

AN INNOVATIVE WAY FOR RESOLVING OF THE COASTAL LAND CONFLICTS IN TURKEY

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Turkey is a country well endowed with a wealth of coastal areas and an abundance of their coastal resources. However rapid urban growth presents challenges to sustainable management of coastal lands. The tendency for ever-greater numbers of people to migrate to the Turkish coasts is exerting serious settlement pressure on these areas. Following this the problem of privately owned coastal lands, lacking of cooperation between public works institutions, property right violation and the mistakes of cadastral determinations have been occurred. Recently, there has been no serious issues had arisen regarding the removal of coastal areas from private ownership, in terms of legal arrangement and the general principles of international law. The failure of traditional applications for solving such problems, integrated approaches will have to be used to manage these areas along the coastal lands. This study focuses on the coastal property, which we consider to be a serious hindrance to the application of the coastal policies and examines the different approaches that were taken to remove pertinent areas from private ownership and to decrease the burden of compensation which results from the cancellation of the land titles. One of these methods is based on the approach of the Modified Land Readjustment. This model could an advantageous tool because of the significant contribution to the coastal land planning by drawing its own sources, solving of the property conflicts between the public and coastal residents, providing reduction of compensation payments and providing an innovative solution with a holistic approach. This method would also make an important contribution to decisions about management tools, planning and the application phase in the sustainable management of the coastal areas.

Keywords coastal land,land readjustment,property conflicts