

**LAND MANAGEMENT**

LECTURE NOTES

V-2018-10

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## GEO524E – Land Management

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Dersin Adı		Land Management	
Kodu (Code)	GEO 524E	Yarıyılı (Semester)	İkinci (Second)
Kredisi (ECTS Credit)	3 (3-0-0)	Kredisi (ECTS Credit)	3 (3-0-0)
Ders Seviyesi (Course Level)	YÜ (Graduate)	Ders Seviyesi (Course Level)	YÜ (Graduate)
Lisansüstü Program (Graduate Program)			
Dersin Türü (Course Type)	Sevimsel (Elective)	Dersin Dili (Course Language)	İngilizce/Türkçe (English/Turkish)
Dersin İçeriği (Course Description)			
30-60 kelime arası			
Land human relations today and in future. Land management concepts in urban and rural areas. Land use effects concerning on economical, social and environmental aspects. Land tenure, land property management related approaches. Multipurpose cadastre concepts, cadastral systems and applications. Conceptual development of Land Information Systems (LIS). Functions and requirements for creation and updating of LIS. Developing land policies and strategies for a better and sustainable land use.			
Dersin Amacı (Course Objectives)			
Modüler halinde 2-3 altı			
1. Gelişmekte olan ülkelerde sürdürülebilir kalkınma, kentselleşme, ekonomik refah ve teknoloji gibi küresel dinamikler, insanla arazi ilişkisini ve arazi kullanımını etkilemektedir. Bu değişimdeki yeni arazi idare stratejileri ve araçları politikada yansımaları. Arazinin yönetimi bu araçlarla bir olup, arazi kaynaklarının çok daha etkin kullanılması sağlanır.			
2. Çevresel ve ekonomik bakiye açılarıyla bir kaynak olarak arazinin yönetiminin durdurulması ve sürdürülmesi için arazi idaresi kaynaklarının korunması, büyüklüğü, kapasitesi, niteliği ve kullanımı gibi arazi bilgileri gereksinimleri vardır. Kadastre arazinin yerel ve bölgesel yönetim için temel araçtır.			
3. Sonuçta mevcut arazi idare sistemleri ve bunları yöneten kadastrel sistemler yeniden yapılandırılmaktadır.			
4. Bu devrde, arazi idaresi için mevcut yaklaşımlar geliştirilerek, yeni vizyonlar geliştirilerek, arazi idaresi sistemlerinin geliştirilmesi ve uygulanması gerekmektedir.			
5. In today's world, global drivers such as sustainable development, globalization, economic reforms and technology can change the human and land relations. This change of relations requires new land administration bases and tools. Land management is one of these tools. It is the process by which the resources of land are put to good effect.			
6. It covers all activities concerned with the management of land as a resource both from an environmental and from an economic perspective.			
7. Effective land management needs land information e.g. information about land resource location, size, land capacity, land tenure and land use. The Cadastre is the primary means of providing information about land.			
8. As a result, current land administration systems and cadastral systems which lead the land administration are re-engineered.			
9. In this course context, current approaches to land administration process will be described, setting and developing of land management systems be thought.			

### DERS PLANI

Hafta	Konular	Dersin Çıktıları
1	Arazinin Yönetimi kavramı, insan-toprak ilişkileri ve arazi kullanımına dair temel kavramlar.	II
2	Dünya'da ve Türkiye'de arazi kullanımı politikaları, Kentsel ve kırsal alanlarda arazi yönetimi.	I
3	Bir kaynak olarak arazinin ekonomik, sosyal ve çevresel açıdan değerlendirilmesi.	IX
4	Mülkiyet kavramı ve yönetimi. 35 Kuralı, Arazin hakları, sorumluluk ve kısıtlamalar.	IV
5	Dünya'da kadastre. Çok amaçlı kadastrenin gelişimi ve kadastre sistemlerine yaklaşımlar.	I
6	Kadastre 2014 projesinin temel felsefesi, öncelikleri.	I
7	Bilgi teknolojilerinin gelişimi ve arazi yönetimine etkisi. Arazin Bilgi Sistemleri (ABS) ne giriş.	II, IV
8	ABS'ne temel kavramlar, fonksiyonlar. ABS için kurumsal ve teknik gereksinimler.	I
9	Arazin yönetimi nedir. Temel ihtiyaçlar. Kent ve kırsal arazi yönetimi için teknikler.	II
10	Sürdürülebilir arazi yönetimi için politik gereksinimler ve strateji geliştirme.	VII
11	Arazin idare yapısının temeli ve yapılması. Organizasyonel yaklaşımlar.	I
12	Ulusal düzeyde arazi idaresinde yaşanan sorunlar ve çözüm yaklaşımları.	I
13	Uluslararası Arazin Yönetim uygulamaları, örnek çalışmalar.	VII
14	Arazin Yönetiminde Yeterlilik ve Değerlendirme.	I, IX

### COURSE PLAN

Weeks	Topics	Course Outcomes
1	Introduction to Land Management. Land-man relations and basic concepts in land-use process.	II
2	Land use policies in the world and Turkey. Land management in urban and rural areas.	I
3	Evaluation of land as a resource, with respect to economical, social and environmental aspects.	IX
4	Land tenure concept and property management. Rules of 35. Land rights, responsibility, and land restrictions.	IV
5	Cadastre in the world. Development of multi-purpose cadastre and approaches to cadastral systems.	I
6	Philosophy of Cadastre 2014 project. Forecasts on cadastral developments.	I
7	Development of information technology and their effects on land management process. An introduction to Land Information Systems (LIS).	II, IV
8	LIS basics, concepts, and main functions. Institutional and technical requirements for LIS.	I
9	Definition of Land Management. Essential needs. Techniques for urban and rural land management.	II
10	Policy requirements and strategic development for a sustainable land management.	VII
11	Establishing a land administration system. System maintenance. Organizational approaches.	I
12	Issues and problem solving approaches in land administration at national level.	I
13	Case studies and land management applications from the world.	VII
14	Discussion and evaluation of land management.	I, IX

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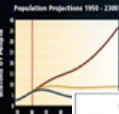
## Our changing world and developing dynamics

**Fast increases....**

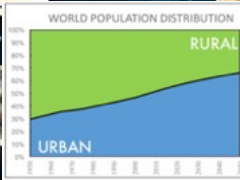
- Population growth, Migration.
- Consumption of resources.
- Development and Globalization.
- Political and social changes.
- Technological changes...

