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Distribution of Farm Lands, Landlessness and Land Acquisition in Rural Areas: Current Situation in and a Model Proposal for Turkey

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Introduction 1

- ❑ In many countries, different models of land acquisition and use, or land management in general, are implemented in rural areas.
- ❑ There is the necessity of provision of lands required by rapid urbanization and industrialization activities on the one hand while on the other, there is the need for protecting and developing fertile lands for agricultural production.
- ❑ Within the scope of the land management system, land banking is the process of securing land lots for future development processes and strategic public purposes.
- ❑ Briefly, the concept of land banking is used to collect land lots, to manage them temporarily and to encourage for development. Apart from this, some countries also have models for long-term lease of land assets (ownership remains with the state) or use of land in common ownership.

Introduction 2

- ❑ In this framework, although arrangements aimed at preventing fragmentation of land and ensuring real and legal persons acquire land have been made under Law No. 5403 on Soil Conservation and Land Use, it has not yet been possible to start application regarding land acquisition by households and legal entities.
- ❑ Development of models for land acquisition or consolidation of upper rights based on private property, and in this way, ensuring that people and businesses with little or no land, who are willing to do agricultural production, acquire land seem possible.
- ❑ This study examines land acquisition models such land banking system, collective land management and easement rights instead of ownership for the economic development of rural and urban regions.

Research Question

Many projects carried out for the purpose of solving the problems such as: Unemployment, loss of income sources and social structures being adversely affected.

Different approaches are defined in property acquisition. Financial options for public interest projects are also matter of debate.

Approximately 2 million hectares of fertile land are not planted

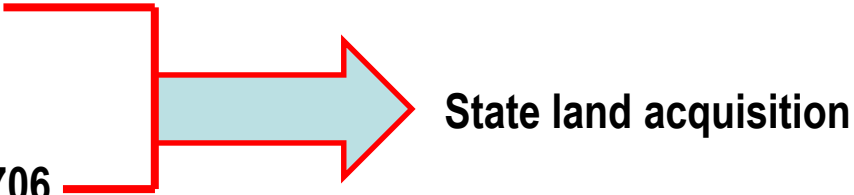
Fragmented and scattered land consolidation problems

Granting ownership for who want to reproduce (need to improve)

Establishing a new structure such as SAFER, land bank etc.

Safer (Les Sociétés d'aménagement foncier et d'établissement rural)

A Comparative Analysis of Property or Land Acquisition Processes for Infrastructure Projects in Turkey

- ❑ Relationship between public Investment and public interest
 - ❑ Land acquisition methods and practices for public interest
 - ✓ Zoning Law No 3194
 - ✓ Land Consolidation Law No 3083 (Protocol signed in 2012 between General Directorate of Highways and General Directorate of Agricultural Reform)
 - ✓ Expropriation Law No 2942
 - ✓ Public Procurement Law No 4734
 - ✓ Settlement Law No. 5543
 - ✓ Meadows Law No. 4342
 - ✓ Forests Law No. 6831
 - ✓ Treasury Land Law No.4706
-  State land acquisition

Literature Review

Ünal (2008)

➡ Farm size % yield per acre

Eastwood et al (2010)

➡ Farm size by region

Hazell et al. (2010)

➡ Farm size for a location (Africa, Asia, Latin America)

Jayne et al. (2014)

➡ Available cropland expansion

Graeub et al. (2016)

➡ Detailed policy approaches in Brasil and Malawi

The recent literature has some limitations. None of it is representing the methodology of distribution.

Recent Situation in Turkey

Turkey's agricultural policy is focussed on increasing agricultural output to attain higher supplies for domestic and external markets. Associated with this broad policy orientation are objectives of the enhancement of phyto-sanitary and veterinary and food safety systems and development of higher value added agro-food segments.

Recent Situation in Turkey

In Turkey three laws aiming land reform have been promulgated during the Republican period. Implementation has proved that in addition to promulgation of laws resolute implementation is the essentially important factor. It was aimed to make a change in the landownership system, however, granting lands on the basis of distributing the state lands. As for the law presently in force, it appears that it even doesn't essentially intend land reform (Gün 2003).

