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EVALUATION OF THE PROPERTY ACQUISITION PROCESS OF FOREIGNERS IN TÜRKİYE USING SWOT TECHNIQUE

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by

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Date: 08.22.2024

Evaluation of Foreigners' Real Estate Acquisition Process in Turkey with SWOT Technique

Abstract

Throughout the centuries, the political power and wealth of countries have been seen to be related to the size and location of the territory they possess. For this reason, land has almost always been regarded as a symbol of independence and power. Globalization, which has developed over time and supported this situation and is now actively showing its effects all over the world, has enabled the free movement of certain parts of the territories owned by countries through the sale of certain parts of their territories to foreigners. Land sales to foreigners began with the first regulation in 1924 and continues today. With this regulation, which began with the "Village Law", the ratio of foreign real estate purchases to average real estate purchases has reached approximately 50% since 2003. (Table 2) For nation states, these practices bring with them fears of weakening the power of independence through the transfer of sovereignty over land to non-national elements and capital. These fears also apply to our developing country, which is in the process of transition to the European Union. On the other hand, there are also concerns about the security and livelihood challenges posed by a growing population, the inability to recycle land and the depletion of natural resources. Therefore, it is considered that an improved cadastral policy and management approach should be established and implemented. In this study, SWOT analysis is used to analyze how our country, which is in a politically and strategically valuable position in the process of accession to the European Union (EU), should follow a policy on the acquisition of real estate by foreigners and some recommendations are made for the future.

Keywords: Land, independence, globalization, foreign acquisition, cadastral policy.

Türkiye'de Yabancıların Taşınmaz Edinim Sürecinin SWOT Tekniği ile Değerlendirilmesi

Öz

Asırlar boyunca, ülkelerin siyasal güçleri ve varlıklarının sahip oldukları toprakların büyüklüğü ve konumu ile ilişkili olduğu görülmüştür. Bu nedenle, toprak neredeyse her dönemde bağımsızlık ve güç sembolü olarak kabul edilmiştir. Zamanla gelişerek bu durumu destekleyen ve şu anda tüm dünyada etkilerini aktif bir şekilde gösteren küreselleşme; ülkelerin sahip oldukları toprakların belirli kısımlarının yabancılara satışı yoluyla serbest dolaşımını mümkün kılmıştır. Yabancılara toprak satışı 1924 yılındaki ilk düzenleme ile beraber başlamıştır ve günümüzde de sürekliliğini korumaktadır. Köy yasası ile başlayan bu düzenleme ile beraber 2003 yılından bu yana yabancı taşınmaz alımlarının ortalama taşınmaz alımları içerisindeki oranı ortalama %50 civarına ulaşmıştır.(Tablo 2) Bu uygulamalar, ulus devletler için, toprak üzerindeki hâkimiyetin gayri milli unsurların ve sermayenin eline geçmesi suretiyle bağımsızlık gücünün zayıflaması gibi korkuları beraberinde getirmektedir. Bu korkular, gelişmekte olan ve aynı zamanda Avrupa Birliği'ne geçiş süreci içerisinde bulunan ülkemiz için de geçerlidir. Diğer yandan, artan nüfusun oluşturduğu güvenlik ve geçim sıkıntıları, toprağın geri dönüştürülememesi ve doğal kaynakların tükenmesi gibi endişeler de mevcuttur. Bu sebeple, gelişmiş bir kadastro politikasının ve yönetim anlayışının oluşturulması ve uygulanması gerektiği düşünülmektedir. Bu araştırmada, Avrupa Birliği'ne (AB) katılım sürecinde politik ve stratejik açıdan oldukça değerli bir konumda bulunan ülkemizin, yabancıların taşınmaz edinimi konusunda nasıl bir

politika izlemesi gerektiği SWOT analizi ile ele alınarak geleceğe yönelik bazı tavsiyelerde bulunulmuştur.

Anahtar Kelimeler: Toprak, bağımsızlık, küreselleşme, yabancı edinimi, kadastro politikası.

I dedicate this thesis to my biggest supporters and advisors, Assist. Prof. Dr. Osman Sami Kırtıloğlu and Assoc. Prof. Dr. Zeynel Abidin Polat. Then I dedicate it to my mother who trusted and believed in me endlessly.

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Table of Contents

List of Figures

List of Tables

1. Introduction

Land is a founding element of a country, “In vital issues that have a direct impact on the future of the state, it is essential to introduce rules that prevent the weight of foreigners in order to preserve independence. One of the main rights subject to limitation is the right to acquire property. Because this right is related to the homeland called the country. The country is one of the fundamental and material elements of the state. There is no state without the country. The country determines the area where the state authority will be valid. A fair, moderate and respectful restriction on human rights in the subject of land is a self-defense measure for the state.”

Various obligations have been imposed on foreign real and legal persons regarding the acquisition of real estate. These obligations have naturally undergone various changes throughout the historical process. While many states in the past introduced regulations that prevented foreigners from acquiring real estate in their countries; Today, especially with the effect of globalization (Yavuz and Bıyık, 2007; Uzun et al., 2017) and the transition to a free market economy, these obstacles have been tried to be limited within a certain tolerance framework (Akyol, 2012).

Since the establishment of the Turkish State, many legal regulations have been made that allow foreign real and legal persons to acquire real estate (Yıldız, 2007), making it possible to acquire real estate. The Constitutional Court has reviewed various pieces of legislation on foreigners' purchase of real estate and annulled some of the unconstitutional amendments. For these reasons, real estate acquisition by foreigners has changed over time (Akyol, 2012; Candan and Oktay, 2017). The biggest factor that makes real estate acquisition difficult is the “principle of reciprocity”. The reciprocity principle required for real estate acquisition by foreign individuals was abolished with the entry into force of Law No. 6302. The law that provides this is the old Article 35 of the Land Registry Law. According to the amended Article 35 of the Land Registry Law, "provided that legal restrictions are observed, foreign natural

persons who are citizens of countries determined by the Council of Ministers in terms of international bilateral relations and in cases where the interests of the country require it, may acquire real estate and limited real rights in Turkey"(Köktürk, n.d.). With this important change, real estate acquisition by foreign natural and legal persons has become easier; and indirectly, it has also increased the investments made by these persons. The changes made until today have considerably accelerated the real estate acquisition of foreigners in our country. As a result, many people from almost all over the world have acquired real estate in Turkey. Although the acquisition of many real estates from different nations has provided some advantages for Turkey in the short term, it has caused some negative situations in the long term.

In this study, real estate acquisitions by foreign natural persons in Turkey have been discussed, including a historical evaluation. In addition, the legal, economic, geographical and demographic aspects of real estate acquisition by foreigners were discussed using the data obtained from the General Directorate of Land Registry and Cadastre (TKGM) and the Turkish Statistical Institute (TUIK) and the positive and negative aspects of the real estate acquisition process by foreigners were discussed using the SWOT technique. As a result of this discussion, some suggestions were made on what kind of policy should be followed in Turkey regarding the real estate acquisition of foreigners.

