

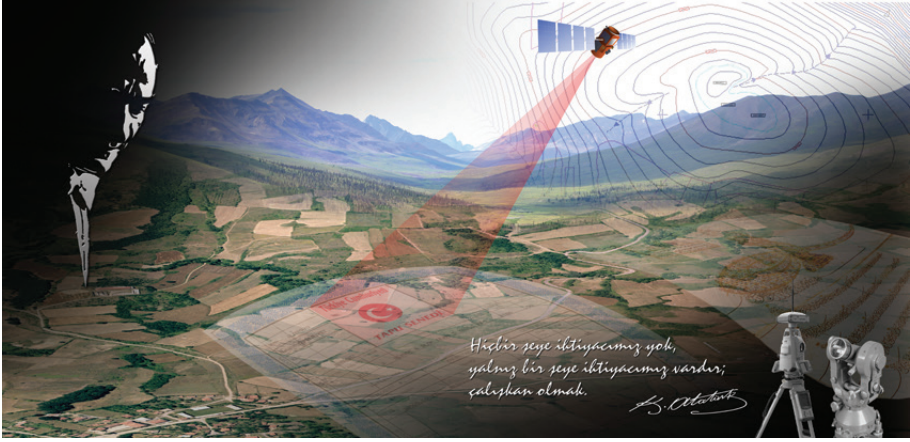


LAND REGISTRY AND CADASTRE IN TÜRKİYE



2023 Fourth
Edition

LAND REGISTRY AND CADASTRE IN TÜRKİYE



SEDAT BAKICI

Senior Land Administration and Geospatial Advisor

BİRSEN ASLANTAŞ

Land Registry and Cadastre Expert

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1 HISTORY OF TURKISH LAND REGISTRY AND CADASTRE

The historical origins of the land registry organization called “Defterhane-i Hakani” (Royal Registry Office) is based on the Ottoman State organization during the Fatih Sultan Mehmet Khan period (15th century) or according to some sources Orhan Bey period (14th century).

The first organization of land registry after the transition to private ownership in the Ottoman State was established under the name of “Defterhane-i Amire Kalemi” (State Registry Office) on the 21st of May 1847 and served until the Republic under a variety of names.

The first land records were kept for taxation and ownership determination purposes. No cadastral survey was carried out during this period.

In the Ottoman State, State’s land belonged to SULTAN. There was no private ownership. Sultan transferred use and utilization rights to his special people. The person who got military service can use Tımar Land. The person who did military duty can use Zeamet Land. Close relatives and senior officials can use Has Land. These lands are called Miri Lands.

Regression period in the Ottoman State, mültezim and muhassıl who collected tax by providing security until Land Code, 1858.

In 1858, according to the Land Code, Mülk Land was regulated in Mecelle, the first Turkish Civil Code. Miri Land (Tımar, Zeamet, Has) means that the land’s disposal right belonged to the State. Vakıf Land means granting land for servicing humanity. Metruk Land belonged to the State but it was used by the village, today’s

History Of Turkish Land Registry And Cadastre

common real estate registry. Mevat Land is unoccupied land which was in nobody's possession.

Chronological order: Land Code in 1858, Mecelle – First Turkish Civil Code- in 1869, Numbered 743 abolished Turkish Civil Code in 1926, numbered 4721 Turkish Civil Code in 2002.

In 1913, the First Cadastre Law, “Law on Defining and Managing of Assets and Real Properties (Emval-i Gayr-i Menkule Tahdid ve Tahrir Kanunu)” was declared on February 18, 1913, as a result of the efforts of the Minister of Emperor's Registry Organization Mahmut Esad Efendi to regulate cadastre works which increased after the establishments of Cadastre School and Technical Board in the Ministry

After the foundation of the Republic of Türkiye, the establishment of an independent land registry organization became important. Thus, the Organization of the General Directorate of Land Registry was founded in 1924. The cadastral unit was added to the structure of the organization in 1925 by Law Nr. 658. The current structure and objectives of the General Directorate of Land Registry and Cadastre (GDLRC) were determined by Law Nr. 2997 on May 29, 1936, and the Organization was affiliated with the Ministry of Finance. Then, on July 7, 1939, it was attached to the Ministry of Justice and after to the Prime Ministry on August 10, 1951, taking into account the importance and independence. On 22nd November 2002, it was affiliated to the Ministry of Public Works and Settlement. On 8th July 2011, it was affiliated with the Ministry of the Environment and Urbanization and Climate Change.

2 GENERAL DUTIES AND ORGANISATION OF GDLRC

2.1 General duties of GDLRC

Law of and on Organization and Duties of the General Directorate of Land Registry and Cadastre” by the Nr. 6083 entered into force on December 10, 2010, determined the duties, powers, and responsibilities of the General Directorate. They are as follows:

- a) To ensure a reliable record of land registry which is under the responsibility of the state on a regular manner, to perform all kinds of contractual and non-contractual transactions related to land registry and registration of immovable properties, to follow up and supervise changes on the registry, to ensure the protection of archived records and documents.
- b) To make cadastral surveys of the country, to follow the changes, to ensure renewal and updating of land plans, and to carry out the related control and auditing services.
- c) To carry out or have carried out services of geodetic infrastructure, aerial photography, 1/5000, and larger scale photogrammetric and geodetic map production. To control, supervise, and identify the basic principles with the aim of large-scale cadastral and topographic map production.
- d) To create spatial information system infrastructure and map production monitoring center, to ensure real and legal persons and public institutions and organizations benefit from the data, to do the tasks assigned in geographic information systems.
- e) To carry out transactions of foreign real and legal persons related to land registry and cadastre in Türkiye, to protect the rights and interests of real and legal persons of the Republic

General Duties Of GDLRC

of Türkiye related to real property abroad, to join the interstate real estate negotiations.

- f) To plan and execute joint projects in cooperation with other countries and international organizations on issues related to the area of responsibility.
- g) To license surveying and cadastral engineering offices by the provisions of the Law dated June 16, 2005, Nr. 5368 on the Licensed Surveying and Cadastral Engineers and Offices, to identify and control operating principles and procedures of these offices.
- h) To regulate the real estate brokerage activities, to grant licenses, to identify principles and procedures, and to control these activities.
- i) To determine the principles, to be followed by other public institutions and organizations and professional organizations about duties, services, and activities of the General Directorate and to ensure coordination.
- j) To carry out other duties assigned by laws.

■ In 2017 Presidential System



Legislation

- Parliament
- Assembly
- Put into effect
- Code



Execution

- President
- Ministry
- Ministry of Environment Urbanization and Climate Change
- GDLRC



Jurisdiction

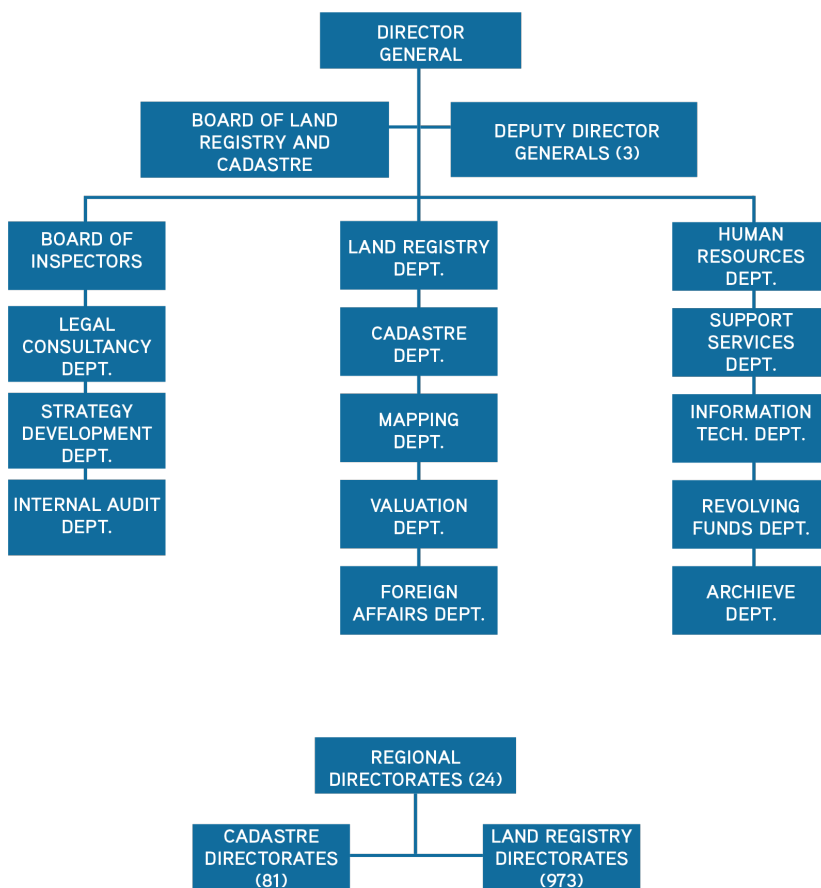
- Courts
- Sentence
- Decesion

2.2 Organisation of GDLR

Organization of the General Directorate is arranged as central and provincial units.

The central organization of the General Directorate is constituted of 14 departments,

The provincial organization of the General Directorate is constituted by 24 Regional Directorates, 973 District Land Registry Directorships, and 81 Provincial Cadastral Directorships under the supervision of Regional Directorates.



2.3 Board Of Land Registry And Cadastre

The Land Registry and Cadastre Board was established to deal with issues related to the land registry and cadastre and to resolve the differences in their practices and concepts. The Board consists of a Deputy Director General (to be appointed according to the subject that will be discussed on the Board), Chairman of the Board of Inspectors, First Legal Consulter, Head of the Land Registry Department, Head of the Cadastre Department, and four members appointed by General Director.

The mission of GDLRC is to preserve, update, and service the proprietary information related to real estate under the state guarantee.

The vision of GDLRC is to be the leading institution that determines and manages policies for real property.

2.4 Land Registry And Cadastre Overseas Representation

General Directorate of Land Registry and Cadastre, is tasked with making the necessary arrangements and works, so that Turkish citizens and foreign real and legal persons abroad can carry out all kinds of title deed and cadastral transactions in the country where they are located by Law Nr. 6083 dated December 10th, 2010 on the Organization and Duties of the General Directorate of Land Registry and Cadastre and, 485. article of Presidential Decree on July 15th, 2018 No.

In this context, the first Land Registry and Cadastre Overseas Representative Office was opened in 2011 within the Turkish Embassy in Berlin, Germany.

