

The Use of Land Readjustment as a Land Development Method in Turkey

S. Sence TURK and Celil TURK, Turkey

Key words: Local physical plans, land acquisition, land readjustment, expropriation.

ABSTRACT

In realization of local physical plans, land readjustment method is that the most important method in Turkey. Land readjustment is a method whereby the ownership of scattered and irregular plots of agricultural land is polled, roads and main infrastructure are built, and the land then subdivided into urban plots (35% of the total land in Turkey). Each plot contributes a portion of their previous land holding to provide space for roads. The land readjustment has to be realized by municipalities without request. For redistribution in the process of the land readjustment is determined as a size criterion in Turkey. The land readjustment is named as Article 18 in Turkey. Although the Article 18 (the land readjustment) is an obligatory for municipalities, the municipalities cannot be commonly applied the Article 18. Instead of Article 18, the Articles 15-16 are usually applied by voluntary reallocation. The Articles 15-16 is more fractional than Article 18. However, any detailed research related to the use of land readjustment in municipalities in Turkey has been not made so far. The main purpose of this study is to investigate the use of land readjustment method in Turkey by evaluating the other land acquisition methods. The other purpose of paper is to determine the importance degree in solution of problems in land readjustment process in Turkey according to two sampling groups. For this research, a sample survey method is used and 468 questionnaires are completed by Planning Office of the Municipalities of urban areas in different population groups and 169 questionnaires are realized by surveying engineers in Turkey.

The results of the paper can be used to identify the problems concerning the land readjustment method in Turkey and to suggest solutions to these problems based on existing legislation in Turkey.

CONTACT

S. Sence Turk
Istanbul Technical University Faculty of
Architecture
Department of Urban and Regional Planning
80191 Taskisla / Taksim
Istanbul
TURKEY
Tel. + 90 212 2931 300 Ext:2273
Fax + 90 212 2514 895
E-mail: sstu52@hotmail.com

Celil Turk, Surveying Engineer, M.Sc.
Dortler Engineering Ltd.
Fatih Cad. Hattatoglu Ishani K:4
Ordu
TURKEY

TS7.16 Land Consolidation Experience from the Field
S. Sence Turk and Celil Turk
The Use of Land Readjustment as a Land Development Method in Turkey

FIG XXII International Congress
Washington, D.C. USA, April 19-26 2002