

An Analysis of Traditional Multi-Layered Usage Areas in the Context of 3D Cadastre and Property Law: The Case Study of Mardin Abbaras

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SUMMARY

Among the unique architectural units of the historic city of Mardin are the so-called abbaras, which are combined public passageways within the purely private property units. Typically, these vaulted passages connect two streets by passing beneath a residential building or parcels, creating a mixture between what is entirely private and what is open to public access. This restriction of property rights, combined with a provision on free and open movement through limited communal property, can provide a unique case for contemporary land administration and 3D cadastre. The goal of this paper is to compare the straight marking and current land use regulations of abbaras to existing and potential 3D cadastre databases. This research will reveal which legal tools could be efficiently reformed to better include vertical dimensions of properties into national cadastral databases. Additionally, it will show what limits and gaps in the current legal framework need to be addressed in terms of defining abbaras as multi-layered grow private-public use. The research findings may be useful in the development of 3D cadastral cases in Türkiye and can also boost the technical and legal turf of rules of multi-layered property zones. Thus, abbaras of Mardin can be used as a successful model of merging traditional urban landscapes and modern property marking strategies.

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