Land Administration in Turkey

Mehmet Zeki ADLI
Director General

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Land Administration in Turkey

Mehmet Zeki ADLI – Director General

- Area: 783,600 km²
- Population: 82 million
- Urbanization: 78%
- Land Parcels: 58 million
- Villages & Quarters: 50,500
Duties of GDLRC

• To carry out Land Registry and Cadastre services under the responsibility of the Treasury,
• To ensure the renewal and updating of the land registry plans,
• Production of photogrammetric maps and performing geodetic activities,
• To make cadastral studies,
• To create spatial data infrastructure,
• Real estate transactions related to foreigners,
• Organizing brokerage activities for the immovable,
• To carry out the operations of Licensed Surveying and Cadastre Engineers and Bureaus,
• To cooperate in the fields of international organizations.
Keywords of Turkish Land Registry and Cadastre

• Legal cadastre
• Land registry & cadastre in one organization, centralized management, no notary system
• The official land register, which is under the guarantee, supervision and responsibility of the State and on which the legal status of the real properties is recorded, not only ownership right but also all real rights other than ownership bear legal consequences through registration to land register.
• Licensed Surveying and Cadastre Engineers and Bureaus are active.
• Private sector involvement, successful cost recovery system/revolving fund, deep involvement in economy.
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Organisational Structure

Organisational Structure

• 1.101 Units in Central and Provincial Organization with 19,404 staff,
• ~ 9 million transactions per year,
• Approximately served to 25 million citizens,
• Annual revenue is ~2 Billion USD.
• **TAKBİS is basic e-government project**, aiming at uploading all ownership information within the country and allow people to search all kinds of answers in electronic environment.

• In the entire country since 2015 (including Berlin Office since 2014), all kind of land registry transactions are conducted electronically.

• Steps are taken in line with the developing technology and the ability to perform e-transactions is increased day by day.
Land Registry Services

E-MORTGAGE

As of September 2019, 225,480 e-Mortgage transactions were conducted with banks.

E-RELEASE

The release of the mortgage is actively carried out by 15 banks. As of September 2019, 240,822 e-Release transactions were conducted with banks.

E-FORECLOSURE

As of September 2019, 1,445,051 e-Foreclosure transactions were conducted with the Ministry of Justice.
Land Registry Services

E-PAYMENT

Land registry and revolving fund service fees are collected through all bank branches, ATMs and our website.

E-ARCHIVE

With Turkey Land Registry Office Project; the establishment of an electronic archive infrastructure in order to receive all kinds of services from any land registry offices, regardless of the authorized directorate position, has been initiated.

WEB-LR

Citizens can apply for transactions on the internet and send the necessary documents through the application without going to the title deed directorate.
LR-SWAP

Upon the request of buyers and sellers, it is ensured that the immovable value is changed by a safe method with Takasbank.

E-TITLE DEED

Since January 2019, QR Code integrated new design title deeds has been serving the citizens in mobile environment.
BUSINESS INTELLIGENCE (BI)

Employee performance measurement and online satisfaction surveys started in January 2019.

OUT OF AUTHORITY TRANSACTIONS

Our citizens are able to carry out the title deed transactions at all land registry offices in Turkey and abroad.
PROJECT FOR CASTASTRAL DATA DETERMINATION

Between 2010 and 2018, 8.6 million parcels were updated and as of September 2019 1.4 million parcels were updated.

FOREST CADASTRE

115,000 km² of the 195,000 km² forest area registered throughout the country has been completed by TKGM.

DEGRADED FOREST LAND CADASTRE

Upon the request of the General Directorate of National Real Estate, degraded forest land cadastre works have been completed in 3.963 km² area in 9,451 units.
EXTERNAL REGISTRATION

55,000 km² non-registered area has been determined by our cadastre directorates and transferred to electronic environment.

CADASTRAL ACTIVITIES ABROAD

Cadastre renovation works have been completed in 131 units in KKTC.

REGISTRATION OF MILITARY PROHIBITED AREAS

Studies have been completed throughout the country (81 provinces)
Cadastral Services

LAND VALUATION

The amendment proposal for the real estate appraisal has been prepared by taking the opinions of the relevant institutions, organizations and universities and submitted to the Presidency Office on 22.10.2018.

SPATIAL PROPERTY SYSTEM (MEGSIS)

Integration of land registry and cadastral data has started in 2011 and the integration of 57,718,784 cadastral parcels has been completed.
Cadastral Services

LICENSED SURVEYING AND CADASTRE ENGINEERS AND BUREAUS (LIHKAB)

225 offices in 60 cities.

E-ANNOUNCEMENT

The results of cadastral works are published at http://eilan.tkgm.gov.tr.
TAPU ARCHIVE INFORMATION SYSTEM PROJECT (TARBIS)

In 2018, 100,000 Ottoman title deeds were translated.

ESTABLISHMENT OF ORGANIZATION ABROAD

Legal approval has been obtained for the establishment of an abroad organization for 12 countries and necessary studies are in progress.
Digitization of Architectural Projects

• In an urban area of 40,000 km², architectural projects integrated with 3D city models will be digitized and independent section areas will be added.
• This study will provide a basis for 3D cadastre and land valuation system.
The system operates with a sensitivity of 3-4 cm in real-time (RTK) 24 hours all over the country and serves with 158 GNSS stations and ~11,000 users.
Parcel Inquiry Application

- Open Source
- Multi Language
- Navigation compatible
- Everyone can access
- Mobile Platform Downloads
  - Google Play Store (~1,000,000)
  - App Store (~300,000)

Over ~ 2 million request per day !!!
Data Sharing

Data sharing with ~ 1.400 institution !!!

MERNIS
IDENTITY SHARING SYSTEM

MINISTRY OF INTERIOR

MINISTRY OF FINANCE

MINISTRY OF JUSTICE

DASK
EARTHQUAKE INSURANCE

MASAK
ECONOMIC CRIMES

PROPERTY DATA
LAND REGISTRY-CADASTRE
According to the Global Open Data Index:

- A total of 94 countries in the overall standings in Turkey ranks 45th with a score of 37%.
- In the ranking made according to Land Property data based on the Parcel Inquiry Application, it ranks 3rd in the world with 65% points.
Future Steps...

• Renovation and digitization works
• Finalization of data and transition to electronic registry
• First-hand electronic transactions
• Adaptation to new technologies with TAKBIS 2020
• Creating land valuation information
• Building 3D models and integration of architectural projects
• Organization and incorporation abroad
Goal: Sustainable and Reliable Land Administration

- Protecting land security and investment
- Contributing to economic growth
- Increases social benefits
- Coping with continuous change
- Participatory and transparent process management
- Enhanced data quality with data sharing
- Remaining reliable
Thanks...