



Foundation Immovable Properties in Turkey



prepared by Yakup Emre CORUHLU and Osman DEMİR

Geomatics Engineering, Karadeniz Technical University, 61080, Trabzon, Turkey



CONTENT

- ***The aim of the study***
- ***What is foundation?***
- ***General Information from GDF to foundation properties***
- ***Institutional and Legal framework in Turkey***
- ***Material and Method***
- ***Findings***
- ***Conclusions and Suggestions***



The aim of the study

- It is aimed to determine with this study what the land management implementations of foundation properties and e-government applications of foundations in concept of e-Turkey are.
- This study explains mainly foundations coming from especially Ottomans in Turkey, how many tenants there are as third parties in foundation properties in Turkey, how much money GDF earns from these tenants for properties, and related issues on foundation properties.



April 20-24, 2015 The World Cadastre Summit- Congress & Exhibition «Let us cadaster our world...» Istanbul, Ti

Foundations

A wealthy person
who wants to found
a foundation so that his/her
will can be real



Poor or needer

Foundations are like a bridge between
the wealthy and poor...



April 20-24, 2015 The World Cadastre Summit- Congress & Exhibition «Let us cadaster our world...» Istanbul, Ti

Foundations

Foundation means «to give without any expectations...»



April 20-24 , 2015 The World Cadastre Summit- Congress & Exhibition «Let us cadaster our world...» Istanbul, Ti



Foundations

To give materially
money, labor...

To give spiritually
favour, goodness...

April 20-24 , 2015 The World Cadastre Summit- Congress & Exhibition «Let us cadaster our world...» Istanbul, Ti

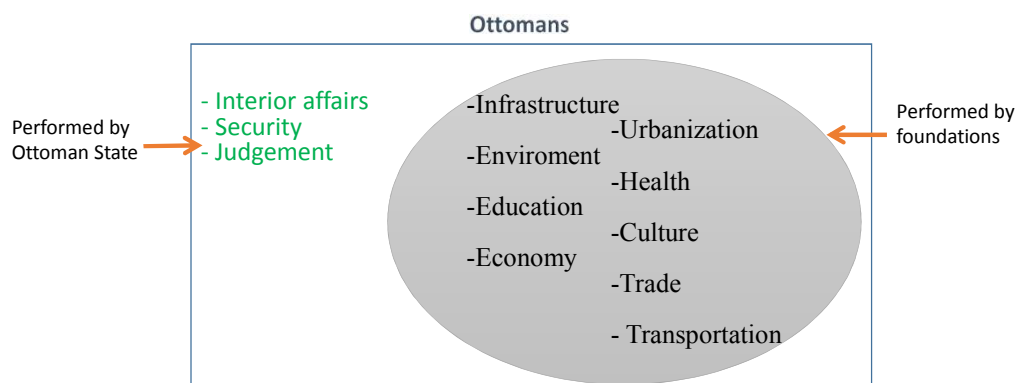


General Information

- Foundation (“Vakıf” in Turkish) is an Arabic word and defined as "property, money formally allocated under certain terms and conditions and handed down by a community or a person so that a service is also provided in the future" (URL-1, 2014).
- Foundations became very important, especially in the Ottoman Time. It is known that there were about 200,000 foundations in the Ottoman Empire, known as a civilization of foundations (GDF, 2000).
«GDF stands for the General Directorate of Foundations»



Why were Foundations so important for the Ottomans?



A lot of Works such as ...had been carried out by foundations in Ottomans except for State Works are...



The Importance of Income for a foundation

Foundation charters known as Vakfiye in Turkish are defined as “A document which includes the founder's statement and judge's oral hearing and decision regarding the foundation”. Foundations certificate charters may include these:

- 1-) Sections of surahs and hadiths expressing gratitude to God and the good deeds of foundation.
- 2-)Dedicated real estates
- 3-)How the dedicated foundation will be used.
- 4-)Usage place of the income.
- 5-) Who will manage the foundation
- 6-)The Judge's decisions related to the foundation's autenticity and necessity.
- 7-) The deadline and judge's seal on the certificate (URL-11, 2014)

«These charters are valid even today»



April 20-24 , 2015 The World Cadastre Summit- Congress & Exhibition «Let us cadaster our world...» Istanbul, Ti

General Information

- A foundation is one of the institutions which plays an extremely important role within the Turkish cultural system particularly since the Ottoman period.
- Foundations lived their golden age during the reign of the Ottoman Empire and also became widespread with the growth of the Ottoman Empire.
- Upon transition from the Ottoman Empire to the Republic of Turkey, all business and operations of the foundations were handed to the General Directorate of Foundations (GDF), under the authority of the Prime Ministry of Turkey, management and control by Foundations Law numbered 5737.

