LAND CONSOLIDATION IMPLEMENTATION STUDIES IN TURKEY

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Symposium on Land Consolidation and Land Readjustment for Sustainable Development
9 to 11 November 2016 | Apeldoorn | The Netherlands

Technical Session A4 - Managing complexity in multi-purpose land consolidation | Friday 11 November 2016
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About TURKEY

Capital city: Ankara
Population: 78 million
7 Geographic Regions
81 Provinces
957 Districts
**Agricultural Structure In Turkey**

**Total Area**: 78 million hectares

**Agricultural Area**: 24 million hectares

**Meadow + Grass**: 14.5 million hectares

**Irrigable area**: 8.5 million hectares

**Consolidated Area**: 5.1 million hectares

**Farmer Number**: 2,206,874

**Cultivated Land**: 14,927,689 hectares

**Fragmentation**: 11 Plot / Farmer

**The average enterprises size**: 6.8 hectares

<table>
<thead>
<tr>
<th>Years</th>
<th>Total Population (million)</th>
<th>Rural Population (%)</th>
<th>Agricultural enterprises (Million)</th>
<th>Average enterprises Size (hectares)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1950</td>
<td>20.8</td>
<td>75</td>
<td>2.2</td>
<td>10</td>
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<tr>
<td>1991</td>
<td>56.5</td>
<td>41</td>
<td>3.9</td>
<td>5.9</td>
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<td>2001</td>
<td>62.0</td>
<td>36</td>
<td>3.0</td>
<td>6.1</td>
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<tr>
<td>2011</td>
<td>74.7</td>
<td>23</td>
<td>3.1</td>
<td>6.8</td>
</tr>
</tbody>
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The share of employment in economic sector:

- Agriculture: 22%
- Industry: 8%
- Service Sector: 20%
- Building Trade: 50%
Land Consolidation Requirement

- Agricultural Lands are scattered, little therefore inability to use land efficiently and economically
- The empty plots
- Soil erosion, floods
- Irrigation needs
- Drainage
- Village settlement infrastructure
- Field road
- Land levelling
- Stoniness
- Public investment
- Pruductivity
- Lobour and fuel savings
- Meadow arrengaments
Historical process land consolidation in Turkey

1961-1973 The General Directorate Soil and Water 28 348 hectare area consolidated with 46 projects

1984- 2005 GDRS 380 577 hectares area consolidated with land development projects with 465 projects

2005 to now Special Provincial Administrations LC with 6 projects

2006 GAP - “Land Consolidation Research Commission”

2007 By Law Number 5578 coming into force( 5403 Number Soil Conservation and Land Use Law) (Appendix 3 par: 31.01.2007 -5578 / 4 Sec.) (Article 17) DSI LC with 37 projects and Baklan Municipilty 1 Project (call private LC)

1984- 2010 GDAR (12 project ARİP) 166 Project 2 838 298 hectares area LC was contracted according to the 3083 no law.

2011-2015 GDAR 2 142 049 hectares area with 135 Projects LC was contracted according to the 3083 no law.
Land Consolidation Implementation Area and the Allocated Funding from Treasury in Turkey

After the 2009

- Basin based land consolidation projects has started. (A Project area 20,000-30,000 hectares)
- Multi purpose land consolidation has started (ecology, hydrology, historical places, public investment, state investments etc.)
- Project area has been improved to 1 million Ha per year
- Total budget per year has improved.
At the beginning to present LC implementation area in TURKEY

- 1961-2005 .................. 540,000 hectar
- 2005-2015 .................. 4,560,000 hectar
- Total ...................... 5,100,000 hectar
- 2016 ongoing ............. 1,850,000 hectar
- 2023 aim ................ 14,000,000 hectar
Current Law Legislation At Land Consolidation

- Ministry of Food Agriculture and Livestock
  General Directorate Agrarian Reform (3083,5403)

Ministry of Forestry and Water Affairs
General Directorate of Hydraulic Works(5403)

- Constitution 44. Number
- Agrarian Reform Act
  For Land Arrangements
  In Irrigation Areas, no. 3083
- Law No. 5403 the Law on
  Soil Conservation and
  Land Use Law
  Private Land Consolidation

- Agrarian Reform Act
  Implementation
  Guideline
- GDAR Land
  Consolidation
  technical instructions
- Soil Conservation and Land
  Use Law and Land
  Consolidation Statute
Land and Agrarian Reform application areas are the areas published at Official Gazette after being determined with the General Directorate Agrarian Reform’s offer and the Cabinet decision. This decision is common weal.
ACTION FRAMEWORK OF “PRIVATE LAND CONSOLIDATION”

- DSI and other institutions employ enough staff,
- give members to soil classification commissions,
- evaluate the complaints and conclude,
- approve the LC projects.

Land Registration (TKGM)

DSİ and Others

LC Justification Report

Project Approval For Consolidation

Cabinet Decision

MoFAL GDAR

Land consolidation activities, according to the LC Statute (No. 5403)
Participation

LC is done in two ways: voluntary and compulsory

For 3083 Law Approval LC: yes Landowners 2/3 and these are own 1/3 total land

For 5403 Law Approval LC: yes Landowners 1/2 and these are own 1/3 total land

Farmers Participation In Etut(Pre-study Works) phase
Shareholder Meeting (Public Services Institutions and Farmers)

Agrarian Reform and the other institution make a protocol for LC

- State Hydrolic Works
- Land Registry
- Highway
- TEİAŞ
- Ministry of Transport
- Forestry .....

