



Republic of Turkey
MINISTRY OF AGRICULTURE AND FOREST
General Directorate of Agrarian Reform



IN TURKEY LAND ABANDONMENT AND LAND BANKING ACTIVITIES (Land management and softwares)

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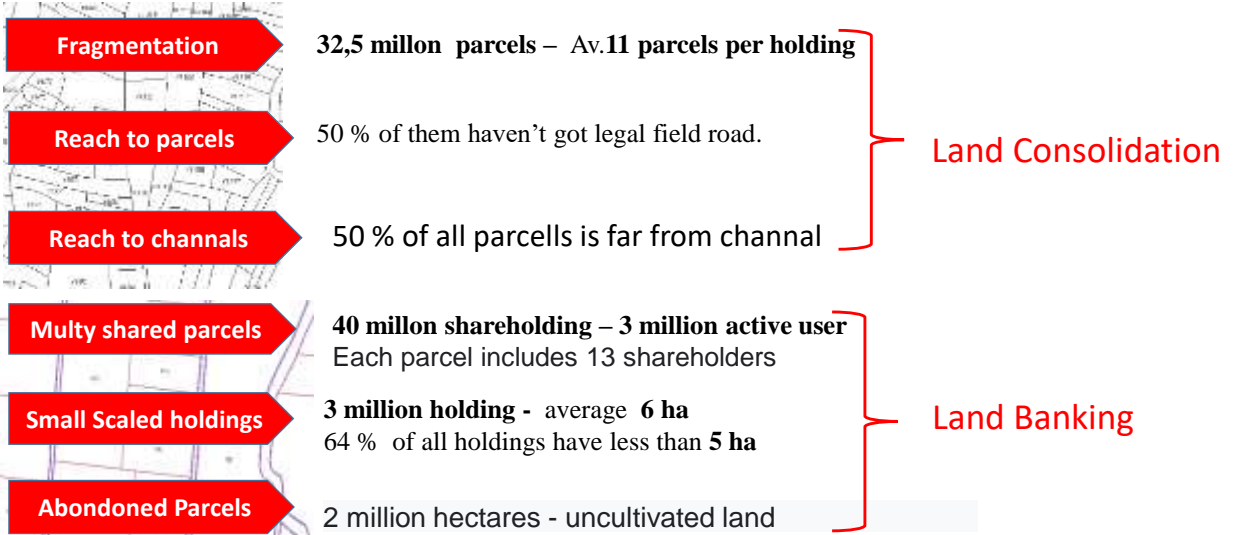
Introduction



Usage	Quantity (million ha)	(%)
Cropland	23.1	29,41
Grassland	14.6	18,61
Forestland	22.6	28,81
Wetland	1.6	2,00
Settlements and Others	16.6	21,17
Total	78.5	100,00

