



**T.C. MINISTRY OF ENVIRONMENT  
AND URBANISATION**



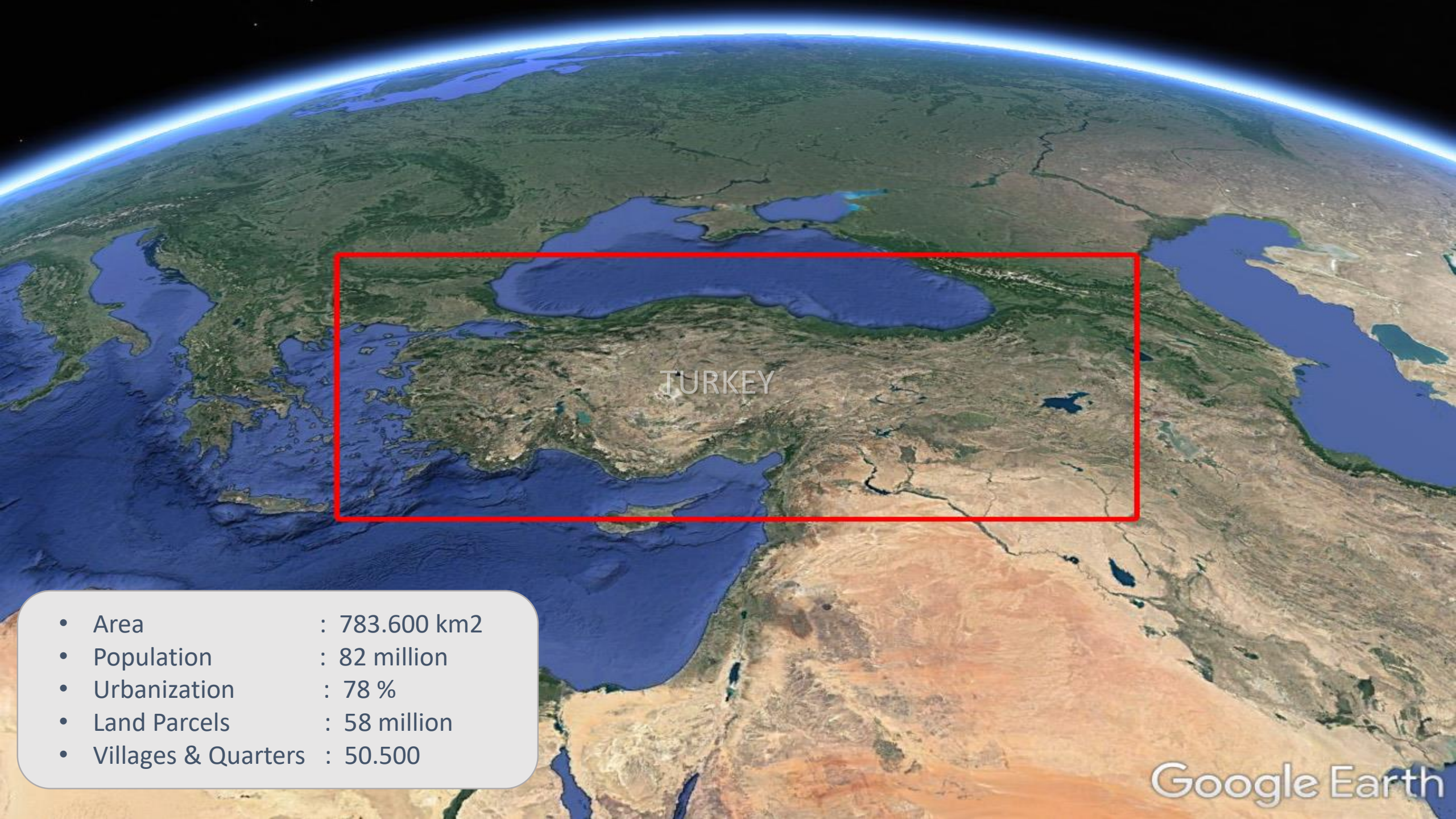
**GENERAL DIRECTORATE OF  
LAND REGISTRY AND CADASTRE**