2. Acquisition of Real Estate by Foreigners in Turkey

In this section, the historical process of real estate acquisition by foreign individuals is briefly mentioned and information is given about the current real estate acquisition procedure.

2.1 Historical Development

From the past to the present, states have granted superior rights to their citizens living in their own territories over those coming from other countries. Today, due to communication, transportation, network connections, the development of trade and cultural, economic and commercial rapprochement, people no longer see living in their own countries as a necessity and the number of people living abroad is increasing. This situation has triggered states' desire to be more economically powerful and as a result, has led world states to grant rights similar to those they grant to their own citizens to foreigners living in their own territories. With the acceleration of globalization and the contribution of the liberal economy, the dimensions of the concepts of citizenship and foreignness have changed and states have come face to face with the concept of world citizenship. Although states have granted fewer rights to foreigners in their own countries, factors such as the rule of law, globalization and the principle of reciprocity in international agreements have forced them to shape their policies towards foreigners. Discussions regarding the acquisition of real estate by foreigners in our country date back to the second half of the 19th century, when the Ottoman Empire began to decline. However, during the first 50 years of the new Republic of Turkey, there has been no discussion that has occupied society on this issue. With the changes made to Article 35 of the Land Registry Law, one of the first legal regulations of the Republic, from the second half of the 1980s onwards, discussions on this issue took their place on the country's agenda(Erdoğan, 2010: 92). Şakir Genç examined these developments in the historical process as follows.(Genç, 2014)

2.1.1 Pre-Republic Period

It is seen that until 1868, foreign real persons were not granted any right to acquire real estate in the Ottoman Empire (Levi, 2006: 55). Even in the capitulations in which the Ottoman Empire granted very important rights to citizens of foreign states, real estate acquisition was not included. This period was examined by Altuğ Yılmaz and as can be seen, it was interpreted by Şakir Yılmaz as foreign states did not allow their own citizens to acquire real estate in the Ottoman country.

With the Reform Edict of 1856, the prohibitive approach regarding the acquisition of real estate by foreign real persons was significantly abandoned. In addition to the provisions ensuring equality between Christian and Muslim subjects and guaranteeing certain personal rights, the Reform Edict included a phrase that promised foreigners the acquisition of real estate (Sargın, 1997:62). With this promise, foreigners would be allowed to acquire real estate after the arrangements to be made between the Ottoman government and foreigners, on the condition that they were subject to Ottoman laws and regulations and paid the taxes paid by Ottoman citizens (Özcan, 2010: 280). Thereupon, the first legal regulation regarding the acquisition of real estate by foreigners was made in Turkish law with the "Law on Foreign Subjects Becoming Real Estate Owners" (Safer Law) accepted on June 8, 1868. Thus, foreign real persons were allowed to acquire real estate in places outside the Hejaz, which was considered sacred by Muslims (Göknar, 1996). According to this law, citizens of states that did not participate in the protocol could not acquire real estate in any way, and those who renounced Ottoman citizenship in order to acquire the citizenship of a foreign state could not benefit from this law. The rights of foreigners regarding the real estate they acquired according to this law continued until the First World War (URL 1). With this law, a large amount of country land in the Aegean Region, the Mediterranean Region (especially around Adana) and the Marmara Region was taken over by foreigners (Köktürk, 2006).

2.1.2 The Republic Period

The Treaty of Lausanne dated July 1923 constituted a turning point in the acquisition of land by foreigners in Turkey. With the signing of this Treaty, a new era began in the acquisition of real estate by foreigners. With this Treaty, the opportunity to acquire real estate in Turkey was granted to real persons who were nationals of the party states (France, England, Italy, Japan, etc.) and the acquisition of real estate by foreigners was partially limited by introducing a reciprocity system. Since the validity period of this treaty was seven years, the Turkish Government unilaterally repealed the treaty in 1930. However, the acquisition of real estate by foreign real persons in villages was prohibited by the Village Law No. 442 dated 18 March 1340 (1924) and aimed to develop and protect rural areas in every way. Article 87 of this Law states that "Both individuals who are not citizens of the Republic of Turkey and societies and companies

with the status of individuals are prohibited from acquiring land and real estate in villages."

2.1.2.1 Regulation Made by the Land Registry Law No. 2644

After the declaration of the Republic, the most important regulation in Turkish law regarding the acquisition of real estate by foreign real persons was the Land Registry Law No. 2644 dated 22.12.1934. The situation before the enactment of this law was summarized as follows in the decision of the Constitutional Court No. E. 1984/14, K. 1985/7: "The Treaty of Lausanne signed on 24 July 1923 is the beginning of a new era in terms of foreigners' law in Turkey. During the imperial period, foreigners' law, both as individuals and institutions, was largely based on capitulations. The Ottoman State, in order to get rid of the capitulations that caused many problems, took the opportunity of the beginning of World War I and declared as of October 1, 1914 that it had 'abolished all foreign privileges that were contrary to the General European International Law, including the capitulations and the agreements made later and the customs provided and their interpretations, and that from this date onwards, the provisions of the General European International Law would be applied to the citizens of foreign states.' However, the states that had the capitulations did not accept this unilateral abolition. In any case, shortly afterwards, the Ottoman State joined the war on the side of the Allied Powers and was forced to sign the Armistice of Mudros and the Treaty of Sevres after being defeated, thus rendering its decision on the capitulations meaningless.

Then, in 1934, the Land Registry Law No. 2644 came into force and the restrictions were continued. Articles 35 and 36 of the said law were devoted to the acquisition of real estate by foreigners. Thus, with Article 35, foreign real persons were granted the right to acquire real estate outside the village borders, provided that it was reciprocal and that the limitations set by law were observed. With this article, only foreign real persons were granted the right to acquire real estate, and foreign commercial companies were deprived of this right. With Article 36, it was stated that foreign real persons could own independent farms not affiliated with a village and 30 hectares of land; however, permission from the Council of Ministers was required for more than 30 hectares (Yavuz, 2007; Bıyık, 2007). The Law, which sought the existence of the

same conditions in terms of testamentary dispositions, excluded real estate acquired through legal inheritance from the scope of the provision (Yılmaz, 2013:1101). With these regulations, the policy of real estate acquisition by foreigners, which would be implemented in our country until the 1980s, was shaped.