**Threats...**


- Atmosphere, Climate
- Environment, Biodiversity
- Natural protected areas
- Security and continuity
  - Human health
  - Drought, disasters



Population Projections 1950 - 2100



WORLD POPULATION DISTRIBUTION



World population: 7 billion and in the last 50 years the population has doubled ...

Urbanization rate: Today, 50% of the world's population lives in cities and this ratio will reach 70% in 2050 ...


The number of people living below the poverty line is 2 billion ...

70% of the world is covered with water, but in the last 10 years 3 billion people face water shortage ...


Forest areas in the last 12 years decreased by 2.5 million km<sup>2</sup> ... 6 million hectares of land per year in the world is becoming desert. 250 million people are affected.

Every year nearly 100 million people are affected by floods.

Air, environment, sea, water pollution etc. etc....



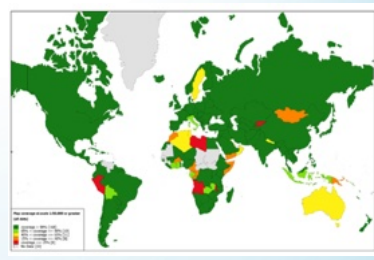
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## Changing Technology

- The rapid improvement in information technology was dramatically enhanced by digital electronics in every segment of the world's economy allowing for *big data management and distribution*.
- Until 1986, the average age of existing maps varied from 20 to 50 years depending on the scale. Only 33.5% of the world was mapped at a scale of 1:25,000 and only about 65.6% at a scale of 1:50,000.
- Statistics of 2012 show that globally the availability of mapping at 1:50,000 is high
- *There is a remaining global need for large scale mapping*





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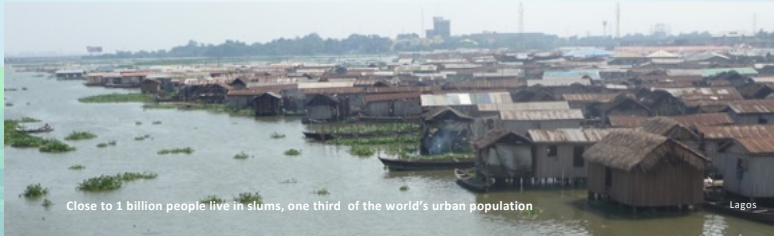

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## Rapid Urban Growth


	1950	1975	2007	2025	2050
World Urban Population (million)	737	1,518	3,294	4,584	6,398
Percentage	29.1%	37.3%	49.4%	57.2%	69.6%
More Developed Region (million)	427	702	916	995	1,071
Less Developed Region (million)	310	817	2,382	3,590	5,327

Source: World Urbanization prospects, UN, 2008



Close to 1 billion people live in slums, one third of the world's urban population

Lagos



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## Sustainable development...

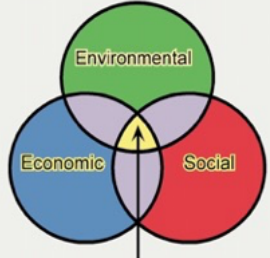
### Global Dynamic Elements...

- Urbanization
- Globalization
- Planning Processes
- Information Technology
- Environmental Management
- ...

**1992, AGENDA 21, Rio, Brazil**  
With the participation of 178 countries, UN Environment and Development Conference «**Earth Summit**» is organized ...


**2002, Johannesburg, South Africa.**  
In the “World Sustainable Development Summit“, the «**Rio Principles**» were strongly re-adopted...






Sustainable Development;

it is a concept that emphasizes that projects should be considered as an intersection of "economic", "social" and "environmental" priorities



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## Sustainable development...

Sustainable development, which is a development model that can meet the needs of today's generations without compromising the ability of future generations to meet their needs, entered the world agenda towards the end of the 20th century and became a global implementation plan with the international agreements signed in the 1990s. The understanding of sustainable development determines the common denominator in the economic and social development goals of countries as "sustainability".

This common goal, which also embraces the future, is aimed at ensuring that everyone's basic needs and expectations for a better life are met. Implementing a development strategy that does not have a well-established relationship between the environment and socioeconomic development can meet current needs, but may jeopardize meeting the basic needs of people in the future. Because beyond which limit the growth will lead to environmental disasters is not certain and environmental degradation is often irreversible. For this reason, the basic philosophy of sustainable development is to evaluate the interaction of the economic and social structure and the environment in a holistic way and to ensure that present and future generations benefit from the opportunities brought by development in an equitable way. Past experience better highlights the importance of this approach.



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## Sustainable development...



### SÜRDÜRÜLEBİLİR KALKINMA HEDEFLERİ

It was enacted by the UN-UNDP in January 2016. Sustainable development goals gathered under 17 titles present a 15-year action plan.



[http:// www.surdurulekikalkinma.gov.tr](http://www.surdurulekikalkinma.gov.tr)

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## Sustainable development...



**MAKING CITIES AND HUMAN SETTLEMENTS INCLUSIVE, SAFE AND SUSTAINABLE**

**Goal 11.1:** By 2030, ensure everyone has access to adequate, safe and affordable housing and basic services, and improve slum areas

**Goal 11.2:** By 2030, ensure that everyone has access to safe, affordable, accessible and sustainable transport systems by increasing road safety, particularly by improving the public transport system, with particular attention to the needs of people in vulnerable situations, women, children, the disabled and the elderly.

**Goal 11.3:** By 2030, develop inclusive and sustainable urbanization and capacities for participatory, integrated and sustainable settlement planning and management in all countries

**Goal 11.4:** Strengthen efforts to preserve and protect the world's cultural and natural heritage

**Target 11.5:** By 2030, significantly reduce deaths and the number of people affected by disasters, including water-borne disasters, and substantially reduce the relative share of economic losses in global GDP, with a focus on protecting the poor and people in vulnerable situations

**Target 11.6:** By 2030, reduce the negative environmental impacts per capita in cities, with special attention to the management of municipal and other wastes and air quality

**Goal 11.7:** By 2030, ensure general access to safe, inclusive and accessible green and public spaces, particularly for women, children, the elderly and the disabled

**Objective 11.a:** Promoting positive economic, social and environmental relations between the city, the periphery and rural areas through strengthening national and regional development planning

**Target 11.b:** By 2020, to significantly increase the number of cities and settlements that adopt and implement holistic policies and plans that take into account inclusion, resource efficiency, adaptation to climate change, climate change mitigation and resilience to disasters, and Sendai Disaster Risk Reduction Framework 2015 Develop and implement holistic disaster risk management at all levels in line with 2030

**Target 11.c:** Support least developed countries, including financial and technical assistance, to build sustainable and resilient buildings using local materials



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## Sustainable development...



