



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



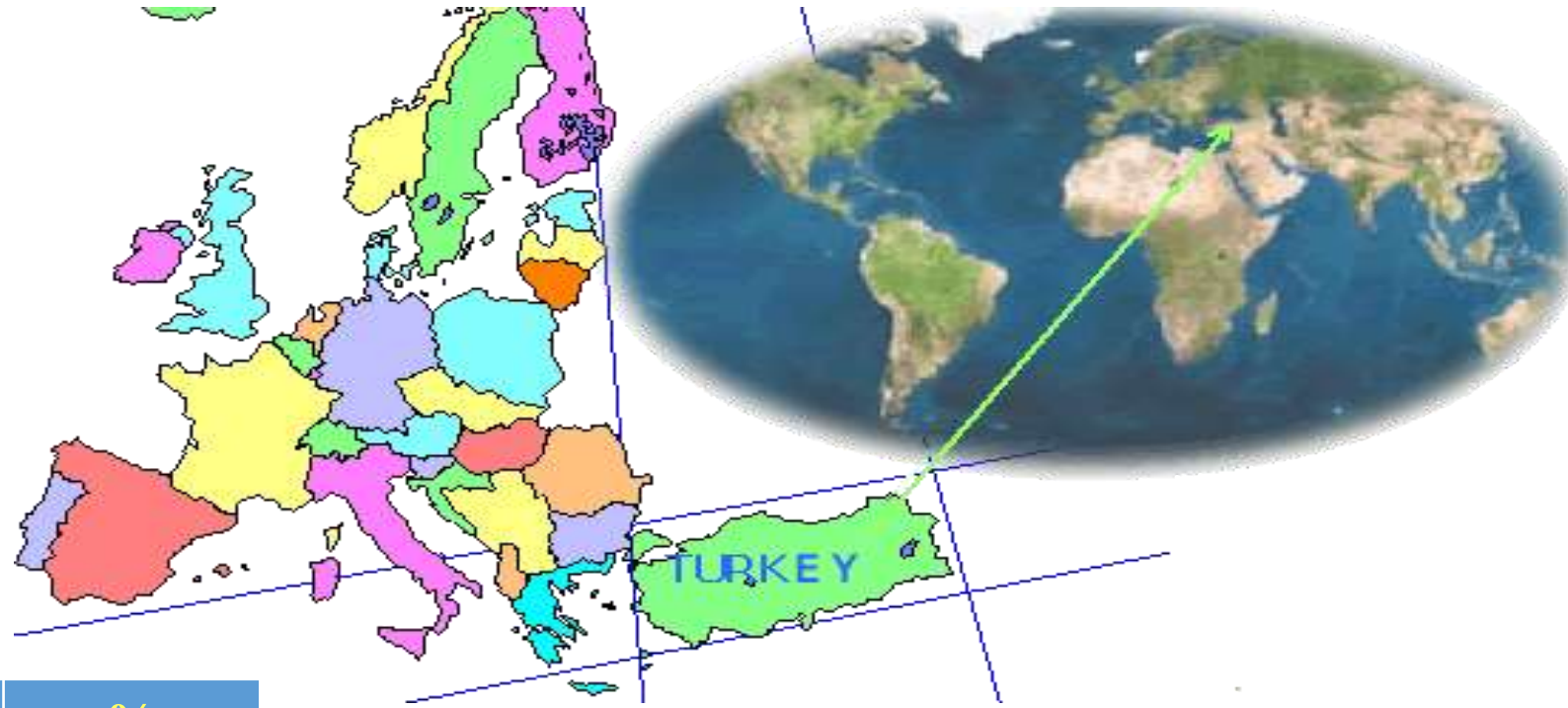
**IN TURKEY**  
**LAND ABANDONMENT AND THE COMBAT**  
**ACTIVITIES**  
**(Land Banking Services)**

