

GENERAL DIRECTORATE OF LAND REGISTRY AND CADASTRE(GDLRC) AND PRIVATE SECTOR

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1.INTRODUCTION

Map and Cadastre Private Sector has started to take part in the projects realized since 2004 while providing services to make Map and Plans to the GDLRC

In addition to numerous projects carried out by “General Directorate of Land Registry and Cadastre” institution resources, it carries out projects with high added value for infrastructure and service procurement from Map and Cadastre Private Sector with World Bank financing and technical cooperation.

These projects have also contributed significantly to the presentation of basic data and information that can only be met by GDLRC legally and technically as well as the speed and quality of services provided by the GDLRC to the international standards and the planning and policy-making and decision-making for the users and stakeholders in the public and private sectors.

In addition to benefiting from project finance, GDLRC has seen the technical support provided by the World Bank as an international information and technology sharing platform for itself as a beneficiary, GDLRC shared its knowledge and experience with other countries and became a voice in its field outside the country.

2.CURRENT SITUATION

Completion of Cadastre and before the start of the Agricultural Reform Implementation Project (ARIP) cadastral works in Turkey in general about in 13,000 units (villages or neighborhoods) were not complete and GDLRC was able to perform an average of 300 units per year with its current staff.

As a result of It is not possible to see the completion of the facility cadastre with the existing facilities; By conducting interviews and meetings with related institutions and by offering various alternatives, researches have been made on the additional financial resources that can be provided, effective planning of these resources, prevention of labor, time and financial losses and planning to increase production, and the method of purchasing services from the private sector is adopted.

3.REALIZED PROJECTS

3.1 MERLIS (Marmara Earthquake Region Land Information System)

One of the sub-components of Marmara Earthquake Emergency Reconstruction (MEER) Project is ‘A4-Cadastre Renewal and Land Management’. The main target of this sub-component is the establishment of a land information system as a tool for restructuring and development of the Marmara Earthquake Region.

In project ; 9 contracts were signed, 90,650 parcels were cadastral and 103,888 parcels were renewed. Total contract price is 20.348.623,54 TL excluding VAT.

3.2 ARIP (Agricultural Reform Implementation Project) - “Cadastral Works Project “

As a result of renovations Agricultural Reform Implementation Project’s(ARIP) A.2 “Cadastral Works” subcomponent financed by the Loan Agreement from the World Bank with 4631-TU No was carried out under the responsibility of the General Directorate of Land Registry and Cadastre (GDLRC).

Year	Contract	Unit	Parcel	Contract Price (TL)
2005	57	1.436	1.366.797	54.394.251,90
2006	26	630	1.102.326	43.737.027,60
2007	35	914	262.804	50.918.531,15
TOTAL	118	2.980	2.731.927	149.049.810,65

ARIP 2005-2007 Tender Cadastre Studies

3.3 COMPLETION OF CADASTRAL PROJECT

The work in the MERLIS region has provided a great experience for both our institution and the private sector.

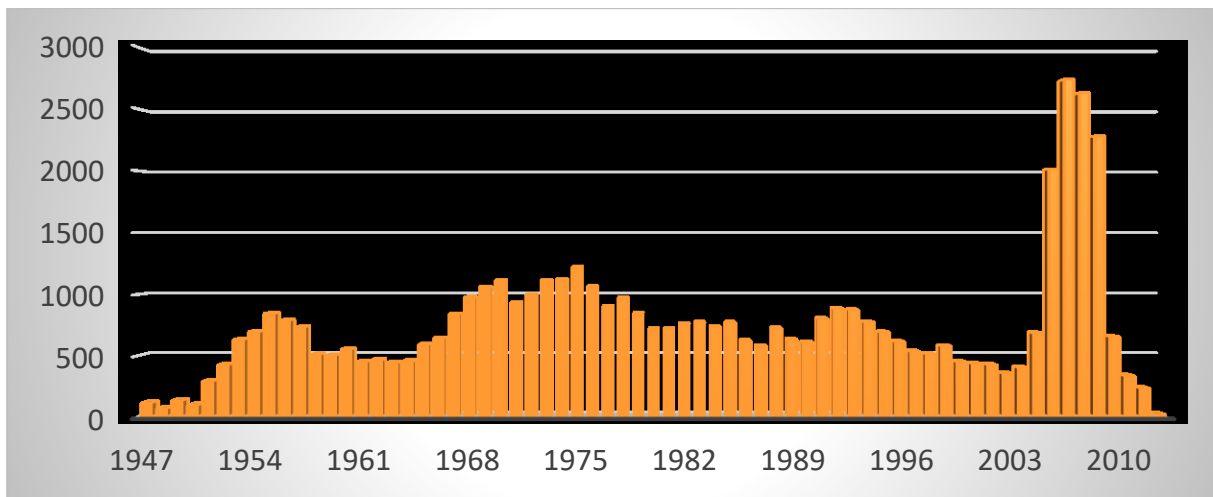
In 2005, as a result of the experiences obtained from the Pilot Practices (Public and private sector), Tender Cadastre studies were initiated within the scope of Public Procurement Law (PPL) by using Revolving Fund resources.

