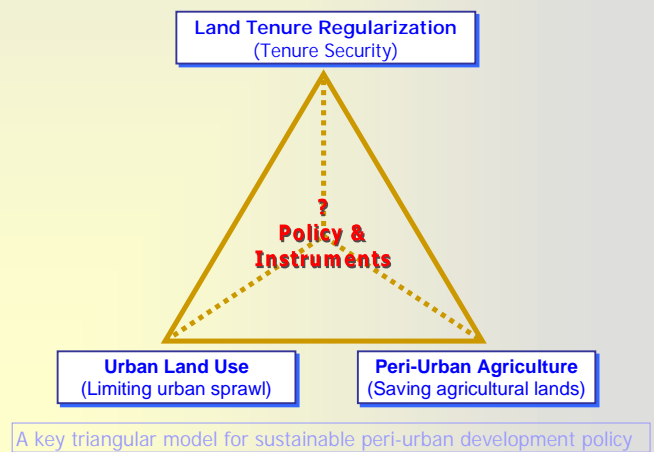


Land Tenure Regularization in Peri-Urban Areas: Opportunities, Limitations and Recommendations for Improvement: The case of Turkey

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The peri-urban area, a transitional zone of urban and rural characteristics, is subject to rapid changes in spatial configuration, economic (sectoral) activities and social relationships. Land Tenure Regularization Programs aiming at the provision of secure tenure and access to basic services offer a number of advantages for the informal settlements in these peri-urban areas. There are also a wide range of considerable disadvantages and limitations especially for the achievement of sustainable physical peri-urban development. Secure tenure and infrastructure facilities have accelerated land conversion. Urban based enterprises are attracted, thereby reducing available farm land.

The main research question, therefore, is "how potential disadvantages of Land Tenure Regularization on physical environment can be prevented before they happen while ensuring its main purposes (secure livelihoods)".



By the beginning of 1970's, **Turkey** has faced negative consequences of rapid urban growth resulting in informal settlements due to high inefficiencies of housing supply to meet the need of migrants.



The approval of tenure regularization and Amnesty Laws led to the emergence of other informal arrangements resulting in continuous urban expansion. Moreover, increasing urban-based demands have chosen peri-urban areas for their intensive activities at the expense of agricultural lands.

The degree and extent of such unpredictable land conversion activities in peri-urban areas have been also determined by inefficiencies and inabilities as follows:

- No comprehensive land use and agricultural policies and instruments
- Administrative and legislative gaps and overlaps
- Lack of local decision making and public participation
- Insufficient enforcement of existing planning regulations
- Populist approach and political instability



LESSONS FROM GERMANY FOR TURKEY

Germany has a comprehensive spatial planning approach based on the promotion of a resource conserving and environmentally compatible urban and land use development (Agriculture: 55%, Forests: 29%, Settlements: 12%). Based on strong public participation, a combination of top-down and bottom up administrative structure and effective legislative framework, there are a number of **land use control measures** in decision-making and during the implementation process to guide land use changes and restrict building activities in peri-urban areas:

1. **Safeguarding land use planning** (Development freeze, Postponement of building applications and Pre-emption rights)
2. **Permissibility of development projects**
3. **Land reallocation**
4. **Expropriation with compensation**
5. **Provision of local public infrastructure**
6. **Special urban planning provisions** (Urban enforcement orders, Urban development and redevelopment measures)
7. **Authorized real estate assessment**

RECOMMENDATIONS FOR IMPROVEMENTS

1. Pre-requested policy framework

- Effective legislative framework (enforcement of regulations, consistency and coordination)
- Restructuring administrative structure (coordination of planning processes and activities, stakeholder participation in planning and implementation, local decision-making)

2. An Action Plan of Sustainable Peri-Urban Development

MEASURES

1. **COMPREHENSIVE AGRICULTURAL POLICIES**
2. **SUSTAINABLE LAND USE PLANNING POLICIES**
3. **EFFICIENT TENURE REGULARIZATION PROGRAMS**