**MAKING CITIES AND HUMAN SETTLEMENTS INCLUSIVE, SAFE AND SUSTAINABLE**

### Gelecek İhtiyaçlar;

Konumsal Veriler ile Sürdürülebilir Kalkınma Hedefleri Arasındaki İlişki																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
Arazi Bilgileri	+																	
İklimalar	+																	
Yerleşim Alanları	+																	
Yerleşim Alanları	+																	
Yerleşim Alanları	+																	
Arazi Kullanımı	+																	
Kadastro	+																	
Ortofoto	+																	
Altyapı	+																	
Yerleşim Alanları	+																	
Yerleşim Alanları	+																	
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Arazi ile insanlar arasındaki ilişkiler ve Konumsal Veri Altyapılarına ait olan (NSDI) konumsal veri temaları doğrudan ve dolaylı olarak tüm Sürdürülebilir Kalkınma hedefleri ile kesismektedir



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## Land policy...

**Land Policy** "It is the complex socio-economic and legal regulations that determine how to allocate the benefits gets from land and land itself."

In other words, **Land Policy** "It is a policy that covers all of the land-related activities of public authorities, and is the conscious action carried out in relation to the optimal use of land in the context of spatial planning principles and objectives, as well as the socially fair distribution of land ownership and income from land, in the context of the distribution of private land ownership."

In order to achieve sustainable development at a necessary level, a balance between the operation, use and protection of land, questions related to the effectiveness of land policies in this context are listed in UNECE (1996) as follows:

- Which ministries are responsible for establishing land policies?
- Which ministries and units are involved in the implementation of land policies?
- What are the current policies and are they being implemented?
- Which mechanisms exist for the implementation of land policies and monitoring of its results?
- Do urban and rural policies have an integrated structure?
- Which ministries are responsible for registering land ownership and registering and controlling land use rights?



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The term "**land**" is a term with many meanings. For physical geographers it is a piece of earth that is a product of geological and geomorphological processes. For economists, it is a resource that is operated or protected to provide economic production and development. For lawyers, it is a volumetric field that has conceptual rights ranging from the centre of the world to the infinity of the sky and the different rights that determine what can be done with it. For many, it is simply a field for human activities, where many different forms of land use are reflected.



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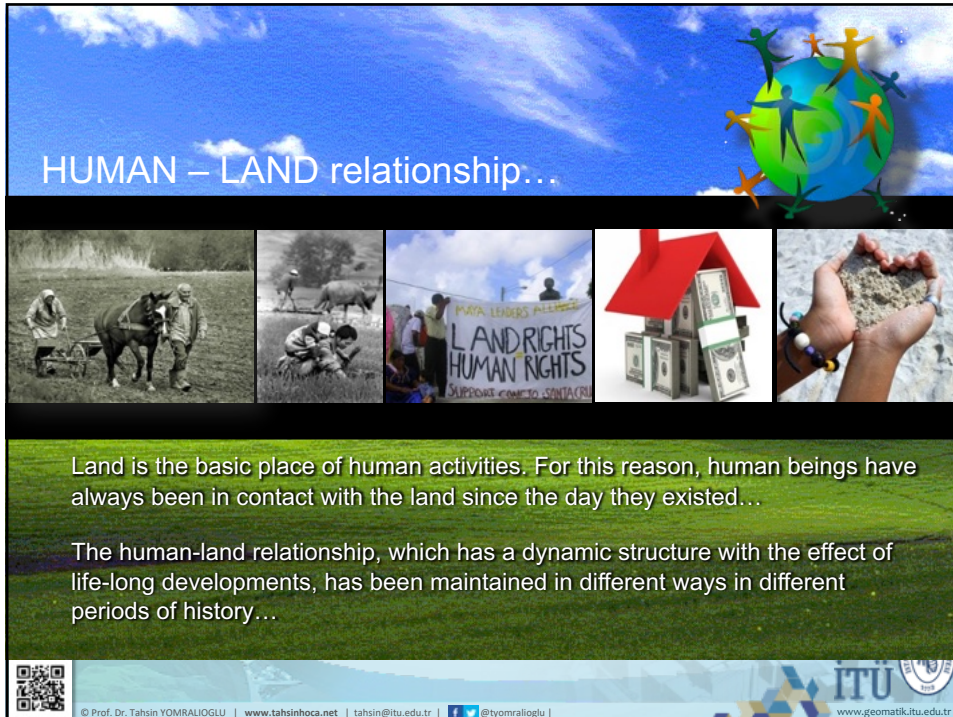


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**HUMAN – LAND relationship...**




Land is the basic place of human activities. For this reason, human beings have always been in contact with the land since the day they existed...

The human-land relationship, which has a dynamic structure with the effect of life-long developments, has been maintained in different ways in different periods of history...

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## Key elements that make the land valuable

- 1) Land is a physical reality:**  
Land is a piece of land that we live on, where it interacts with society, providing food, shelter and resources for all living things.
- 2) Land is an economic asset:**  
Land is the base of economic production, the main asset of development and wealth. In addition to the products obtained locally, the land is a commercial value through market ...
- 3) Land is a legal infrastructure:**  
Land is constructed in accordance with the legal structure that establishes the basis for the rule of securing the right of ownership and determines how the land is used.
- 4) Land is a cultural asset:**  
Land is a non-recyclable asset that cannot be transported and destroyed. It creates space for many mobile values of society and individuals ...

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## Property Right...







**Property right:** (law) A right that gives the widest possible savings on an item, as limited by law or other regulatory rules. A person with a property owns the authority to use something that is in his possession, to transfer it to others, to take advantage of the product of this thing.

*In the broadest sense, property right; refers to the right granted to persons on movable or immovable properties.*

 **The right to property was also recognized by the United Nations Declaration of Human Rights** (December 10, 1948).

**According to Article 17 of the Universal Declaration of Human Rights, "Everyone has the right to own property alone as well as in association with others. No one shall be arbitrarily deprived of his property".**

 **In the Turkish Constitution. Article 35 of the title of property, "Everyone has the rights of ownership and inheritance. These rights may be restricted by law for public good purposes only. The use of the right of property can not be contrary to the benefit of the society".**

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## Property Right and Public Benefit...

**Public Benefits** - After the French Revolution of 1789, the concept of common good took its place. It is a concept exist in the UK as "**public interest**".




The Turkish Constitutional Court defined the public interest as "**providing peace and prosperity for the person and the society**". The use of the public benefit concept as a public interest in the constitutional judgment and the academic environment is widespread.