Year	Contract	Unit	Parcel	Contract Price (TL)
2004	19	170	174.009	6.387.013,46
2005	96	1.510	1.724.623	66.786.815,20
2006	157	2.976	3.369.406	189.000.025,00
2007	107	2.398	2.384.671	89.290.566,55
2008	43	862	747.706	28.999.197,77
2009	17	371	345.661	20.205.944,00
2010	26	558	636.382	35.910.065,91
2012	18	238	180.215	10.274.812,30
2013	9	77	58.180	2.922.877,50
2014	4	62	34.630	1.656.608,00
Total	496	9.222	9.655.483	451.433.925,69

PPL- 2004-2014 Tender Cadastre Studies

Starting tender cadastral work in 2004, while in 2005-2008 ARIP under the World Bank provided depending on the loan sufficient investment allocation and appropriate tendering advantage with Turkey completed a much lower cost than anticipated cadastral map and cadastral large in quantity and quality in the private sector a business capacity increase has been achieved.

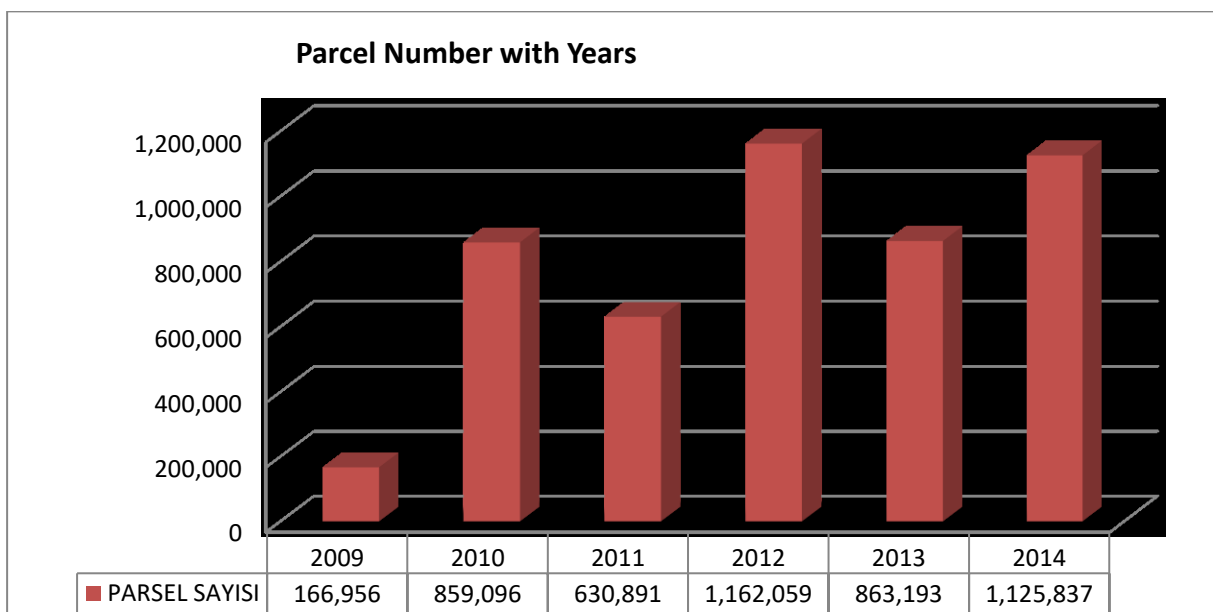
Thus, TKGM was able to complete Cadastre of 38,803 units from 52,048 units until the end of 2003; As a result of the measures taken, the methods applied and the arrangements made, the Company has completed the cadastre of 12.202 units within the scope of ARIP and PPL by increasing the production capacity by 10 times by taking advantage of the capacity and experience of the private sector.