Recent Situation in Turkey

Property type	Count	(%)	Area (sq.mt)	(%)
Land	958.643	25,0	31.629.815.333	12,9
Plot	472.673	12,3	1.787.370.082	0,7
Orchard and vineyard	238.803	6,2	1.008.493.375	0,4
Building	191.243	5,0	650.791.852	0,3
Vacancy	1.917	0,0	82.767.563	0,0
Coast and bulkhead line	610	0,0	5.588.633	0,0
Mining site	1.194	0,0	113.280.123	0,0
Forest	454.875	11,8	187.513.949.998	76,4
Common property	91.728	2,4	4.583.104.703	1,9
Aqua product area	52.229	1,4	516.805.752	0,2
Historical and culturel area	4.101	0,1	92.698.809	0,0
Crop land	1.367.151	35,6	17.096.129.404	7,0
Other	6.259	0,2	467.603.484	0,2
Total	3.841.426	100	245.548.399.111	100

Average Number of Parcels and Parcel Size

Y	Parcel Count (A)	Farmer Count(B)	Area (ha) (C)	Avg.Parcel(A/B)	Avg.Co. (C/B)
2002	15.332.976	2.588.666	16.496.038	5.9	6.4
2006	16.457.203	2.609.723	16.493.026	6.3	6.3
2011	15.856.663	2.292.380	15.628.767	6.9	6.8

Source: Farmer Registration System

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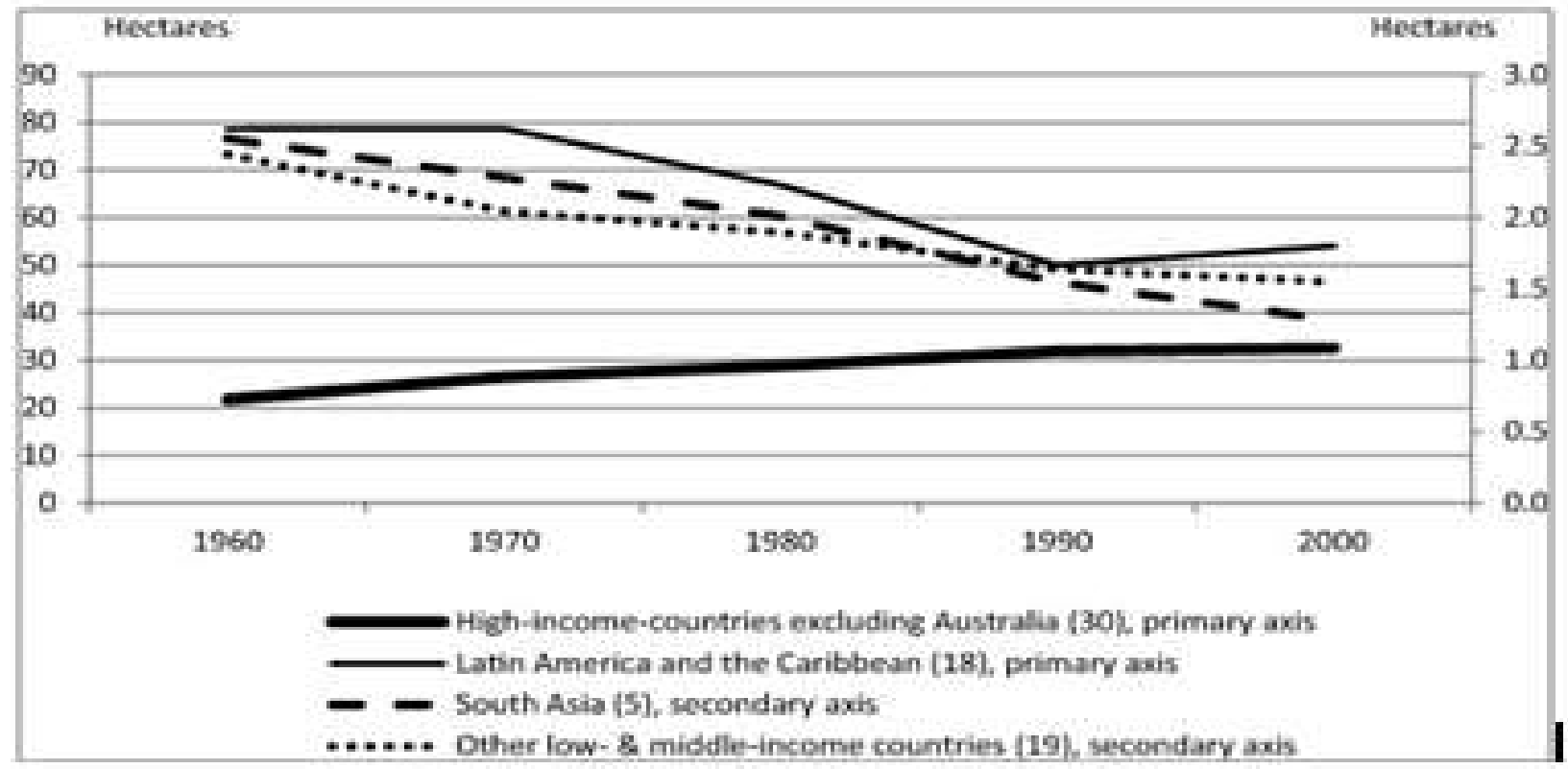
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Recent Situation in The World (1996-2000)