Turkish citizens living abroad and foreigners who want to invest in Türkiye can carry out title deed transactions related to immovable properties in Türkiye, through the Land Registry and Cadastre Overseas Representative Offices.

As a result of the latest arrangements, it is possible to conclude the land registry transactions without coming to Türkiye, as the parties do not need to be in the land registry directorate where the real estate is located at the same time. Currently, there is only the Land Registry and Cadastre Overseas Representation in the Berlin Consulate General, and it is planned to provide services in 12 overseas representative offices in 10 countries with the completion of the works.

3 PROPERTY RIGHTS and LAND REGISTRY IN TÜRKİYE

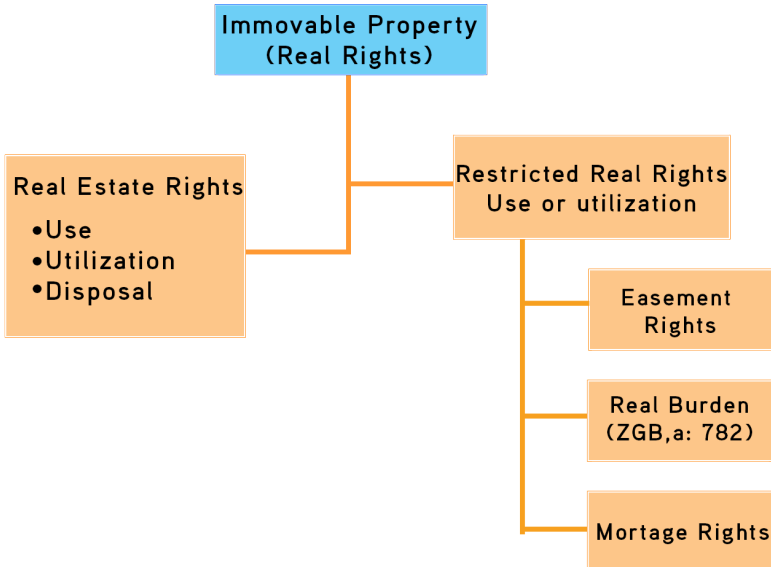
3.1 Property Rights

Rights are recognized and protected by law in Türkiye. One of the main right is property right. Property rights are protected under the Turkish Constitution.

The article 35 of the Turkish Constitution is as follows;

“Everyone has the right to own and inherit property. These rights may be limited by law only in view of public interest. The exercise of the property right shall not contravene public interest.”

According to the article above; ownership is a kind of right in which the owner has the authority to use the things freely within the restrictions of law. The right to use and benefit from property can only be restricted by public interest. These restrictions are found in the public laws when public benefit is essential and they are located in the private law when private relations are essential.



3.2 Land Registry System

The land registry system is applied in Turkish Laws to determine the legal status of real properties and to secure ownership rights. According to Article 997 of the Turkish Civil Code, “The land registry is kept for a record of real property rights.”

Official land registries are kept under the supervision and responsibility of the state and the legal status of the real properties are registered to them.

The following rights related to immovable property/real estate are registered in the land registry:

- Ownership
- Easements and real estate liabilities
- Liens
- Annotations
- Statements

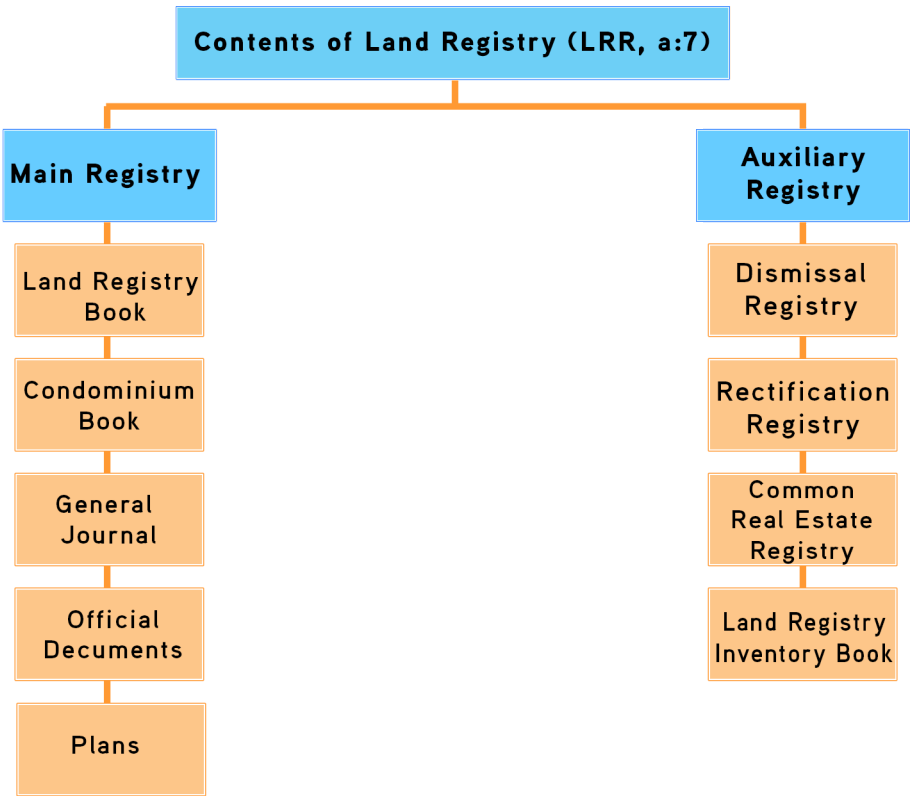
Real properties, which constitute the subject matter of real property ownership in Türkiye and can be recorded to the land registry are; lands, individual units registered to condominium ownership books as well as independent and imprescriptible/permanent rights that are recorded to a separate page in the land registry. Conditions and procedures for registering real property rights are determined by a regulation. Registration of individual units under condominium ownership as real properties is subject to private law provisions.

In the land registry system, the validity of contracts that aim to transfer real property ownership depends on such contracts being officially prepared (Article 706, Turkish Civil Code). According to Land Registry Law, the meaning of being officially prepared is official deeds being drawn up by land registry

Land Registry System

office director or land registry officials. Using official form rule, execution of contracts regarding ownership by institutions or people is prevented outside of the land registry directorates, and state guaranty is ensured by official contracts. Ownership and real rights are acquired through registration to the land registry.

In the Turkish Civil Code, exceptions to the acquisition of ownership through registration are also regulated. Ownership is acquired before registration in acquisition due to inheritance, acquisition based on court decisions, expropriation circumstances, and other circumstances stipulated in the law. However, even under such circumstances, the owner can carry out acts of disposal depending on whether ownership is registered to the land registry.



In Türkiye not only ownership rights but also all real rights bear legal consequences through registration to land registry. Totality is ensured since all rights and responsibilities regarding the real property are registered in the land registry. Transactions like sales, donations, offering as collateral, expropriation of real property, etc. are carried out in land registry offices and registered to the land registry. Therefore the only authority on land registration and land registry transactions regarding real property in Türkiye is the General Directorate of Land Registry and Cadastre (GDLRC).

Land registry is a whole concept consisting of two elements as main registry and auxiliary registries, which show the legal and physical characteristics of real properties and are kept by the General Directorate of Land Registry and Cadastre as the official authority. According to the 2nd paragraph of article 997 of the Turkish Civil Code, main registers are composed of land registry, condominium register supplementary books and documents as well as plans. Auxiliary registers are determined in the Land Registry Regulation. Auxiliary registers are listed as dismissals register, rectification register, common property register, and title inventory register in the regulation. As these registers can be kept in writing form, they can also be kept in an electronic (Information Technologies) environment.

Land Registry Book; is the book showing the legal status of real properties. Ownership rights on real properties and all rights and obligations that require legal registration or annotation are shown at the land registry.

Condominium Registry; is the book, in which independent sections formed on the main real property subject to ownership, each of which is bound to ownership share and subject to separate ownership are registered. Shares of main real property subject to independent section ownership are recorded on separate pages of the condominium registry.

General Journal; is the book, in which claims that are required to be processed at the land registry or to be rejected, are registered according to order of demand (Turkish Civil Code article 1002). The precedence of rights registered to the land registry is determined by the date and order number being written in this book.

Official Documents; are documents that provide the basis for making registrations in the registry such as official contracts, court decisions, inheritance documents, and power of attorney documents.

Plans; are cadastral plans and architectural projects to establish condominium ownership.

Besides these registers, auxiliary registers are kept as follows;

Dismissals Registry; is the book in which dismissal of the power is registered in power of attorneys given by right owners.

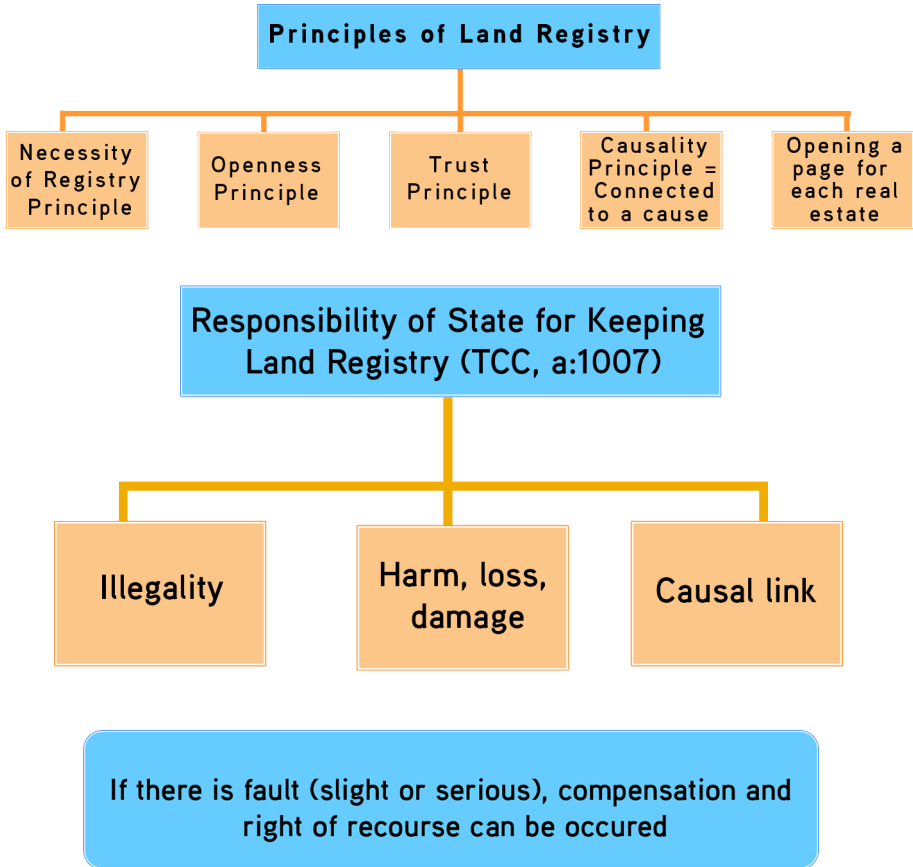
Rectification Registry; is the book in which corrections are made on registrations in land registry and are not required to be written in a general journal are written along with the reason for such correction.

