

The Influence of Single Criteria Based Valuation to the Land Evaluation in Land Consolidation Projects

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SUMMARY

Land consolidation is a procedure of new arrangement of agricultural parcels or their parts in a selected area. Land consolidation is used for specific purposes according to different conditions in the agricultural, economic, environment and economic sphere in each country. The land consolidation applications were begun in 1961 in Turkey. It is applied by General Directorate of Land Reform based on No: 3083 law in land reform area. In the others areas it is applied by Special Provincial Administration based on 2009 land Consolidation Regulation. There is no specific Consolidation Law in Turkey. The applications are made according to the Land Reform Laws and establishment laws, related rules and regulations of some related institutions. In Land Consolidation Projects, land evaluation is one of the most important phase. The aim of evaluation is to obtain the land values according to the certain criteria's. In Turkey, the land evaluations of land consolidation applications are made according to Land Consolidation Regulations in Special Provincial Administration and Land Consolidation Technical Rules in General Directorate of Land Reform. It causes important differences in these institutions. According to General Directorate of Land Reform, all parcels in project areas are marked related to market value indexes and soil indexes. According to Special Provincial Administration, Parcels which are located in consolidation areas are ranked for computed transformation values. Land index is obtained from soil index, productivity of the soil and location index. Each of these criteria increases duration and cost of the project. In addition, the confidence of farmers in land evaluation should be increased. In this study, market value index, soil index, productivity of the soil and location index, which affect land evaluation in land consolidation projects, were examined in Kizik village of Karaman Province in Turkey. Additionally, the effects of each index to the land consolidation projects have been investigated in the way of cost, duration and reliability.