# Land Administration in Turkey

Mehmet Zeki ADLI  
Director General

ISTANBUL 2019





TURKEY

- Area : 783.600 km<sup>2</sup>
- Population : 82 million
- Urbanization : 78 %
- Land Parcels : 58 million
- Villages & Quarters : 50.500



# HISTORY

1871

MINISTRY OF ROYAL REGISTRY ORGANISATION



1847

ESTABLISHMENT OF PRIVATE PROPERTY AND LAND REGISTRY

1913

LAW ON DEFINING AND MANAGING OF ASSETS AND REAL PROPERTIES (1st CADASTRE LAW)



1987

RE-LEGAL STRUCTURE

2010

RE-ORGANISATION OF GDLRC

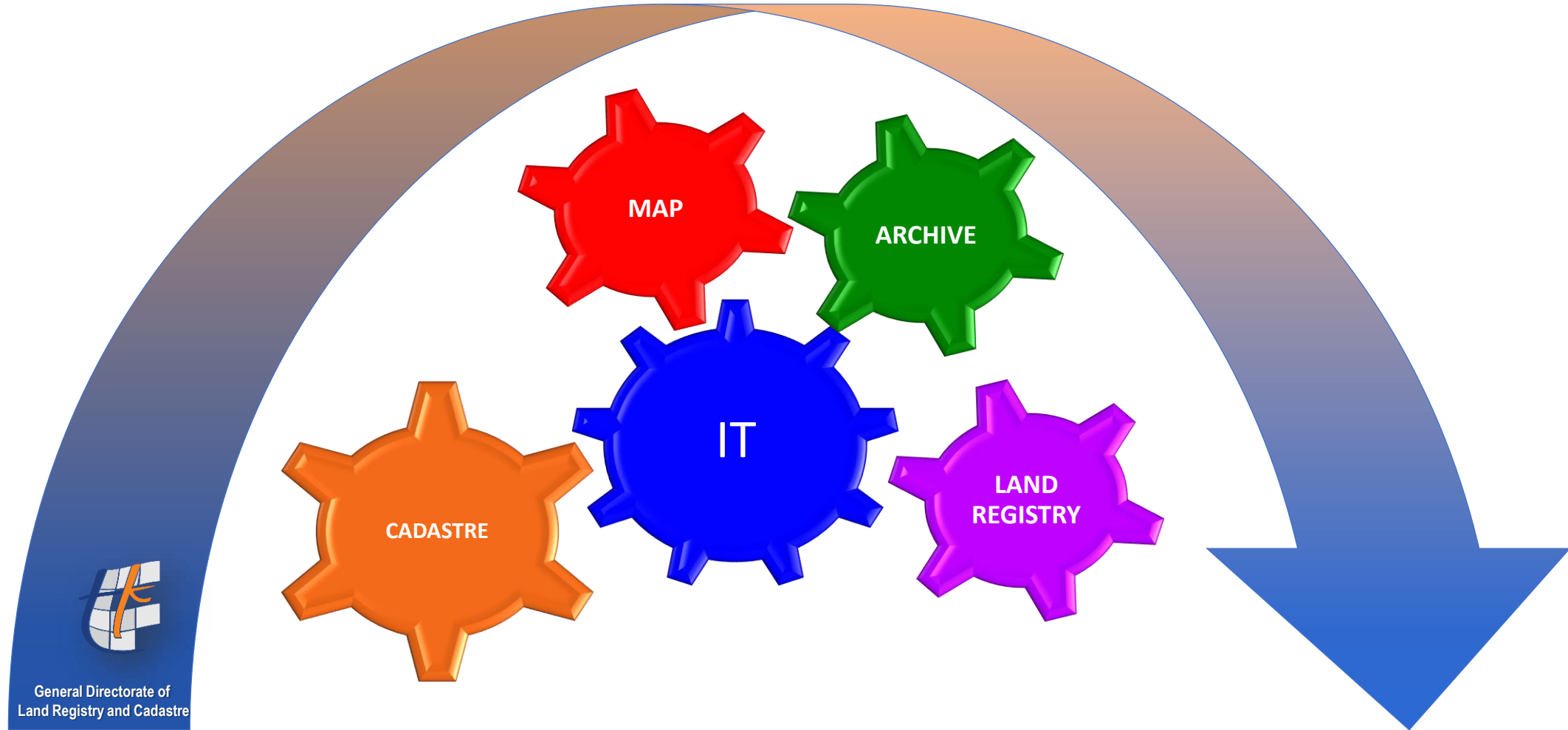
1924

GENERAL DIRECTORATE OF LAND REGISTRY AND CADASTRE

...Target 2023



# General Directorate of Land Registry and Cadastre (GDLRC)





# 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.

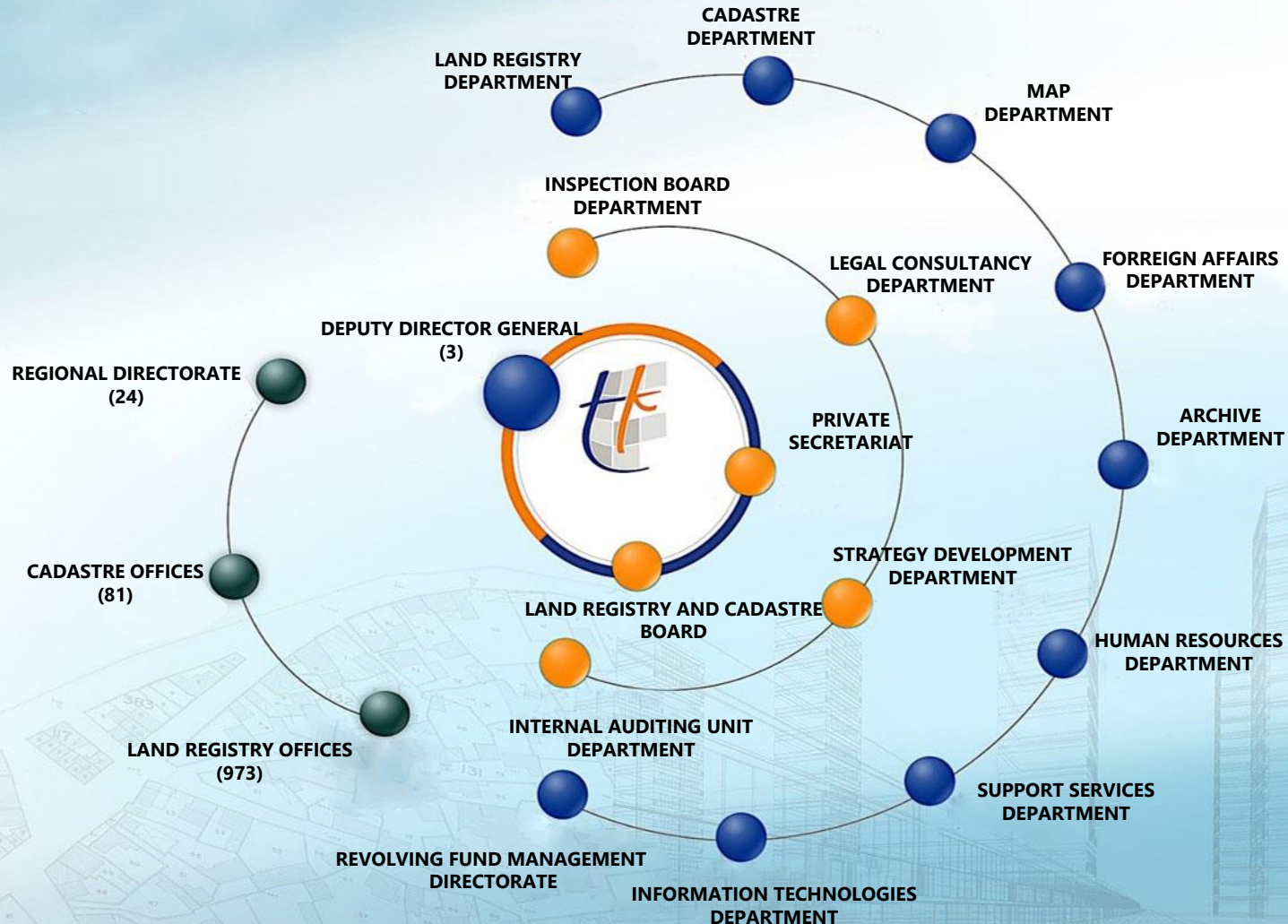
# Keywords of Turkish Land Registry and Cadastre