The concept of public interest is a factor that brings along the discretion of the state organs. As a rule, it should first be determined whether there is a public interest in the concrete case, and then whether the fair balance between the general benefit and the individual benefit is ensured.

There is no objective definition of the public interest and the concept refers to bir time and place bir.

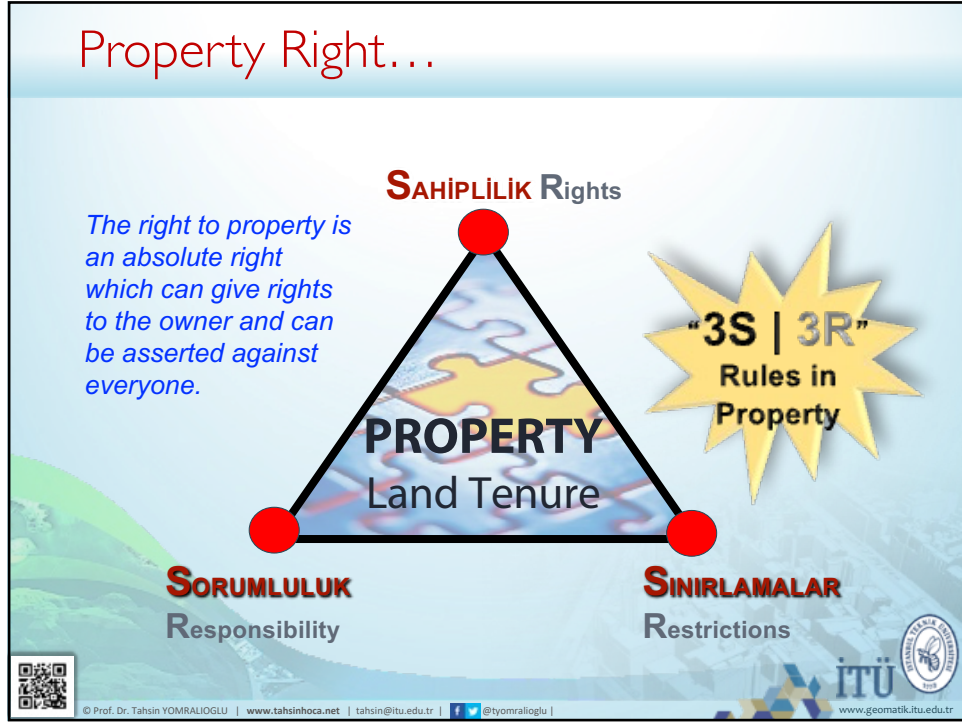
The fact that the public interest includes general social interests requires the limitation of the rights of persons on their rights and property.

**The public benefit is mainly a matter of maintaining the existence of the community that people have formed by living together, not the person.**

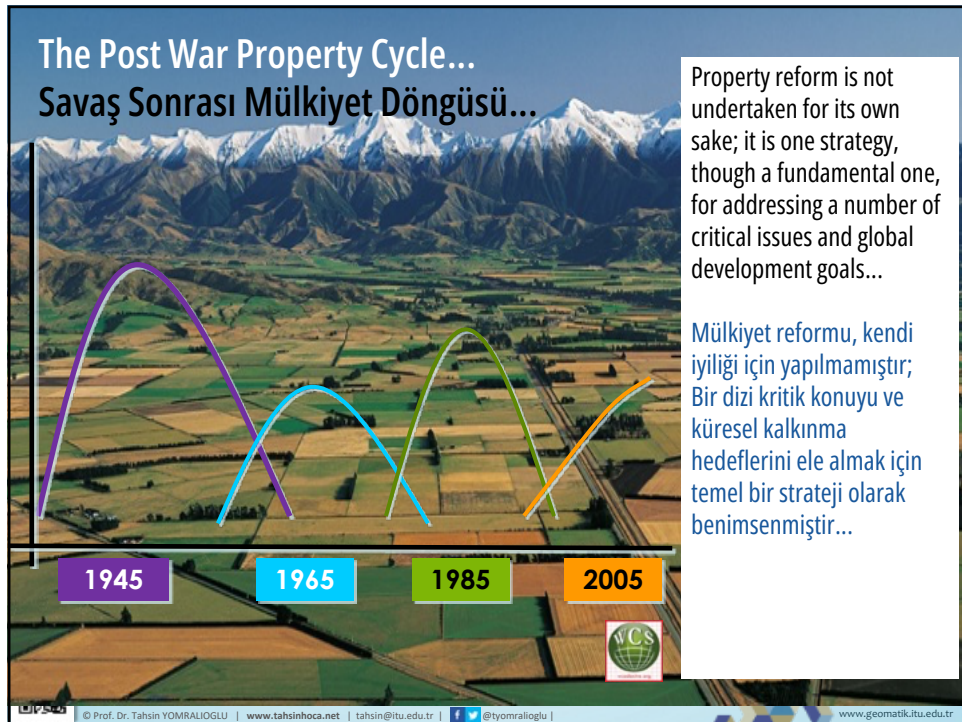
  

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### 1<sup>st</sup> Wave...



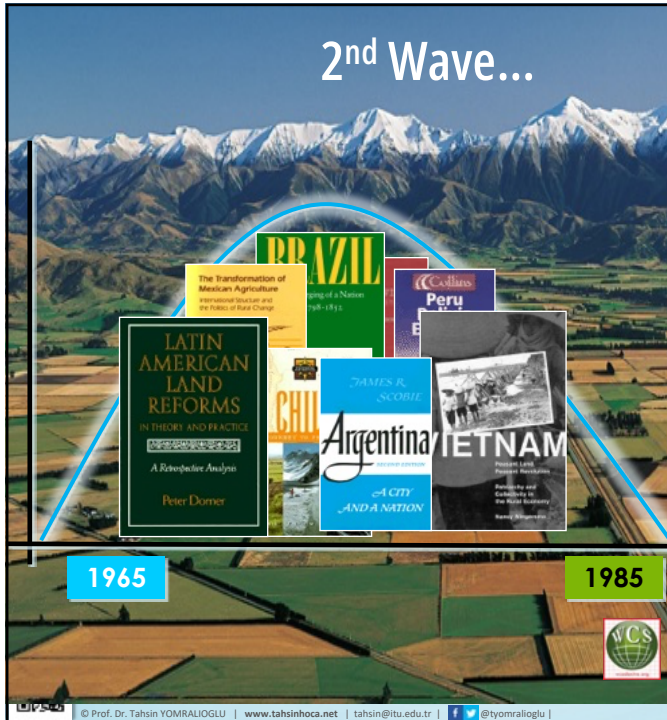
The first wave of property reform after the Second World War occurred largely in South-east Asia, was concentrated in Japan, Taiwan and South Korea, and was largely based on institutions and structures imported from the West.

