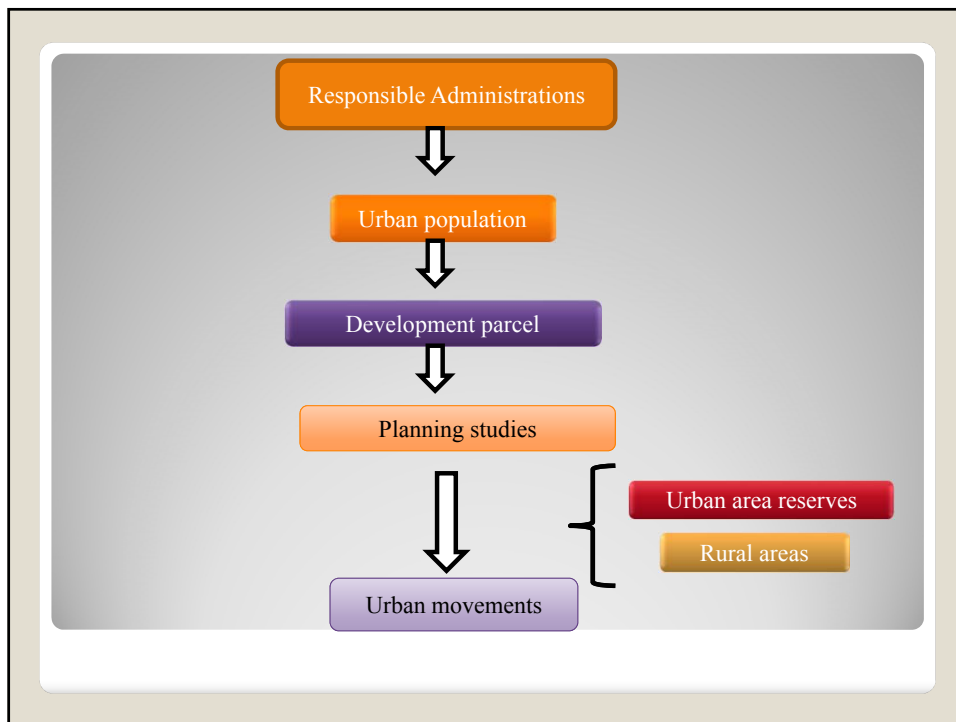


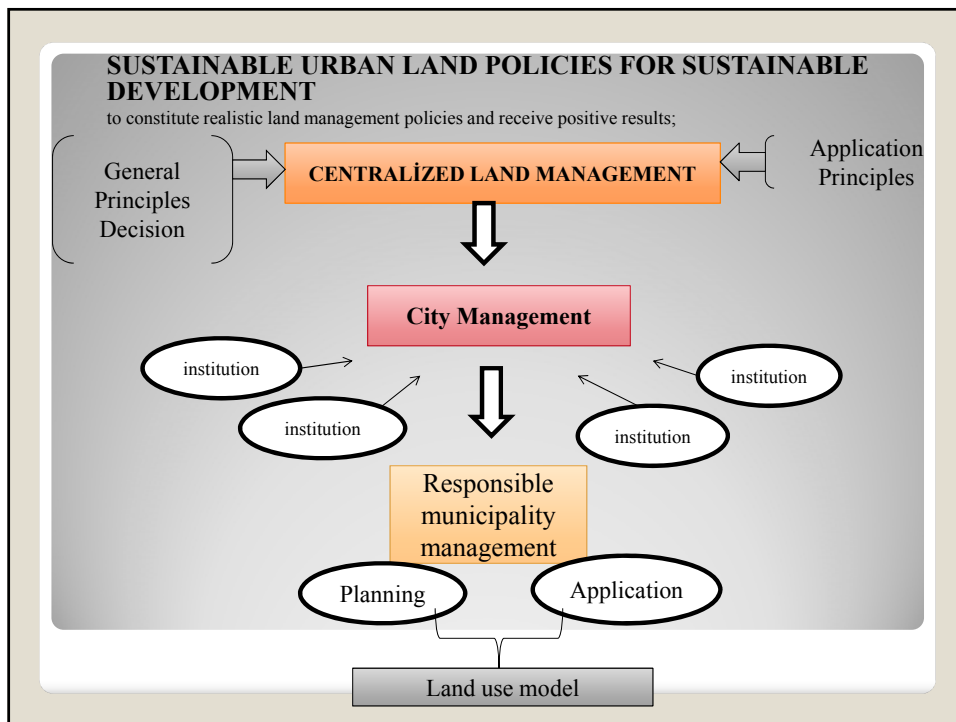
The Importance Of The Urban Land Policy For Sustainable Development, Problems And Solution Recommendations

Saban INAM, Turkey
Mehmet ERTAS, Turkey
Ash BOZDAG, Turkey



For this reason, both administrators and practitioners importantly emphasise that; within the concept of sustainability of urban areas;

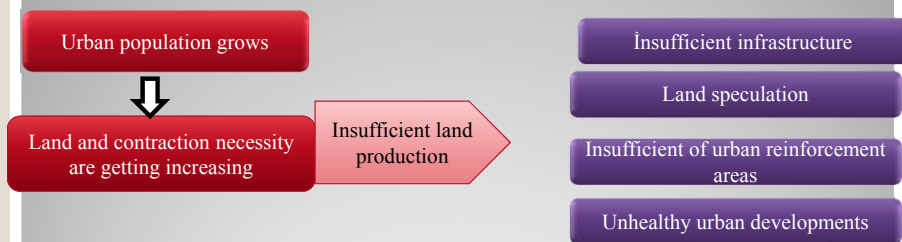
- **natural resources and livable environment and ecological conditions** should be saved,
- local administrations should develop **efficient and applicable rural land policies** by support of centralized management,
- Usable land and areas should be planned by **optimal efficiency** and should be subject to applications.
- **Remission of construction related actions** should not be allowed.
- Inspection by “ **control units**” should be provided all around the countries by the support of legal arrangements.