- 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.



# Organisational Structure



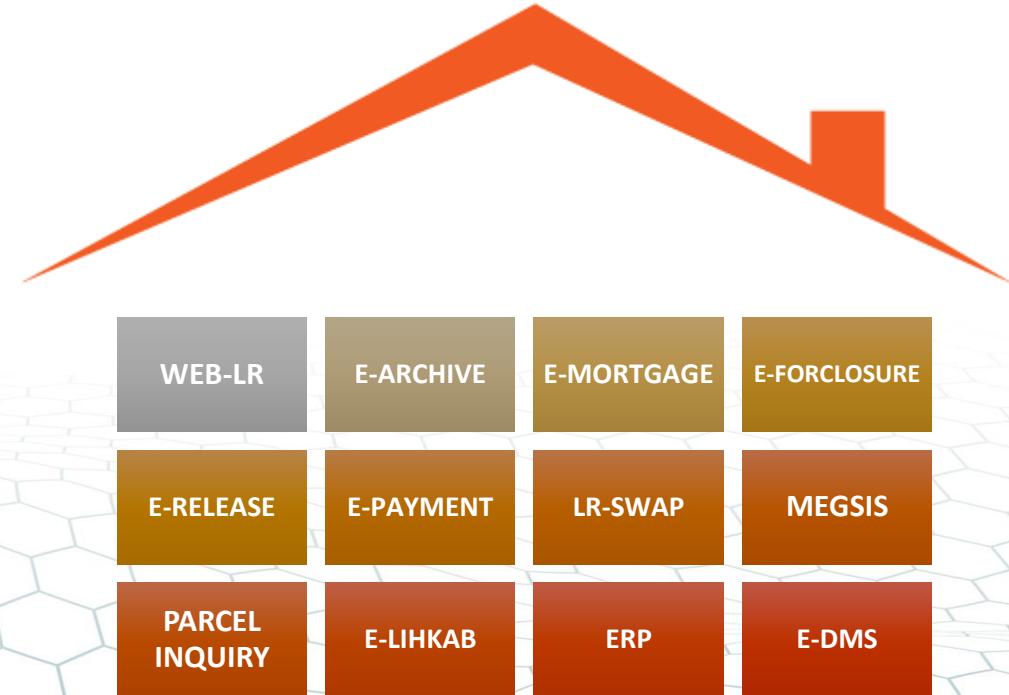
- **1.101 Units** in Central and Provincial Organization with **19.404 staff**,
- **~ 9 million transactions** per year,
- Approximately served to **25 million citizens**,
- Annual revenue is **~2 Billion USD**.



# Land Registry and Cadastre Information System (TAKBİS)



- 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.