2.1.2.2. Regulations Made by Laws No. 3029 and No. 3278

An important paragraph was added to Article 35 of the Land Registry Law No. 2644 by Law No. 3029 dated 21.06.1984. With this paragraph, the Council of Ministers was given the authority to determine which countries the reciprocity condition would not apply to and to determine the fund rate to be received by the Mass Housing Fund, not to exceed 25% in real estate purchases and sales by foreign real persons. The new provisions introduced by Law No. 3029 included(Polat, 2019):

* The authority to determine the countries whose nationals would be allowed to acquire real estate without the condition of reciprocity;

and

* The authority of the Council of Ministers to determine the proportion of funding to be reserved for the Mass Housing Fund, which was assigned to the Ministerial Cabinet, on the condition that this proportion does not exceed 25%. The latter regulation was annulled by the Constitutional Court in 1985 on the basis that the limits of the authority entrusted to the Ministerial Cabinet were vague.

After the annulment by the Constitutional Court, Parliament again amended Land Registry Law No. 2644. The amendment to the law, dated 1986, numbered 3278, did not differ markedly from the amendment that was annulled, and the Constitutional Court also annulled this amendment within a year of its introduction (Mutlu, 2005; Yılmaz, 2013; Candan and Oktay, 2017). However, this regulation was annulled by the Constitutional Court with the decision given on 13.06.1985. The Court emphasized that the principles regarding the purpose, amount and location of real estates that foreign real persons can acquire should be determined by law, and then expressed its views as follows: “Indeed, the authority granted to the Council of Ministers by Law No. 3029 is not extremely unlimited and clear. Only the amount to be received for the Mass Housing Fund is determined in the law, and other matters are left to the executive body. However, there are many aspects that need to be regulated by law. The maximum

amount of land to be purchased by a foreigner, the number of real estates, the purposes of acquisition, the duration of the authority granted to the Council of Ministers, the location of the land or real estate to be purchased, the conditions of purchase, the principles to be applied in transfer and alienation should all be regulated by law. The breadth and uncertainty of the authority granted to the executive branch by Law No. 3029 is obvious. Many aspects related to the essence have not been regulated in the law. This situation is clearly a transfer of authority" (Öztürk, 2014)

Following the annulment decision of the Constitutional Court, the legislator made a new legal regulation and added two paragraphs to Article 35 of the Land Registry Law with Law No. 3278 dated 22.04.1986. These paragraphs added to the law are as follows: "In cases where it is deemed beneficial to national interests and/or the national economy, the Council of Ministers may decide which countries and/or citizens of which countries will be exempted from the reciprocity condition. The procedures and principles regarding these issues are determined by the Council of Ministers. In addition, the Council of Ministers has the authority to determine the rate of funds to be received by the Mass Housing Fund, which will not exceed 25% of the sales price in these purchases and sales, and the principles regarding the application." As can be seen, the addition made to Article 35 of the Land Registry Law by Law No. 3278 contains a very minor difference from the addition made by Law No. 3029. The amendment made to the Land Registry Law by Law No. 3278 was also annulled by the Constitutional Court with its decision dated 09.10.1986(Yılmaz, 2013).

2.1.2.3. Regulation made by Law No. 4916

The conditions regarding the acquisition of real estate by foreigners have been rearranged with the amendments made to the Land Registry Law by Law No. 4916 dated 03.07.2003. These regulations have brought about significant changes. Here is a summary of these changes: Provided that reciprocity and legal limitations are observed, in addition to foreign real persons, legal entity trading companies established in foreign countries in accordance with the laws of those countries have been granted the right to acquire real estate limited to 30 hectares. The reciprocity requirement has been abolished in the acquisition of real estate by foreign real persons through inheritance. In the application of the reciprocity principle, it has been taken as a basis that the rights granted by a foreign state to its own citizens or legal entity trading

companies in real estate acquisition should also be granted to citizens or trading companies of the Republic of Turkey. Article 87 of the Village Law No. 442 has been repealed and real estate acquisition within the borders of villages has been made possible. In the establishment of limited real rights (right of utilization, right of residence, right of superficies, mortgage, etc.), the reciprocity requirement has been abolished for foreign real persons and commercial companies with legal personality in foreign countries. Restrictions in military zones, security zones and strategic areas have been preserved and the authority to determine the places where this article will not be applied in terms of public interest and national security has been given to the Council of Ministers. The most striking change in the law is for foreign legal persons. The opportunity to acquire real estate, which was granted only to foreign real persons before the enactment of Law No. 4916, has been expanded to include commercial companies with legal personality in foreign countries. However, in the new regulation, unlike the old one, it has been stated that even if the principle of reciprocity is not realized, real estates transferred through legal inheritance will be converted into money, thus resolving the problems experienced regarding the issue. The changes made to Article 35 of the Land Registry Law by Law No. 4916 were also annulled by the Constitutional Court on 14.03.2005. The court's decision to annul was based on the grounds that the principle of reciprocity was violated in the legal regulation and that the principle was treated in an empty manner, in line with previous decisions. As stated above, in the amendment made to Article 35 of the Land Registry Law in 2003, the principle of reciprocity was regulated in a much broader manner compared to the previous regulation, and even an understanding that required the principle of equality rather than reciprocity was adopted in the drafting of the principle (Gelgel, 2003: 414).

2.1.2.4. Regulation made by Law No. 5444

Article 35 of the Land Registry Law was rearranged in 2005 with Law No. 5444, and the annulment decision of the Constitutional Court was taken into consideration to a great extent in this regulation. In the amendment, a structural change was made in terms of commercial companies with legal personality established in foreign countries according to the laws of their own countries, and it was stipulated that these companies can only acquire real estate and limited real rights within the framework of special law provisions. In terms of foreign real persons, some restrictive regulations were included

in the annulment decision of the Constitutional Court dated 2003 in terms of the purpose of acquiring the real estate, the amount of the real estate to be acquired, limited real rights and the authority of the Council of Ministers. Other changes made with Law No. 5444 were made regarding the purpose of acquiring the real estate, its location and amount. Accordingly, it was made possible for foreign real persons to acquire real estate in Turkey only for use as a workplace or residence in terms of the purpose element. In addition, it is mandatory for these real estates to be among the real estates that are separated and registered for these purposes within the implementation zoning plan or local zoning plan. Within the framework of this regulation, foreign real persons are prevented from acquiring real estate on agricultural lands.

The restriction imposed in the law regarding the amount of real estate to be acquired is noteworthy. The legislator has introduced different criteria for real estates that foreign real persons can acquire, valid both nationwide and provincially. According to these explanations, when purchasing land for our country, it was decided that this amount would not exceed two and a half hectares, and the Council of Ministers was given the right to increase this amount up to thirty hectares. Similarly, the Council of Ministers has been authorized to determine the ratio of real estates that foreign real persons can acquire on a provincial basis, not to exceed five per thousand according to the provincial surface area. In addition, the Council of Ministers has been authorized to determine the areas where foreign real persons cannot acquire real estates and limited real rights for public benefit and national security.