İkinci Dünya Savaşı'ndan sonra yapılan ilk arazi reformu büyük ölçüde Güneydoğu Asya'da gerçekleşti, Japonya, Tayvan ve Güney Kore'de yoğunlaştı ve daha çok Batı'dan ithal edilen kurum ve yapılara dayanıyordu.

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### 2<sup>nd</sup> Wave...



A second reform, with a strong ideological flavour, was a phenomenon of the land reform movements that peaked in the 1960s and early 1970s.

Güçlü bir ideolojik hava olan ikinci bir reform, 1960'larda ve 1970'lerin başlarında doruğa çıkan toprak reformu hareketlerinin bir olgusuydu.

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### 3<sup>rd</sup> Wave...

In third wave of property reform emerged under different types in a large number of jurisdictions including Russia and Eastern Europe, Thailand, Peru, South Africa and elsewhere. This was fuelled in part by a renewed interest in the importance of property institutions to development and by new technology and systems imperatives.

Üçüncü mülkiyet dalgası reformu, Rusya ve Doğu Avrupa, Tayland, Peru, Güney Afrika ve başka yerler de dahil olmak üzere çok sayıda yargı alanında farklı koşullar altında ortaya çıktı. Bu, kısmen arazi kurumlarının gelişmesinde önemli ve yeni teknoloji ve sistem zorunluluklarına olan ilginin artmasına neden oldu...

1985 2005

In each wave lessons were learned and progress made, but as well limits were tested and failure was significant; currently only an estimated 30% of properties worldwide are covered by formal land administration solutions.

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### 4<sup>th</sup> Wave...

Evolution of a new narrative:

- the nature and importance of property...
- the institutional and administrative underpinnings required
- the role of citizens and civic society for the successful and sustainable implementation of reform.

Yeni bir bakışın evrimi.

- mülkiyetin niteliği ve önemi...
- gerekli kurumsal ve idari destek...
- Reformun başarılı ve sürdürülebilir bir şekilde uygulanmasında vatandaşların ve sivil toplumun rolü.

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### The Post War Property Cycle... Savaş Sonrası Mülkiyet Döngüsü...

It is emphasized that future land management services should support finding solutions to 21st century global challenges such as climate change, food and fuel shortages, environmental degradation and natural disasters. This support will be reflected by the inclusion of global land indicators in the post 2015 Sustainable Development Goals. It is also expected that future leadership of tenure reform will be undertaken by a new generation of land management experts in the developing world, particularly in Africa. This transition will depend on effective capacity building, particularly at management level, and the successful adoption and implementation of innovative approaches such as Fit-For-Purpose. This points to a period in which academic and professional leadership in developing countries will evolve and new intellectual and professional narratives will be shaped...

Gelecekteki arazi yönetimi hizmetlerinin, iklim değişikliği, gıda ve yakıt kıtlıkları, çevresel bozulma ve doğal afetler gibi 21. yüzyılın küresel zorluklarına çözüm bulmayı desteklemesi gerektiği vurgulanmaktadır. Bu destek, 2015 sonrası Sürdürülebilir Kalkınma Hedeflerine küresel arazi göstergelerinin dahil edilmesiyle yansıtılacaktır. Ayrıca, mülkiyet reformunun gelecekteki liderliğinin, gelişmekte olan dünyada, özellikle Afrika'da, yeni bir nesil arazi yönetimi uzmanları tarafından üstlenilmesi beklenmektedir. Bu geçiş, özellikle yönetim seviyesinde kapasitenin etkili bir şekilde geliştirilmesine ve Fit-For-Purpose gibi yenilikçi yaklaşımların başarıyla kabul edilip uygulanmasına bağlı olacaktır. Burada gelişmekte olan ülkelerdeki akademik ve profesyonel liderliğin evrimleşeceği ve yeni entelektüel ve profesyonel anlatıların şekillendirileceği bir dönem işaret edilmektedir...

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### Land Registration Systems around the World


French/Latin/USA style Deeds System  
German Style Land Book Title System  
Torrens/English Style Title System  
Diagonal indicates mixed systems

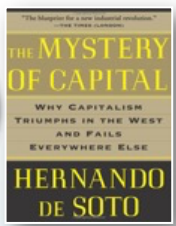

Deeds System (French/Latin/USA style): A register of owners; the transaction is recorded – not the title.  
Title System (German, Torrens/English style): A register of properties; the title is recorded and guaranteed

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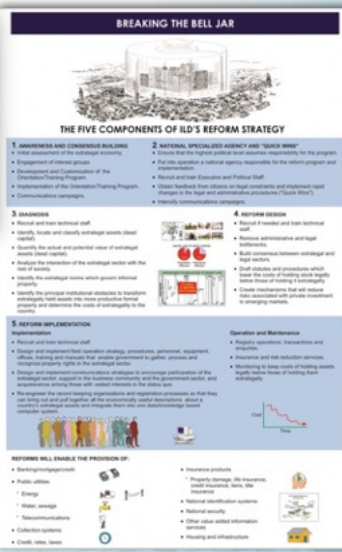
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**According to Economist Prof. De SOTO;**  
*"...in order for the underdeveloped economies in the world to enter into a long-term and stable growth process, **property-based unregistered capital must be at the disposal of the economy...***  
*Today, the majority of people in the underdeveloped poor countries of the world **must be a part of the property acquisition system and law.** However, a period of more than 100 years should not be expected for this, as is the case in Western countries..."*





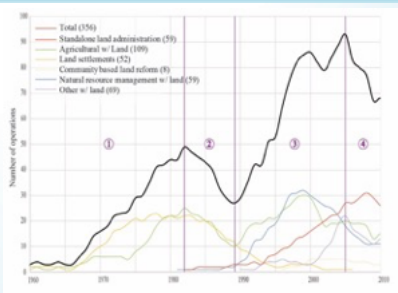
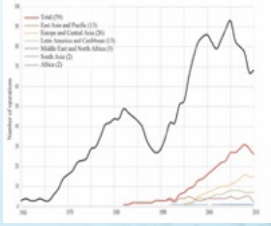
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## The World Bank land tenure projects


- ❑ WB has financed land tenure projects for more than half a century
- ❑ WB allocated more than US\$3.1 billion to 92 standalone LA projects in 53 countries, plus 242 projects with land tenure components
- ❑ 90s: standalone LA projects in ECA, Latin America and EAP (US\$ 2.2 billion)
- ❑ The ECA land reform (US\$1.1 billion) was the greatest in history: 30countries, 900M people, 27.4km², 300Mproperties;
- ❑ land was given at "**low cost**" or "**free of charge**" with a remarkable progress in economic transformation & development

Source: The World Bank



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## Land Management in the World...