Common Property Registry; is the register in which real properties with common property status such as forage, summer pasture, winter quarter, threshing floor, and pasture are registered.

Land Registry Inventory Book (Table Repository Book); is the book in which all registers, minute books, general journals, and official bond volumes as well as auxiliary registers in the directorate of land registry are registered.

Registered limited real rights on the land registry book are mortgage, easement rights, and real property obligations. These rights are subject to transfer to third parties and use freely.

3.3 Basic Principles Of Land Registry



The definition of Land Registry in the Turkish Civil Code is to record the rights and responsibilities of immovable property by some principles.

Dominating principles of land registry are the necessity principle of registry, openness principle, state's responsibility principle, trust principle, and causality principle.

Basic Principles Of Land Registry

It is obligatory to register immovable property rights in the land registry to acquire real property, to transfer ownership rights, and to establish real property-related rights. This obligation of The Civil Code is called “**necessity principle**” of registration.

The land registry is open to everyone. Anyone who makes her/his own interest believable in front of the land registry officer may ask to be shown the relevant page of the land registry and documents and given copies of them. Nobody can argue that he did not know a record in the land registry. This is called the “**openness principle**” of land registry.

One of the dominating principles of the land registry is also the “**state’s responsibility principle**”. This principle indicates that the state is responsible with no excuse for any loss that occurs during the registration process. The State compensates the loss and then recovers the compensation from the officer whose failure is found in the formation of loss.

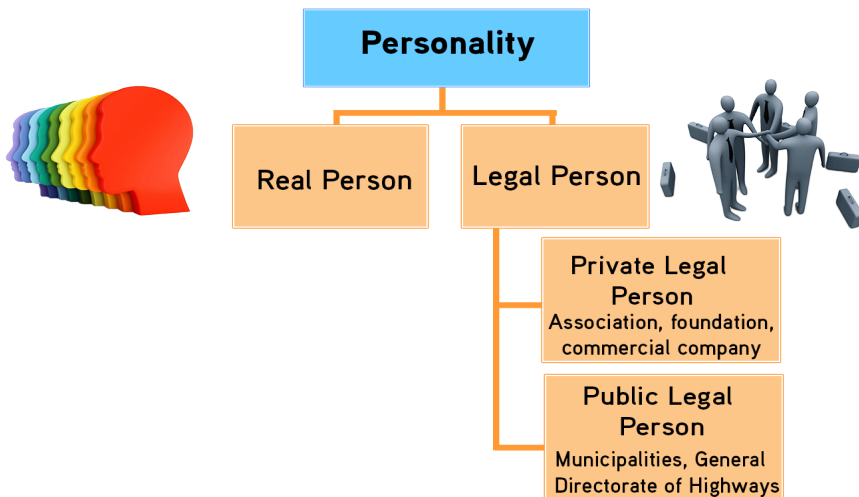
Any person who is relying on good faith on a record in the land registry has acquired property or any other real right is protected in such acquisition. This is called “**trust principle**” of land registry.

Registration to land registry must be based on a legally valid reason. Otherwise, the registration shall be regarded as an illegal registry. This is called “**causality principle**” of land registry.

3.4 Real Property Acquisitions Of Real Persons And Legal Entities

Real properties are subject to private ownership in Türkiye; only ownerless and public properties are under the rule and possession of the state.

If mutual relations are established with other countries, citizens of the Republic of Türkiye and non-Turkish persons if mutual relations established with other countries are defined as real persons. State, municipality, village, provincial administrations, public enterprises, commercial corporations, banks, associations, foundations, and labor unions are defined as the legal entities.



Real persons have real property acquisition and easement rights. Non-Turkish persons might have real property acquisition right in case of its permitted by law.

The State as a legal person may have real property by first registration, expropriation or with donations from real and legal persons. Also inheritance of a person, who left no inheritors behind, directly becomes state's property.

The first group of the state-owned real properties are the places that are under the rule and possession of the state. Non-owned places and properties that are in use of public benefit are accepted under the rule and possession of the state by The Turkish Civil Code. According to this rule, real properties such as rocky areas, hills, mountains, coasts, forests, pastures, roads, and graveyards are belong to the state and these properties are not registered principally but it is possible to register them by demand.

The second group of the state-owned real properties are the real properties that are under special usage of the state. This group of real properties are like governmental buildings which allocated for public benefit and real properties like agricultural lands which allocated for non-public benefit. Real properties under the state's special usage are registered in the land registry. The real properties allocated for public benefit can not be transferred to third parties unless their usage purposes have changed. However the transfer of the state's real properties allocated for non-public benefit is possible.

Public institutions and organizations in Türkiye obtain their rights from the Turkish Constitution.

Local administrations are municipalities, provincial special administrations, and village administrations.

A municipality is a legal person, which has the responsibility of supplying people's common demands in its territory. The mayor and municipal assembly are elected by residents of that area.

As known, the unplanned urbanization problem is an important issue to be solved in many countries in the world. Unplanned urbanization refers to the gradual expansion of an unconnected, unplanned, unequal, and haphazardly scattered city without

thinking about sustainability and future risks although “Shanty Law” has been legislated. According to this law, state-owned lands in municipal areas may be transferred to municipalities without a price for social housing construction.

Provincial Special Administration is a legal entity that works for the common needs of the province like health, social aids, environmental protection, sports, training, education, agriculture, economy, trade, culture, and tourism. The head of the provincial special administration is the Governor.

A village is a kind of community and settlement that has populations between 100-2000 and has no municipal organization yet. Mukhtar is elected as a village head by villagers.

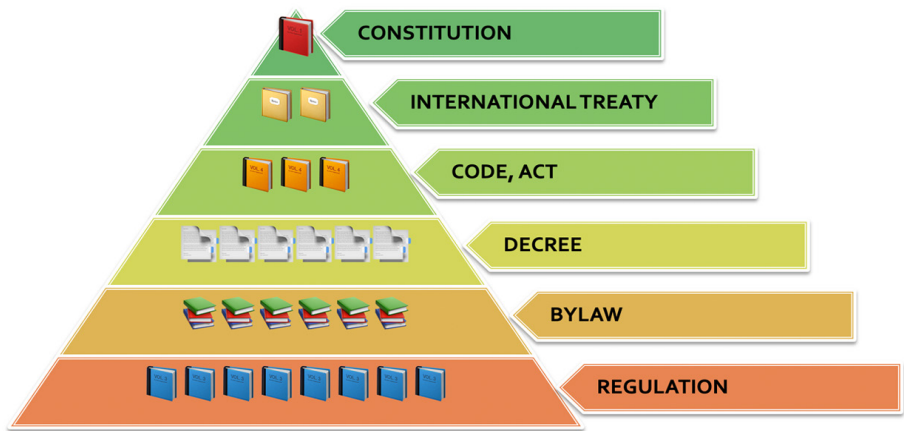
Public enterprises are organizations that more than 50% shares owned by the state. They are established to act in commercial and/or industrial areas. These public enterprises, which explained briefly above, may have real property by methods of buying, donation and expropriation when necessary. Also, some private laws give real property acquisition and transferring rights to public legal entities in specific fields in Türkiye.

Legal entities are established to carry out their duties with public power given by private law provisions. These private laws are the Turkish Civil Code, Turkish Commerce Law, Banks’ Law, Cooperatives’ Law and Associations’ Law. These legal entities are Commercial Corporations, Banks, Associations, Labor Unions and Foundations.

■Sources of Law

Obligatory Law		Auxiliary Law
Contractual Law	Non - contractual Law	Judicial decisions
Constitution, code, bylaw, etc.	Customary law	Doctrine
		General principles of law

■Hierarchy of Norms



LAW		
Private Law	Public Law	Mixed
International Private Law	Constitutional Law	Intellectual Property Law
Commercial Law	Administrative Law	Labor Law
Civil Law	Criminal Law	Law of Land
Obligations Law	Law of Civil Procedure	Aviation Law
	Law of Criminal Procedure	Banking Law
	Law of Administrative Procedure	Environmental Law
	Law of Execution and Bankruptcy	
	International Law	

Real Property Acquisitions Of Real Persons And Legal Entities

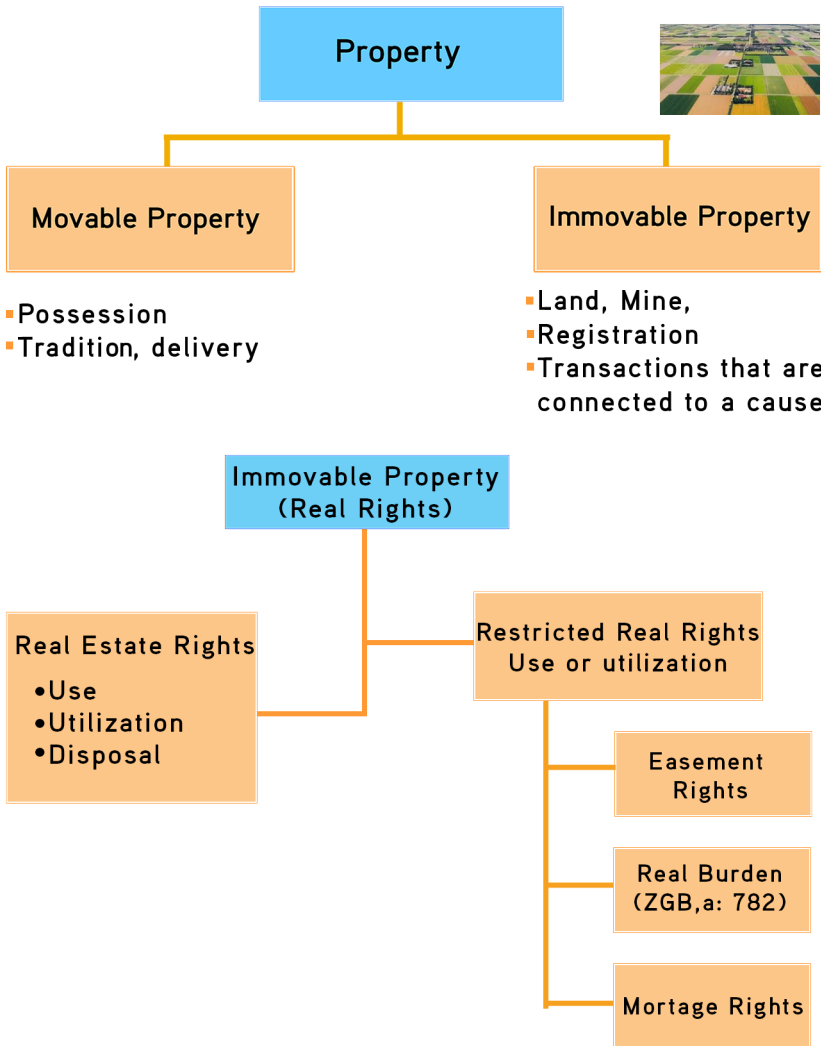
Commercial corporations may acquire real properties in the frame of the Turkish Commercial Code's article 125. and activities defined in their Main Contract. Banks may acquire real properties for banking activities.

