

Sustainable and Effective Land Management: GDLRC, Turkey

Turkey not only belongs to Asia but also belongs to Europe as spatially sociologically and cultural, is one of the oldest settlements of the World. Through to revolutions in social, politic and economic areas in her 90 years history, today, Turkey has become one of the most important country and by the agency of reforms in last decade, she aims that being a model country in her own zone. In parallel with these several successfully reforms, GDP has gone up 822,8 billion dollars in 2nd quarter of 2015 while it was 304,9 billion dollars in 2003. Turkey has also established more innovative, more efficient and more rapid institutions in last decade. Innovations which can be seen major industries like tourism, agriculture, transportation etc., have emerged also land management. The General Directorate of Land Registry and Cadastre (GDLRC), the most important land management institution of Turkey, has been carrying out its duty determined by the law in its 24 regional directorates, 81 cadastre directorates and 957 land registry directorates all around the country. GDLRC, today, is an architect of dynamic chain of service which includes preparing source data for all kinds of planning and organization on the ground and underground, providing spatial dimension data and displaying topographic structure, producing data that can meet the information need required for economy law, statistic, management, planning and various different scientific researches as well as all kinds of contractual transactions related to land registry and register of immovable properties, to follow-up, and control changes on the registers, to ensure the protection of archive records and documents. GDLRC is serving 20 million citizens every year as well as producing required basic data for many offices and institutions. Stability of economy and politics in the country has been reflected to GDLRC and many projects have accomplished within this framework since 2003 till today. It would be seen that every single project will contribute to the development of Turkey in the short, medium and long term. Cadastral works of 12.319 units, equals to %24, have been completed within the framework of the “Completion of Establishment Cadastre Project” in last decade(2003-2013), while only 39.376 units(equals to %76) had been completed in 80 years.(1923-2003) The Project provided 85 million dollars savings in the budget as well as providing 70 million dollars fee and tax income. In addition to this, the completion of establishment cadastre project defines ownership and provides the following: resolution of disputes, obtaining inventory of real estate, prevention of tax losses, providing regular urbanization, improving the investment climate, creating a functioning land registration system in EU process, contribution to works carried out as a part of e-state, development of base for the spatial information system. Completion Of Establishment Cadastre Project participated in the “Prime Ministry Effective Source Use In Public Sector and Cost Reduction Project Contest” and came in 2nd place among 226 projects. There is another important project which called “Land Registry and

Cadastre Modernization Project (LRCMP)” aims that increase the effect and quality of land registry and cadastre services with the total value of 135 million Euros provided by the World Bank. LRCMP was started with the purpose of updating existing Land Registry and Cadastre information, as foreseen in the Law on Land Registry and Cadastre in a way and structure to form the base for Spatial Information Systems and offering for use by transferring in digital and legal to computer environment, has five components: Renewal and update of land registry and cadastre, service improvement, human resources and institutional development, property valuation and project management. These two significant projects not only provide administrative and social benefits, but also obtain substantially economical profit. While 235 million dollars income had transferred in 2003, 2,14 billion dollars income had transferred by the end of 2012. In other words, income of GDLRC has increased at the rate of %900 within the last decade. In accordance to its TS EN ISO 9001:2008 Quality Management System, GDLRC aims to serve land registry and cadastre data effectively and rapidly in all around the country with its 166 years experience. In this context, several methods have been applied. Online Appointment System, which provides citizens can make an appointment via internet, is one of them. Another innovative method is SMS Information System. With this application, information regarding transaction time, fee information, contract appointment is sent to those who filled a pre-application form via SMS. This will allow them to go to the land registry directorate only for contract. These methods are not only reduce waste of time, but also protect citizens from fraud and forgery. GDLRC, with a capacity of 7 million transactions for a year, has launched Land Registry and Cadastre Line, in order to minimize possible shortcomings that may occur during the service. GDLRC has also cared legacy archive and established a system that preserve land registry documents of 23 countries from three different continents which were kept during the Ottoman Empire. GDLRC has realized importance of information technologies early and implemented “Land Registry and Cadastre Information System. (TAKBIS)” which aiming at uploading all ownership information within the country and allow people to search all kinds of answers in the electronic environment. The purpose to include all records regarding the land registry and cadastre to the electronic environment in effort to allow carry out all kinds of transactions online, this would allow the effective follow and control of immovable properties by computers. TAKBIS project is the winner of 2006 eTR awards e-service to citizen’s category. Spatial Property System (MEGSIS), another important IT project, is an open source application developed for collection of cadastre data digitally, its alignment with the title deed data and their presentation. These IT systems also provides our citizens the opportunity to access information about immovable via e-state application. GDLRC has also sophisticated structure in case of producing map and its components. Through Turkey National Permanent GNSS Network (TUSAGA-Active), which was established, researched, monitored and developed by GDLRC, provides map and location

information about any place and any time in country within a few seconds with the centimeter accuracy. TUSAGA-Active System is made up of 146 permanent GNSS all around the country and it is used in earthquake studies, improvement of weather forecast, military activities, mapping, navigation, construction, logistics and similar fields. GDLRC is also very successful in photogrammetric works with a capacity of producing 70 thousands kilometers of orthophoto with using its 2 airplane in a year. The Map Data Bank, another important map service, is a spatial information system that allows the entry, update and usage of metadata about information and documents belonging to maps formed by institutions and offices which produce or sponsor the production of maps in the national level, by the related institutions, thus, prevents duplicate map production and waste of resources. GDLRC believes importance of international relations and it has made lots of negotiations and collaborations with several countries. General Secretary, which has the mission to protect rights and benefits of Turkish person's real properties in Egypt, conducted by GDLRC. In addition, GDLRC has made collaborations with Azerbaijan and coordinated important cadastral projects. GDLRC has also made some negotiations with Libya and Syria and cooperation between Libya and Turkey has still continued. All of the land registry and cadastral systems are established by GDLRC in Turkish Republic of Northern Cyprus. Recently GDLRC came together with Romania Cadastre Agency for design a professional approach to Romania homeland cadastre. GDLRC aims that carrying out its duty more effective and more rapid while fact of property exists. Establishing a multi-purpose cadastre by developing finished homeland cadastre, create more sophisticated information system by analyzing existing systems, modernization of land registry and cadastre and improving all services are some of GDLRC medium-term targets. GDLRC's main purpose is; being the leader organization which design and direct real estate politics in Turkey and international actor in land registry and cadastre sectors in its own zone. GDLRC; with its professional teams in land registry and cadastre fields, 166 years experience-based knowledge and solution-oriented management approach; is quite keen on making cooperation with other countries.