



FIG WORKING WEEK 2012
May 6–10 2012
Rome, Italy

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

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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.



Turkish General Directorate of Land Registry and Cadastre

An overview to the Turkish cadastre

- 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.

Establishment of the LOSC



- 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



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Establishment of the LOSC

- 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.

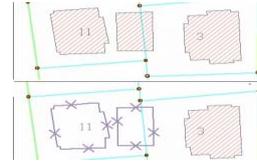


- They were educated about technical services.

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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

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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



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Current Organizational Structure of the Turkish Cadastre



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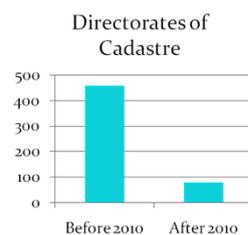
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Pros and Cons of the LOSC

a) Positive Results of Establishment of LOSC

- 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.



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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.



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Pros and Cons of the LOSC

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.



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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.

Conclusion

- **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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