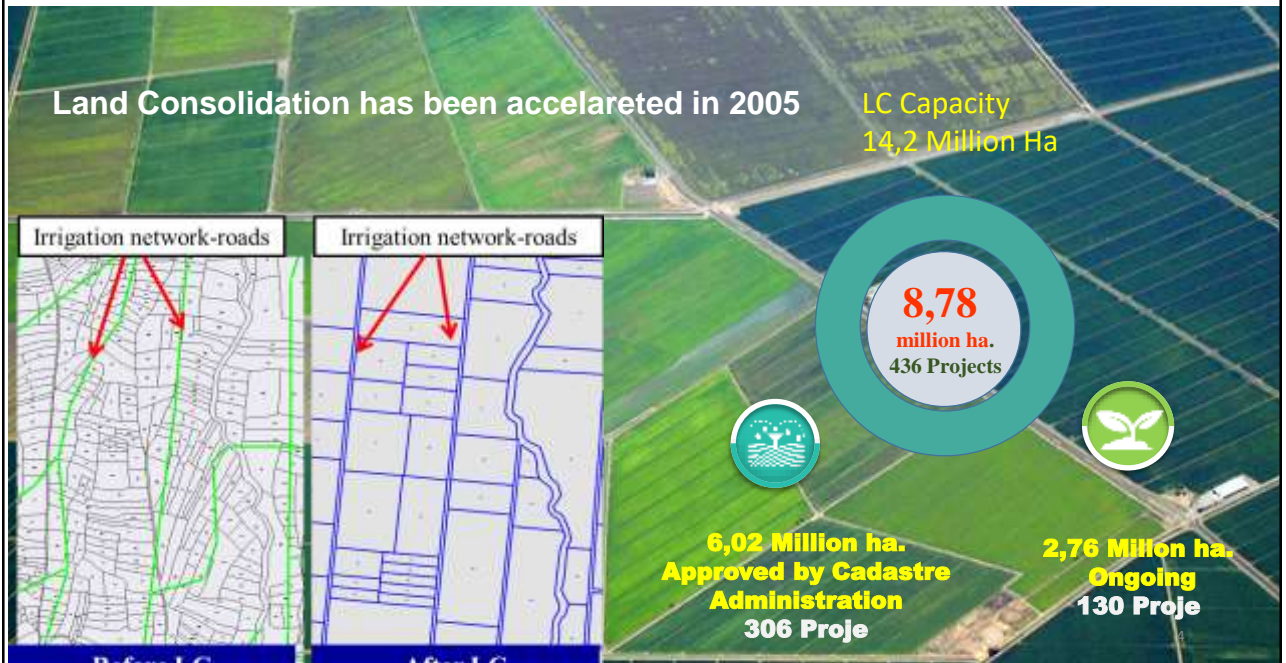
- ❖ Total Population 84 Million
- ❖ Rural Population 18 Million (20 %)
- ❖ Urban Population 66 Million(80 %)
- ❖ 81 - Province
- ❖ 950 - City
- ❖ 40.000 - Village and districts

MAIN PROBLEMS IN AGRICULTURAL LAND (23,1 mha)



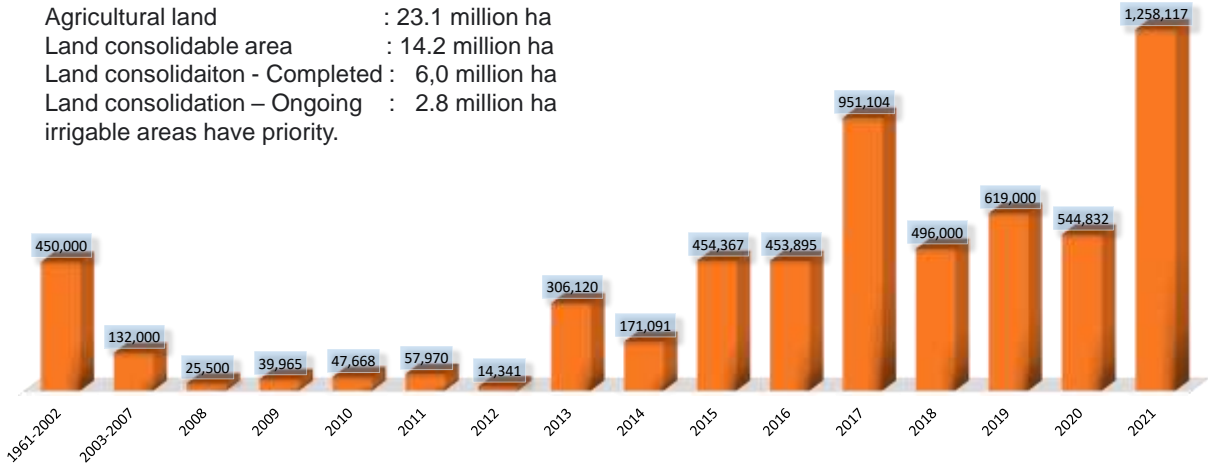
These problems; leads to use more input, loses production and Abandoned land.