# Land Registry Services



## 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.

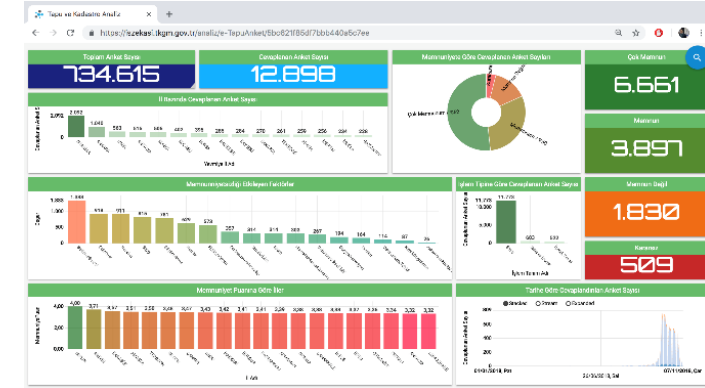


# Land Registry Services



## 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 km<sup>2</sup> of the 195,000 km<sup>2</sup> 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 km<sup>2</sup> area in 9,451 units.



# Cadastral Services



## EXTERNAL REGISTRATION

55.000 km<sup>2</sup> 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)





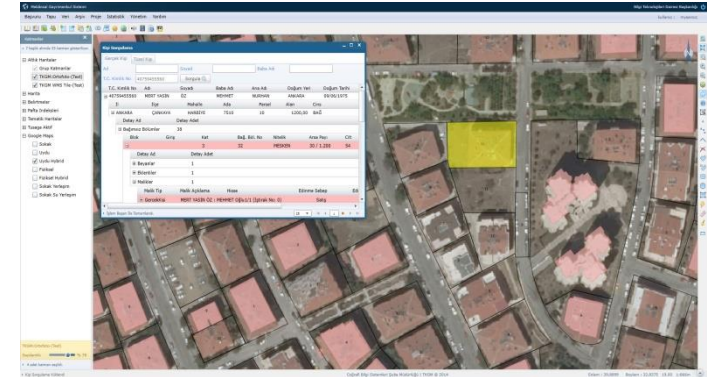
## LAND VALUATION

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



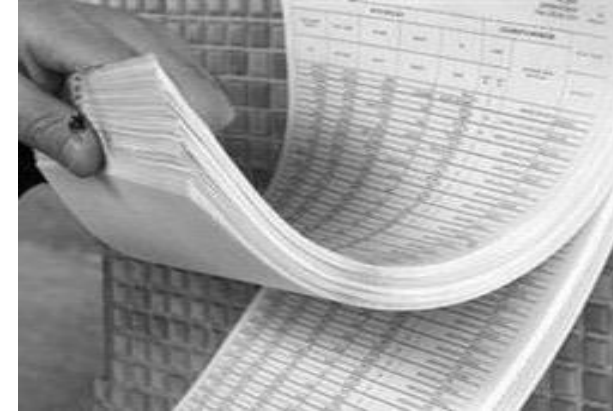
## LICENSED SURVEYING AND CADASTRE ENGINEERS AND BUREAUS (LIHKAB)

225 offices in 60 cities.



## E-ANNOUNCEMENT

The results of cadastral works are published at <http://eilan.tkgm.gov.tr>.



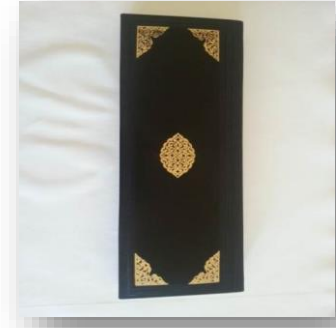
## TAPU ARCHIVE INFORMATION SYSTEM PROJECT (TARBIS)

