



AN OVERVIEW OF TURKISH CADASTRAL ORGANISATION: A GOOD PRACTICE

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Content

- Introduction
- OSs of cadastres throughout the world
- Turkish Cadastral Organisation
 - General information on Turkish cadastre
 - Organisational structure of Turkish cadastre
 - General Directorate of Land Registry and Cadastre (GDLRC)
 - District Directorates of LRC (DDLRC)
 - Directorates of LRC
- Evaluation of Efficiency of Turkish LRC Organisation
- Conclusion

1 / 20

Introduction

- Need for land administration systems that is able to support the changing humankind-land relationship and sustainable development..
- Cadastral systems are core of land administration systems.
- Organisational Structure (OS) is one of the most important factors determining effectiveness of cadastral systems.
- There are many kinds of OSs throughout the world.
- While some countries have good operating cadastral systems in organisational context, many have different issues.

2 / 20

OSs of cadastres throughout the world

- In developed countries, LRC systems are working well but in separate organisations under different ministries.
- This structure leads to some issues, e.g. ;
 - the system is tiresome,
 - the participants in the land market have to address two different authorities,
 - the information is partly redundant which creates the risk of inconsistencies,
 - each organisational unit has its own fees to at least partly recover the cost of maintenance of the system.



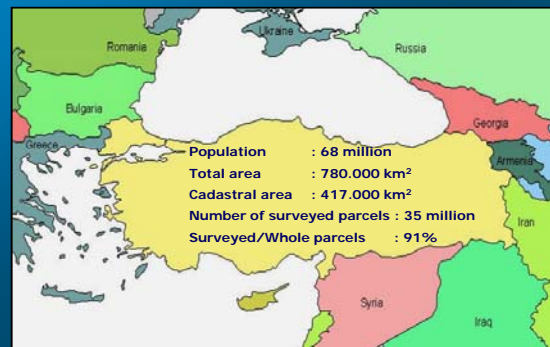
3 / 20

OSs of cadastres throughout the world

- In developing countries and in the countries in transition, it is common that;
 - there is no well functioning cadastral systems, and
 - there is a very strong need to build up or modernise LRC systems.
- Briefly, there is need for building up a cadastral system in some countries, and for restructuring the system in some others to make it fully operational.

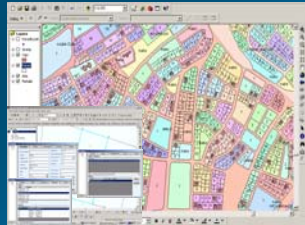
4 / 20

General information on Turkish cadastre



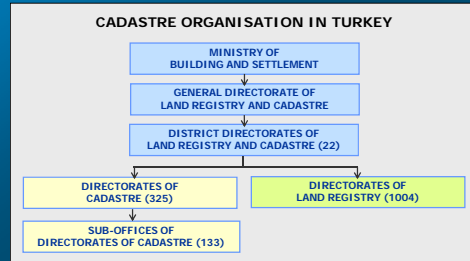
General information on Turkish cadastre

- The main unit of Turkish cadastre is a "land parcel" and a "registration book" which are linked by a unique land parcel ID.
- All boundaries of parcels are systematically surveyed by the mean of fixed boundary.
- The area, type and owner of a real estate property are shown in the land registry books as well as rights and liabilities.



6 / 20

Organisational structure of Turkish cadastre



Organisational Structure of Turkish Land Registry and Cadastral System

7 / 20

General Directorate of LRC (GDLRC)

- All land registry and cadastre works are sustained under "one organisational roof" in Turkey; GDLRC.
- The main duties of GDLRC are to;
 - determine main principles of cadastre,
 - organise, monitor and supervise LRC works,
 - determine main principles for triangulation points, aerial photogrammetry and cartographic services,
 - determine quality of the personnel,
 - control General National Archives of all mapping affairs in Turkey.



GDLRC Building in Ankara

8 / 20

District Directorates of LRC (DDLRC)

- There are 22 DDLRC covering the whole country.
- Each DDLRC has its own area defined by taking into consideration of geographic conditions of the districts.



