



**THE REPUBLIC OF TURKEY**

**MINISTRY OF PUBLIC WORKS**

**GENERAL DIRECTORATE OF LAND REGISTRY AND  
CADASTRE  
(TKGM)**

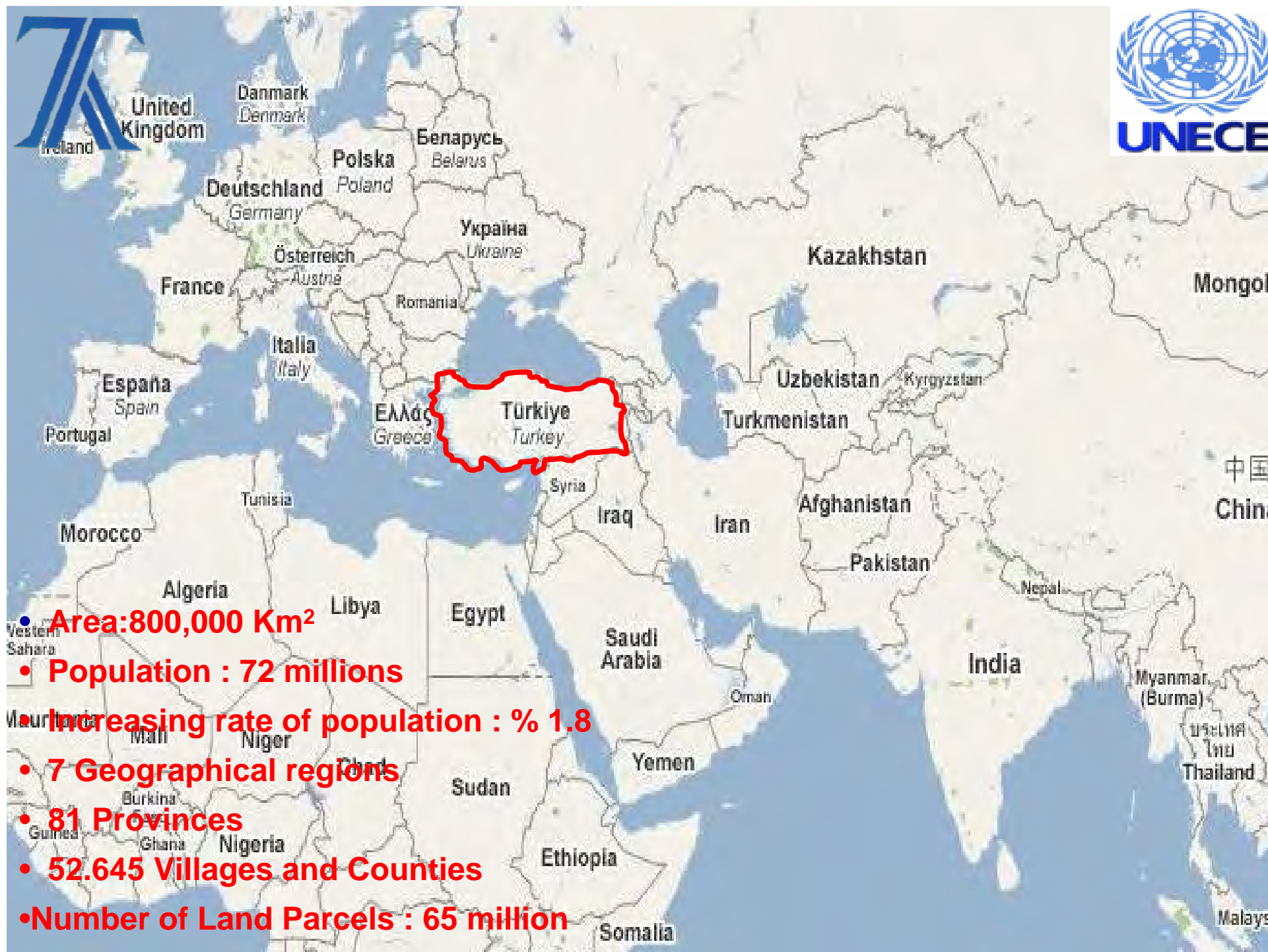
**UNECE WPLA WORKSHOP**

**" The role of spatial planning to improve security of tenure"**

**October 2010**

**Antalya**

**TURKEY**





## GENERAL DIRECTORATE OF LAND REGISTRY AND CADASTRE (TKGM)



- Established - May 24th, 1847
- TKGM celebrated its 162 th establishment Date
- General Director – Mr. Mehmet Zeki ADLI  
Structure – Head Office  
22 Regional Offices,  
325 Cadastre directorate,  
1018 Land Registry Directorate
- Staff – Head Office (Ankara) : 1090 employees  
Regional Offices : 15800 employees                      totaly 16890 staff
- Number of transaction year 2008 : 6.584.780 and fee income: 1.003.115 Euro



## DUTIES



- **FORMATION OF MODERN LAND REGISTRY BY COMPLETING INITIAL CADASTRE OF THE COUNTRY,**
- **PERFORMING EVERY KIND OF CONTRACT AND REGISTRY TRANSACTIONS RELATED TO REAL ESTATE,**
- **KEEPING AND UPDATING REGULARLY LAND REGISTRY BOOKS AND RELATED DOCUMENTS UNDER THE RESPONSIBILITY OF THE TREASURE,**
- **PROVIDING SAFETY OF PROPERTY,**
- **TO ESTABLISH NATIONAL NSDI OF TURKISH NATIONAL GEOGRAPHIC INFORMATION SYSTEM (new tasks came into force by 5403 numb. law in 2005)**