Dr. Metin TÜRKER  
Deputy General Director

**6-8 November 2019/ Santiago**



# Introduction

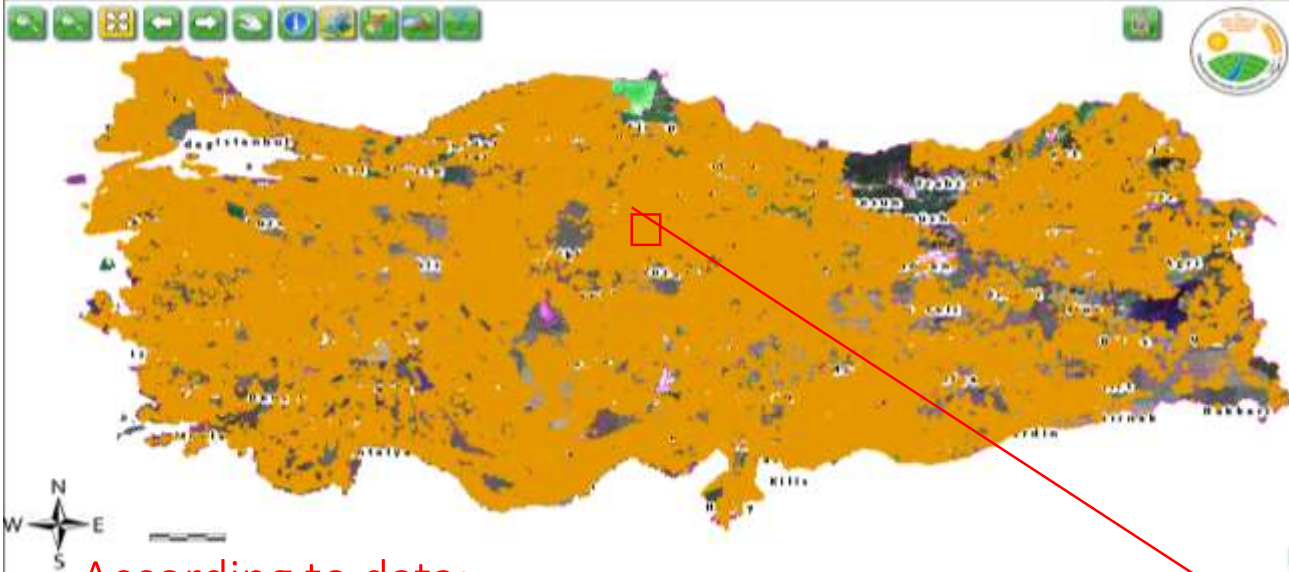


Land Usage	Mha	%
Agricultural Land	38,2	49,1
<b>Cultivated land</b>	<b>24,5</b>	<b>31,5</b>
Natural grass land	14,6	18,8
Forest Land	21,5	27,6
Settlement and others	3,5	5.0
<b>Toplam</b>	<b>77,8</b>	<b>100.0</b>

- ❖ Total Population 82 Million
- ❖ Rural Population 18 Million (20 %)
- ❖ Urban Population 64 Million(80 %)
- ❖ 81 - Province
- ❖ 960 - City
- ❖ 40.000 - Village and districts

# Land Parcel Information System-2013

Agricultural parcels were digitized and Land Parcel Information System (LPIS) was established



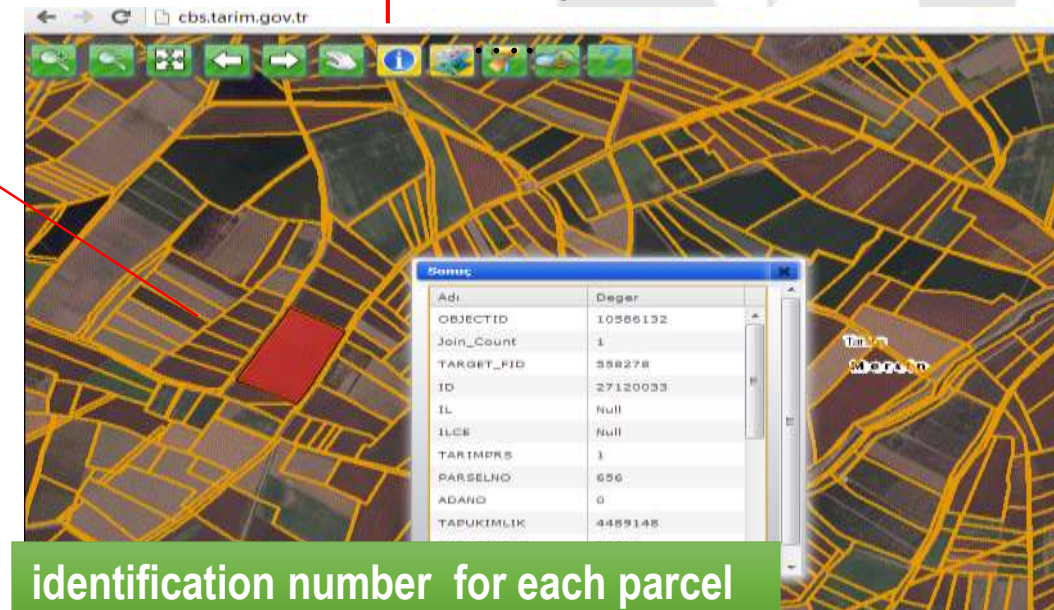
## Farmer Registration System (FRS)