Cadastral Studies in Turkey

3.4 Land Registry and Cadastre Modernization Project (LRCMP)

Land Registry and Cadastre Modernization Project (LRCMP) which was implemented within the scope of the Loan Agreement, which entered into force on 3 August 2008; It was realized with a World Bank loan. between 2009-2014 made the renewal of the cadastral parcels across Turkey 4808032 digital computer and is provided to transfer the legal form.



Simultaneously with the renovation works carried out within the scope of LRCMP, the tender done for 1.229.543 parcels from the General Budget (including Revolving Fund sources) was carried out between 2009-2014.

Thus, a total of 6,037,575 parcels were renewed with the World Bank and General Budget (including Revolving Fund) resources.

3.5 ADDITIONAL FINANCING OF THE LAND REGISTRY AND CADASTRE MODERNIZATION PROJECT (LRCMP-AF)

A new Loan Agreement (LRCMP-AF) for GDLRC additional financing was signed with the World Bank on 30.11.2015 and entered into force as of 29.01.2016, with the aim of continuing the cadence renewal and digitization activities, especially the cadastre renewal and digitization activities until 2021.

3402/22-a Application (Renovation) Auctions						
R.Year	R.Group	Unit	Parcel Number	Contract Price (TL.)	Certain Parcel	Descriptions
2016	1	456	428,276	18,215,093.91	428,535	Completed
	2	405	429,287	16,961,053.90	433,237	Completer
	3	433	457,583	16,571,168.90	448,091	Almost Completed
2017	4	489	518,729	18,455,497.17	446,690	Almost Completed
	5	483	502,783	34,027,382.05	238,686	Continues
Total		2,266	2,336,658	104,230,195.93	1,995,239	

3402/Ek 1 Digitizing Auctions						
A.Year	A.Group	Unit	Parcel Number	Contract Price (TL.)	Certain Parcel	Descriptions
2016	1	153	206,448	5,643,903.40	191,456	Almost Completed
2017	2	218	252,791	8,291,014.50	254,086	Almost Completed
	3	294	278,399	14,535,683.80	278,586	Almost Completed
2018	4	313	349,900	18,590,768.00	20,714	Continues
Total		978	1,087,538	47,061,369.70	744,842.00	

General Directorate of Land Registry and Cadastre (GDLRC) and Private Sector (9978)
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FINALIZATION PROJECT OF THE CADASTRAL DATA

With the project, approximately 22.3 million parcels will be cleared by purchasing services from Map Cadastre private sector within 5 years.

4. BASIC FACTORS AFFECTING THE PROPERTIES AND THEIR REASONS

Since cadastre, renewal and digitization activities are different and important and they are a service for the establishment of the property right, there has been a problem of adaptation on how the service will be carried out in the private sector.

5. EXPERIENCED EXPERIENCES

With the tender cadastral projects;

- For the first time in our country, in such a complex, dispersed and comprehensive study, the private sector and civil servants worked together on the same project and received positive results.
- In the cadastral works carried out with the method of purchasing services from the private sector; The cost of parcel in production has been reduced.
- Disputes about the real estates have been solved to a great extent and the deeds of the citizens have been granted.
- About 10,000 engineers and technicians from the private sector and about 15,000 administrative and other personnel were employed.
- Both the institutional and personal maps have gained the ability to do business in the private sector and have reached the level of knowledge, experience and equipment that can be opened abroad and competed in the international platform.
- In 2000, Turkey is actively engaged in business with GDLRC across the cadastral map and the number of companies 20 increased 355 by the year 2018 while in 2014 this number increased to 429. A significant part of the total turnover of companies operating in the private sector of the Map and Cadastre is made up of the services provided to GDLRC.

6. COMPANIES WORK WITH GDLRC

Between the years 2004-2018, 1449 contracts were signed with 429 companies in the sector of Map and Cadastre. Total contract price is 1.4 billion TL.

7.CONCLUSION

As of this point, by buying services from the private sector, cadastral surveys have been completed in Turkey these studies started:

- Application of 3402/22-a (renewal)
- Digitization of Graphical (Non-numerical) Cadastral Sheets

and 3D Cadastre and Cadastral Update studies were initiated in the light of the experiences and experiences gained from these projects.