Investigation - Planning and Data

Cadastre map

Title

Parcel Data

Expropriation line

Local Managements
Governerships
Municipalities
Villages governing
Cooperatives
Unions
Interview with farmers and take their preference in the village for the new parcellation

Voluntary land consolidation

Statutory land consolidation

LANDEOWNERS CONSENT FOR LC

Both of them interview with farmers for new parcellation

Contribution Farmers is up to %10 cutoff from their land parcel which is changing the projects for field road and water canal, pipeline e.g.
The basin development Project with LC hydrology calculating and surface discharge planning

Inclusive survey

Investment road, water e.g.

Social organism

How is implementation?
PICK UP DATA AND MAKE BLOCK PLANNING

BLOC PLANNING

TRANSPORT REPORT
IRRIGATION REPORT
DRAINAGE REPORT

CADASTRE MAP
ORTHOPHOTO
SOIL MAP
PUBLIC INVESTMENT PLAN

grand control point (gcp)
static surveying with gps in LC area
FARMERS INVOLVEMENT

Publicity soil map for 15 days
Objection assessment
Publicity Parcellation map 15 days three times
Objection assessment

- grading commision is five persons
  1. president,
  2. engineer from GDAR,
  3. engineer from GDAR,
  4. multicipity president or village head man,
  5. one is select landowners by election from among landowners in the project area.
The number of former plots: 11,342 pcs.

The number of the new plots: 2,745 pcs.
Expropriation Aim at Land Consolidation Example; Gölbaşı LC and Land Development Project for Highway

Ankara Gölbaşı LC and development services Project implementation area takes 33 km. length of Ankara-Pozantı highway route with 223 km. length.

A protocol on consolidation between GDAR and GDH has been signed for reorganization of highway route, which is in Gölbaşı LC Project implementation area, in 04.04.2013.

11 LC Projects implement in this 223 km. route by GDAR. Gölbaşı Project includes 16 villages.
Parcel number in project area dropped from 269 to 147. LC rate is 54%.

DOP (contribution reallocation plan) the amount of deduction was about 1.5% in this study in Ballıkpınarı village Project. Drainage and ecological corridors are protected, and it is planned to keep a frontage on field road for every plot at the new formed block.
Ballıkapınar Village in LC Area

- Total Village Area: 1540 ha
- Consolidated Area: 750 ha
- Under the highway route: 18 ha
- State Land: 37 ha
Highway route in agricultural area without land consolidation implementation
State land move to lake area and under the individual parcels under the lake area give new parcel in the LC area with new reallotment plan.
Expropriation Aim at Land Consolidation Example Gölbasi LC and Land Development Project for Lake

Lake trap in Yağlıpınar Village Gölbasi LC Project

Agricultural plots
Under the lake area
142 hectares

Contribution
reallotment plan: 0.024
Big Meander River in Denizli at Sarayköy LC and Land Development Project
Total Project area: 16800 hectares
Yolüstü Village one of the 23 villages in the Project
Yolüstü Village LC Area: 1140 hectares
Irrigation system pipe line length: 33780 m.
Airport Highway length 6038 m. and transfer 2.2 hectares state land in the highway route
and total 10.7 hectares
Start date the project: 2011
contribution reallocation plan: 0.029
Land consolidation rate: %28
Before LC plot number: 663
After LC plot number: 478
Conclusion and Evaluation

Even if an awareness of LC is formed among other state agencies and farmers by the implementations, increasing the information work will increase the participation and thereby accelerate the work. Participation can be increased with an organizational structure as unions. Establishing of this structure is need for monitoring and evaluation activities on field, too.
Agricultural activities across the Turkey display differences. The agricultural lands meeting different needs in different areas shows we need to use different steps on planning from the agricultural point and determine services with specific solutions at every region.

The fact of using LC as a tool to solve different needs’ solution at the performing of these steps comes up.

Plantation Diversity (rose hip, Lavandula stoechas, etc)
Conclusion and Evaluation

• Priority at LC is currently on the areas which opened or will open to irrigation, and the aim is for all lands. GDAR is keeping its work based on basin. Also Law number 5403 has provided great opportunities on spreading of LC across the country with other investment institutions for expropriation purpose.

• After 2002 LC has taken among prior labors of MoFAL and continued with rising allowance by the years.

• We should deal with integrated solution at agriculture.

• Land Banking System should be occurred and used in LC Projects.

• Private and Public Sector Employment in LC should be run up.
Conclusion and Evaluation

Specified fields afforestation in the consolidation lands protocol was signed between General Directorate of Forestry, General Directorate of Desertification and Erosion Control, General Directorate of Nature Conservation and General Directorate National Parks and GDAR in 03.12.2013.

Land levelling and cutting trees in land consolidation area
Before LC in Denizli Acipayam Plain
After LC Denizli Acipayam Plain

Thank you for your attention!
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