Associations are Non-Governmental Organizations (NGOs) and are established to realize certain common goals that must not be forbidden by law. Associations may acquire real properties bounded with the objectives and activities.

Foundations formed by the allocation of real property to achieve a certain goal may acquire real property according to restricted by their goals and activities.

3.5 Types Of Transactions Carried Out In Land Registry

The rights that can be registered to the land registry as real rights are; Property rights, right of easement, real property obligations, and right of mortgage. Establishment, removal, transfer, and change of these rights are only possible with land registry transactions for immovables recorded in the Land Registry.



Types Of Transactions Carried Out In Land Registry

These transactions can be grouped into the following five groups;

- **Registration;** Land registry transactions for establishment or transfer of real rights.
- **Cancellation;** Is a land registry transaction that ends the real right registered in the land registry.
- **Amendment;** Is a land registry transaction for changing the real rights registered in the land registry.
- **Annotation;** is strengthening personal rights, protection of a contentious right, the restriction of the owner's authority of disposition, or the temporary writing of a registration.
- **Statement;** is the information that would be useful for informing people who may be entitled.

On the other hand, we can divide transactions made by Land Registry offices into contractual and non-contractual transactions. In addition to these, there are also transactions made with official letter. For example; seize, injunction, bankruptcy, public seize, annotation/statement of expropriation, and indication of cultural property to be protected.

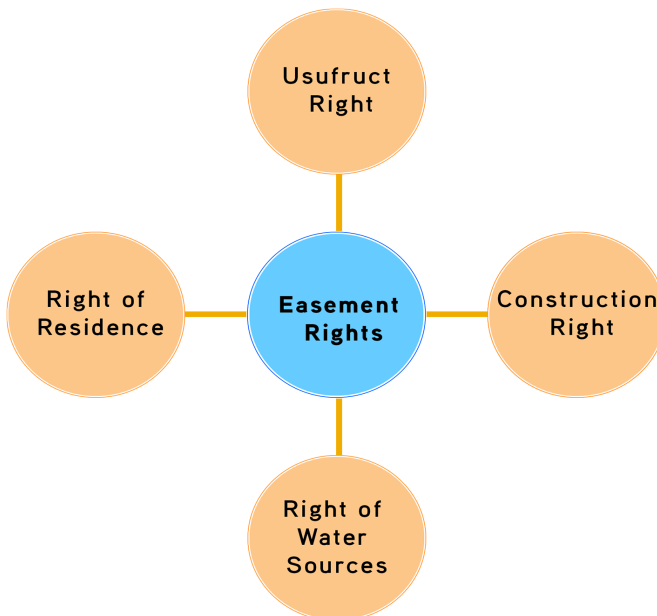
Contractual Transactions: Consist of sale, donation, exchange (barter), mortgage, easement right establishment, contractual take care until death, contractual income until death, condominium ownership, timeshare property right, usufruct, passage right, source right, construction right and other easements and property obligations. Contractual transactions shall gain validity by the official contract to be issued by the person who has a right in the land registry and the other contracting party.

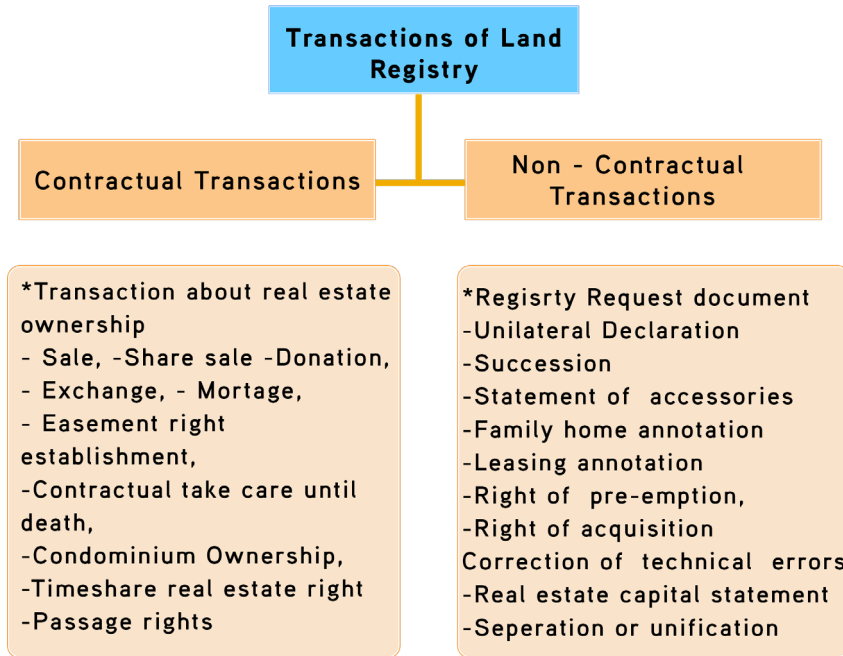
Types Of Transactions Carried Out In Land Registry

Non-Contractual Transactions: Unilateral declaration of the owner or the beneficial owner is sufficient for the transaction to be valid in the Non-Contractual transactions carried out in the Land Registry Offices. Based on this declaration of will, it is possible to register with the registration request document to be issued by the Land Registry Offices.

Examples of these transactions like; matrimonial home annotation, leasing, financial leasing, right of pre-emption, right of acquisition, equity of redemption, rental right, commercial enterprise pledge, promise of donation, contractual take care until death, and correction of technical errors.

According to Article 26 of the Land Registry Law Nr. 2644, the official authority to arrange contracts to ensure the transfer of immovable property is the land registry director and officers. However, there are exceptions such as contractual take care until-death transactions which can also be made by a notary or court of peace.





Another exception of the rule of issuing a official contract in contractual transaction is the court decisions. Namely; if there is a court decision on any contractual transaction, registration is made based on the court decision without issuing official contract.

3.6 Administrative Structure Of Land Registry Offices

Administrative boundaries of every district have been accepted as a land registry directorship's responsibility region in Türkiye. The objective of this definition is to establish a Land Registry Directorship in every district.

The Land Registry Director has been authorized to make all kinds of contracts concerning real properties within the authority region (jurisdiction). Real property ownership and limited ownership rights on real property are also registered on land registry books, arranged separately for every quarter or village.

It's also possible to make land registry transactions outside the jurisdiction (even abroad) of the Land Registry Office.



3.7 TAKBİS (Land Registry and Cadastre Information System)

TAKBİS is one of the fundamental e-government projects aiming at keeping all real estate ownership information within the country and allowing users to make queries in the IT (Information Technologies) environment. The purpose is to keep and integrate all land registry and cadastre records in the IT environment, to allow carrying out all kinds of transactions online. TAKBİS provides effective monitoring and supervising of both private and state immovable properties in the IT environment. Land Registry and Cadastre Information System provides reliable, updated, and quick service to our citizens.

TAKBİS is an integrated information system that provides:

- Implementation of all transactions related to land registry and cadastre according to the regulations in the IT environment, thus standardization of transactions provided.
- Minimization or elimination of transaction mistakes by using control and warning mechanisms in the software,
- Computer-supported information and explanations regarding the transaction to the staff,
- Opportunity for our citizens to carry out transactions from any place of Türkiye and abroad,
- Information for directors to monitor the performance of staff and units,
- Production of real-time statistical results to institutions in relation to immovable properties,

- Monitor of real estates owned by foreigners, where foreigners prefer to buy immovable properties,
- Accurate and updated database to other spatial databases like Agriculture Information System,
- Effective support to the state's fight against bribery and corruption by providing query results regarding financial crimes by using financial crime and asset search from one center.

3.8 WEB -TAPU : Web Land Registry

Web-Tapu is a system where citizens can manage their real estate on the internet without going to the land registry offices and view the land registration and location information of the real estate.

Web-Tapu System is integrated with the e-Government system, and login to the system is made under the guarantee of e-government authentication.

All services offered to citizens with Web-Tapu "individual login" have been opened to companies also with Web-Tapu "corporate login", and company representatives will now be able to learn real estate registration information and apply for title deed transactions without going to land registry offices.

The Web-Tapu System Institution Portal has been implemented and many features have been added for the works and transactions of public institutions, and the application is also used by public institutions and organizations.

Web land Registry

Real Estate Agent Login and Real Estate Appraisal Experts login has been implemented through the Web-Tapu System Institution portal, and many features have been added for the work and transactions of real estate agents and real estate appraisers, and the application is also used by these stakeholders.

Web-Tapu; Property owners and legal representatives will be able to manage their real estate electronically without going to the land registry and cadastral offices and can apply electronically for 46 land registry transactions (sales, donation, transfer, etc.), 20 cadastral transactions, 2 geodetic transactions and 5 Ottoman documents and old registration document transactions was launched as an electronic system where they can send the information and documents required for transactions in a secure electronic environment, verify documents and authorize third parties or real estate agents on these matters.



