTER AREAS

85,18% OF TOKI HOUSES ARE SOCIAL HOUSES (614,550).



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SCHOOL	1.015
UNIVERSITY	16
SPORT HALL	991
STUDENT	187
PENSION - DORMOTORY	
HOSPITAL	266
LIBRARY	42
MOSQUE	589
PUBLIC BUILDING	176
STADIUM	19

50 MILLION SQUARE METERS OF GREEN AREAS

PLANTING 17 MILLION TREES

THE EMPLOYMENT OF 1M PEOPLE ARE PROVIDED,

TOTAL AMOUNT OF PROGRESS PAYMENT TO THE

CONTRACTORS IS ABOUT "16.2 BILLION EURO



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HAVING BEEN ESTABLISHED TO SATISFY THE NEED FOR
HOUSING, THE MASS HOUSING ADMINISTRATION (TOKI) **BUILT
500,000 RESIDENCES BETWEEN 2003 AND 2011.**

THE GOAL FOR 2011-2023 IS CONSTRUCTING **500,000 MORE
RESIDENCES (AUGUST 2016; 732,106-500,000=232,106 IS
READY FROM NOW ON).**

**AS A RESULT, THE HOUSING CONDITIONS FOR ALL
GROUPS IS BETTER NOWADAYS IN THE COUNTRY
AND FUTURE WILL BE EVEN BETTER.**



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