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Model Proposal

Land banking is a real estate investment scheme that involves buying large blocks of undeveloped land with a view to selling the land at a profit when it has been approved for development (ASIC 2018). Land banking is the process through which local governments acquire and assemble properties to “bank” land for short- or long-term strategic public purposes. Land banks are public entities that acquire and assemble vacant, tax foreclosed, and underutilized properties for short- or long-term strategic development purposes. This Note evaluates the current system of land banking in the United States and its success in revitalizing older urban areas (Silva 2011).

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Model Proposal

Land banking companies or property developers usually divide land into smaller plots to sell to investors, with the expectation it will soar in value once it's available for development.

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Model Proposal

Investors either buy a plot of land or buy an option to purchase a plot of land. These are often known as 'option agreements'. The option agreement is usually triggered when the land has been approved for development by the local council. Land banking schemes may be managed investment schemes or involve the sale of a financial product. If this is the case, there are strict legal requirements that must be met (AFS 2018).

Model Proposal

The agricultural projects are based on land use, land degradation, agricultural pollution and demography. For this purpose, land bank system can be use on farmland/state land and it may useful for increasing the efficiency. Also, the new system can identify the determinants of rental rates and prices of farmland. Theoretical farmland values and empirically observed farmland values can be test with this way.

French land use and rural settlements corporation



Development of
agriculture and forestry



Environment and
landscape protection



Local development, in
close relation with
local authorities'
projects



SAFER must also
ensure market
transparency

Conclusion

Recent projects

- ✓ Soil Database Project
- ✓ CORINE Project
- ✓ Land Use, Land Use Change and Forestry (LULUCF)
- ✓ Agricultural Monitoring and Information System Project
- ✓ Conservation of Agricultural Resources for the Environment Program
- ✓ Land consolidation projects

Conclusion

The agriculture has a important position in many respects because of its importance in the national economy. For this reason, increasing production and productivity in agriculture is important in terms of rural area and country economy. The land banking argument for state land distribution may drive to efficiency. Also, this argument may increase the farmer heterogeneity and project success in Turkey. In the literature, land heterogeneity explains part of the inverse size-yield relationship but controlled land heterogeneity seems to be impacting land productivity positively for the country in general.

Conclusion

The methods of acquisition of lands required for the conduct of public services vary based on laws defining the duties and powers of public institutions and land use purposes. Although land acquisition applications are arranged with various laws, zoning development practices in urban areas and land consolidations in rural areas, and additionally, expropriation and purchase methods on both sides are particularly and often preferred. Apart from these, real estate acquisition by means such as right of servitude, rental, and donations are also possible (Tanrıvermiş and Aliefendioğlu 2017).

Conclusion

- The productivity gap between agriculture and the rest of the economy remains large.
- Turkey will need to reduce the substantial technological and human resource disparities between small-holder and commercial segments in agriculture,
- Equality should provide in regional development.
- Considerable structural adjustment is also required, both within agriculture and in the overall economy, supported by broad policy actions in the areas of labour, education, social security systems, and land reform.

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Thank you for your patience!

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