4 REAL ESTATE ACQUISITION BY FOREIGNERS IN TÜRKİYE

In the past decade purchasing property in Türkiye has become very popular among holiday homeowners and investors worldwide. The first time that it was permitted to foreign buyers to purchase real estate in Türkiye was in the year of 1934 with the Land Registry Law. At the present day, the real estate market in Türkiye is developing and becoming one of the prominent markets in the World.

4.1 Legal Basis

In accordance with Article 35 of the Land Registry Law Nr. 2644, amended by Law Nr. 6302, which entered into force on May 18 2012, the condition of reciprocity for foreigners who wish to buy property in Türkiye is abolished.

Information on countries whose citizens can buy property and real estate in Türkiye can be provided from the Turkish Embassies / Consulates abroad and the General Directorate of Land Registry and Cadastre.

Persons with foreign nationality can buy any kind of property (house, business place, land, field) within the legal restrictions.

Persons with foreign nationality who buy property without construction (land, field) have to submit the project, which they will construct on the property to the relevant Ministry within 2 years.

4.2 Format Of The Contract

According to the Turkish laws and regulations in force, transfer of ownership of a property is only possible with an official contract and registry, which is signed by the Land Registry Directorates.

It is possible to sign a “sales commitment agreement” with a notary. However, legal ownership of the property is not transferred with a “sales commitment agreement” or other kind of sales agreement to be signed by the notary.

4.3 Legal Restrictions For Foreigners In Buying Property

- a) Persons with foreign nationality can buy a maximum of 30 hectares of property in Türkiye in total and can acquire limited rem rights.
- b) Foreigners cannot acquire or rent property within military forbidden zones and security zones.
- c) Persons with foreign nationality can acquire property or limited rem right in a district/town up to 10 % of the total area of the said district/town.
- d) Legal restrictions do not apply in setting mortgages for real persons and commercial companies having legal personality, which are established in foreign countries.
- e) The properties are subject to liquidation provisions in the following cases:
 - if the properties are acquired in violation of laws;

- if the relevant Ministries or administrations identify that the properties are used in violation of the purpose of purchase;
- if the foreigner does not apply to the relevant Ministry within the time in case the property is acquired with a project commitment;
- if the projects are not materialized within the time.

Northern Cyprus and ‘people who were deprived of citizenship of Türkiye but born in Türkiye’ are as Turkish people.

Syrians and nonlegal persons’ transactions are asked to the General Directorate of Land Registry and Cadastre.

4.4 Application And Procedure

The buyer should be from a country whose citizens can acquire property or limited in rem rights in Türkiye and meet the necessary conditions.

Application: The owner of the property or his/her authorized representative should make a preliminary application to the Land Registry Directorate. (Preliminary applications are made before noon by taking sequence numbers)

If the preliminary application is incomplete, the file will be kept waiting.

4.5 Required Documents

- a) Title deed of the property or information on village/district, block, parcel, and individual unit number.
- b) Identification document or passport (Together with its translation).
- c) “Property Value Statement Document” to be provided by the relevant municipality.
- d) Compulsory earthquake insurance policy for the buildings (house, office, etc.)
- e) One photo of the seller, one photo of the buyer (taken within the last 6 months, 6x4 cm. size)
- f) If one of the sides cannot speak Turkish, a certified interpreter,
- g) If the transaction will be performed with a power of attorney issued abroad, an original or certified copy of the power of attorney and its approved Turkish translation.



4.6 Information On Powers Of Attorney Issued Abroad

Powers of attorney are issued by the Turkish Embassies or Consulates. If the power of attorney is issued by a notary of a foreign country is certified according to The Hague Convention dated 5 October 1961 and if it bears “Apostille (Convention de La Haye du Octobre 1961)” in French, there is no need for an additional certification of the said power of attorney by the relevant Turkish Consulate.

If the power of attorney is issued by a notary of a foreign country that is not a party to The Hague Convention dated October 5, 1961, the signature of the said notary has to be certified by the relevant authority of the foreign country, and then the signature and seal of the said foreign authority have to be certified by the Turkish Consulate in that country.

Real person’s power of attorney and legal person commercial companies’ documents must have apostille annotation or Turkish Consulate approval.



4.7 Financial Aspect Of The Procedure

- a) Both seller and buyer have to pay the title deed fee, calculated according to the selling price, which cannot be less than the “Property Statement Value” to be issued by the relevant municipality. (According to the Charges Law No:492, the title deed fee is 2%.)
- b) Revolving Fund fee which is determined by local coefficients has to be paid.

In the ownership transfer transactions in accordance with Article 35 of the Land Registry Law Nr. 2644, a fixed fee shall be charged by the Land Registry office, in addition to the determined revolving fund service fee for the transaction.



4.8 Other Issues For Foreigners Who Wish To Buy A Property In Türkiye

- The foreigner has to inquire with the Land Registry Directorate if there is any limitation on the property, such as mortgage, arrestment, or any obstacle, which prevents the sale of the property.
- If the application of the foreigner to buy a property is rejected, appeals can be made to the relevant Land Registry and Cadastre Regional Directorate.
- It is advised that foreigners do not work with persons/companies who/which are not expert or reliable.
- Having a residence permit is not a condition for the foreigner who wishes to buy a property in Türkiye.
- If there is a disagreement between the sides on the sale of the property, the case has to be brought before the Turkish courts by referring to judicial authorities.



4.9 Acquisitions By Foreign Companies

Acquisition of property by foreign companies, which are registered in Türkiye, is regulated by Article 35 of the Land Registry Law No 2644.

a) Foreign commercial corporations that are established according to the relevant laws of their countries of origin can acquire property and limited rem rights within the provisions of private laws. These private laws are:

- Turkish Petroleum Law Nr. 6491
- Law on Encouragement of Tourism Nr. 2634
- Law on Industrial Zones Nr. 4737

b) No restriction is implemented in favor of the said commercial companies in establishing mortgages.

c) Other foreign corporations (i.e. foundations, associations, ...) cannot buy property and acquire limited in rem right.

4.10 Acquisition Of Property By Companies With Foreign Capital

The companies with foreign capital,

- If the foreign investors hold, individually or collectively, 50 % or more shares of the said company,
- If the foreign investors do not hold any share of the said company, but have a right to assign or remove the managers of the said company on the condition that the said company has a legal personality in Türkiye, could buy property in Türkiye in accordance with Article 36 of Land Registry Law Nr. 2644 and the “Regulation on Acquisition of Property and Limited in Rem Rights by Companies and Corporations within the Context of Article 36 of Land Registry Law Nr. 2644”, dated 16.08.2012.
- General Directorate of Land Registry and Cadastre has published a circular Nr. 2020/4 on “acquisition of property and limited in rem rights by companies with foreign capitals”

For more information please check ;

<https://www.yourkeyturkiye.gov.tr>

5 CADASTRE

5.1 Purpose

The aim of cadastral works in Türkiye is to determine and keep updated on both the legal and geometrical status of real properties. In this way, the modern land registration that is anticipated in the Turkish Civil Code will be founded.

5.2 Procedures Of Cadastral Works

1) Determination of Cadastral Regions and Announcement

The cadastral region is an area within the administrative border of the central district and other districts of each province. A cadastral region is declared by an announcement before the start of cadastral works.

2) Establishment of Cadastral Teams

A cadastral team consists of at least two technicians and the headman (muhktar) of village/quarter and three expert witnesses from the village/quarter.

3) Determination of Cadastral Working Area

Each village within cadastral region and each quarter within municipality border is cadastral working area. Each village or quarter is declared by an announcement before the cadastral works begun. Then, during cadastral working area determination a bordering sketch of the area is drawn.

4) Obtaining of Documents Concerning Real Property

Maps and other documents are obtained for defining real property from related organizations and related persons.

5) Demarcation of Parcels

Cadastral working areas are divided by blocks (lots) surrounded by natural or artificial borders such as roads, paths, highways, railways, rivers, lakes, and sea. Blocks consist of parcel groups. Demarcation of the parcel is based on related title deed and tax records, additionally given information by the Village headman and expert witnesses while potential owners are ready on the field.

Borders of a parcel is determined with related documentation. A possession sketch is drawn to indicate parcel borders and owners' names.

6) Measurements

All vertex points of parcels shown on the possession sketch are measured by using terrestrial and/or photogrammetric methods.

7) Determination of Ownership

After completion of the demarcation and the measurements of a parcel, property ownership is determined. Documents such as tax records and title deed information are used to determine ownership. The cadastral team considers statements of village or quarter headman and expert witnesses under the rules of Cadastral Law. During ownership determination, minutes of cadastre are prepared. A minutes of cadastre contains Information concerning examinations of real property and the decisions.

According to the Turkish Civil Code Article 713, any person may request for registration of a real property with extraordinary adverse possession if this person uses a real property unregistered in the Land Registry without a dispute and without an interruption for 20 years as an owner.

8) Examination of Objections

Anyone may object to the results of the cadastral determination on the legal or geometric position of real property if he/she has some documentation during the cadastral works. These objections are evaluated and concluded by Cadastral Commissions. Parties may object to the decision of the Cadastral Commission to sue in Cadastral Court.

9) Announcement of Cadastral Results

Cadastral results are declared by an announcement of one-month duration. If parties have objections to the final result of the cadastre may go to the Cadastral Court, during the announcement period.

10) To Finalize and Registration

Cadastral Directorate finalizes cadastral determination of real properties if there is no objection in the announcement period. Documents such as cadastral minutes and maps are approved. Then land registry is created based on approved minutes. Approved cadastral maps are the basis of real property boundaries.

5.3 The Services Upon Request

Owners of the registered real property may request some services such as plan copy or stake out of a cadastral parcel by paying the fee in the tariff. Moreover, maps related to real property are controlled by Cadastre Directorship by paying the fee in the tariff.

5.4 Renovation of the cadastral maps

Technically inefficient cadastral maps are renewed according to the Cadastral Renovation Law. Cadastral Renovation includes only technical correction works. Property rights cannot be changed during Cadastral Renovation works.

5.5 Licensed Surveying And Cadastre Engineers And Offices

Türkiye legislated the “Act concerning Licensed Surveying and Cadastre Engineers and Offices” (LOSCs) in 2005. According to this Act, the GDLRC could then transfer its application power to chosen private surveyors and their offices by giving a “license” that could differentiate them from the rest of the regular private surveying offices/companies. The act recognizes licensed surveyors as civil servants in some aspects that are backed by the law. This private-public officer then works regardless of the operating hours and still has to obey certain rules such as the price list of their services determined by the GDLRC.