- Location data
- Parcel data (class, str, slope, dry, irrigated )
- Ownership data
- Usage data

According to data;

- Agricultural Parcels : 32,5 million
- Agricultural Holdings : 3.1 million
- Farms registered to FRS : 2,2 million

67% of 2.2 million enterprises registered in Farmer Registration System are over 50 years old.



identification number for each parcel

Farmers getting old - Villagers are migrating

# Main Problems



**Small Scaled holdings**

**3 million holding - average 6 ha**  
**64 % of all holdings have less than 5 ha**



**LB**

**Fragmentation**

**32,5 million parcels – Average 11 parcels per holding**

**LC**

**inheritance -  
shareholding**

**40 million shareholding**



**LB**



**Reach to parcels**

**50 % of them haven't got legal field road.**

**LC**

**Reach to channels**

**50 % of all parcels is far from channel**

**LC**

**Lack of technology  
and others**

**These problems;** leads to use more input and loses production.

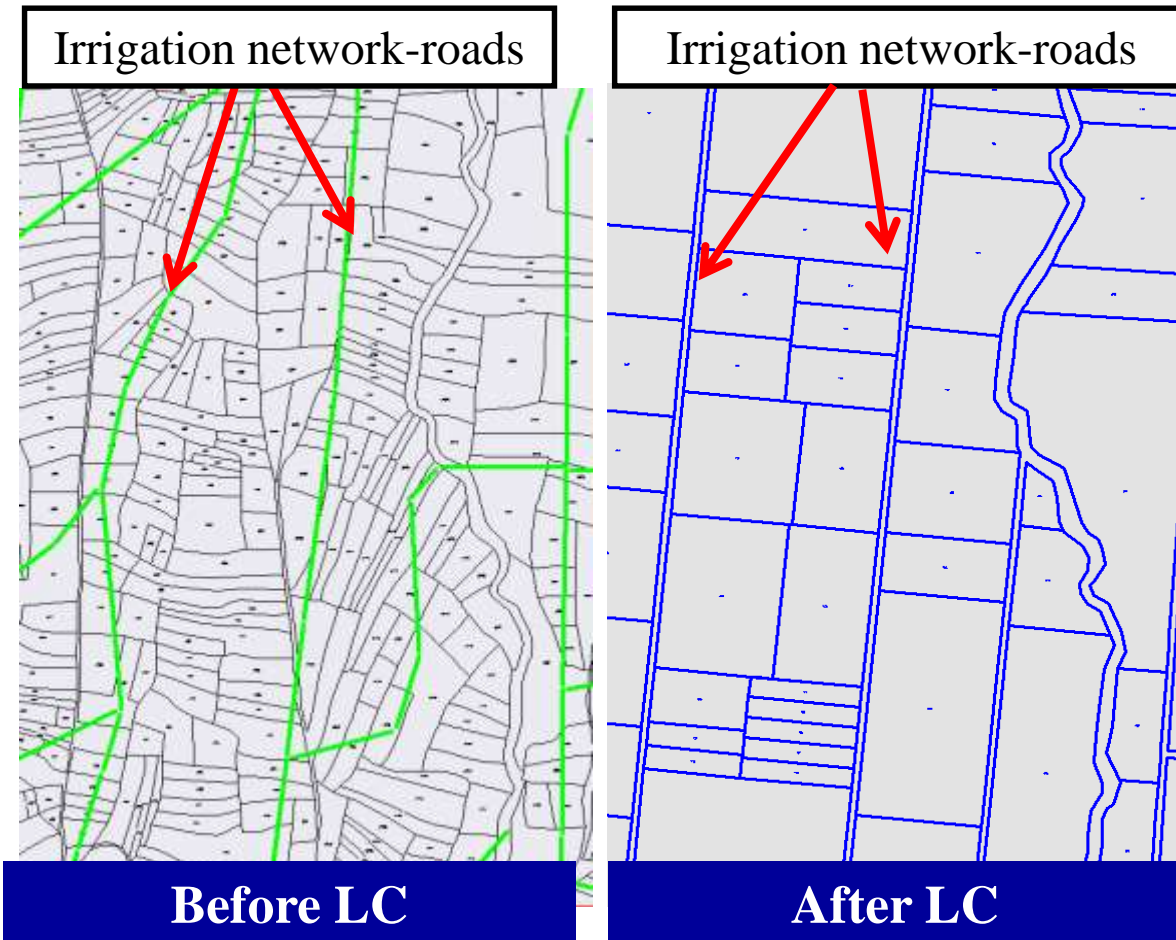
**2 million ha** area is unavailable (Abandoned) due to property problems. Annual Loss is 13 Billion TL