With Law No. 5444, a distinction has been made in Article 35 of the Land Registry Law regarding real estate acquired through legal inheritance.

According to the limitations of Law No. 5444, no limitations in terms of amount, purpose and location are applied to the real estates acquired by citizens of countries that meet the reciprocity condition with Turkey through inheritance. The real estates acquired by citizens of countries that do not meet the reciprocity condition through inheritance are transferred and subject to the necessary provisions. In addition, Law No. 5444 also states that, as in the period of Law No. 4916, reciprocity and compliance with legal limitations will be sought in terms of testamentary dispositions.

The regulation made in Article 35 of the Land Registry Law with Law No. 5444 has been the subject of an annulment case in the Constitutional Court. The Court, with its

decision dated 11.04.2007, stated that the authority granted to the Council of Ministers to increase the real estate acquisition limit of two and a half hectares by twelve times was excessive and that this authority resulted in the transfer of legislative authority to the executive body, and ruled that the relevant sentence was unconstitutional. The Court also ruled that the provision regarding the Council of Ministers determining the ratio of the real estates that foreign real persons can acquire on a provincial basis, not to exceed five per thousand, according to the provincial surface area, was also unconstitutional. In the justification of the decision, it was stated that the provincial surface areas also included parts of the province other than residential areas such as forests, mountains and pastures, that the entire residential areas of some provinces were below the five per thousand limit, and therefore the regulatory authority granted to the Council of Ministers was not determined by taking into consideration the constitutional limits.

2.1.2.5. Regulation Made by Law No. 5782

Following these developments, the legislator amended Article 35 of the Land Registry Law by accepting Law No. 5782 on 03.07.2008. With this amendment, foreign real persons were allowed to acquire real estate and limited real rights up to ten percent of the total area within the boundaries of the implementation zoning plan and local zoning plan on the basis of central districts and counties. However, no new regulation was introduced regarding the authority of the Council of Ministers to increase the amount of real estate acquisition up to thirty hectares, which was annulled by the Constitutional Court. With this regulation, real estate acquisition by foreign real persons was limited to an area of two and a half hectares in terms of amount.

2.1.2.6. Regulation Made by Law No. 6302

The latest regulation regarding the acquisition of real estate by foreigners is Law No. 6302, which was enacted on 03.05.2012. With Article 1 of this Law, a comprehensive amendment was made to Article 35 of the Land Registry Law, and the real estate acquisition of foreign real persons was brought to its current state. According to Article 35 of the Land Registry Law No. 2644, which was amended by Law No. 6302 and regulates the acquisition of real estate by foreign real persons in Turkey; provided that the legal restrictions are observed, in terms of international bilateral relations and in cases where the interests of the country require it, foreign real persons who are citizens

of countries determined by the Council of Ministers may acquire real estate and limited real rights in Turkey. With this regulation, new rules were introduced for the acquisition of real estate by foreign real persons, and the right to acquire property was granted to citizens of certain countries. This right was determined by the Council of Ministers in line with the international relations and interests of the country. In addition, the reciprocity requirement for foreigners' real estate acquisition in Turkey has been relaxed with this law, but certain limitations and conditions have still been preserved. As can be seen, the reciprocity principle, which has been sought since the past in real estate acquisition by foreigners, has been replaced by the necessity of the country's interests by acting rationally in the regulation made. The condition of complying with the legal limitations that have been preserved since the first version of the Land Registry Law has been included. In addition, the authority to determine which nationals can acquire real estate in Turkey has been given to the Council of Ministers. The limits of the authority granted to the Council of Ministers in this regard have been set forth as "situations required for international bilateral relations" and "situations required by the country's interests". In the third paragraph of Article 35 of the Land Registry Law, the Council of Ministers has been given the authority to determine, limit, partially or completely stop or prohibit real estate acquisition in terms of country, person, geographical region, period, number, rate, type, quality, area and amount "in cases required by the country's interests". In summary, within the framework of Law No. 6302, the reciprocity requirement was abolished and the issue of which nationals can benefit from property rights and permanent and independent real rights on real estates was left to the decision of the Council of Ministers.

The issue of real estate and limited real rights acquisition by foreigners was subject to two different restrictions in terms of quantity, namely country and district. According to Law No. 6302, foreign real persons can acquire up to thirty hectares of real estate and limited real rights per person in Turkey throughout the country. In addition, the Council of Ministers was authorized to increase this amount up to sixty hectares. The restriction imposed on a district basis was determined as "ten percent of the area of the district subject to private property".

According to the previous legislation provisions; it was ruled that foreign real persons could acquire real estates that were separated and registered for these purposes in the

implementation zoning plan or local zoning plan in Turkey, exclusively for use as workplaces or residences. Two different restrictions were accepted in terms of quantity, namely country and district. According to this provision, the total amount of real estate and independent and permanent limited real rights that foreign real persons could acquire in Turkey was limited to two and a half hectares nationwide. These persons were allowed to acquire real estate and limited real rights in up to ten percent of the surface area of the areas within the implementation zoning plan and local zoning plan borders on the basis of central districts and counties.

The amendment made with Law No. 6302 introduced more flexible and comprehensive regulations for real estate acquisition by foreign real persons, providing more opportunities for real estate acquisition in Turkey. However, with these regulations, certain restrictions were maintained in strategic regions and security areas of the country, and real estate acquisition was prohibited in some areas for reasons such as public interest and national security.

As is known, according to the amendment made with Law No. 5444, the Council of Ministers was authorized to determine this rate, not to exceed five per thousand according to the surface area of the province. In the current regulation, instead of taking into account the entire district surface area, the said amount limitation was determined by taking into account the percentage of the areas subject to private ownership. However, when the amendment made with Law No. 5782 is examined, the limitation imposed on a district basis was determined as ten percent of the total area of the areas "within the boundaries of the implementation zoning plan and local zoning plan". Although the ten percent rate is preserved in the current regulation, it has been accepted that this rate will be applied to the areas "subject to private ownership" (Yılmaz, 2013). With the amendment made to Article 35 of the Land Registry Law with Law No. 5782, the real estate acquisition of foreign real persons has also been limited in terms of the purpose element, and these persons have the right to acquire real estate and limited real rights in Turkey exclusively for use as a workplace or residence. acquisition was made possible. In the current version of Article 35 of the Land Registry Law, the subject of real estate acquisition by foreign real persons is subject to a classification in terms of the purpose element in terms of built and unbuilt real properties. Unlike previous regulations, the Law does not foresee any restrictive

record in terms of the purpose element in terms of built real properties. In other words, within the framework of the current regulation, it is possible for foreign real persons to acquire real properties for purposes other than using them as workplaces or residences. In this respect, there is no obstacle left for foreign real persons to acquire real properties or limited real rights in Turkey, for example for agricultural purposes. An important provision regarding the purpose element is included in Article 35 of the Land Registry Law in terms of unbuilt real properties. According to the fourth paragraph of the article, it is stipulated that foreign real persons must submit the project they will develop on the unbuilt real property they purchase to the approval of the relevant Ministry within two years. Accordingly, after the project is approved by the relevant ministry by determining the start and completion period, it will be sent to the land registry directorate to be recorded in the declarations section of the land registry. The determination of whether the project is realized within the time limit will also be followed up by the relevant Ministry.