LAND CONSOLIDATION IN TURKEY



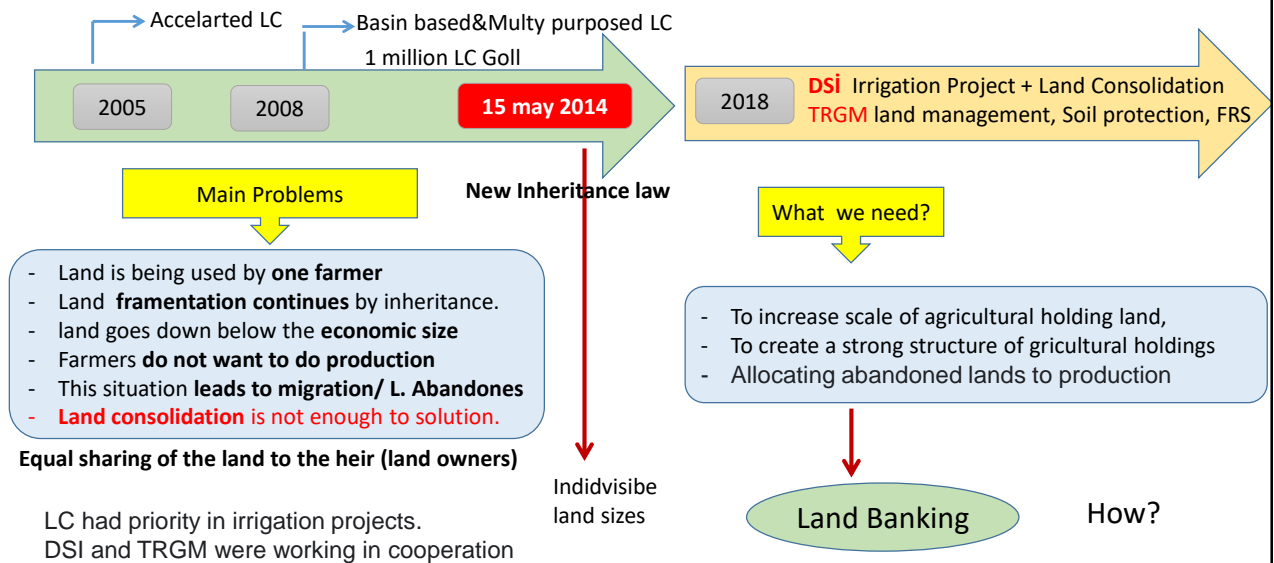
LAND CONSOLIDATION IN TURKEY (1961-2021)

Agricultural land : 23.1 million ha
 Land consolidable area : 14.2 million ha
 Land consolidation - Completed : 6,0 million ha
 Land consolidation – Ongoing : 2.8 million ha
 irrigable areas have priority.



Turkey has had great experiences in land consolidation

IMPROVEMENTS ON LAND MANAGEMENT IN TURKEY



What does the law (5403) regulate?

The law basically regulates three issues

- 1 Heritage Management
- 2 Agricultural Land Management
- 3 Land Acquisition –Land Banking Activities

INHERITANCE AND AGRICULTURAL LAND MANAGEMENT (As of 2014)

PAYLI
MÜLKİYET

EL
BİRLİĞİ
MÜLKİYE
Tİ

**TOTAL
LAND**
27.053.554 ha
37.863.805 prs

**AGRICULTURAL
LAND**
23,1 Millon
Ha

**SINGLE SHARED
PARCEL**
15.883.268 ha
25.985.913 prs

**SHARED
PROPERTY**
8.293.088 ha
8.622.877 prs

**Collaborative
Property**
2.877.199 ha
3.255.015 prs

- In Turkey; 400,000 people dies each year.
- 50% of the dead have agricultural land.
- If the heirs agree within one year, they do not pay taxes and fees.

lands waiting for agreements
(transfer or sales) imperative



Inheritans Management 2014-2021 **Agricultural Land Management**

1. Calculation of land Size for Sufficient Income
2. Transfer of property rights
3. Sharing of properties
4. Sending notifications
5. Managing CASE (to sue) processes

