

Role of Land Development Institutions for Sustainable Land Use: A Comparative Analysis of Turkey with Some Selected Countries

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Key words: Land management; Land; Land Resources management; land development; land development authority and TOK#304

SUMMARY

For the reasons that the supply of land is limited and its qualities are not always appropriate for economic activities, activities such as rehabilitation and development of land; conservation of fertile land; formation of land with adequate size and development rights for industrial and commercial activities and realization of infrastructure investments; and in consequence, delivering land that is usable as is to investors become necessary to protect and develop resources as well as to attract more investment.

In fact, there are linkages between land development, land reclamation, land conservation and transformation of rural land to urban plots. In every nation's land management institutional framework, there is an authority or organization in charge of this task and which is responsible from land planning, raw land package, land readjustment for real estate development or partly limited to land planning and plots production. Therefore, it is worthy to argue that the efficiency of land use is highly dependent on such institutional frameworks in which land resources are used in a way to ensure sustainable economic development. Some nations like as the USA and Some Eastern countries like as Singapore, Malesia, etc. are have some matured land development authorities, while others are trying to find a way in this sense. As an example, the French Land Use and Rural Settlements Corporation called shortly SAFER is a private company, but has a public interest function and conduct land transactions such as buying and reselling of real estate in rural and peri-urban areas. Similarly, this is the case in Turkey with the Mass Housing Administration (TOKI), a former public institution named Urban Land Plot Agency General Directorate. With Integration of the General Directorate of Land Office with TOKI and closure of Special Provincial Administrations in major cities as per Law No. 6360 in 2014, regulation of settlements in rural areas and the planning and implementation of rural development have been completely confined to the activities of the Directorate General of Agricultural Reform. According to the results of

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literature reviews, land development institutions in some countries are established separately for rural or urban areas while in some countries, the same institution operates in both sectors.

In this paper, we attempt to identify some best practices of land development institutions regarding land resources use efficiency and the dynamism of land market, and then perform a comparative analysis with the case of TOKI. Therefore, the analysis is drawn in the framework of the organization's structure, historical background, legal and institutional entities, zoning practices, land acquisition, development and the financing of land development activities both in urban and rural areas. In Turkey, approximately 40% of the social housing units are intended to be constructed within the scope of the urban transformation or renewal projects. Furthermore, the Turkish land development model shows some differentiations as compared to other countries from the viewpoint of land acquisition, zoning rights and practices, housing, commercial and social land development approaches and also in its relation with local administrations and governmental institutions. The TOKI stimulates the urban plots and transformation project design as well as building construction and housing markets in major cities by using different development approaches in Turkey. Within the last decades, TOKI has been transformed as a land development agency instead of the mass housing administration. It required a comparative analysis between TOKI and the other land development institutions in terms of land acquisition, land development, construction and cognate fields.

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