# WHAT WAS DONE?

## Land Consolidation has accelareted in 2005

Small, fragmented and unshaped parcels are replanned for modern agriculture.



## Land Consoludation

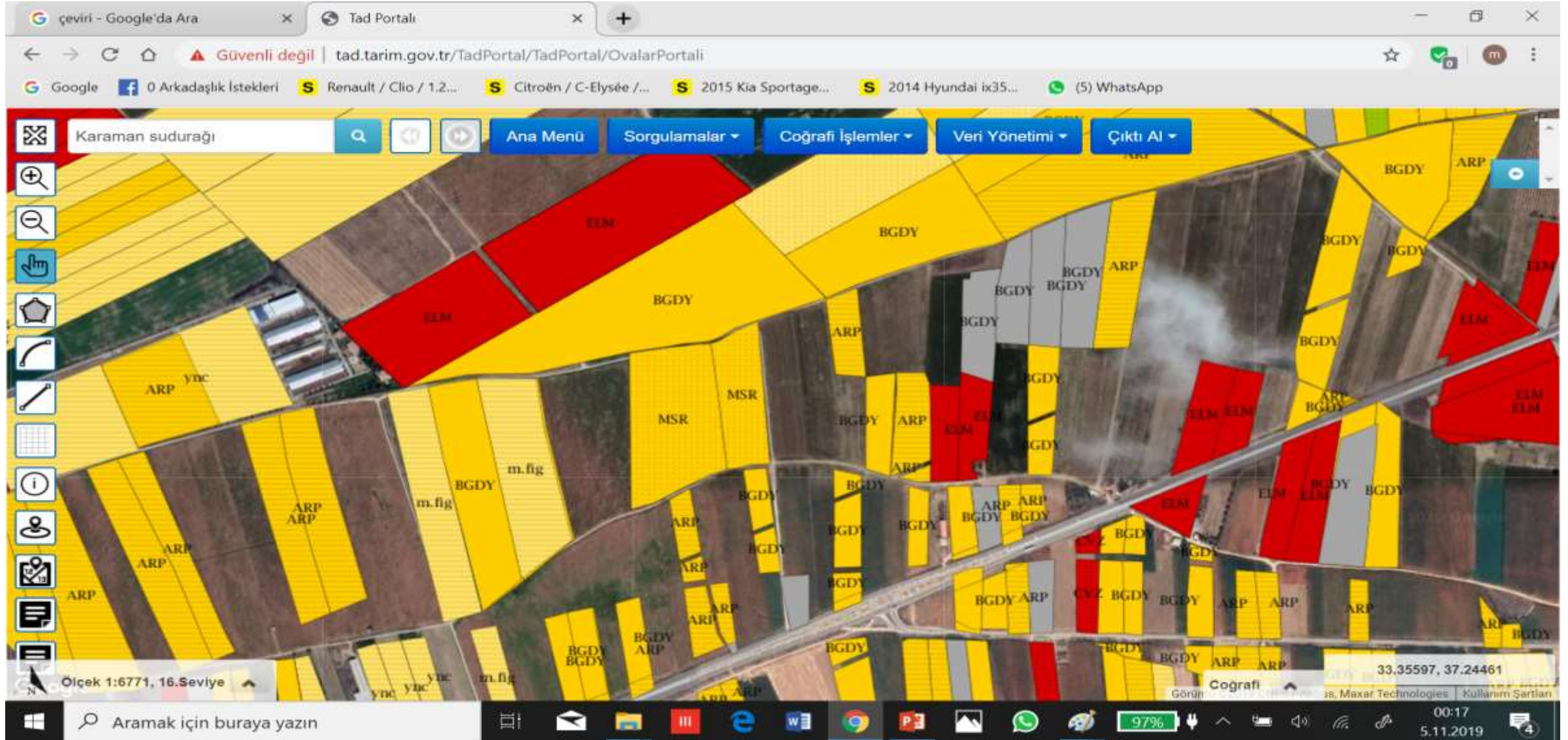
- Large scaled parcels
- Connection to the road and the channel
- Savings of 40% in investment costs
- Simplify technology usage
- Succesfull applicaiton on Public Investments ( Irrigation-transportation)