1. Land Sales
2. Allotment (division of parcel)
3. Land type changes (field – vineyard, garden)
4. Merge of parcels
5. Exchange parcels

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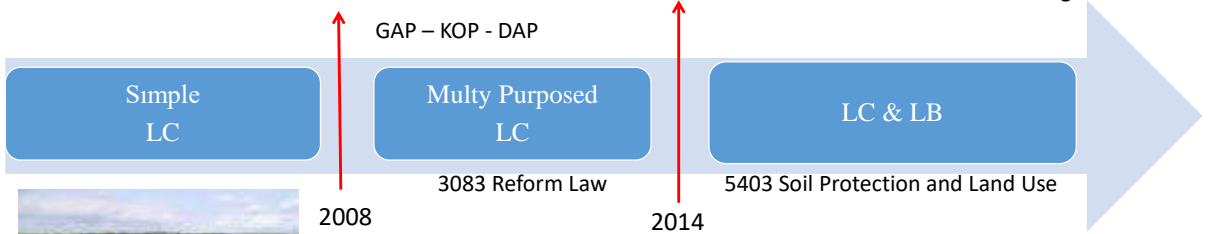
81 Province – 950 City 3100 officer

7 million parcels and 1.6 million hectares of land were prevented from being divided by inheritance and sales

CHANGE IN LC CONCEPT

Basin based and multy purposed LCP (Irrigation – highway)

Land Consolidation - Land Banking



Ankara Adana highway



- Regulation of rural areas
- Irrigation investments
- Transportation investments
- Environmental regulations
- Forest plantations
- Social / cultural investment
- Historical places
- Rural development

The new concept is related to problem-solving mentality

OBJECTIVES OF LAND BANKING

- Allocation of **abandoned lands** for production,
- Increasing the **scale of agricultural holdings**
- Protection of agricultural land
- To provide credit
- To transfer of **shareholders' land to active users**
- To regulate the **agricultural land market**



We focused on LB implemantations

1. Capacity bulding of Land Banking
2. Determination of Abandoned land
3. Plot Project with FAO

Precidential Government System and Land Banking

- **Medium Term Program (2018-2020)**

"Abandoned agricultural lands will be brought into production with models such as **land banking**."

- **New Economic Program (2019-2021)**

"The necessary institutional and legal infrastructure will be established to bring the abandoned agricultural lands into agricultural production."

- **Decisions of the 2020 Agriculture Council**

"Land acquisition practices for bringing abandoned agricultural lands into production and efficient operation of agricultural enterprises and, accordingly, a **land banking system** will be developed."

Why land is abandoned?



- Migration
- Old farmers
- Fragmented lands
- Ownership problems
- Access to the parcel and irrigation canal
- Security issues (in terror zones)
- Blood feuds (feudal structure in restricted areas)
- Border disputes?

Regional Analysis and solutions

The reasons for land abandonment vary from region to region.

Determination of abandoned lands and leasing studies

- 7 regional and 1 central workshops on Land Banking were held.
- 600 local and foreign experts participated.
- Draft legislation on land banking has been completed.
- Agricultural land valuation training was held to 200 personnel working in 81 provincial directorates.



PILOT LAND ACQUISITION PROJECT (2017-2021)

- Land Acquisition Project was carried out in 17 villages that have land consolidation project in 15 provinces.
- Total owner : 16.360 - 34 970 parcels and 37. 214 ha.