22 District Directorates of Land Registry and Cadastre in Turkey

9 / 20

District Directorates of LRC (DDLRC)

- Main duties of DDLRC are to;
 - make cadastral services fast, economical and effective,
 - provide coordination and supervision of directorates of LRC at local level,
 - organize building up and renovation works of cadastre,
 - archive the documents of registration and cadastre works,
 - prepare statistics for the works carried out in the district,
 - meet the needs of the directorates inside the district (personnel, tools, equipments, etc) and
 - supervise working quality of the personnel.

10 / 20

Directorates of Land Registry and Cadastre

- All land registration and cadastre works are carried out, at local level, by directorates of land registry and cadastre in Turkey.
- These directorates carry out their works in different offices but they are generally very near to each other, even in some cases in the same buildings.
- There is a tight coordination between them.
- Therefore, all records of directorates of land registry and cadastre are consistent with each other.



A Directorate of Land registry in Turkey

Directorates of Land Registry

- There are 1004 Directorates of Land Registry in Turkey.



A Directorate of Land Registry in Turkey

12 / 20

Directorates of Land Registry

- Each city and county has one or more land registry office depending on the workload.
- The officials in land registry offices prepare contracts and then carry out registration.
- They keep all the registration documents and registry books.
- They prepare statistical data for the works of the directorate.



13 / 20

Directorates of Cadastre

- There are 325 Directorates of Cadastre in Turkey. They carry out cadastral works at local level.
- The number of the personnel of the directorates is about 5400. About 600 of them are surveying engineers.
- Each city has at least one directorate. In case of need, counties can also have one directorate.
- In the counties where there is no directorate, sub-offices of the directorates are built up to carry out cadastral works.
- Today, the number of sub-offices is 133 in Turkey.

14 / 20

Directorates of Cadastre

- Main duties of directorates of cadastre are to:
 - carry out cadastral works in urban and rural areas,
 - renovate the old cadastral sheets,
 - control and approve different cadastre-related applications that need to be registered on cadastral maps (land readjustment, subdivision, etc),
 - build up and maintain the geodetic points that are base for cadastral works,
 - archive the documents,
 - organise and manage the sub-offices if there is one or more.



Evaluation of efficiency of Turkish LRC's OS

- Turkish Land Registry and Cadastre (LRC) works have been sustained under the "one organisational roof" (GDLRC) since 1936.
- While directorates of land registry and cadastre carry out cadastral works at local level, the District Directorates organise those works in their districts.
- GDLRC is a national institution of Turkish LRC.
- It means there are three levels in Turkish LRC system; national, district and local.

16 / 20

Evaluation of efficiency of Turkish LRC's OS

- Thanks to this OS there are close association between directorates of land registry and cadastre.
- Therefore, there is no inconsistency, duplication or another issue in the land registry and cadastre works.
- This is very important characteristic of Turkish LRC when compared to the cadastral systems of many countries.

17 / 20

Evaluation of efficiency of Turkish LRC's OS

- Another advantage of current OS of Turkish LRC is **cost recovery**.
- While land registration is a **profitable system** generally, cadastral works require important financial support, especially in building up period.
- Therefore, the countries where land registration and cadastre works are carried out under **different ministries or organizations** have financial problems in cadastre.
- Because the responsibility for land registration and cadastre is under **one organisational roof** in Turkey, both land registration and cadastral works are carried out **without financial problems**.

18 / 20

Evaluation of efficiency of Turkish LRC's OS

- There is a general agreement in international literature that **separation between maps and registers will be abolished** in the future cadastral system.
- In this context, it is clear that, in Turkey, **directorates of land registry and cadastre will sustain their works in a common digital platform** in the near future as a result of developments in information technology.

19 / 20

Conclusion

- Today, while some countries have to start from the beginning to establish the modern, effective legal and institutional framework for land registration and cadastre, some others have to re-establish or restructure cadastral systems to make them fully operational and to modernise the institutional and technical conditions.
- In this context, well operating OS of Turkish land registry and cadastre system can be a **good practice** especially for the countries where there is need to build up or restructure cadastral organisations.

20 / 20



thanks for your attention

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