The amendment made to Article 35 of the Land Registry Law with Law No. 5444 classified the acquisition of real estate by foreign natural persons through inheritance in terms of legal inheritance and dispositions subject to death. With this amendment, the only condition for foreign natural persons to acquire real estate through legal inheritance was determined as reciprocity. With this regulation, the restrictions imposed in terms of quantity, location and purpose elements in terms of acquisition of real estate through legal inheritance were eliminated. However, it was stipulated that the transfer procedures of the real estates acquired by citizens of states with no reciprocity with Turkey through legal inheritance will be carried out and liquidated. In terms of dispositions subject to death, both the reciprocity condition and the restrictions imposed in terms of quantity, location and purpose elements must be complied with.

Article 35 of the Land Registry Law, which was rearranged by Law No. 6302, does not contain a separate provision regarding real estate acquired through inheritance, unlike the previous regulation. According to this new regulation, in the acquisition of real estate by foreign real persons through inheritance, the legal restrictions must be observed, the country must be a citizen of the countries determined by the Council of Ministers, and the total area of the real estate to be acquired and limited real rights

must not exceed ten percent of the district area subject to private property and thirty hectares per person in the country. In addition, the authority of the Council of Ministers to increase the amount that can be acquired per person in the country up to sixty hectares is also valid for real estate acquired through inheritance. The provision of the law stipulates that real estate acquired through inheritance without complying with the specified conditions must be liquidated by the owner within a maximum period of one year to be given by the Ministry of Finance, and that real estates that are not liquidated must be liquidated by the administration and converted into value and this value must be paid to the rightful owner. Another noteworthy issue regarding real estate acquired through inheritance in Article 35 of the Land Registry Law is that the distinction between legal inheritance and testamentary disposition has been abolished. This regulation aims to provide a single framework for real estate acquisition by foreigners through inheritance.

2.2 Procedure for Real Estate Purchase by Foreign Persons

In Turkey, real estate acquisition by foreign natural persons is carried out in accordance with the relevant articles of Law No. 6302, which is currently in force. There is no difference between foreign national natural persons and Turkish citizens in terms of the documents required for title deed transactions and the fees and taxes to be paid during title deed transactions(Uzun et al., 2007). For real estate acquisition by foreign natural persons, the following steps are followed in order, as seen in Figure 1:

1- First, information should be obtained from the Embassies/Consulates of the Republic of Turkey and the General Directorate of Land Registry and Cadastre regarding which nationals of our country can acquire real estate and limited real rights.

2- Foreign natural persons who do not see any problem in acquiring real estate apply to the Land Registry Directorates for the transfer of their real estate ownership. The following conditions must be met in order for the transfer of ownership to take place.
- A foreign national natural person can purchase a maximum of 30 hectares of real estate and acquire limited real rights throughout the country. - Foreigners cannot acquire real estate in military prohibited zones and security zones and rent them

without permission. - Foreign nationals can acquire real estate and limited real rights up to 10% of the area of the district subject to private ownership.

3- Foreign real persons who meet the necessary conditions submit the necessary information and documents for the property transfer transaction to the Land Registry Directorates.

4- In transactions that create a debt for transfer of ownership in accordance with Article 35 of the Land Registry Law No. 2644, the service fee and the revolving fund fee determined for the transaction are collected by the Land Registry Directorate.

5- The property transfer transaction is carried out by the Land Registry Directorate and the relevant real estate is registered in the land registry in the name of the foreign real person. Information regarding the transaction is provided at TKGM.

3. Legal, Economic, Geographic and Demographic Analysis of Real Estate Acquisition by Foreigners

3.1 Legal Analysis

The legal process regarding the acquisition of real estate by foreigners in the Republic of Turkey is based on the Treaty of Lausanne. From the Treaty of Lausanne dated July 24, 1923 to the Law on Amendments to the Land Registry Law and Cadastre Law numbered 6302 dated May 3, 2012, the "principle of reciprocity" has been the basic condition for foreigners to acquire real estate in Turkey. According to this principle, the right of citizens of a country to acquire real estate in Turkey was dependent on the condition that Turkish citizens had the same rights in that country.

However, this principle of reciprocity was abolished with Law numbered 6302. This new regulation aims to facilitate foreigners' acquisition of real estate in Turkey, thus

ensuring more investment and economic contribution. The abolition of the principle of reciprocity is an important turning point in the acquisition of real estate by foreigners in Turkey, and this change is considered an important step towards Turkey's goal of becoming a country more open to foreign investments.

Reciprocity; at least two states de facto recognize the same right in each other's country to their citizens (Mutlu, 2005, p. 280). In order to prevent possible confusion in the sale of real estate to foreigners, the Council of Ministers decision dated 29 May 1940 and numbered 2/13394 introduced the condition of de facto applicability in the application of the principle of reciprocity. Accordingly, in order to speak of the existence of reciprocity in the acquisition of real estate between the Republic of Turkey and a foreign state, reciprocity must be legal and de facto. According to this principle, the acquisition of real estate by a foreign national in Turkey depends on the legal entitlement of citizens of the Republic of Turkey to acquire real estate in that country and the de facto implementation of this right. In other words, citizens of both countries must have the right to acquire real estate in each other's country and this right must be enforceable. This condition was introduced in order to minimize the legal and de facto obstacles that Turkey faces in the acquisition of real estate by foreigners and to ensure a fair regulation. “Since the principle of reciprocity is the determining factor, the acquisition of real estate by foreigners in the Republic of Turkey should be examined legally in two periods:” (Karakurt Tosun, 2019)

• 1923 – 2012 period

• Period from 2012 to the present

3.1.1 1923 – 2012 Period

Legal regulations regarding the acquisition of real estate by foreigners in the Republic of Turkey from 1923 to 2012 are as follows.

Treaty of Lausanne: The Treaty of Lausanne constitutes a turning point in the acquisition of real estate by foreigners in the Republic of Turkey. Before the Treaty of Lausanne, foreigners were able to acquire real estate with the “7 Campaign Law”, “Law on Foreign Subjects Becoming Owners of Real Estate” and “Regulation on the Expropriation of Real Estate by Foreign Subjects” issued during the reign of Sultan

Abdülaziz. With the Treaty of Lausanne, the "nationality representation system" was abandoned in the Ottoman Empire (Genç, 2014, p.7).