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



← ÖNCESİ

SONRASI →



## ESTABLISHMENT OF ORGANIZATION ABROAD

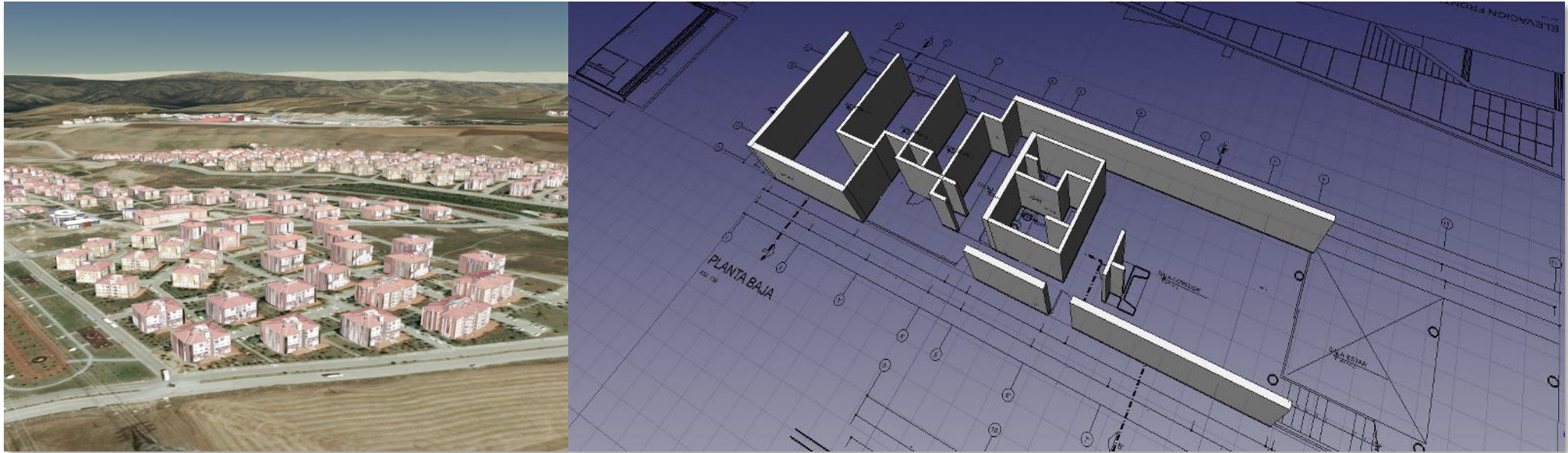
Legal approval has been obtained for the establishment of an abroad organization for 12 countries and necessary studies are in progress.



# Digitization of Architectural Projects



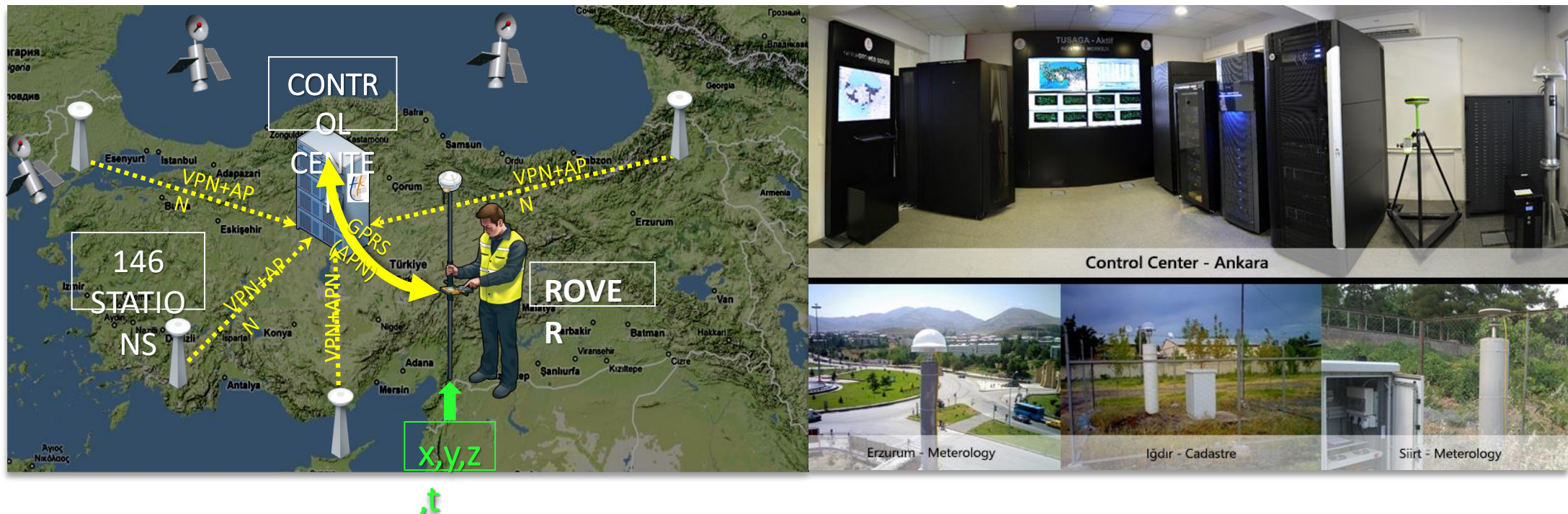
- In an urban area of 40,000 km<sup>2</sup>, architectural projects integrated with 3D city models will be digitized and independent section areas will be added.
- This study will provide a basis for 3D cadastre and land valuation system.