- ✓ **FIG - Federation of International Surveyors**
- ✓ **UN - United Nations**
- ✓ **UNECE - United Nations Economic Commission for Europe**
- ✓ **WB - World Bank**
- ✓ **EU - European Union**

*Combined with the leadership of international organizations, land experts, in the light of technological developments, are developing framework policies on the development of land management and future building.*










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## Land Management in the World...


1992

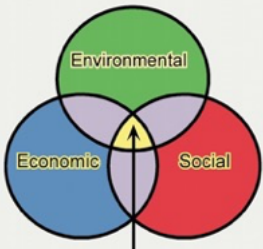
**AGENDA 21**  
**Rio De Janeiro, Brazil (1992)**

A report prepared by the "United Nations Environment and Development Conference" or "**Earth Summit**" attended by representatives from 178 countries.

In December 1992, the **Sustainable Development** Commission, was established to monitor the UN Conference on Environment and Development effectively and to monitor and report the implementation of agreements at local, national, regional and international levels.

The full implementation of the Agenda 21, the Program for Further Agenda 21 Applications and the Rio Principles Commitments were strongly reinstated in 2002 at the "World Sustainable Development Summit" in Johannesburg, South Africa.






Sustainable Development


intersection of economic, social and environmental priorities.

Pushing Dynamics

Urbanization - Globalization -  
Sustainable Development -  
Information Technology -  
Environmental Management et al.



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## Land Management in the World...

1995

### FIG Cadastre Declaration - 1995

- ✓ The importance of **modern cadastre** is emphasized in terms of social and economic development.
- ✓ The role of cadastre in the development, implementation and monitoring of **land policies** is emphasized.
- ✓ The legal, institutional and technical problems that have to be solved in the context of cadastre creation and maintenance have been defined after the clear definition of cadastre is used.
- ✓ **Land management**; "the process of managing the use and development of land resources" is defined as.
- ✓ Critical and complex objectives have to be fulfilled by the land management policies.



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## Land Management in the World...


1996

### BOGOR Declaration - Indonesia (UN&FIG)


This report is a response to some of the proposals in the Agenda 21 and the land management and environmental protection issues expressed in the HABITAT II Global Action Plan.


This declaration, co-published in 1996 by the UN and the FIG, states that although each country has different needs and different positions in the context of the development of the human-land relationship, there are great benefits in sharing the ideas and experiences of countries.

It is also emphasized that the future cadastre structure should increase the effectiveness of land markets and support sustainable development and land management.




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## Land Management in the World...

1996

### UNECE LAND ADMINISTRATION PRINCIPLES...

The report published **by the United Nations Economic Commission for Europe (UNECE)** sets out the definition of land administration and emphasizes the essential characteristics of a good land management system. Some of those:

- ✓ **Securing property,**
- ✓ **Development and monitoring of land markets,**
- ✓ **Protection of state lands,**
- ✓ **Reduce land disputes,**
- ✓ **Facilitate land reform,**
- ✓ **Development of urban planning and infrastructure,**
- ✓ **Supporting environmental management,**
- ✓ **Statistical data production.**



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## Land Management in the World...


1999

### BATHURST Declaration - New South Wales, Australia (UN & FIG, 1999)

In the report published by UN and FIG; the dynamic relationship between the human land and the role of land in sustainable development, land use, management, market, knowledge, planning, valuation and reconstruction of land management systems are emphasized.

- ✓ **The fact that the land is in a finite form requires a more integrated land management approach than we are used to today.**
- ✓ **Reconstruction of land administration systems would be useful to enable States to better respond to all community needs.**
- ✓ **In any structuring program related to land administration, first, policy issues related to the maintenance of effective land administration should be resolved.**
- ✓ **Policies should be developed to ensure that transactions are as simple and efficient as possible to ensure that property rights are easily transferred.**
- ✓ **A balanced and holistic policy approach should be implemented in order to determine the needs of both urban and rural communities in terms of land and resources.**
- ✓ **The land administration reforms required for sustainable development should be accelerated.**
- ✓ **Equal access of men and women to land and resources should be ensured.**





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## Land Management in the World...



### EU Land Policy Principles

In the report prepared by the "EU Land Ownership Work Area"; The importance of land policy and its relations with other important policy areas, principles for successful land policy design and other issues in this context are covered. Some of the recommendations presented in the report are as follows;

- ✓ Land policy should include strong land-use planning. This policy should be consistent with local, regional and national land use planning procedures.
- ✓ Before designing policies and institutions, political goals need to be determined. The government and relevant institutions should be willing to be interested in long-term strategic approaches.
- ✓ National land policy must be in line with the power and responsibility of local institutions. Land policy has an important role in preventing environmental degradation and the economic and social costs of this deterioration.
- ✓ Land policy has a strong relationship with agriculture and economic policy. In order to improve justice and increase agricultural productivity, policy should strengthen access to land and increase the security of land-related rights.

2004



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LAND  
MANAGEMENT  
ARAZİ  
YÖNETİMİ



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## Scope of land management

On the one hand, land management may need to make key policy decisions about the nature and extent of investments on the land. On the other hand, it includes routinely made decisions made daily by land managers, such as surveyors, valuation specialists and land registrars.

Land management includes:

- Land appraisal and valuation;
- The development and management of public infrastructure and services;
- Establishment and implementation of land-use policies;
- Transfers of land property, including decisions on mortgages and investments;
- Management of land resources such as forest, soil or agriculture;
- Environmental impact assessments;
- All land-based activities are monitored at the time they affect land use.