The principle of political (contractual) reciprocity was adopted as a manifestation of the complete equality of foreigners with Turkey's contracting states with the 3rd article of the "Convention on Residence and Authority" annexed to the Treaty of Lausanne. Thus, the acquisition of real estate in Turkey by foreign real persons within the framework of the reciprocity principle was accepted. This principle has become an important principle determining Turkey's approach to the acquisition of property by foreigners.

The first regulation made regarding the acquisition of real estate by foreigners in the Republican period was the Village Law No. 442 dated 1924. Article 87 of this law prohibited foreign real and legal persons from purchasing land in villages. However, with the Land Registry Law No. 2644, which entered into force in 1934, foreigners' acquisition of real estate was subject to certain conditions. Article 36 of the Land Registry Law made it subject to the permission of the Council of Ministers for foreigners to acquire more than thirty hectares of land and independent farms in areas outside village boundaries, except for legal inheritance.

The law that directly regulates the acquisition of real estate by foreigners is the Land Registry Law No. 2644 dated 22 November 1934. Article 35 of this law determines the general conditions for foreigners to acquire real estate. According to this article, foreign real persons may have the right to purchase and acquire real estate in Turkey through inheritance, provided that they comply with legal restrictions and comply with the principle of reciprocity.

These laws have established the legal framework that foreigners encounter in acquiring real estate in Turkey and have determined Turkey's approach to this issue. In particular, the principle of reciprocity has been accepted as the basic principle regarding the acquisition of property by foreigners and regulations have been made within the framework of this principle. These regulations have ensured that foreigners are subject to certain restrictions in acquiring property in Turkey and have aimed to protect Turkey's interests.

The legal restrictions specified in the Land Registry Law are as follows:

• Foreign real persons may acquire real estate in our country for use as a workplace or residence. It is not possible for foreign real persons to own a place that they will not use as a workplace or residence.

• They cannot acquire real estate in places considered as villages.

• The total area of real estate that a foreign real person may acquire throughout the country and the independent and continuous limited real rights cannot exceed two and a half hectares. Foreign real persons may acquire real estate in up to 10% of the area of the total area within the boundaries of the implementation zoning plan and local zoning plan on the basis of central districts and counties.

• Restrictions Imposed in Sensitive Areas or Strategic Places for Public Interest and National Security

• Restrictions in the Context of the Military Prohibited Zones and Security Zones Law

3.1.2. Other Legal Regulations

Articles 35 and 36 of the Land Registry Law dated 1934, which regulate the sale of real estate to foreigners, have been amended by various legal regulations over time. Here are some of these regulations:

1. Law No. 4916 dated 03.07.2003: With this law, various laws and the Decree Law on the Organization and Duties of the Ministry of Finance were amended. Article 35 of the Land Registry Law was also amended within this scope. However, some of its articles were found to be unconstitutional and annulled by the Constitutional Court's decision dated 14.03.2005, numbered 2003/70, 2005/14.

2. Regulation in 2005: Following the annulments by the Constitutional Court, new regulations may have been made in 2005, but it is not stated which regulation specifically.

3. Regulations in 2008 and 2012: Changes may have been made to Articles 35 and 36 of the Land Registry Law in these years as well. In particular, significant changes were made with the adoption of Law No. 6302 in 2012, but it is not stated whether this was done directly to Articles 35 and 36.

These regulations generally aimed to update the conditions for foreigners to acquire real estate in Turkey and changed the legal framework. The fact that the Constitutional Court annulled some regulations reveals the necessity of continuously evaluating the conformity of laws with the Constitution.

The most important innovation brought by Law No. 4916 was Article 87 of Law No. 442 on Villages, which prohibited foreign real and legal persons from acquiring real estate in villages, and it was repealed by Article 38/a of Law No. 4916 (Mutluer and Südaş, 2005 , p. 46).

With the amendment made to Law No. 5444 on Land Registry dated 29.12.2005, significant regulations were made to Article 35 of the Law on Land Registry. However, some provisions of this law were annulled by the Constitutional Court's decision dated 11.04.2007, as they were deemed unconstitutional. This law, which was not annulled and was valid until 2012, brought about a significant change in the application of the reciprocity condition in real estate sales to foreign nationals.

The most important regulation states that the reciprocity condition must be realized legally and de facto in the acquisition of real estate by foreigners in Turkey. This regulation aims to recognize similar rights to the real estate acquisition rights of citizens of the Republic of Turkey in foreign countries in the acquisition of real estate by foreigners in Turkey. In other words, in order for foreigners of a country to be granted the right to acquire real estate in Turkey, that country must also grant the same rights to Turkish citizens and this right must be practically applicable. This regulation aims to ensure both legal and practical reciprocity. These conditions regarding the acquisition of real estate by foreigners in Turkey may have changed with the more comprehensive regulations made in 2012, but the reciprocity condition introduced by Law No. 5444 stands out as an important step. With the Law on Amendments to the Land Registry Law No. 5782 dated 03.07.2008, Article 35 of the Land Registry Law was amended once again, allowing foreign real persons to acquire real estate up to ten percent of the total area within the boundaries of the implementation zoning plan and local zoning plan on a central district basis (Genç, 2014 , p. 84). With the amendment, the amount of real estate that a person can acquire was again limited to 2.5 hectares, but the Council of Ministers was authorized to increase this amount up to 30 hectares.

3.1.3. Legal Process from 2012 to Present

Since 2012, various legal regulations have been made in order to encourage foreigners to acquire real estate in Turkey. These legal regulations are as follows

Table 1: Legal changes regarding real estate acquisition by foreigners and their reasons (Polat, 2019)

Name of the Legal Regulation Proposing Amendments to the Land Registry Law No. 2644	Effective Date	Points Related To The Subject	Cancellation Date	Reason For Cancellation
Law No. 3029	21.06.1984	The Council of Ministers has been given the authority to determine which countries the reciprocity condition will not apply to and to determine the proportion of funds to be received by the Mass Housing Fund in real estate purchases and sales by foreign individuals, not to exceed 25 percent	13.6.1985	Because the limits of authority given to the Council of Minister are unclear and this authority means the transfers of legislative authority.
Law No. 3278	22.04.1986	In cases where it deemed beneficial to national interest and/or the national economy, the Council of Ministers may decide which countries and/or natural person of which nationality will be exempted from the reciprocity condition.	9.10.1986	Because the authority given to Council of Ministers is unclear.
Law No. 4916	3.7.2003	The condition of reciprocity has been abolished in the acquisition of real estate by foreign individual through inheritance.	14.03.2005	Because the principle of reciprocity has been violated and the principle has been treated in an empty manner.
Law No. 5444	29.12.2005	Foreign commercial companies with legal personality can only acquire real estate property and limited real rights within the framework of special law provisions	11.04.2007	The authority granted to the Council of Ministers to increase the real estate acquisition limit of two and a half hectars by twelves times is excessive.