Land use model for the sustainable urban land policy;

- a detailed land policy should be adopted by political authorities,
- qualified technical staff is needed for consistent constitution of these policies,
- preparation of, middle, long-termed construction plans for the future of town and realistic urbanization policies,
- Informing inhabitants about prepared plans and take public's support, answering the plan change needs of society unless plan decisions are changed.

Issues of Urban Land Policies,



Aims of Urban Land Policies

- inspection of land development,
- limiting the urban usage of agricultural lands,
- preventing rapid and artificial increase of land and area prices and speculations,
- giving incomes required by land sales to public management,
- necessity and demands should be met in a short time,
- opening areas to construction which will effect social and economical developments in a positive way and will not limit protection and development of natural resources,
- protection of natural and environmental values and creating a sustainable urban development,
- increasing the efficiency in presentation of urban infrastructure opportunities and increasing the urban qualıt,
- a land policy, which can fulfill land needs of every income groups,
- Activation of land reserves and land potential within the urban,
- Presentation on the urban development provide with organised groups (cooperatives, real estate investment company etc.)
- Supporting of urban regeneration applications
- Leave some budget of municipalities, which is necessary for construction activities, for land and area stock.
- Public policies should be constituted for sustainable house markets and supporting land producing by spending, tax, money and planning policies.

Existing Situation of Turkey

- We have not developed our land producing policies and a land usage which bases equal construction rights. Likewise, such policies; it will be possible that protection of natural and cultural values, more efficient usage of public's rights, optimum usage of urban areas in a more contemporary and purposeful usage

- In our cities, private sector, cooperatives and related public enterprises (Ministry of Environment and urban Planning, Collective Housing Administration Presidency (TOKI), National Real Estate General Management (MEGM) and Municipalities) are arbiter for land policy.

Ministry of Environment and Urban Planning	Collective Housing Administration Presidency (TOKI)	National Real Estate General Management	Municipalities
<p>This ministry prepares environmental plans, confirms ex officio, and making construction plans and confirm changes ex officio.</p> <p>Makes border confirmations, construction plans and preparing changes and confirming, urbanisation, physical planning, regulating plan application policy and making directing studies and creating related regulations for land supply and housing for lower income citizens in regards to 775 numbered Squatting Law.</p>	<p>Provides house acquiring of low and medium class needy.</p> <p>Allocates constructed and infrastructured lands for cooperative headquarters associations and social welfare institution</p> <p>Land buying and selling all around the Turkey for increasing land stock</p>	<p>It officiates real estates under the control and execution of state and all real estates which are supposed to inherit to state and out of registration areas' usage within care of Finance Ministry.</p>	<p>Determines development direction and dimensions by sustainable urban planning, developing urban policies,</p> <p>Making construction plan with priority of urban's demand areas or revision and making ready infrastructured construction parcel producings.</p> <p>Being balancer in the speculative land and construction market by executing efficient land policies, producing cheap municipality dwellings or leading up developments by building constructions under the leadership of municipality.</p>

All of these public enterprises' missions on the urban areas;

- Setting up and continuously operating the system which will provide use of land and areas within juridical regulations.
- Regulation, managing, protection of public lands' records and providing active use in accordance with its aims.
- Obtaining necessary areas for public use and providing coordination between corporations.
- Managing, developing and planning of land stock areas.
- Urban land planning and execution of urban development.

CONFRONTED PROBLEMS AND SOLUTION OFFERS

property-construction relating problems

GIS

completing service representation in planned areas, determining developments and available areas in plan area, determining infrastructure situation of available areas and housing stock situation in the city, estimation of newly builded and empty building quantities, determination of land prices within the city,

Creating central and local units which will follow development of urbans.

increase of land cost without the effort of land owner, incomes are in the monopol of people who owns the land, barely their not giving the land to public,

a new tax system which can be called as "real estate value increase tax" should be included.

Financial precautions should be applied for accelerating enough house and land presentation

required tax income should be used for land buying and sellings of municipalities and disburden municipalities.

Selling of treasury and municipality lands to people decreases land stocks.

Public administrations should have as much land as possible and should increase land stocks for this aim. But in our country because of the must for paying high socialization costs and insufficient sources of municipalities.

Municipalities should escape from selling their lands,

Cheap urban land producing should be emphasised by using land and areas which are property of public,

Cheap housing areas and technical, management, financial support should be supplied by municipalities.

Detailed envanters of public areas should be prepared and programs for making them a part of economical development and a tools for development of housing and human settlements should be prepared and paralel execution of “inland balanced development policies” and “urbanisation policies”.