2003-2018

Complated LC : 6 million ha

On going LC : 2 million ha

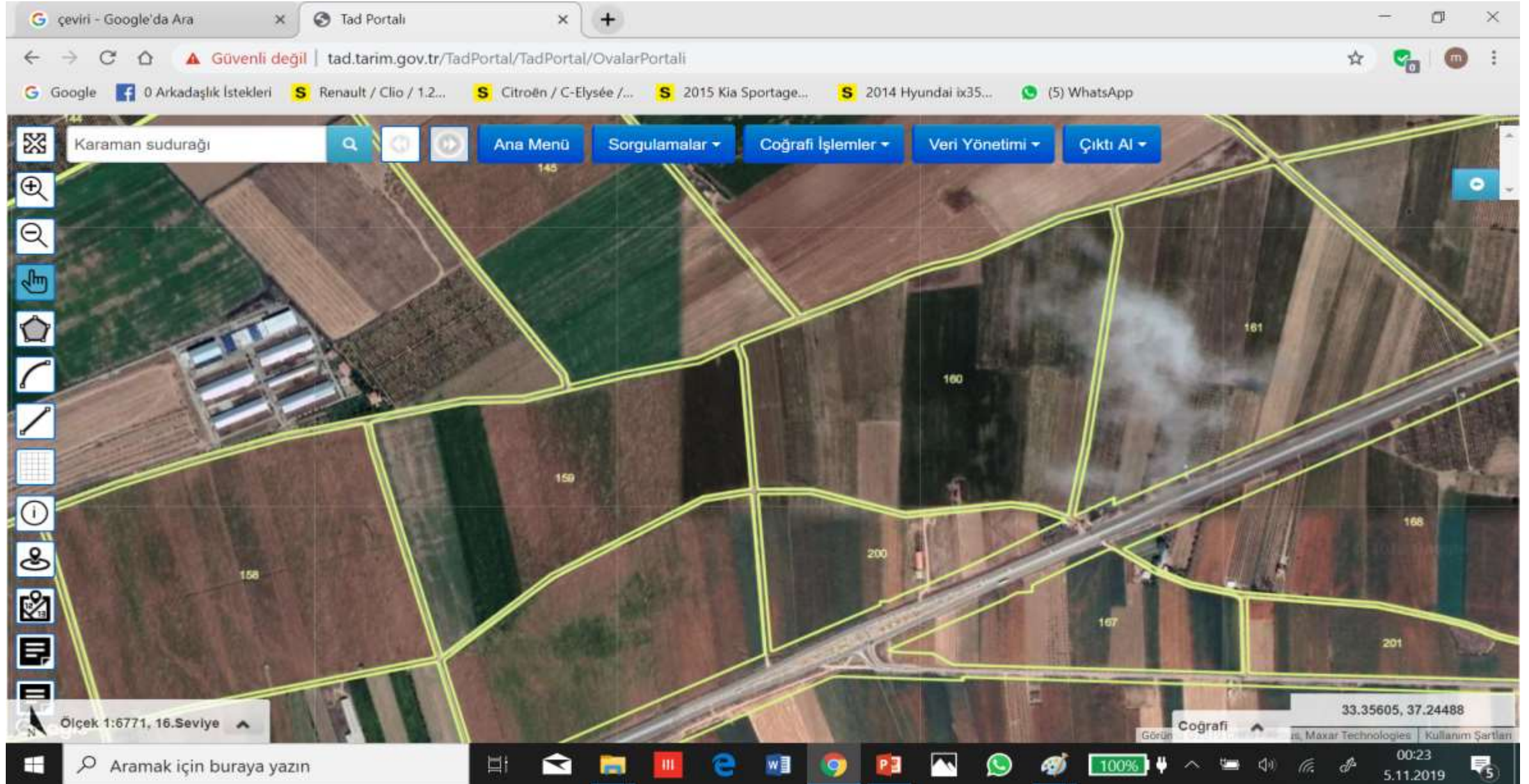
# 2014 FRS – Land Parcel Information System



