THE PROS AND CONS OF BUILDING LICENSED OFFICES OF SURVEYING AND CADASTRE IN TURKEY

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Table of contents

• An overview to the Turkish cadastre
• The recent re-engineering in the Turkish cadastre
  • Establishment of the Turkish Licensed Offices of Surveying and Cadastre (LOSC)
  • What makes the LOSC?
  • Current organizational structure of the Turkish cadastre
• Pros and cons of the LOSC in Turkey
  • Positive results of the LOSC
  • Negative results of the LOSC
• Conclusion
An overview to the Turkish cadastre

- 1858, transition to private property begun particularly with the "Land Law" in the Ottoman Empire.
- 1923, citizens had ownership of the land they used.
- 1924, Directorate of Land Registry was established.
- 1925, Directorate of Cadastre was established.
- 1926, The Turkish Civil Code was enacted and rights on real estates were initiated to be registered.
- 1936, Turkish General Directorate of Land Registry and Cadastre (GDLRC) was formed.

- 1936-2010, there had been no change in the organizational structure.
- 2004, a development was made with private sector involvement. This development speeded up the cadastral works and, cadastral surveys were completed in a short period of time in the country.
- New era trends of privatization forced the government to re-engineer organizational structure of the cadastre.
Establishment of the LOSC

• How to develop an approach to transfer some workloads of cadastre to private sector?

• Establishment of the Licensed Offices of Surveying and Cadastre (LOSC).

• The Turkish law on Licensed Offices of Surveying and Cadastre was enacted in 2005.

• Based on the relevant legislation, firstly, a commission with 7 members was established in the country.

• The commission defined 551 sub-districts of cadastre throughout the country.

• The license exam was made in 2009.
Establishment of the LOSC

- The total points of the surveyors who applied to get the license were calculated based on the following criteria:
  - License exam score
  - Professional experience
  - The works carried out in cadastre domain before
  - Total service time
  - Educational level
  - Foreign language scores
  - Professional awards and publications

- 330 surveyors appointed to the sub-districts as licensed surveyors by taking their preferences and total points into consideration.
- These surveyors swore in the court that they carry out their duties in a proper manner.
- They were educated about technical services.
What makes the LOSC?

• The LOSC have authorizations to carry out all cadastre works in the country.

• The works to be registered are supervised by province offices of cadastre. These are:
  ➢ Type change of a parcel
  ➢ Consolidation of parcels
  ➢ Establishment and removal of easement rights

What makes the LOSC?

• The works which are not supervised by province offices of cadastre are:
  ➢ Application of the cadastre maps into land
  ➢ Showing general boundaries of parcels in the relevant area
Current Organizational Structure of the Turkish Cadastre

The Pros and Cons of Building Licensed Offices of Surveying and Cadastre in Turkey

- Number of directorates and sub-directorates of cadastre has been decreased from 458 to 81 in the country.
- Numbers of staff and equipment needed in the public have also been decreased significantly.
- A new financial resource for the government is obtained because of taxes paid by licensed offices.

Pros and Cons of the LOSC

a) Positive Results of Establishment of LOSC

Directorates of Cadastre

Before 2010
After 2010

0
1000
2000
3000
4000
5000
Pros and Cons of the LOSC

a) Positive Results of Establishment of LOSC

- Workloads of the 81 province directorates of cadastre have also been reduced.
- Service quality increases in the domain because of licensed surveyors who have experience in cadastre.

b) Negative Results of Establishment of LOSC

- Landowners pay more now for cadastral services.
- Landowners now have to visit licensed offices of surveying and cadastre which is mostly located in province center for their cadastral activities.
- All cadastre works are now carried out by the licensed offices while they had been carried out by private surveyors before re-organization.
Conclusion

- Land registration and cadastre works were carried out by directorates of land registry and cadastre between 1936 and 2010 in Turkey.
- Today, the licensed offices of surveying and cadastre took place of old directorates of cadastre.
- Re-engineering experienced in the Turkish cadastre brought some pros and cons together.

Some of the positive results of the re-organization are:
- decrease in the number of directorates of cadastre,
- decrease in workloads of directorates of cadastre,
- decrease in numbers of staff and equipment needed in the public,
- increase in cadastral service quality.

Some of the negative results of the re-organization are:
- increase in payments of landowners for cadastral services,
- closing of county directorates of cadastre.
Thank you...

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