Issues in Determination of Easement Value through Power Transmission Lines: A Case Study of Trabzon, Turkey

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SUMMARY
Many issues are raised, in the majority of countries, for the determination of expropriation and easement value of the real estates corresponding to Power Transmission Lines (PTL). In this study, methods and issues in the determination of land compensation values under corresponding sites are examined. PTL restricts the use of corresponding real estates and, in some cases, completely prevents the use of improvement right. On the other hand, PTL adversely affects the value of the real estates for some reasons such as its negative effect to the human life proven by many studies and visual pollution. In this study, a PTL which was recently established in a region in the province of Trabzon in Turkey has been examined with respect to all development aspects of a PTL project on land. In addition, the relation between height of PTL and easement value changes has also been analysed using GIS.

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