1. Antalya
2. Mersin
3. Konya(2)
4. Afyon
5. Aydın
6. Balıkesir
7. Bursa
8. Edirne
9. Bolu
10. Ankara
11. Çorum
12. Sivas
13. Erzurum(2)
14. Şanlıurfa
15. Karaman

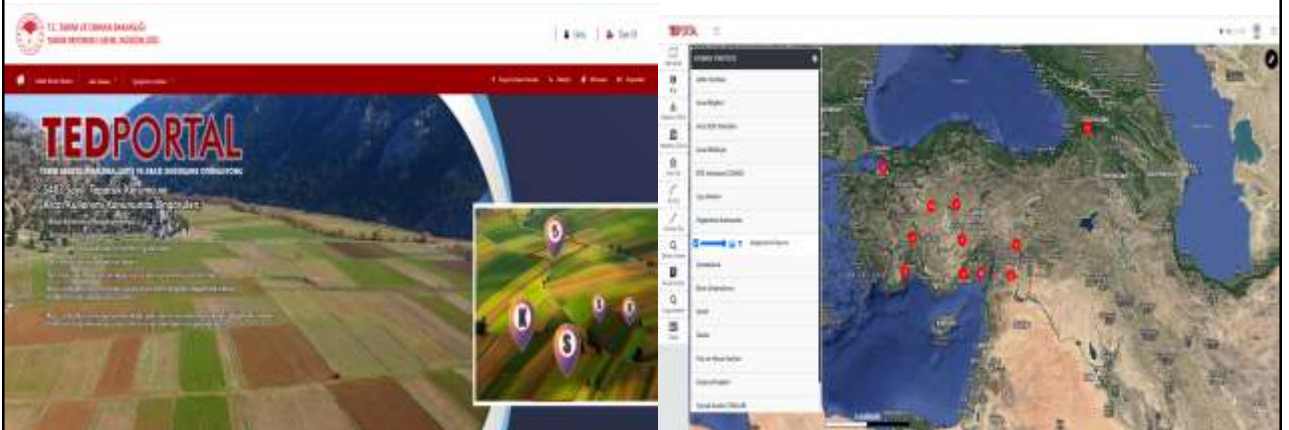


- Capitalization rate has been calculated on parcel based firstly.

Land Rental Portal- Land Rental and Sales Guides

A software program for renting, selling and valuation of agricultural lands was developed. It is testing stage.

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Identification of Abandoned Farmland

PROGRAMS:

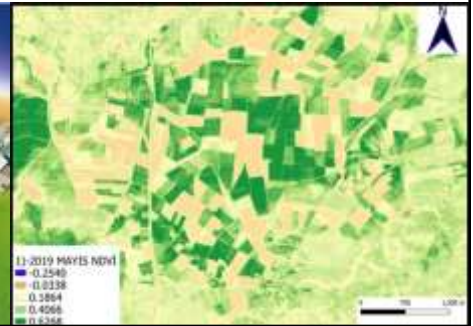
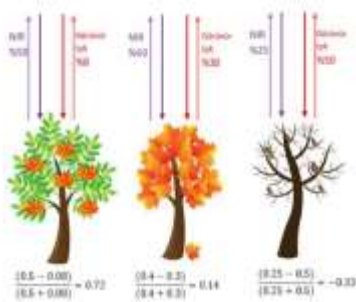
- QGIS (FREE SOFTWARE)
- SNAP (SENTINEL APPLICATION PLATFORM)

SATELLITE IMAGES:

- SENTINEL-2 SATELLITE IMAGES (FREE)
- GOOGLE SATELLITE IMAGES (AS AUXILIARY DATA)

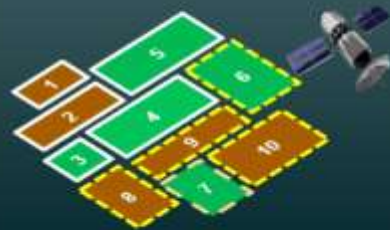
METHODS:

- NDVI (NORMALIZED DIFFERENCE VEGETATION INDEX)=NORMALIZED PLANT DIFFERENCE INDEX
- REGIONAL STATISTICAL
- FILTERING



Identification of Abandoned Farmland

1 DETERMINATION



- Production ✓, Registered ✓
- No Production ✓, Registered ✓
- Production ✓, No Registered ✓
- No Production ✓, No Registered ✓