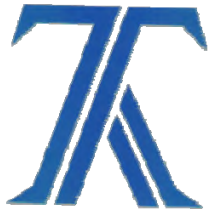
**AND;**

**ANNUALLY, APPROXIMATELY 6 MILLION TRANSACTIONS ARE DONE AND 20 MILLION CITIZENS ARE GIVEN SERVICE IN THE OFFICES OF LAND REGISTRY AND CADASTRE.**



## According to the Constitution and Turkish Civil Code

- The state is responsible for keeping and performing Land Registry (plan + register) **without any excuse.**
- All rights on real estates have to be registered in the **land registry.**
- Registration and description of the properties in the land register have to be done **on the basis of a map,** which as a rule, has to be the result of an official cadastral survey.



LAND REGISTRY ← → CADASTRE

*WHOSE?*

*WHERE?*

*HOW?*

*HOW MUCH?*

*.....?*

*.....?*

**DIRECTORATE-GENERAL OF LAND REGISTRY AND CADASTRE IS THE INSTITUTION PERFORMING THIS RESPONSIBILITY UNDER THE SAME ROOF WITH ITS LAND “*REGISTRY*” AND “*CADASTRE*” UNITS.**





# ORGANIZATION OF TKGM

MINISTRY of PUBLIC WORKS

DIRECTOR GENERAL

DEPUTY DIRECTOR GENERALS (3)

DEPT. OF PERSONNEL AFF.

DEPT. OF LAND REGISTRATION

DEPT. OF SURVEY AND CADASTRE

INSPECTION BOARD

DEPT. OF EDUCATION

DEPT. OF ACTS OF DISPOSAL

DEPT. OF PHOTOGRAMMETRY AND GEODESY

DEPT. OF CONSUL OF LAW

DEPT. OF MANAGEMENT AND ECONOMIC AFFAIRS

DEPT. OF GENERAL ARCHIVE

DEPT. OF TECHNICAL INSTRUCTION

DEPT. OF RESEARCH, PLANNING AND COORDINATION

CIVIL DEFENCE EXPERT

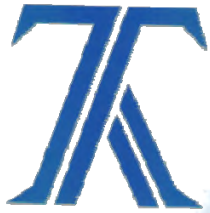
DEPT. OF FOREIGN AFFAIRS AND PROCEDURES

REGIONAL DIRECTORATES (22)

LOCAL DIRECTORSHIPS OF SURVEY & CADASTRE (325)

CHIEFSHIPS OF CADASTRE (133)

DISTRICT LAND REGISTRY OFFICES (1018)



## **SOME OF ONGOING PROJECTS**

**PROJECT 1: COMPLETION OF INITIAL CADASTRE WORKS**

**PROJECT 2: LAND REGISTRY AND CADASTRE INFORMATION SYSTEM (TAKBİS)**

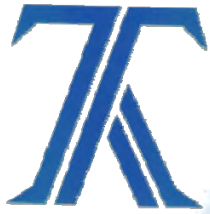
**PROJECT 3: CREATION OF A DIGITAL ARCHIVE OF HISTORICAL LAND REGISTRY RECORDS FROM THE OTTOMAN EMPIRE (TARBİS)**

**PROJECT 4: ESTABLISHMENT OF A LARGE SCALE MAPPING DATABASE AS A PART OF TAKBİS**

**PROJECT 5: CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS-TR)**

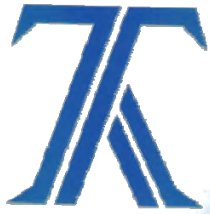
**PROJECT 6: Land Registry and Cadastre Modernization Project (TKMP)**





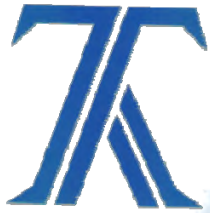
## **WHY CADASTRE TO BE COMPLETED?**

- **PROPERTY DETERMINATION,**
- **REMOVAL OF CONFLICTS,**
- **OBTAINING INVENTORY OF THE REAL ESTATE BELONGING TO STATE AND CITIZENS,**
- **PREVENTION OF TAX LOSSES,**
- **PROVIDING REGULAR URBANIZATION,**



## **WHY CADASTRE TO BE COMPLETED?**

- **IMPROVEMENT OF INVESTMENT ATMOSPHERE,**
- **FORMATION OF “A WORKING (PROPER) LAND REGISTRY SYSTEM” IN THE ACCESSION PERIOD TO EU,**
- **FORMATION OF THE INFRASTRUCTURE OF E-STATE AND NSDI,**
- **CREATING LEGAL INFRASTRUCTURE OF LAND RELATED PUBLIC SERVICES (ROAD, DAM, IRRIGATION, REGULATION OF REAL ESTATE ETC.)**



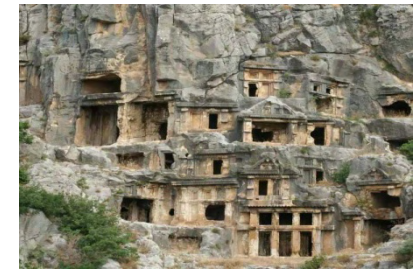
**TKGM**

**UNECE WPLA WORKSHOP**

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The workshop will be held in ANTALYA



**Study Tour to the historical places of ANTALYA**

**Aspendos, Side, Myra, St Nicholas, Patara, Old Town Center**



