

POST-EARTHQUAKE HOUSING IN THE VILLAGES OF GEDİZ

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SUMMARY

This paper is an attempt to explore the outcomes of a field survey conducted in the villages of Akçaalan, Yeşilova, Soğuksu, Kayaköy, Yeşilçay and Dereköy during 1979. All these villages had suffered serious damage from the Gediz earthquake of 1970 and had all been subjected to the application of government reconstruction projects.

The object of the study is to spell out the characteristics of the planning process for resettlement and housing, and for this end use interviews made with the villagers and reconstruction team to evaluate the reconstruction projects. Despite heavy financial and technological investments made in these villages, the plans were not in resonance with the agricultural structure and needs arising from the traditional life style of the villages. The way the villagers reshaped their planned settlements and houses gives various clues for a critique of the projects.

INTRODUCTION

The earthquake which struck the Gediz area in Turkey at 28th, March, 1979 effected a sizeable area. Previously done interviews with competents determined the limits of the survey area. The six villages close to the fault rupture in the area are of interest to us. They are located on Eski Gediz-Emet road (except Akçaalan) as follows:

	<u>Distance To Eski Gediz</u>	<u>Distance To Previous Village</u>
Akçaalan	4 Km.	-
Yeşilova	6 Km.	-
Soğuksu	9 Km.	3 Km.
Kayaköy	10 Km.	1 Km.
Yeşilçay	14 Km.	4 Km.
Dereköy	17 Km.	3 Km.

One of the villages (Dereköy) is exactly on the fault rupture and others are located nearby as; Akçaalan, Yeşilova, Soğuksu, Kayaköy and Yeşilçay, respectively.

According to the last figures the damage report was as follows:

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	<u>Collapsed/Heavily Damaged</u>	<u>Medium Damaged</u>	<u>Low Damaged</u>
Akçaalan	503	42	26
Yeşilova	170	30	3
Soğuksu	54	-	-
Kayaköy	337	-	-
Yeşilçay	104	81	37
Dereköy	223	-	-

Though the damage criterion are defined by laws, there were contradictions between the reports of different expert teams. That contradictions caused severe problems in identification process of households eligibility for housing credit. In addition to this, it also brought the problem of inhabited surplus houses in some settlements like Soğuksu (There were 27 inhabited surplus houses). Statement is also valid for prefabricated construction materials; still were there surplus material in the field.

THE RELOCATION

Four of the villages, Akçaalan, Yeşilova, Soğuksu and Dereköy, had been relocated, although the new sites selected was generally no more than 500 meters from the original village site. Kayaköy and Yeşilçay were resettled on the old site.

The town plans were prepared by Central Government (either İmar ve İskan Bakanlığı or İller Bankası) according to their traditional 'grid iron idea', which has a tendency of reducing required spaces for agricultural needs. Appreciated approach of geometrical order caused problems in implementation of plans on the sites. There were unimplemented land use decisions, such as, commerce, parks, play ground areas.

They were completed static plans, regardless of probable developments in the future. Surplus parcels were designed as if the future development of houses will occur in prefabricated norms and standarts. Proposed narrow elevated parcels were not suitable for the vernacular architecture of region. Which will end up with 'degeneration'.

THE HOUSING

Household eligible for housing credit got indebted for 20 years date. Current prices of a dwelling unit at 1970 were:

Akçaalan	35500 TL.
Yeşilova	17000 TL.
Soğuksu	18000 TL.
Kayaköy	17516 TL.
Yeşilçay	18000 TL.
Dereköy	17000 TL.

In addition to this, though it was decided to give aid to the self-builders, only half of the amount turned out to be true.

The construction of permanent dwellings have been performed by private construction contractors in the region. 'Specialized' contractor

teams of Karadeniz had performed the whole construction in Gediz. But in villages the constructors were the villagers themselves under the control of a 'Karadenizli usta'. Outcome of such a significant organizational phenomenon had ended up with inefficient use of the technology and the construction material.

Among the primary difficulties, despite heavy financial and technological investments made in the villages were the following. Relatively excellent construction material and field direction compared to the eastern implementations, the plans were not suited to the agricultural structure and demands of the villagers. The small dwelling units formed another problem as far as extended families are concerned. They made use of the marginal opportunities for enlarging these dwelling by adding rooms and storage spaces themselves, indeed.

Another set of dissatisfaction came out due to climatic conditions. Infrastructure was totally lacking or inadequate and the villagers deemed the prefabricated dwelling unhealthy, hot in summer, cold in winter. Mehmet Sağlam one of the users from Yeşilova found the solution by covering the interior walls with carpets.

Loss of privacy was a repeated complaint. The layout of the settlements and the plans of the houses damaged previous social relationships both in community and within the family. Each family innovated ways within its means to protect itself within the new houses from the assault of the ears of their neighbors.

CONCLUSION

Numerous unusual mistakes are found in post-earthquake housing in the villages of Gediz as it is same in other regions too. Main problem is the approach of Central Government against post-earthquake housing policy and organization of construction process.

To get rid of some problems:

- Instead of using the same blue prints, the plans of dwellings must be varying so as to suit for specific climatic conditions of the different regions and localities.
- Plans must suggest the protection of specific vernacular architecture local construction materials.
- Self-help housing must be handled more rationally. Radical approaches for self-help housing finance and organization will bring convenient and functioning solution for post-earthquake housing.

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