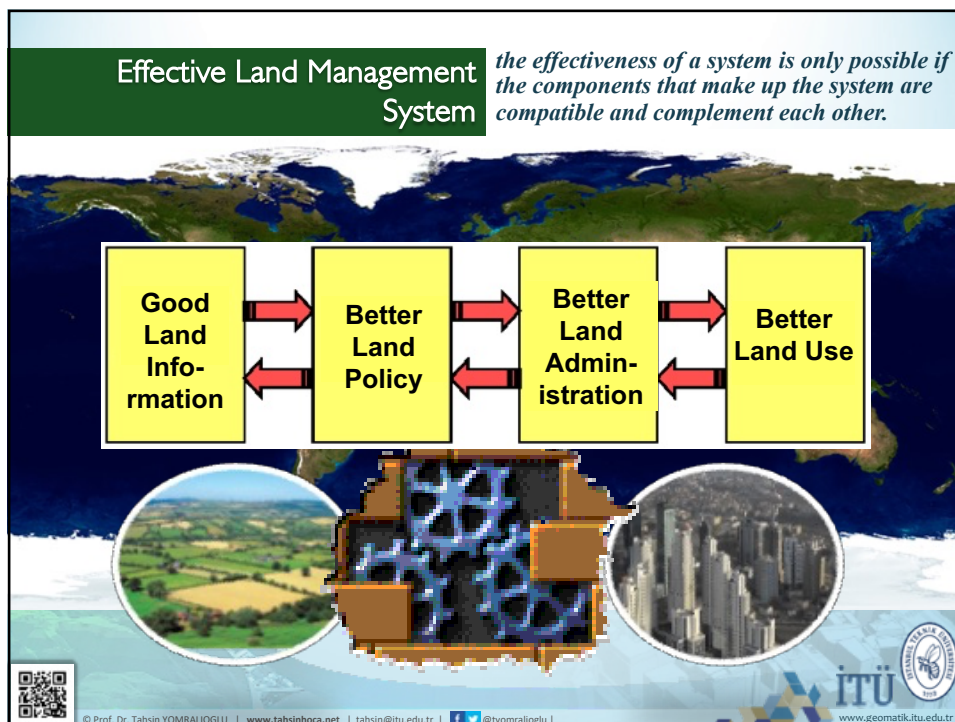
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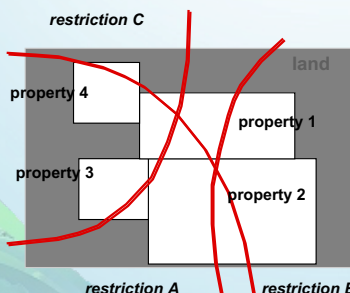


## cadastre 2014 vision


**1st statement of Cadastre 2014**

**Cadastre 2014 will show the complete legal situation of land, including public rights and restrictions!**




**Comment:** The world population and land consumption are increasing. Full control of the personal or legal existence of land is increasingly constrained by the public interest. In order to ensure the security of land ownership, all land-related phenomena must be clearly realized by the cadastral systems of the future.


**Conclusion:** A new thematic model is required. Surveyors must consider public law.





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## vision of cadastre 2014

What is land object..?


**A land object is a piece of land in which homogeneous conditions exist within its outlines. These conditions are normally defined by law.**

**If a law defines phenomena, rights, or restrictions which are related to a fixed area or point of the surface of the earth, it defines a land object.**


Examples of legal land objects are:

- private property parcels;
- areas where traditional rights exist;
- administrative units such as countries, states, districts, and municipalities;
- zones for the protection of water, nature, noise, pollution;
- land use zones;
- areas where the exploitation of natural resources is allowed.

When a piece of land is under unique natural or artificial conditions and there is no definition in the legal framework, it can be called a physical land object. A physical land object may be a piece of land covered by rock, water, timber, a house, a street, or any other non-legal characteristic.



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**vision of cadastre 2014**

**WHAT IS LAND OBJECT..?**

**Arazi Nesnesi Land Object**

**PARSEL**

**Arazi Nesnesi Land Object**

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## Land policy...

**Land Policy; "It is the complex socio-economic and legal regulations that determine how to allocate the benefits gets from land and land itself."**

In other words, land policy: "It is a policy that covers all of the land-related activities of public authorities, and is the conscious action carried out in relation to the optimal use of land in the context of spatial planning principles and objectives, as well as the socially fair distribution of land ownership and income from land, in the context of the distribution of private land ownership."

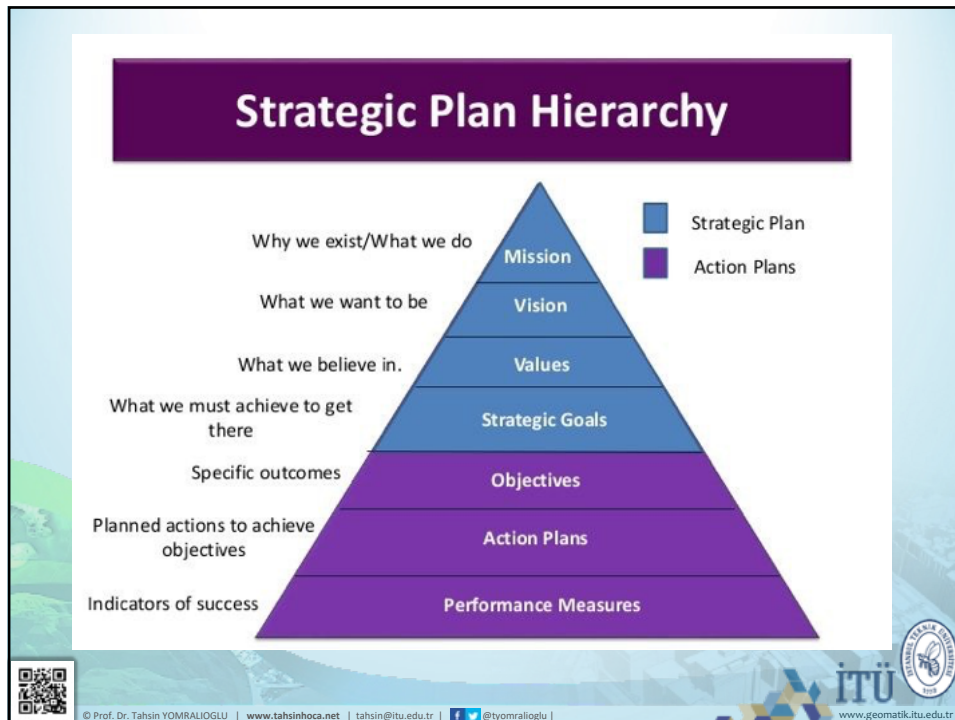
*In order to achieve sustainable development at a necessary level, a balance between the operation, use and protection of land as a scarce resource is required. Questions related to the effectiveness of land policies to be developed in this context are listed in UNECE (1996) as follows:*

- Which ministries are responsible for establishing land policies?
- Which ministries and units are involved in the implementation of land policies?
- What are the current policies and are they being implemented?
- Which mechanisms exist for the implementation of land policies and monitoring of its results?
- Do urban and rural policies have an integrated structure?
- Which ministries are responsible for registering land ownership and registering and controlling land use rights?