Excessive fragmentation and unshaped parcels causes land abandonment

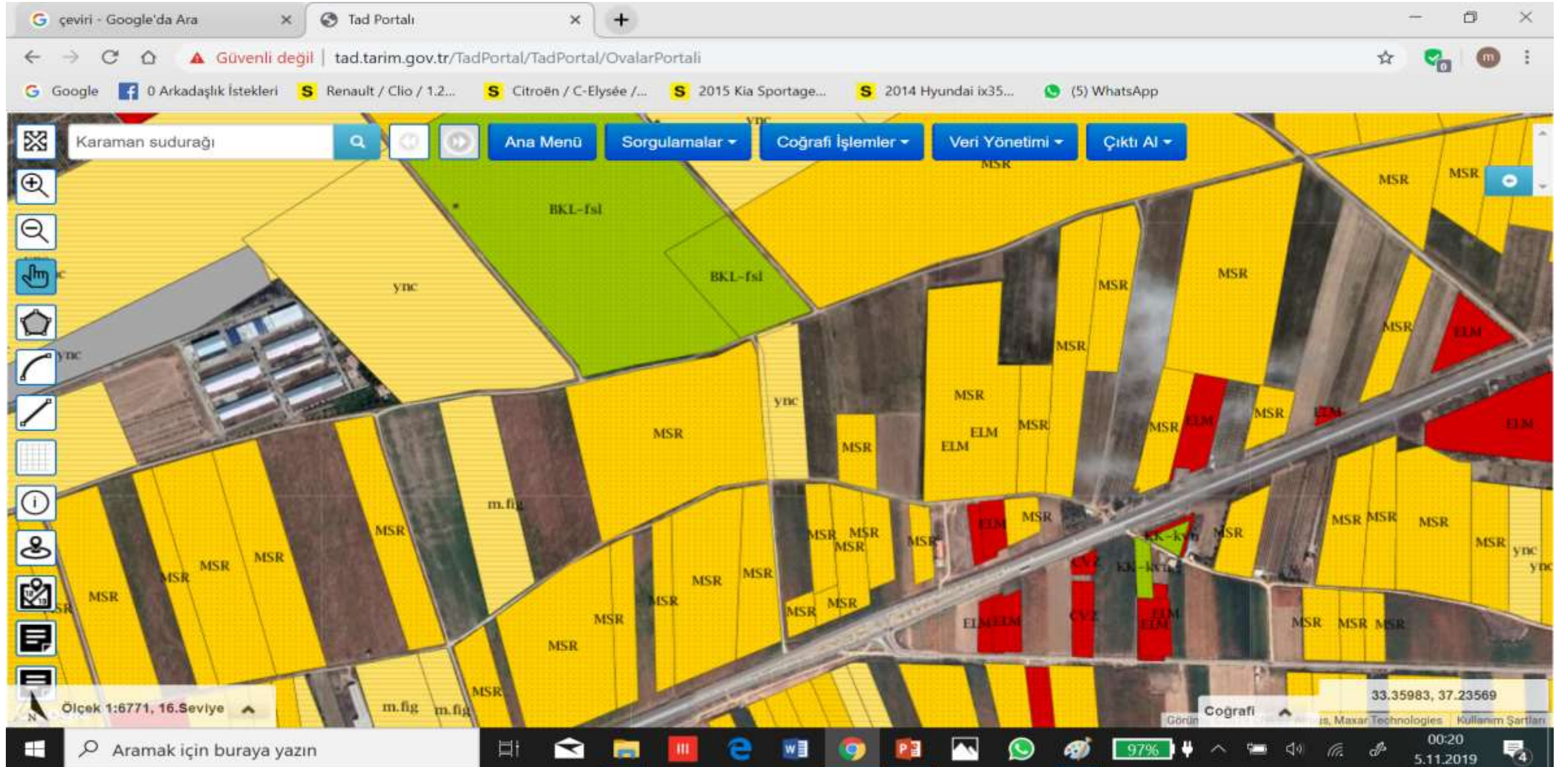


# New Blocks After LC





# 2019 FRS - After LC



After the land consolidation, land abandons are decreasing



# Why is LC important for Land Abandonment?

- We accelerated LC Project after 2005 (Consolidable area is about **14 million** hectares)

After the LC, New parcels can be rented easily.  
Rental and sales value is increasing by 4 times.