Law No. 5782	3.7.2008	Foreign real persons can acquire real estate and limited real rights in up to ten percent of the total area of the areas within the zoning plan boundaries of the districts.	In force
Law No. 6302	3.5.2012	Subject to compliance with legal restrictions, in terms of international bilateral relations and in cases where the interests of the country require it, foreign nationals who are citizens of countries determined by the Council of Ministers may acquire real estate and limited real rights in Turkey.	In force

3.1.3.1 Law No. 6302 on Amendments to the Land Registry Law and Cadastre Law

The latest regulation regarding the acquisition of real estate by foreigners is the Law No. 6302 on Amendments to the Land Registry Law and Cadastre Law, which was accepted on 03.05.2012. This law is currently in effect. With Law No. 6302, the reciprocity requirement applied since the Treaty of Lausanne in real estate sales to foreigners has been abolished. In this sense, Law No. 6302 is a turning point in real estate sales to foreigners.

Article 35 of the Land Registry Law has been rearranged with Law No. 6302. The final version of Article 35 is as follows: “Provided that legal restrictions are observed, citizens of countries determined by the Council of Ministers in terms of international bilateral relations and in cases where the interests of the country require it, may acquire real estate and limited real rights in Turkey. The total area of real estates and independent and permanent limited real rights acquired by foreign nationals cannot exceed ten percent of the area of the district subject to private property and thirty hectares per person nationwide. The Council of Ministers is authorized to increase the amount that can be acquired per person nationwide by up to two times.” With the regulation made, the condition of reciprocity was removed and the issue of which nationals can benefit from property rights on real estates and permanent and independent real rights was made subject to the decision of the Council of Ministers (Mat, 2012 , p. 3; Doğan, 2012 , p. 37; Hakan and Ercan, 2017 , p. 645; Genç, 2014 ,

p. 85; Yılmaz, 2013 , p. 1112; Üçüncü, 2014 , p. 92). The Council of Ministers takes international bilateral relations and national interests as a basis. Citizens of 183 countries determined by the decision of the Council of Ministers can acquire real estate provided that they adhere to the limitations specified in the law.

Other regulations introduced by Law No. 6302 have been summarized by Ebrar Karakurt Tosun as follows:

• The issue of foreigners' acquisition of real estate and limited real rights has been subject to two different restrictions based on country and district in terms of amount. It has been made possible for foreign real persons to acquire up to thirty hectares of real estate and limited real rights per person in Turkey. The Council of Ministers can double this amount. In addition, they can acquire real estate up to ten percent of the total area of the district subject to private ownership.

• The 30-hectare limit is questioned when foreigners purchase agricultural land. • Foreigners cannot acquire real estate in the regions specified in Law No. 2565 on Military Prohibited Zones and Security Zones.

• Restrictions imposed in Sensitive Areas or Strategic Locations for Public Interest and National Security are still ongoing.

• With the decision of the Council of Ministers, in terms of public interest and national security; In some provinces and districts, foreigners are restricted from purchasing real estate. These restrictions can be updated.

3.1.4 Incentives and Exemptions

Since 2017, various incentives and exemptions have been introduced to encourage foreigners to purchase real estate in Turkey. These regulations aim to contribute to economic growth by encouraging foreign investors and individuals to purchase property in Turkey. The important changes made in this context are summarized below:

• Persons who are determined by the Ministry of Industry and Technology to have made a fixed capital investment of at least 500,000 US Dollars or equivalent foreign currency or Turkish Lira, and who are determined by the Ministry of Environment and Urbanization to have purchased real estate worth at least 250,000

US Dollars or equivalent foreign currency or Turkish Lira, on the condition that it is not sold for three years, are entitled to obtain Turkish citizenship. With the Communiqué on Amendments to the Communiqué on General Application of Value Added Tax of the Ministry of Finance, it has been decided that VAT will not be collected on sales of residences and workplaces to expatriates and foreign individuals and institutions, effective as of 01.04.2017. The persons who will benefit from the VAT exemption are as follows:

• Turkish citizens who have a work or residence permit and have lived abroad for more than six months,

• Foreign national real persons who have not settled in Turkey,

• Institutions that do not have their legal and business center in Turkey and do not earn income in Turkey through a workplace or permanent representative. There are certain conditions for benefiting from the VAT exemption:

• The VAT exemption to be applied to the purchase of residences and workplaces is only valid for first sales and does not cover second-hand real estate.

• In order to benefit from the VAT exemption, the price of the purchased residence or workplace must be brought from abroad in foreign currency and at least half of this price must be brought to Turkey in foreign currency by the buyer and paid to the seller before the date the invoice for the sale is issued, and the remaining part must be brought to Turkey in foreign currency by the buyer within one year at the latest.

• If the real estates subject to the exemption are disposed of within one year, the tax that is not collected on time must be paid together with the deferred interest.

3.2 Economic Analysis

Since the 2000s, a significant increase has been observed in investments made by foreign investors in Turkey. The amount of foreign-sourced investments between 2003 and 2017 is given in detail in Table 2. A significant portion of foreign-sourced direct investments made during this period consists of real estate investments (See Table 2). The distribution of foreign-sourced real estate investments by year is shown in the graph in Figure 1. Although real estate investments show small fluctuations over the years, they generally tend to increase from 2003 to 2017. This trend reveals that Turkey

is an important investment country preferred by foreigners. According to Uzun and Yomralıoğlu (2007), the main reason why Turkey's real estate sector has become attractive to foreigners is the country's location advantage. Turkey's strategic geographical location attracts investors' attention and encourages real estate investments. The increase in real estate investments by foreign investors in Turkey has made significant contributions to the country's economic growth and the revival of the real estate sector. This situation shows that Turkey is a safe and attractive country for investors. It is seen that there is a general consensus among researchers that foreign-sourced investments contribute economically to the regions where the real estate is located (Fagan and Longino, 1993; Sastry, 1992; Day and Barlett, 2000; Balkır and Kırkulak, 2014; Südaş and Mutluer, 2008; Südaş, 2015; Yirik and Baltacı, 2016; Emekli, 2014; Candan and Oktay, 2017). Although it is generally thought that real estate acquisitions by foreigners have positive economic effects, some researchers have also found that they have various negative effects (Candan & Oktay, 2017). As a result of these studies, it is stated that living standards in the region have increased due to foreigners purchasing housing, the cost of living has increased and as a result, low-income local people are in a difficult situation (Çavuş and Çolakoğlu, 2008; Huete et al., 2008; Efendi et al., 2009; Öztürk et al., 2007).