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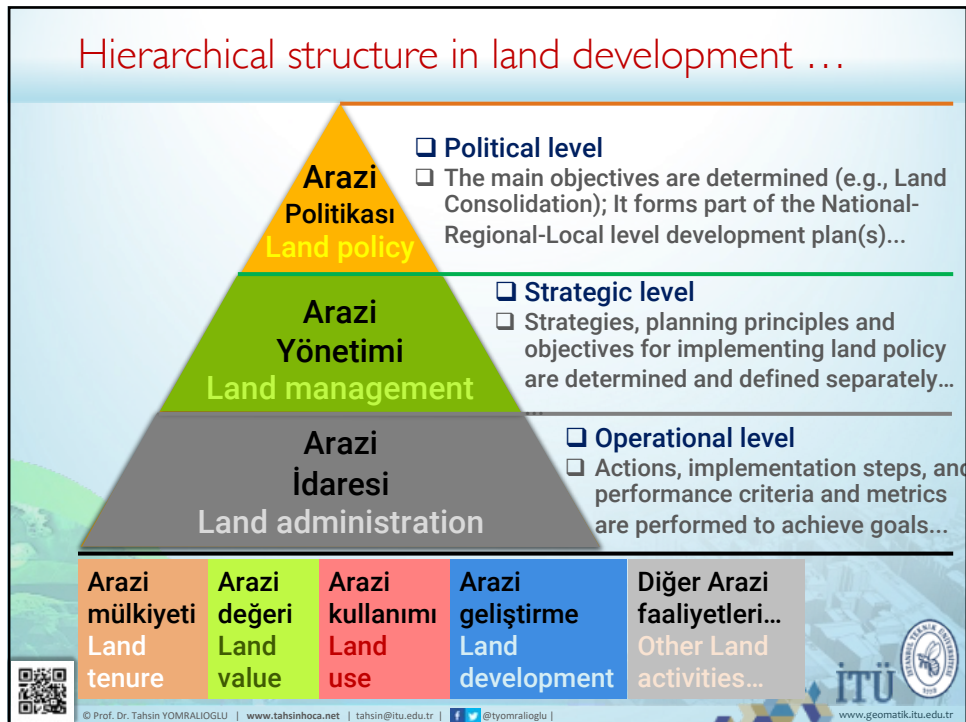
## Steps in land management process...

As in all types of management, land management requires the identification and sequencing of goals, the identification of alternative methods of success, and the search for the results of each alternative. In theory, steps in land management should include:

- a) a monitoring step** where information about the environment concerned is collected (eg using remote sensing techniques to identify idle landmarks) to determine where decisions need to be taken and action should be taken;
- b) a planning step** in which models are set up that allow for orientation to alternative activities;
- c) a policy-setting step** in which a particular activity is selected and monitored;
- d) the step of an operation** in which the selected activity is carried out (eg in the construction of a new motorway or in the implementation of some land reform programs);
- e) an extra step of monitoring the results of the transactions.** However, this last step is often neglected.



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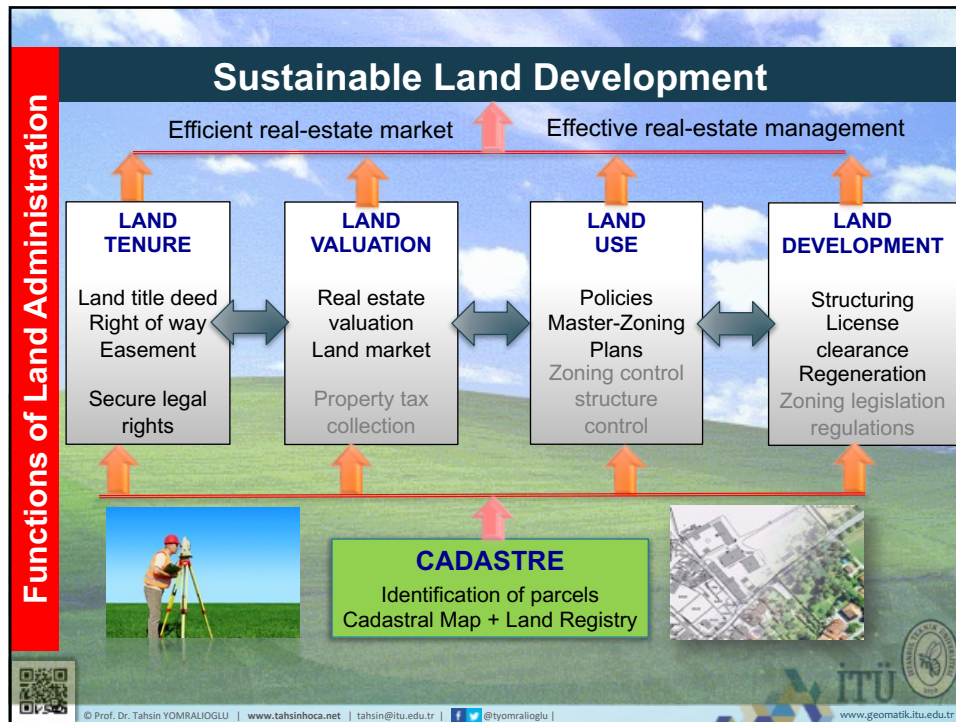
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### Tasks in land development process...

Tasks	Land related activities	Tools / Methods
<b>Strategy</b> <ul style="list-style-type: none"> <li>Visions and objectives</li> </ul>	<b>Land policy</b>	<ul style="list-style-type: none"> <li>Political activities</li> </ul>
<b>Management</b> <ul style="list-style-type: none"> <li>Measures and projects for the implementation of the policy</li> </ul>	<b>Land management</b> 	<ul style="list-style-type: none"> <li>Land-use planning</li> <li>Land consolidation</li> <li>Land reallocation</li> <li>Landscape development</li> <li>Land recycling</li> </ul>
<b>Administration / Documentation</b> <ul style="list-style-type: none"> <li>Handling of spatial information, data analysis, data visualization</li> <li>Cadastral operations, data modelling, data acquisition, data maintenance, data distribution</li> </ul>	<b>Land administration and Cadastre</b> 	<ul style="list-style-type: none"> <li>Monitoring</li> <li>Navigation</li> <li>Geoinformation</li> <li>Land registration</li> <li>Cartography</li> <li>Surveying</li> <li>Geodesy</li> </ul>

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