- **Existing LC Projects were not enough to solve agricultural problems .**
  - The Farm scale cannot be enlarged
  - Shareholding problems cannot be solved
  - Record problem to Farm Registry System are going on
- **In this case;** We needed a new solutions
- First of all, we decided to change inheritance law and LB implementation



**Equal share of the land to the heirs (land owners)**

Accelarted LC

Basin based&Multy purposed LC

Land Consolidation  
1 million ha/year

2005

2008

**15 may 2014**

**Main Problems**

- Land is being used by **one farmer (10 owner)**
- Land **fragmentation continues** by inheritance.
- land goes down below the **economic size**
- Farmers **do not want to do production**
- This situation **leads to migration**
- **Land consolidation** is not enough to solution.

**What was we need?**

- To stop the fragmentation of the heritage and trading
- To increase Scale of holding land,
- To create a strong structurea of gricultural holdings

**New Inheritance law**

What?  
Where?  
When?  
How?  
How much?

Land Banking



# DIVISION OF AGRICULTURAL LAND BY NHERITANCE LAW AND SALES HAVE BEEN FORBIDEN - 2014



The new regulations  
came into force on  
15 May 2014

- **Indivisible land sizes** (Land norm = sufficient income) were determined for city based. (81 province- 930 city)
  - **Division of land under the norm land** by Inheritance or sales was forbidden.
  - **The transfer** of inherited land became compulsory.
  - **Heirs** will agree on the transfer within a year
  - If the **heirs** cannot agree, the **Ministry gives three months** for the agreements.
  - After that the **trial (sue) process** begins and the **judge decides who will take it**
-



## WHAT DOES THE LAW ORDER?

The law basically regulates three issues;

- Transfer of ownership by sale, (land market)
- Transfer by inheritance, (inheritance management)
- Land Acquisition works and operations, (Land Banking)



## APPLICATION RESULTS (2014-2018)

- **724,517 hectares** of agricultural land were prevented from being divided by sales.
- **6,4 million** agricultural parcels were transferred to the heirs without being divided
- The area that was prevented from being divided by inheritance and sales is approximately **1.4 Million hectares**,
- ,



# Land acquisition in Turkey

According to the Law (5403/8-K)

«**Ministry**; takes necessary measures to increase the size of agricultural land with sufficient income.

Also; -It determines the value of agricultural land,

- Tenancy and partnership, regulates their work,
- Calculates the rental fees,
- Organizes land supply and demand lists,
- Directly mediates the agreements of buyers, sellers and tenants,
- Helps to access credit. » or or



## PILOT LAND ACQUISITION PROJECT (2017-2019)

- Land Acquisition Project is being carried out in 17 villages that have been consolidated in 15 provinces.
- Total owner : 16.360 - 34 970 parcels and 37. 214 ha.
- Software will be developed for Land Valuation by 2020

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



For the first time in Turkey, capitalization rate has been determined on parcel basis.

## 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 implementations  
We want to examine successful applications

# The combating Program for land abandonment in Turkey (2018-2023)

2 million ha Uncultivated Land

- Definition of Land abandonments. What?
- Questions Why?
- Solutions? How?