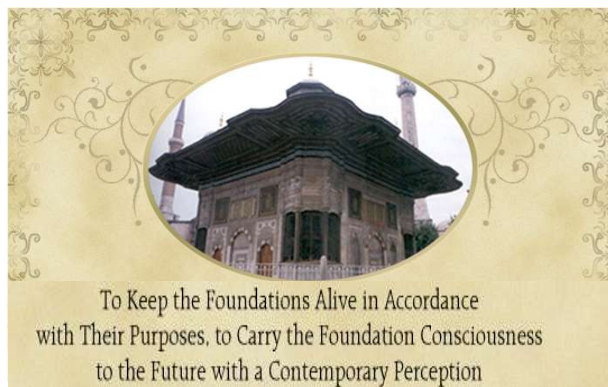


April 20-24 , 2015 The World Cadastre Summit- Congress & Exhibition «Let us cadaster our world...» Istanbul, Ti



The GDF's Mission

The General Directorate of Foundations (GDF) is a governmental institution. It performs intensive land management implementations and controls them. In addition to these, GDF controls all foundational works in Turkey.



Fulfillment of charities and requirements of Foundations are performed using the income derived from foundation properties.

April 20-24, 2015 The World Cadastre Summit- Congress & Exhibition «Let us cadaster our world...» Istanbul, Ti



General Directorate and Its District Offices



The General Directorate is in Ankara and Each GDF District Office, covering more than 1 Province, is in different cities

April 20-24, 2015 The World Cadastre Summit- Congress & Exhibition «Let us cadaster our world...» Istanbul, Ti





The GDF's Vision

In the Ottoman times, each foundation had been managed by board members of the foundation itself.



To Become a Leader Institution Joining the Mankind around the Foundation Spirit and Civilization with Its Contemporary Methods and Universal Values

But at the beginning of the Turkish Republic, there was no one in order to manage to foundational works from the board members of foundation in Turkey because of some reasons such as the death of board members or foundation employees, migration, escaping etc.

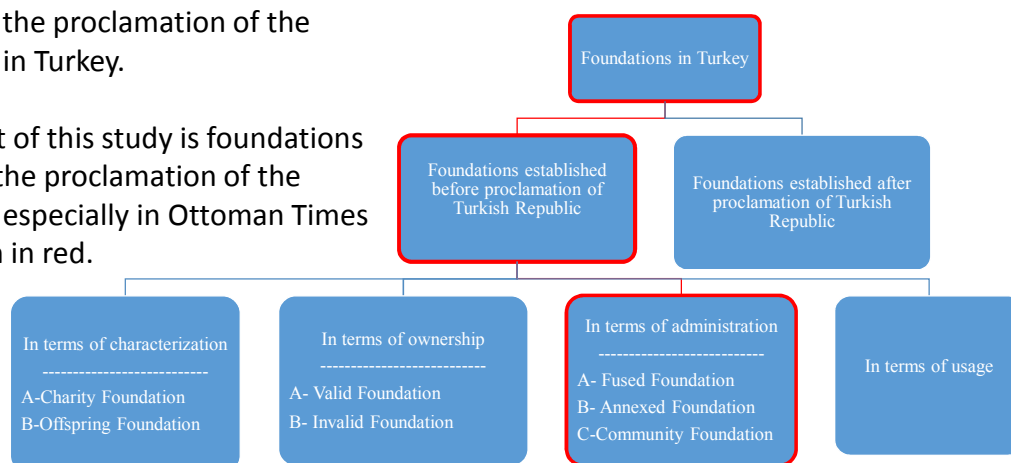
So, there was a necessity of an institution to accomplish foundational duties



Material and Method

There are generally two types of foundations before and after the proclamation of the Turkish Republic in Turkey.

