Evaluation of Turkish Land Readjustment

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SUMMARY

Land readjustment (LR) is an important technique for a variety of countries for realizing development plans by converting rural land into urban land and providing city infrastructure. Comparing to other land assembling methods (e.g., expropriation, and voluntarily boundary exchange), LR provides a better land management in theory. However, in practice, although the aim and the process are similar around the world, countries have different degrees of success in application of the LR and only a few countries succeed using the positives of LR. For the others, the procedure is still not introduced or the usage and success levels are far behind the expectations which reveals the need for a comprehensive evaluation. The research to date on LR has generally tended to focus on either describing the main concepts such as the usage, principles, advantages and disadvantages of the existing LR implementations rather than evaluating it. Recently, researchers have shown an increased interest for the development of the evaluation frameworks, especially for land administration (LA) systems. These studies put in a global effort to establish an accepted systematically evaluation methodology, and a research corporation on LA. While LA attracts that much attention on evaluation, the literature failed to establish an internationally accepted methodology, and a research corporation for a global evaluation mechanism for LR. The literature is mostly centered on describing the main concepts such as the usage, principles, advantages and disadvantages of the existing implementations. Lack of an agreed methodology resulted in academicians using various criteria or success factors for to evaluate and compare LR systems and concentrate on different aspects without a common concept. The purpose of this article is to measure and compare the performance of Turkish LR strategies and reveal the performance gaps that needs improvements. For this aim, we use an evaluation framework to measure the extent in which the good practices of an ideal system are meeting in different evaluation levels and aspects by using performance indicators. By using the good practices together with the indicators it is possible to enable countries to conclude whether the strategies could have been achieved or not, furthermore, reveal the improvements in the LR system. Moreover, using an evaluation framework could clearly address the data that is needed to be collected and analyzed; to evaluate how well the countries LR system is functioning and to compare the related strategies against the expected results of an ideal LR.