According to the Act, licensing requires certain conditions for the applicants which are: being registered in the Chamber of Surveying and Cadastre Engineers, work experience of at least ten years as a surveying engineer in the public or private sector,

succeeding in the licensing examination, and some additional conditions. After fulfilling other requirements, surveyors can receive their licenses and open their LOSCs in predetermined locations. Service requests to directorates of cadastre are immediately directed to the LOSCs. LOSCs can only provide services that are defined in the regulation of LOSCs, which are restricted to boundary surveys, consolidation of parcels, the establishment of easements, and changing land-use types.



6 REVOLVING FUND OF GDLRC

A Revolving Fund; is a fund allocated to the management established by public administration in order to sustain activities related to the production of goods and services that arise due to the primary and permanent public duties given to the public administrations by laws and which can not be carried out according to the general administrative principles.

When the state enterprise that established the revolving fund system continues its activities and maintains the flow of money, the earned money is recorded as revenue in the revolving funds. As a result of the activities carried out by the institutions, the income they earn is recorded as revenue to the revolving fund budget, not the general budget, so that the capital can be increased. With the expenditures made from the revolving funds, the income and expenditure cycle is established and the revolving fund system starts to operate in an effective manner.

The cost of the public service produced by the Revolving Fund activities is collected from beneficiaries of the service, not from the general budget. Thus, the tax-paying private and legal entities will not be able to pay taxes for the services they will never receive. In this way direct recycling of the cost is also provided.

The revolving fund system established in public institutions in many countries of the world also prevents the allocation of the general budget appropriation to state institutions. This is also very important for the country's economy since the state's general budget does not have to pay constantly when the revolving fund system is effectively running.

REVOLVING FUND ADMINISTRATION OF GDLRC

Revolving fund administrations are affiliated to general and special budget administrations and are established by a special law or by the law of the establishment of the relevant institution. The principles and procedures regarding the management, fields of activity, operations, capital resources, all kinds of administrative and financial transactions and revenues and expenses of revolving fund enterprises are determined by the regulation. The financial transactions, revenues and expenses of operating revolving funds are subject to the audit of the Ministry of Finance and the Court of Accounts.

The current legal basis of the Directorate of Revolving Fund Administration, which has been serving since 1987 in the structure of the General Directorate of Land Registry and Cadastre. The fund's duty is "The General Directorate establishes revolving fund operations within the headquarters or regional directorates in order to obtain income from all land registry, cadastre, maps and archives information and documents produced by the Organization "written in the Numbered 4 Presidential Decree, 2018, is organization of GDLRC code.

In addition, revolving fund administration units are established within the structure of the Land Registry and Cadastre Regional Directorates and the needs of the related directorates are met by these units.

The revolving fund service fees collected for the goods and services produced by all units of the General Directorate over the prices in the Revolving Fund Price List are collected and registered within the Directorate of Revolving Fund Administration. The income collected is service cost and not tax, duty, fee or contribution. Accounting, taxation, and fulfillment of legal obligations of all income of the Revolving Fund Administration is carried out centrally. In addition, the General Directorate of Land Registry and Cadastre, Revolving Fund Accountancy Department

REVOLVING FUND ADMINISTRATION OF GDLRC

serves in Ankara, which is affiliated, to the Ministry of Finance.

The Directorate of Revolving Fund Administration of GDLRC continues its services with the budget reaching approximately 200 million USD per year.

7 INTERNATIONAL ORGANIZATIONS

7.1 ELRA – European Land Registry Association



ELRA represents 31 official land registry organizations from 25 European countries. The association's primary purpose is to support the development and understanding of the role of land registration in real property and capital markets in Europe.

The European Land Registry Network (ELRN) was created in 2010 to facilitate access to land registry services at the European level.

History

Elra was created in 2004 by a ground of Land Registry organizations, supported by Mr. Antorino, the former Justice and Home Affairs Commissioner. ELRA started off with 12 members; it now has 29 organizations representing the Land Registries of 25 European countries and is still growing.

To date, ELRA's most important achievement has undoubtedly been its recognition by the European Commission and the European Parliament as the association representing land registries in the European Union.

ELRA is fully committed working on behalf of Land Registries in Europe and in cooperating with the EU institutions.

ELRA has received European Commission backing within the framework of the Civil Justice program to finance the association itself, Operating Grants, and to develop two main projects; CROBECO I and II and the IMOLA project.

CROBECO concerns cross-border registration in foreign Land Registers. It introduces an alternative conveyancing process for foreign buyers of real estate. The framework for such a process with tools to support foreign conveyancers is described in a Cross Border Conveyancing Reference Framework (CCRF).

IMOLA aims to produce a model for standardized land registry output, to increase the accessibility and transparency of land registry information, and to facilitate the registration of cross-border documents. (<https://www.elra.eu/about-us/> 2023)

Bosnia and Herzegovina, Slovenia, Estonia, and Türkiye are observer members of ELRA.

7.2 FIG -International Federation of Surveyors



International Federation of Surveyors
Fédération Internationale des Géomètres
Internationale Vereinigung der Vermessungsingenieure

FIG is the premier international organization representing the interest of surveyors worldwide. It is a federation of the national member associations and covers the whole range of professional fields within the global surveying, geomatics, geodesy and geo-information community. It provides an international forum for discussion and development aiming to promote professional practice and standards.

FIG - International Federation of Surveyors

FIG was founded on July 18 1878 in Paris by delegates from seven national associations - Belgium, France, Germany, Great Britain, Italy, Spain, and Switzerland - and was known as the Fédération Internationale des Géomètres. This has become anglicized to the International Federation of Surveyors. It is a UN-recognized non-government organization (NGO), representing more than 120 countries throughout the world, and its aim is to ensure that the disciplines of surveying and all who practice them meet the needs of the markets and communities that they serve.

The FIG vision

Surveying is a modern profession acting worldwide for a better infrastructure for our society and planet Earth. The International Federation of Surveyors (FIG) wants to keep, and even improve, its role as the premier non-governmental organization that represents the interests of surveyors worldwide. (<https://fig.net/about/index.asp>, 2023)

The role of FIG

FIG's activities are governed by a work plan, which is approved by the General Assembly and reviewed by the Council as its tenure progresses. The current work plan with the motto "Volunteering for the Future " guides the Council, Commissions, Networks, and Task Force in their activities.

FIG supports the role of a prosperous and sustainable profession of surveyors to provide solution functionality, reliably, and affordably for a complex and rapidly changing world that cannot wait, and to translate a sustainable development agenda into action. FIG supports international collaboration among its members for the progress of surveying in all its fields and applications. FIG has close cooperation with the United Nations' relevant bodies, World Bank, and its sister associations and

has been globally recognized as the leading international non-governmental organization on geospatial information and the management of “land”, the “sea” and the “built” environment. It is within the surveyors’ task to determine the size and shape of the earth, to map its surface, and to manage it in a sustainable way.

7.3 IPRA-CINDER

International Property Registries Association



Iptra-Cinder is promoting the study of property registration law and spreading knowledge since 1972. Iptra-Cinder (the International Property Registries Association and International Centre of Registration Law) is an independent, open-structured, international organization of academic and professional institutions relating to the speciality of real property registration law.

The **association’s origin dates back to 2 December 1972**, when Iptra-Cinder’s articles of incorporation were signed in Buenos Aires, Argentina. Ever since, year after year, the organization has been encouraging institutions to share their knowledge of registration law with other institutions all over the world. Its goal is to promote knowledge of and research into registration law.

The association’s objective was and still is to facilitate and organize communication among its members, so as to coordinate their activities and create sturdier bonds of unity and fraternity and to foster and encourage the study of topics and issues relating to registration law.

Ipra-Cinder also publishes an international journal to make the resulting studies and any research concerning registration law available to others, and it provides advice in matters of registration law.

Lastly, **Ipra-Cinder** acts as an intercommunication hub and an **office where members can exchange books, journals and other publications concerning law, technology and registry organization.** The organization's goals include creating registration law centres or institutes in every country and holding international congresses every two years, unless circumstances recommend a change in schedule.
(<http://ipra-cinder.info/en/our-history/> 2023)

7.4 Appraisal Institute

Professionals Providing Real Estate Solutions



The Appraisal Institute is a global professional association of real estate appraisers, with over 16,000 professionals in almost 50 countries throughout the world. Our mission is to empower valuation professionals through community, credentialing, education, body of knowledge and ethical standards.

Organized in 1932, the Appraisal Institute advocates equal opportunity and nondiscrimination in the appraisal profession and conducts its activities in accordance with applicable federal, state and local laws. Individuals of the Appraisal Institute benefit from an array of professional education and advocacy programs, and may hold the prestigious MAI, SRPA, SRA, AI-GRS, and AI-RRS designations.

For nearly 90 years, the Appraisal Institute has been the world's leading organization of professional real estate appraisers. The organization has led the way in fostering and promoting the highest standards of practice through its designation programs, peer review process, education, research and publishing endeavors.

(<https://www.appraisalinstitute.org/about/>, 2023)

7.5 BOMA – Buildings Owners and Managers Association International



Building Owners and Managers Association International

myCOMMUNITIES

Founded in 1907, the Buildings Owners and Managers Association (BOMA) International is a federation of U.S. local associations and global affiliates. The trade association for commercial real estate professionals for more than 100 years, it represents the owners, managers, service providers and other property professionals of all commercial building types, including office, industrial, medical, corporate and mixed use.

BOMA International is the partner individuals in the commercial real estate industry choose to maximize value for their careers, organizations and assets. Its mission is to advance a vibrant commercial real estate industry through advocacy, influence and knowledge.


(<https://www.boma.org/BOMA/About-BOMA/BOMA/About-BOMA/Home.aspx?hkey=fb8af4e9-758e-4153-870a-6094beb03efb>, 2023)

Its Vision: To advocate for a welcoming and safe community that ensures diversity, equity, and inclusion with equal opportunity and a sense of belonging for all.

Its Mission: To promote and cultivate a diverse commercial real estate workforce at all levels that is a reflection of the communities where they reside through talent recruitment, education and training, content development and promotion, and by leading on industry diversity and inclusion initiatives with member companies and related groups.