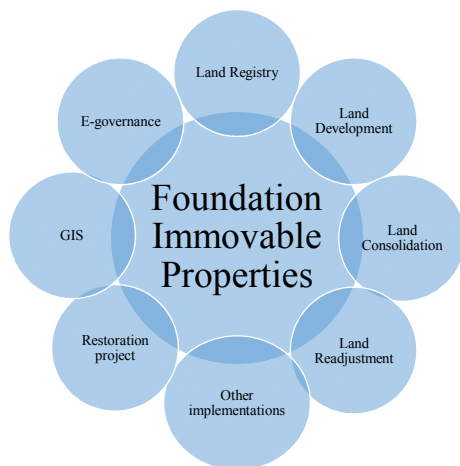
The main subject of this study is foundations founded before the proclamation of the Turkish Republic especially in Ottoman Times which are shown in red.



All of the foundations in Turkey



Land Management Implementations in the GDF



There are issues of land management practices in cadastral works, zoning practices, property development works, property registration processes, and expropriation processes, information system applications and legal processes and others.

About 40.000 fused foundations and 80.000 properties in Turkey

April 20-24, 2015 The World Cadastre Summit- Congress & Exhibition «Let us cadaster our world...» Istanbul, Ti



Foundation properties are exposed to some land management implementations both in rural areas and also urban areas based on different laws.

Produced real estates...

«Foundations» may be evaluated as «immovable properties» for Ottomans and also for Turkey

April 20-24, 2015 The World Cadastre Summit- Congress & Exhibition «Let us cadaster our world...» Istanbul, Ti



The income of Leasing from foundational properties in Turkey

Income type	2005 (TL)	2007 (TL)	2009(TL)	2011(TL)	2013 (TL)
Leasing	94.192.923	129.263.470	180.491.251	252.189.800	331.163.700
Interest	10.707.352	45.266.584	18.728.960	98.478.387	15.294.944
Others	-	-	-	-	-
Total	172.109.057	400.368.063	305.269.513	485.012.196	554.398.306
Income type	2006(TL)	2008(TL)	2010(TL)	2012 (TL)	2014 (TL)
Leasing	106.389.579	146.157.508	203.412.866	273.195.718	Not yet published by GDF
Interest	32.050.921	32.407.622	14.894.191	16.808.820	
Others	-	-	-	-	
Total	362.650.417	424.288.857	400.434.188	416.966.022	

Note: The all data was acquired from General Directorate of Foundations

GDF's income increased about four times from 2005 to 2013



Land Management Issues via E-Governance in GDF

EVOS (Integrated Automation System of Foundations, Entegre Vakıf Otomasyon Sistemi-EVOS in Turkish): It is an e-government application by which web-based verbal data is currently managed as a result of efforts to establish a foundation information system which started in 2006.

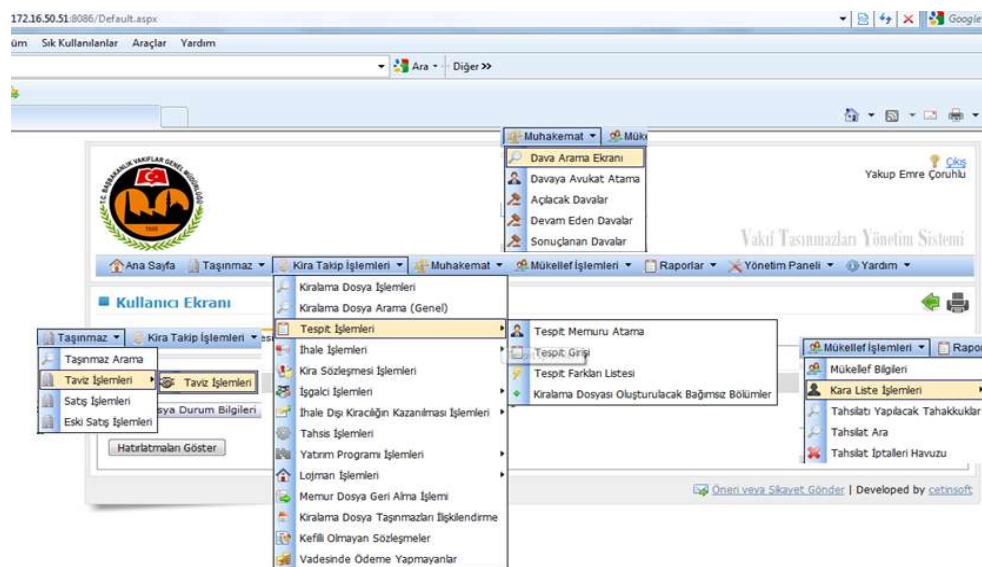
In this application, it is possible to work in conjunction with MERNİS and TAKBİS which are other e -government applications .