# Geodetic Infrastructure : CORS -TR



- 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



**MERNIS**  
IDENTITY SHARING SYSTEM

MINISTRY OF  
INTERIOR

MINISTRY OF  
FINANCE

**MASAK**  
ECONOMIC CRIMES

**DASK**  
EARTHQUAKE INSURANCE

MINISTRY OF FINANCE

MINISTRY OF  
JUSTICE

**PROPERTY DATA**  
LAND REGISTRY-CADASTRE

**Data sharing with ~ 1.400 institution !!!**

# Open Data



GLOBAL OPEN DATA INDEX

Home / Places / Turkey / Land Ownership

## Land Ownership

65% open

Turkey

Share this page

See other years: 2013 | 2014 | 2015

Note: The methodology used in the Global Open Data Index has changed over time; significantly so between 2015 and 2016. For this reason, the results are not directly comparable over time.

### What data is expected?

Data should include maps of lands with parcel layer that displays boundaries. In addition to a land registry with information on registered parcels of land. The index focuses on assessing open land tenure data (describing the rules and processes of land property). Responsible use may enable tenure security and increase the transparency of land transactions. The assessment criteria were developed in collaboration with Cadasta Foundation. For more information on land ownership datasets and where they're located, check out [Cadasta Foundation's Data Overview](#).

- Parcel boundaries (inc. latitude and longitude)
- Parcel ID
- Property value (i.e. Price Paid, Property Tax Value)
- Tenure Type (i.e. leasehold, freehold, protected lands, public lands, customary lands)

### How open is the data?

- It's not openly licensed
- It's in an open and machine-readable format
- It's not downloadable at once
- It's publicly available
- It's available free of charge
- It's up-to-date

### Reviewer comments

### Meta data

Data location	<a href="https://parselorgu.ikgm.gov.tr/">https://parselorgu.ikgm.gov.tr/</a> - geoportal for parcel query
Data licence	Unknown
Data format	JSON, KML
Reviewer	Codrina Maria Iltie

OpenData Barometer WORLD WIDE WEB FOUNDATION COUNTRY DETAIL

Turkey (2017)

Europe & Central Asia

Download country data

YEAR: Select... 60

COMPARE WITH: Type a country ... 60

### READINESS

COUNTRY	GOVERNMENT POLICIES	GOVERNMENT ACTION	CITIZENS AND CIVIL RIGHTS	ENTREPRENEURS AND BUSINESS
Turkey	23.00	27.00	40.00	43.00

### IMPLEMENTATION

DATASET SCORES

QUESTION	SCORE
Does the data exist?	5/5
Is it available online from government in any form?	5/5
Is the dataset provided in machine-readable and reusable formats?	4/5
Is the machine-readable and reusable data available as a whole?	3/5
Is the dataset available free of charge?	4/5
Is the data openly licensed?	3/5
Is the dataset up to date?	4/5
Is the dataset being kept regularly updated?	4/5
Was it easy to find information about this dataset?	5/5
Are data identifiers provided for key elements in the dataset?	3/5

### IMPACT

COUNTRY	POLITICAL	SOCIAL	ECONOMIC
Turkey	5.00	10.00	5.00

## 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





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Thanks...