AN ANALYSIS OF THE TURKISH CADASTRE
IN VIEW OF THE CADASTRE 2014 VISION

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Introduction

• A well-functioning cadastre is essential for:
  – securing rights in land and property,
  – wealth generation, and
  – contributing to better land and environmental management.
• Cadastres need to be re-engineered over time to respond to expectations of the societies.
• “Cadastre 2014” vision has become a benchmark to evaluate cadastral systems and directed the re-engineering works in cadastre in many countries.

Mission and Content

• Main duties of the Turkish cadastre are:
  – property adjudication,
  – construction of boundary markings,
  – surveying of parcel boundaries,
  – drawing cadastre maps,
  – registration of parcel boundaries and owner information,
  – sustaining land registry and cadastre records, and
  – providing a basis for land information system.
Mission and Content

- Main purpose of the Turkish cadastre is building and sustaining land registry and cadastre records to provide security of the real estate ownership.
- Some rights and restrictions like easements, right of way, usufruct, mortgage, etc., are recorded in the land registry but generally it is not possible to see those rights and restrictions on cadastre maps.
- There are some academic and institutional studies to show the complete legal situation of land in the Turkish cadastre but these are in very early stages of success.
- Considering importance of the statement for a modern cadastre, the Turkish cadastral authorities should more intensively study on realization of this statement.

Organization

Statement 2 on Cadastre 2014

- The separation between 'maps' and 'registers' will be abolished.
  
  Comment: The separation was necessary because the available technology—paper and pencil—did not allow other solutions.

  Consequences: The division of responsibilities between surveyor and solicitor in the domain of cadastre will be seriously changed.
Organization

• In order to abolish the separation between maps and registers, Land Registry and Cadastre Information System of Turkey (LRCIS) has been introduced.
• The project targets:
  – to transfer the paper based land registry and cadastre data into a digital environment using a standard framework throughout the country, and thus
  – to take land registry and cadastre data use to the next level by spreading its benefits to people, businesses and multiple sectors by facilitating better access to real estate information through the e-government platform.
• The LRCIS is going to provide that the separation between maps and registers is abolished in Turkey.

The Changing Role of Maps

• The LRCIS developed based on a data model.
• Afterwards, LADM has become an international standard (ISO 19152).
• It supports showing the complete legal situation of land, and does not separate maps and registers.
• The data model of the LRCIS should be transformed into LADM.
Information Technology

• Cadastre works have been carried out in digital environment since 1987.
• Both land registry and cadastre data are kept and maintained in computer environment.
• Surveying data are delivered, stored and maintained in digital form, while legal documents are delivered on paper.
• Landowners can get property data over the e-government platform.

Privatization

• Technical part of the Turkish cadastre has been contracted to private surveyors after 2004.
• Licensed Offices of Surveying and Cadastre were introduced into cadastre in 2005.
• Nowadays, public and private sector are working closely together in cadastre, while land registration works are carried out by the directorates of land registry.
Cost Recovery

• The Turkish land registry and cadastre system is a self-funding even profitable system.
• In the national and regional levels, LRC are organized under the same ministry and national and regional directorates.
• This structure prevents to see the cadastre as a costly system.
• The yearly income of the LR was more than 2.5 billion USD in 2013.

Conclusion

• Cadastre 2014 has guided re-engineering processes of land registration and cadastre in many countries.
• Thanks to this vision, many countries have been sure that their re-engineering processes were on the right way.
• In this context, in Turkey:
  – The Land Registry and Cadastre Information System has been designed;
  – Separation between maps and registers has been abolished;
  – Land registration and cadastre works have been carried out in digital environment;
  – Technical part of cadastre has been contracted to the private surveyors; and
  – The Licensed Offices of Surveying and Cadastre have been introduced into cadastre.
Conclusion

- However, there are still some works to do for improvement in the Turkish cadastre:
  - A project is needed for RRR cadastre;
  - A reform is required to update current data content of the LRC; and
  - Data model of the LRCIS should be revised based on the LADM.