TAKBİS is based on information which comes from land registrial system

MERNİS is based on information which is related to real persons and legal entities



The screen of EVOS



April 20-24 , 2015 The World Cadastre Summit- Congress & Exhibition «Let us cadaster our world...» Istanbul, Ti



Integration of EVOS and other e-systems

In addition, information Technologies are also used in GDF's projects, based on land management implementations, in the concept of e-Turkey.

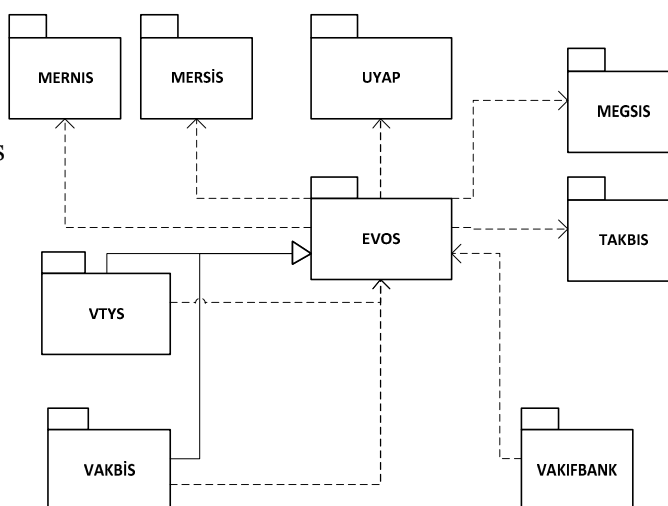


Fig. EVOS with the other e-government interfaces in terms of interoperability

April 20-24 , 2015 The World Cadastre Summit- Congress & Exhibition «Let us cadaster our world...» Istanbul, Ti



CONCLUSIONS AND SUGGESTIONS

- The GDF carries out social welfare and food aid, medical care, scholarships, and the restoration of cultural heritages-cultural assets which must be protected so that these heritages such as mosques, bridges, houses, public baths, church, and so on., can be handed down to future generations.
- The GDF aims to increase foundational income so as to increase social aids and other foundational aims. So the rental income from foundational properties is an important point for the GDF.
- To accomplish these aims within the control of the GDF, land management, land development, land acquisition, land purchase and sale, rent increase rate etc. have to be managed carefully. Moreover; all these duties can be carried out under the strict control of the GDF. Is it possible now? The answer of this question is simply all of them are possible thanks to the usage of web based information systems.




April 20-24 , 2015 The World Cadastre Summit- Congress & Exhibition «Let us cadaster our world...» Istanbul, Ti

CONCLUSIONS AND SUGGESTIONS

- The GDF web based information system, EVOS, is a part of e-governance. Day by day the system is being accelerated with the contribution of the GDF employees.
- However, the system has some deficiencies in the name of becoming a part of e-Turkey.
- The failure to access spatial data of foundation properties by e-government is a problem. So, it is also necessary to immediately provide access to spatial data on the basis of foundational parcels and properties.
- As a result, EVOS, was developed to a large extent in accordance with the e-government perspective just for foundational work only by the GDF, but EVOS must be proceeded and integrated with all of the e-government applications in e-Turkey in the name of interoperability.



April 20-24 , 2015 The World Cadastre Summit- Congress & Exhibition «Let us cadaster our world...» Istanbul, Ti



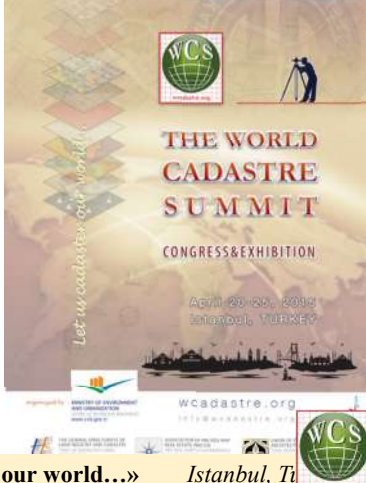
We hope to see you again in Turkey



Thanks for your kind attention

Karadeniz Technical University
Department of Geomatics Engineering, Trabzon Turkey

Yakup Emre Coruhlu (PhD)
YAKUP EMRE ÇORUHLU (BİRD)



April 20-24, 2015 The World Cadastre Summit- Congress & Exhibition «Let us cadaster our world...» Istanbul, Ti