



Nationwide Implementation of Transfer of Development Rights by Local Authorities under Conservation Development Plan by Ministry of Culture and Tourism

Aziz Cumhur KOCALAR,

ackocalar@gmail.com

It is realization of granting of ownership and building-development rights limited by implementation of Conservation Development Plans for monuments under utilization of individual and corporate ownership, in order to enable conservation of Cultural and Natural Monuments in the national level. Transfer is a process consisting of three stages that are handled in a comprehensive manner within the framework of Basic Transfer Model. These three stages are evaluation, securitization and transfer. In the securitization sub-model, these values are given free exchange (buying and selling) and circulation facility through a gradual securitization period first as a Registered Temporary Certificate, then as a Certificate to Bearer. And the final stage is Transfer sub-model where rightful owners' plans and projects prepared based on value of immovables and in accordance with their desires and cadastral extracts, are assessed according to the quality of building class. Then, after matching and (-/+) equalization of those they leave in the Sending Area and those they will be given in the Receiving Area, simultaneous and mutual handover procedures of individual monuments are conducted based on approval of both sides when building and development processes are completed.

KEY WORDS: Transfer of Property and Building Rights, Conservation Development Plan, Cultural and Natural Heritage Protection Act, Transfer Regulation, Local Authorities, Culture Ministry of Tourism, Ministry of Public Works and Housing, Ministry of Internal Aff.