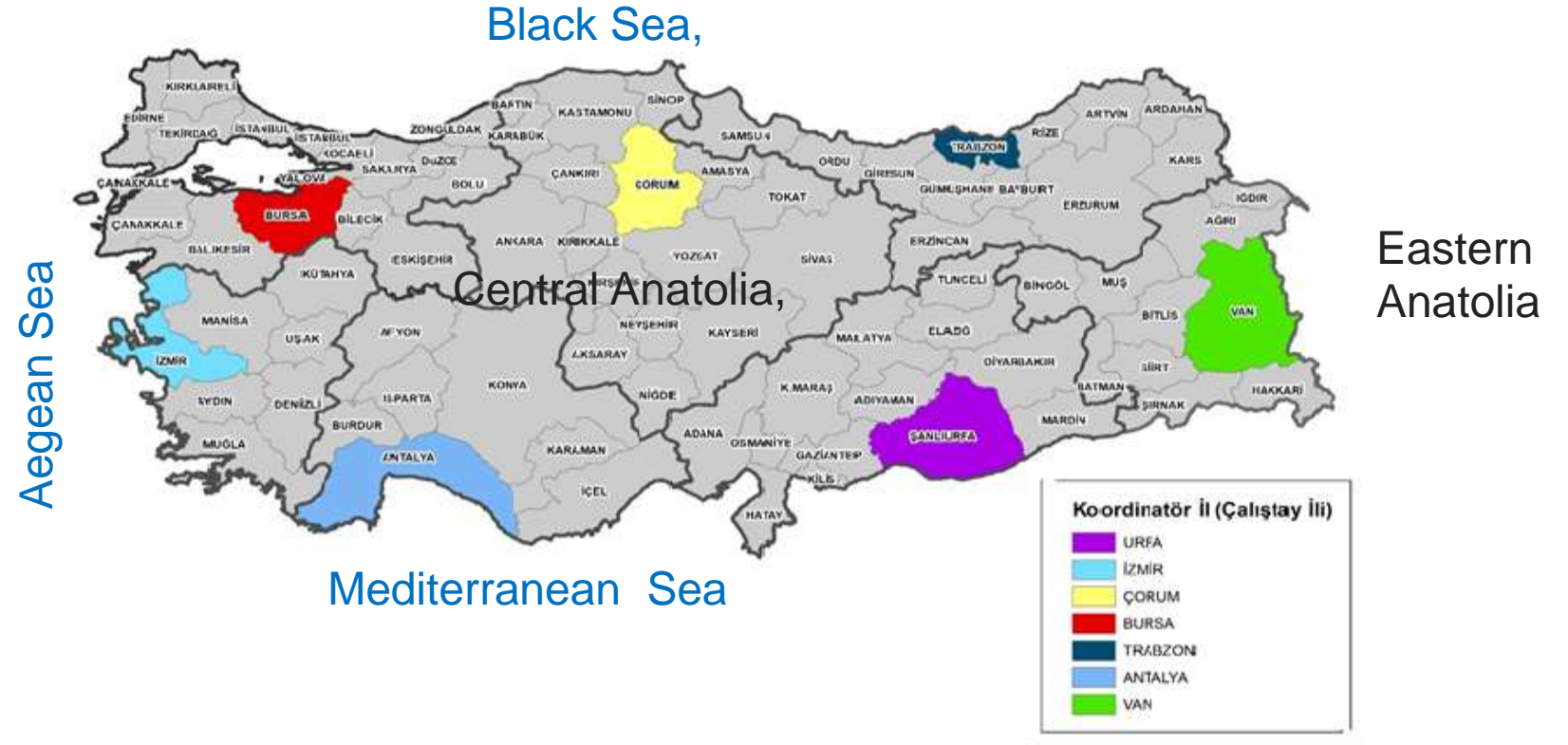
## Government Program

- In 2018-2022, Medium Term Program, the abandoned lands are planned.
- In 2018-2019 Annual Government program orders the allocation of abandoned land to production.Land Acquisition Regulation Like **Land Banking Methods**
- For this purpose, some initiatives have been initiated for abandoned lands.
- **Working teams** were established
- **Regional workshops** were held in 7 regions on land abandonment with all stakeholders in 2018 and 2019

# Regional Workshops 2018-2019

## PARTICIPANTS

- Working team members
- Ministry employees
- Representatives of Chambers of Agriculture
- NGO representatives
- Academics .
- Others





## 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 of land abandonment vary from region to region.





## BLACKSEA REGION (Trabzon 2018)

- Hazelnut and Tea gardens are dominant.
- Average farm size is 1 ha.
- Yield low, income less, Migrations compulsory
- Lack of alternative income



## CENTRAL ANATOLIA REGION (Çorum 2018)

- Cereal agriculture is dominant
- Small scaled parcels
- The problem of ownership
- Low income - Over migration, Elder population are the main problems



## SOUTHEASTERN ANATOLIA REGION (Şanlıurfa 2019)

- Land consolidation Projects – Large scaled land
- Empty agricultural Land is limited
- The feudal structurland still exists. social problems and feuds matter. Terrorism is an important factor in border regions

**t**



**t**



**t**



- t**

# Workshop Results

- There are many factors leading to **land abandonment**.
- These factors may be **social, economic** and **property oriented**,
- These factors vary regionally.
- Abandoned land in the LC land is limited.
- Prevention of fragmentation of agricultural land has been beneficial for active farmers.
- **Land acquisition** has vital importance to expand the scale of the enterprises.
- Leasing of agricultural land has great importance.
- An institutional structure, projects and methodologies are needed for these services (Land Banking Services) ,





***Thank you for your attantion***

***metin.turker@gmail.com***

***2012/11/24***