(https://www.boma.org/BOMA/Research-Resources/Diversity_Equity_and_Inclusion/BOMA/Research-Resources/Diversity_Equity_and_Inclusion.aspx, 2023)

7.6 United Nations Economic Commission for Europe



UNECE HOUSING AND LAND MANAGEMENT

Housing and Land Management

About us

Secretariat

The Committee

The Working Party

REM

Brochures

Geneva UN Charter on Sustainable Housing

Regional Action Plan 2030

Areas of Work

Projects

Training materials


Meetings and Events

Publications and reports

About us

We work through two main intergovernmental bodies: the UNECE Committee on Urban Development, Housing and Land Management (CUDHLM) and its subsidiary body - the Working Party on Land Administration (WPLA). Their work is supported by the Real Estate Market Advisory Group (REM) which advises both the CUDHLM and WPLA.

The UNECE Housing and Land Management Unit provides the secretariat to the Committee, the Working Party and the Advisory Group.



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graph TD; Secretariat[Secretariat] --- Committee[Committee on Urban Development, Housing and Land Management  
Bureau]; Secretariat --- WorkingParty[Working Party on Land Administration  
Bureau]; Secretariat --- REM[Real Estate Market Advisory Group]; Committee --- WorkingParty; WorkingParty --- REM;
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(<https://unece.org/housing/about> 2023)

The United Nations Economic Commission for Europe (UNECE) was set up in 1947 by ECOSOC. UNECE’s major aim is to promote pan-European economic integration. UNECE includes

United Nations Economic Commission for Europe

56 member States in Europe, North America and Asia. However, all interested United Nations member States may participate in the work of UNECE. Over 70 international professional organizations and other non-governmental organizations take part in UNECE activities. Türkiye became a member in 1947.

As a multilateral platform, UNECE facilitates greater economic integration and cooperation among its member countries and promotes sustainable development and economic prosperity through:

- Policy dialogue
 - Negotiation of international legal instruments
 - ◊ Development of regulations and norms,
 - ◊ Exchange and application of best practices as well as economic and technical expertise,
 - ◊ Technical cooperation for countries with economies in transition.
- (<https://unece.org/mission> 2023)

7.7 NAIOP

Commercial Real Estate Development Association



NAIOP, the Commercial Real Estate Development Association, is the leading organization for developers, owners, and related professionals in office, industrial and mixed-use real estate. NAIOP comprises 20,000+ members in North America and advances responsible commercial real estate development and advocates for effective public policy.

Mission; NAIOP provides advocacy, education and business opportunities by connecting members in a powerful North American network in the commercial real estate development and investment industry. Vision Statement; Commercial real estate solutions meet the changing demands for how people work, live, shop and play.

NAIOP began in 1967 and has retained through all these years its core group of developer members. The association began as a small group of owners and developers of industrial parks in the eastern U.S. who formed the National Association of Industrial Parks (NAIP) to facilitate a forum for the open exchange of information on development. They also had a need for standardized covenants and restrictions, building requirements, and beneficial legislation and taxation. Nine individuals first met on September 12, 1967, in Fort Washington, Pennsylvania.

(<https://www.naiop.org/about-us/> 2023)

8 GLOSSARY

English	Turkish
A	
Abolish	Yürürlükten kaldırmak
Abolished	Mülga
Abroad	Yurtdışı
Access	Erişmek, giriş yapmak
Accurate	Doğru, hassas
Account	Hesap etmek, hesap
Acquire	Edinmek, kazanmak
Acquisition	Edinim, kazanım
Act	Kanun, resmi yazı
Activity	Faaliyet
Administer	Yönetmek
Administration	Yönetim
Administrator	Yönetici
Aerial photography	Hava fotoğrafçılığı
Agree	Anlaşmak
Agreement	Anlaşma
Agriculture	Tarım
Allocate	Tahsis etmek
Allocation	Tahsis
Ambassador	Elçi
Amended	Düzeltilmiş
Amendment	Düzeltilme

Glossary

Annotate	Şerh etmek
Annotation	Şerh
Announce	İlan etmek
Announcement	İlan
Announcement period	İlan süresi
Appeal	İtiraz başvurusu, temyiz
Apply	Başvurmak
Application	Başvuru
Appoint	Atamak
Appointment	Atama
Appraise	Değerlendirmek
Appraisal	Değerlendirme, kıymet takdir etme
Appropriate	Ayırmak, tahsis etmek
Appropriation	Ayırma, tahsis, ödenek
Approve	Onaylamak
Approval	Onay
Archive	Arşiv
Area	Alan
Argue	Öne sürmek
Arrest	Tutuklamak
Arrestment	İhtiyati haciz
Article	Kanun maddesi
Asset	Mal varlığı
Assign	Görev tahsis etmek
Assignment	Görev
Associate	Birleştirmek, ortak

Glossary

Association	Dernek, ortaklık
Attorney	Vekil, avukat
Audit	Denetim
Authority	Yetki
Authorize	Yetki vermek
Authorized	Yetkili
Auxiliary registry	Yardımcı sicil
B	
Bear	Taşımak
Benefit	Fayda sağlamak, fayda, yarar
Beneficial	Yararlı
Beneficiary	Hak sahibi, faydalanan
Bilateral	İki taraflı
Block	Blok, bina, ada (kadaastro)
Book	Kütük
Border	Sınırlandırmak, sınır, kenar
Boundary	Sınır
Bribe	Rüşvet
Bribery	Rüşvet fiili
Broker	Emlakçı, aracı, tellal
Brokerage	Emlakçılık
Budget	Bütçe
Buy	Satın almak
Buyer	Alıcı
Bylaw	Tüzük

Glossary

C	
Cadastre	Kadastro
Cadastre directorship	Kadastro müdürlüğü
Cadastral	Kadastro ile ilgili
Cadastral team	Kadastro ekibi
Cadastral commission	Kadastro komisyonu
Cadastral court	Kadastro mahkemesi
Cadastral minutes	kadastro tutanağı
Cadastral region	Kadastral bölge
Cadastral works	Kadastro çalışmaları
Calculate	Hesaplamak
Capital	Sermaye
Carry out	Uygulamak
Causal link	İllyet bağı
Center	Merkez
Central	Merkezi
Central district	Merkez bölge
Certify	Sertifika almak
Certificate	Sertifika
Certification	Sertifikasyon, onaylama
Charge	Yükümlük
Citizen	Vatandaş
Citizenship	Vatandaşlık
Civil Code	Medeni Kanun
Circular	Genelge
Climate	İklim

Glossary

Code	Kanun, yasa
Collateral	Rehin
Commerce	Ticaret
Commercial	Ticari
Commercial company	Ticari şirket
Commit	Vaat etmek
Commitment	Vaat söz
Common	Ortak, genel
Common real estate	Ortak taşınmaz, kamu malları
Common real estate registry	Kamu orta malları sicili
Compensate	Tazmin etmek, telafi etmek
Compensation	Tazminat
Compulsory Earthquake Insurance	Zorunlu Deprem Sigortası
Condition	Şart
Condominium	Kat mülkiyeti
Consolidate	Birleştirmek, düzenlemek
Consolidation	Toplulaştırma
Constitute	Kurmak, oluşturmak
Constitution	Anayasa
Construct	İnşa etmek
Construction	İnşa, yapı, inşaat
Consul	Konsolos
Consulate	Konsolosluk
Consult	Danışmak
Consultant	Danışman
Consultancy	Danışmanlık, müşavirlik

Glossary

Contract	Sözleşme, sözleşme yapmak
Contractual	Sözleşmeli
Convention	Kongre, ortak görüş
Cooperate	İş birliği yapmak
Cooperation	İş birliği, ortaklık
Cost	Maliyet
Court	Mahkeme
Court of account	Sayıştay
D	
Decide	Karar vermek
Decision	Karar
Declare	Açıklama yapmak
Declaration	Açıklama
Decree	Kararname
Deed	Senet
Demand	Talep, talep etmek
Demarcate	Sınırlandırmak
Demarcation	Sınır
Depart	Ayrılmak
Department	Bölüm, daire
Depend	Bağlı olmak
Determination	Belirleme
Determine	Belirlemek, kararlaştırmak
Direct	Yönetmek
Direction	Yönetme
Directive	Direktif, resmi emir

Glossary

Director	Yönetici
Directorate	Müdürlük
Directorship	Müdürlük
Dismiss	Görevden almak, bırakmak, azletmek
Dismissal	Azil
Dismissal registry	Aziller sicili
Dispose	Devretmek, tasarruf etmek
Disposal	Tasarruf
Dispute	Niza, dava, tartışma, tartışmak
Disputable	Çekişmeli, tartışmaya açık
Disputation	Tartışma
District	Bölge
Document	Belge, belgelemek
Documentary	Belgelere dayanan
Documentation	Belgeleme
Donate	Bağışlamak
Donation	Bağış
Draw	Çizmek
Duty	Görev
E	
Easement right	İrtifak hakkı
Embassy	Elçilik
Engineer	Mühendis
Enter into force	Yürürlüğe girmek
Entitle	Yetki vermek
Entity	Tüzellik, teşekkül

Glossary

Environment	Çevre
Establish	Kurmak
Establishment	Kurum, kuruluş
Evaluate	Değerlendirmek
Evaluation	Değerlendirme
Examine	İncelemek
Examination	İncelemek
Execute	İnfaz etmek, yerine getirmek
Execution	Uygulama, yürütme
Expense	Harcamak, harcama
Expert	Uzman
Expert witness	Bilirkişi
Expropriate	Kamulaştırmak
Expropriation	Kamulaştırma
Extraordinary adverse possession	Olağanüstü zamanaşımı
F	
Fee	Ücret
Final	Kesin, son
Finalize	Kesinleştirmek, sonuçlandırmak
Finance	Finanse etmek, finans, maliye
Finance treasury	Maliye Hazinesi
Financial	Mali
Financial transaction	Mali işlem
Fiscal year	Mali yıl
Forage	Mera

Glossary

Forbid	Yasaklamak
Forbidden zone	Yasak bölge
Foreign	Yabancı, yurtdışı
Foreign capital	Yabancı sermaye
Foreigner	Yabancı kişi
Found	Kurmak
Foundation	Vakıf, kuruluş
Fulfil	Yerine getirmek
Fulfilment	Yerine getirme, icra
G	
General Journal	Yevmiye defteri
Geodesy	Jeodezi
Geodetic	Jeodezik
Geography	Coğrafya
Geographic	Coğrafi
Geomatic	Geomatik
Geometric	Geometrik
Geometrical status	Geometrik durum
Govern	Hükmetmek
Governor	Vali
Government	Hükümet
Governmental	Hükümet ile ilgili
Grant	Bağışlamak, bağış
H	
Hague Convention	Lahey Sözleşmesi
Headquarter	Genel Merkez