Identification of all agricultural areas

2 REGISTRATION



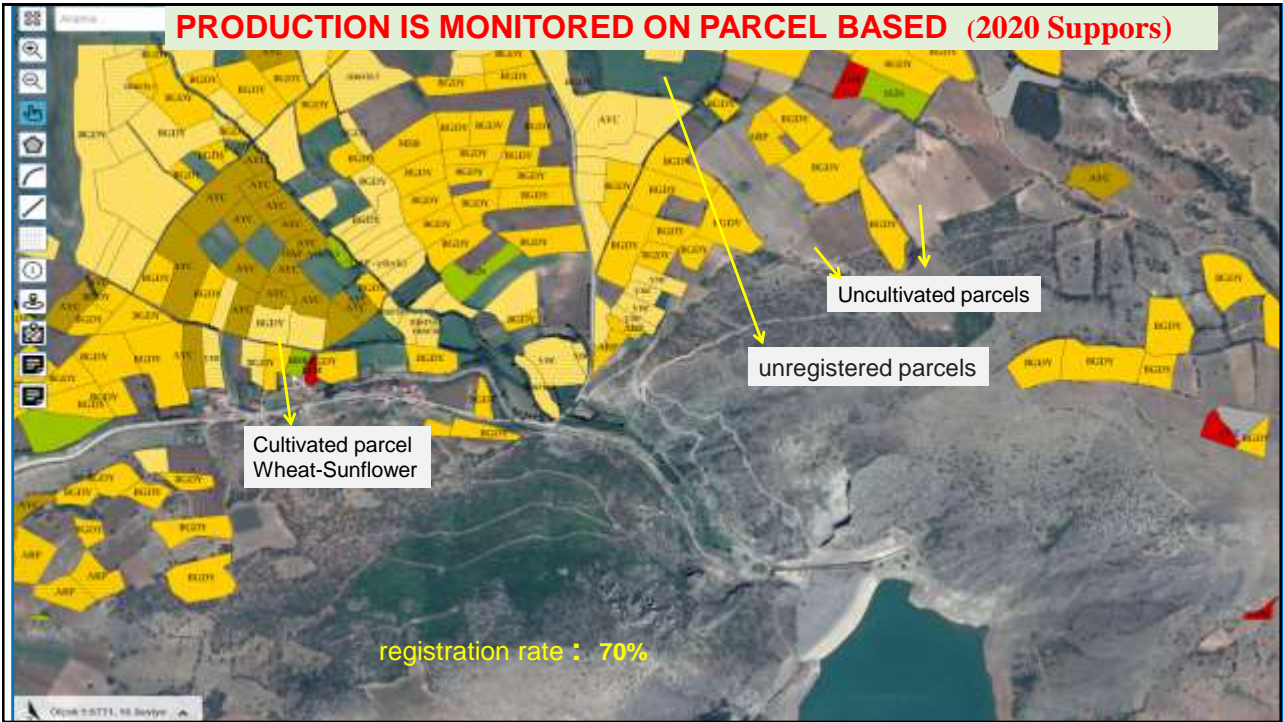
Production parcels (3-4-5-6-7)
Parcels no production (1-2-8-9-10)

Identification of all parcels without agricultural production

3 STATISTICS



With Accurate and Current Data Continuous Feedback



Land Banking Project in cooperation with FAO

Project Title:

Enhancing agricultural land market development to address land abandonment and improve land consolidation procedures.

Objective:

Support the introduction of a land banking instrument in connection with an ongoing land consolidation programme in Turkey and a planned programme in Azerbaijan, and assess the need for land market development and the feasibility of land management instruments in Uzbekistan.

Target countries:

Azerbaijan, Turkey and Uzbekistan



Results And Lesson Learned

It is too difficult to work with property,

- Land consolidation projects have to be carried out together with Land Banking
- Institutional capacity should be developed
- There must be a strong law
- Financing models should be developed,
- State supports and sanctions must be.

