

ROLE OF PRIVATE SURVEYORS IN CADASTRE: THE TURKISH CASE

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Modern cadastre is not only a register of real estate but also a database for such activities as valuation, taxation, mortgage, agricultural product management. The growing demand for cadastral information has increased workload of cadastral authorities in recent years. This situation has strained the capacity of those authorities and eventually facilitated private sectors' involvement in cadastre. The Turkish cadastre also takes its share from this privatization process for the purposes of completing and updating cadastral records in a short period of time and providing better, faster and flexible services in general. The state no longer wants to be the "doer" in cadastre, but to be the "controller" instead. Although cadastral works were started in 1923 in the country, the surveys and registrations had not been completed until 2003 by the relevant authorities. In order to finalize the initial cadastral works, the General Directorate of Land Registry and Cadastre (GDLRC) commenced a new tendering process in 2004. In this process, cadastral works have been carried out in many areas by contracting surveying companies under the supervision and control of the GDLRC successfully. However, when it came to the privatization of cadastral surveys completely, it brought concerns about the reliability issue of private surveyors because the cadastral records are under state guarantee. Therefore, to provide a legal status to this issue, the law about Licensed Offices of Surveying and Cadastre was enacted in 2005 in order to accredit surveyors who could perform cadastral services in the name of state and provide a certain security. According to the law, accreditation of private surveyors requires written and oral exams, work experience and certain legal prerequisites. In this paper, the role of private sector in cadastral works is analyzed generally, and then the evolution process of cadastral services in Turkey is discussed together with scrutinizing the roles, duties and effectiveness of unlicensed and licensed private surveyors by means of literature review and statistical data.

Keywords Cadastre, Licensed offices of surveying and cadastre, Private surveyors, Turkey