Glossary

Heritage	Miras
I	
Identify	Kimliğini saptamak
Identification (ID)	Tanımlama
Illegal	Yolsuz, kanun dışı
Illegality	Hukuka aykırılık
Immovable	Taşınmaz
Implement	Yerine getirmek
Income	Gelir
Independent and permanent right	Bağımsız ve sürekli hak
Independent section	Bağımsız bölüm
Individual unit	Bağımsız bölüm
Industry	Endüstri, sanayi
Industrial areas	Sanayi bölgeleri
Inform	Bilgilendirmek
Information	Bilgi
Information Technology (IT)	Bilgi teknolojileri
Infrastructure	Altyapı
Inherit	Mirasla kazanmak
Inheritance	Miras, tereke
Inheritor	Mirasçı
Institute	Kurum, kurmak
Institution	Kurma, kuruluş
Institutionalize	Kurumsallaşmak
International	Uluslararası
International treaty	Uluslararası antlaşma

Glossary

Interstate	Devletlerarası
Interpret	Tercüme etmek, yorumlamak
Interpreter	Tercüman
Interrupt	Kesmek, ara vermek
Interruption	Fasıla, kesinti.
Invent	İcat etmek, oluşturmak
Inventory book	Envanter defteri
Invest	Yatırım yapmak
Investment	Yatırım
Investor	Yatırımcı
J	
Judicial authority	Yargı makamları
Jurisdiction	Yargı
Justice	Adalet
K	
Keep	Tutmak
Known	Bililir
L	
Land	Arazi
Land ownership	Arazi mülkiyeti
Land registry	Tapu sicili
Land registry book	Tapu kütüğü
Land registry director	Tapu müdürü
Land Registry Regulation	Tapu Sicili Tüzüğü
Law	Hukuk
Lawyer	Avukat

Glossary

Legal	Hukuki
Legal Entity	Tüzel kişilik
Legalize	Hukukileştirmek, yasalaştırmak
Legalization	Hukukileştirme
Legality	Hukukilik
Legally	Hukuken
Legislate	Yasalaştırmak
Legislation	Yasama, mevzuat
License	Lisans, yasal izin
License	Lisans vermek
Licensee	Lisanslı
Lien	Haciz
Limit	Sınırlamak, sınır, kısıt
Limited rem right	Sınırlı ayni hak
Limitation	Kısıtlama, kısıt
Limitative annotation	Kısıtlayıcı şerh
Liquidate	Tasfiye etmek
Liquidation	Tasfiye
Local	Yerel
Locate	Yerini bulmak
Local coefficient	Yerel katsayı
Lose	Zarar etmek
Loss	Kayıp, zarar
Lot	Parsel, hisse

Glossary

M	
Major	Belediye Başkanı
Manage	Yönetmek
Manager	Yönetici
Management	Yönetim
Map	Harita
Matrimonial	Evlilikle ilgili
Measure	Ölçmek, önlem
Measurement	Ölçüm
Member	Üye
Membership	Üyelik
Military	Askeri
Minister	Bakan, bakmak, yardım etmek
Ministry	Bakanlık
Minute	Tutanak, zabıt tutmak
Minute book	Zabıt defteri
Mission	Misyon, görev
Move	Taşımak
Movable	Taşınabilir
Mortgage	İpotek
Mukhtar	Muhtar
Municipal	Belediyeye ait, kentsel
Municipality	Belediye

Glossary

N	
Nation	Ulus
National	Ulusal
Nationality	Milliyet, uyruk
Non-contractual	Yazılı olmayan, senetsiz
Notary	Noter
Notify	Bildirmek, ihtar etmek
Notification	Bildirim
O	
Object	İtiraz etmek
Objection	İtiraz
Objective	Nesnel, tarafsız
Obligation	Yükümlülük, mecburiyet
Obligatory	Zorunlu, bağlayıcı
Oblige	Zorunda bırakmak
Occupation	İşgal
Occupy	İşgal etmek
Office	Ofis, müdürlük
Officer	Memur
Official	Resmi, yetkili
Official authority	Resmi otorite
Official document	Resmi belge
Operate	İşlem yapmak.
Operation	İşlem.
Organize	Düzenlemek, teşkilatlanmak
Organization	Kuruluş, örgüt,

Glossary

Own	Sahip olmak
Owner	Sahip
Ownership	Sahiplik, mülkiyet
P	
Parcel	Parsel
Party	Taraf
Passport	Pasaport, geçiş belgesi
Pasture	Otlak, mera
Permanent	Sürekli
Permit	İzin vermek, izin, ruhsat
Photogrammetric	Fotoğrametrik
Photogrammetry	Fotoğrametri
Plan	Plan
Policy	Politika, plan
Possess	Sahip olmak
Possession	Sahiplik, mülkiyet
Power	Yetki
Power of attorney	Vekaletname
Preside	Başkanlık yapmak
President	Başkan
Presidential	Başkanlık
Presidential decree	Cumhurbaşkanlığı kararnamesi
Primary	Birincil
Principle	Prensip
Private Law	Özel hukuk
Private Legal Person	Özel hukuk tüzel kişiliği

Glossary

Procedure	Prosedür, yöntem
Process	Süreç
Prohibit	Yasaklamak,
Prohibition	Yasaklamak,
Prohibitive annotation	Yasaklayıcı şerh
Prohibited area	Yasak bölge
Property	Taşınır taşınmaz eşya
Property Law	Eşya Hukuku
Province	İl, vilayet
Provincial	İle ait
Provision	Kanun hükmü
Proxy	Temsilci
Public	Kamu, halk
Public benefit	Kamu yararı
Public enterprise	Kamu kurumu
Public law	Kamu hukuku
Public legal person	Kamu tüzel kişisi
Public property	Kamu malı
Publish	Kamuoyuna açıklamak
Publication	Yayımlama, duyuru
Purchase	Satın almak
R	
Real	Ayni, gerçek
Real Burden	Taşınmaz yükü
Real Estate	Gayrimenkul, taşınmaz
Real Estate Liability	Taşınmaz yükümlülüğü

Glossary

Real Person	Gerçek kişi
Reciprocity	Karşılıklılık
Recognize	Tanımak
Recognition	Tanıma
Record	Kaydetmek, kayıt
Recourse	Rücu
Rectify	Düzeltmek
Rectification Registry	Düzeltilmeler sicili
Register	Tescil etmek, tescil
Registrar	Tescil eden
Registry	Sicil
Registration	Tescil etme
Region	Bölge
Regional	Bölgesel
Regulate	Düzenlemek
Regulation	Yönetmelik, Düzenleme
Reject	Reddetmek
Rejection	Ret
Renew	Yenilemek
Renovate	Yenilemek
Renovation	Yenileme, güncelleme
Rent	Kiralamak, kira
Rental	Kiralık
Represent	Temsil etmek
Representation	Temsil
Request	Talep etmek, talep

Glossary

Require	Talep etmek
Requirement	Talep, ihtiyaç
Reside	İkamet etmek
Residence	İkametgah
Responsibility	Sorumluluk
Restrict	Kısıtlamak
Restriction	Kısıt
Restrictive annotation	Kısıtlayıcı şerh
Revenue	Gelir
Revolve	Dönmek, devir yapmak
Revolving Fund	Döner sermaye
Revolving fund price list	Döner sermaye fiyat listesi
Right	Hak
Right in rem	Sınırlı ayni hak
Preliminary application	Ön başvuru
Rule	Hükmetmek, hüküm
Ruler	Yöneten, hükümdar
S	
Sale	Satış
Sale contract	Satış sözleşmesi
Salesman	Satıcı
Sales commitment agreement	Satış vaadi sözleşmesi
Scale	Ölçeklendirmek, ölçek
Seal	Mühürlemek, mühür
Secure	Güvenceye almak, güvenli
Security	Güvenlik

Glossary

Security zone	Güvenli bölge
Seize	Haciz
Sell	Satmak
Seller	Satıcı
Sentence	Hüküm
Sequence number	Sıra numarası
Service	Servis, hizmet
Set	Kurmak
Settle	Yerleşmek
Settlement	Yerleşim, iskan
Share	Paylaşmak, pay, hisse
Sign	İmzalamak
Signature	İmza
Sketch	Taslağını çizmek, kroki
Slum	Gecekondu
Space	Uzay, mekan
Spatial	Mekansal
Stake out	Sınırlarını belirlemek
State	Belirtmek, durum, devlet
Statement	İfade, açıklama
Subject	Maruz bırakmak, tabi, konu
Subjective	Sübjektif, öznel
Sue	Dava açmak
Summer pasture	Yaylak
Supervise	Denetlemek
Supervision	Denetim, Teftiş

Glossary

Supervisor	Müfettiş, denetçi
Survey	Harita yapmak
Surveyor	Haritacı
Sustainable	Sürdürülebilir
T	
Tariff	Tarife
Tax	Vergilendirmek, vergi
Tax records	Vergi kaydı
Taxation	Vergilendirme
Technic	Teknik
Technical	Tekniksel
Technician	Teknisyen
Tenure	Tasarruf hakkı
Terrestrial	Yersel
Threshing floor	Harman yeri
Title deed	Tapu senedi
Topographic	Topoğrafik
Topography	Topoğrafya
Transaction	İşlem
Transfer	Devretmek
Translate	Çevirmek
Translation	Çeviri
U	
Unify	Birleştirmek
Unification	Birleştirme, tevhid
Union	Birlik

Glossary

Update	Güncelleştirmek
Urban	Kentsel
Urbanization	Kentselleşme
Use	Kullanmak, kullanım
Usage	Kullanma
Usufruct	İntifa hakkı
Utilize	Faydalanmak
Utilization	Fayda, yararlanma
V	
Valid	Geçerli
Validate	Geçerli kılmak, onaylamak
Validity	Geçerlilik, meşruluk
Valuate	Değer biçmek
Valuation	Değer biçme, ekspertiz
Value	Değerlendirmek, değer
Value statement	Değerlendirme raporu
Vertex point	Köşe noktası
Village	Köy
Violate	İhlal etmek
Violation	İhlal
Vision	Vizyon, hedef
Volume	Cilt
W	
Winter quarter	Kışlak
Witness	Tanıklık etmek, tanık

Glossary

Y	
Z	

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