Years	Total direct investment (Million dollars)	Real estate investment amount (Million dollars)	Total investment amount (Million dollars)	Share of real estate investments in total investment (Percentage)
2003	1702	998	2.700	37
2004	2.785	1.343	4.128	32,5
2005	10.031	1.841	11.872	15,5
2006	20.185	2.922	23.107	12,6
2007	22.047	2.926	24.973	11,71
2008	19.851	2.937	22.788	12,88
2009	8.585	1.782	10.367	17,18
2010	9.099	2.494	11.593	21,51
2011	16.182	2.013	18.195	11,06
2012	13.628	2.636	16.264	16,20
2013	12.896	3.049	15.945	19,12
2014	12.828	4.321	17.149	25,19
2015	17.550	4.156	21.706	19,14
2016	12.854	3.890	16.744	23,23
2017	8.290	4.160	12.450	33,41
2018	6.229	5.915	12.144	48,71
2019	5.512	4.979	10.491	47,45
2020	4.401	3.954	8.355	47,32
2021	6.873	5.634	12.507	45,04
2022/11	5.566	5.668	11.234	50,45

Table 2 The amount of investment made by foreigners in Turkey

3.2.1 The Situation of International Direct Investments in Turkey

The acquisition of real estate in Turkey by foreign nationals and legal entities established in foreign countries in accordance with the laws of their own countries is regulated in Article 35 of the Land Registry Law No. 2644, amended by Laws No. 5444 and 5782. Accordingly, foreign nationals can acquire real estates that are separated and registered for these purposes in the implementation zoning plan or local zoning plan, to be used as workplaces or residences in Turkey, provided that it is reciprocal and legal restrictions are observed (ALTSO, 2010).

As of 17.01.2010, a total of 88990 real estates have been sold to 100,933 people in our country, in an area of 60,642,324 square meters. When we look at the distribution of real estates by province, Antalya, which includes Alanya, ranks first with a rate of 34.09%, and Muğla ranks second. When we look at Table 1, 34.09 out of every hundred real persons purchasing real estate in Turkey are in Antalya, and 67% of this is made up of foreigners purchasing real estate in Alanya. As can be seen, Alanya accounts for more than half of Antalya's data in Antalya's success in selling property to foreigners and the inflow of foreign capital (ALTSO, 2010). When we look at the distribution by surface area, the provinces of Mardin and Kırşehir, which are not on the list, are also among the top 10 provinces. After Antalya, Muğla, where 17,627 people purchased real estate, ranks second (ALTSO, 2010). It is seen that much more property sales are made to foreigners in Antalya compared to its closest followers, such as Muğla and Aydın. According to this data, the top 10 provinces on a provincial basis are shown in Figure 1.

Figure 1. Number of foreign citizens who acquired real estate by province

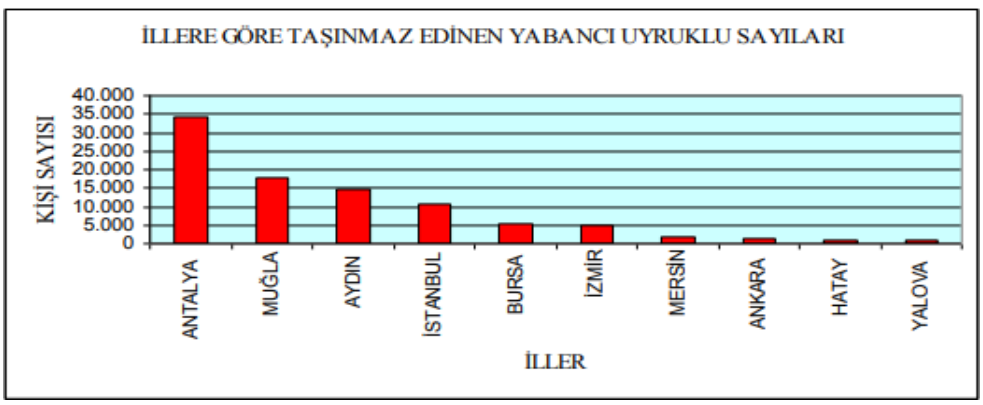


Table 3. Property acquisitions of foreign real persons - property distribution on a provincial basis (First 20 provinces) (URL-1, 2010).

	İLİ	TOPLAM TAŞINMAZ SAYISI	TOPLAM TAŞINMAZ ALANI (m²)	KİŞİ SAYISI	TOPLAM İÇİNDEKİ PAYI (%)
1	ANTALYA	26.202	5.079.851	34.406	34.09
2	MUĞLA	12.605	5.284.875	17.627	17.46
3	AYDIN	10.401	3.003.136	14.466	14.33
4	İSTANBUL	10.009	2.963.392	10.534	10.44
5	BURSA	4.992	1.707.939	5.325	5.28
6	İZMİR	4.766	3.001.392	4.766	4.72
7	MERSİN	1.646	738.783	1.734	1.72
8	ANKARA	1.806	4.185.368	1.318	1.31
9	HATAY	1.413	3.084.646	1.057	1.05
10	YALOVA	809	269.835	911	0.90
11	BALIKESİR	897	836.073	856	0.85
12	KAYSERİ	826	1.317.032	604	0.60
13	KOCAELİ	638	555.412	527	0.52
14	KONYA	649	2.809.082	510	0.51
15	MANİSA	607	1.023.284	474	0.47
16	SAKARYA	545	676.507	441	0.44
17	ADANA	548	1.502.332	388	0.38
18	TEKİRDAĞ	429	1.137.336	309	0.31
19	NEVŞEHİR	529	1.380.571	289	0.29
20	TRABZON	495	246.181	274	0.27
21	DİĞER	8.178	19.839.297	4.117	4.08
GENEL TOPLAM		88.990	60.642.324	100.933	100.00

When we look at the distribution of real persons who acquired real estate in our country according to their nationality, the British are in first place with 30,710 people, the Germans are in second place with 21,678 people, and the Greek citizens are in third place with 10,902 people. However, 8,420 of the 9,954 total real estates among Greek citizens are real persons of Turkish origin and are then acquired by citizens of Ireland, Denmark, the Netherlands, Norway and Austria (Table 4) (ALTSO, 2010).

Table 4. Property acquisitions of foreign real persons - property distribution based on nationality (Top 25 countries) (URL-1, 2010).

	ÜLKE	TOPLAM TAŞINMAZ SAYISI	TOPLAM TAŞINMAZ ALANI (m^2)	KİŞİ SAYISI	TOPLAM İÇİNDE PAYI (%)	ALANYADAN ALAN KİŞİ SAYISI	ALANYANIN PAYI (%)
1	İNGİLTERE	21.421	5.946.469	30.710	30.52	1.580	5.14
2	ALMANYA	26.365	33.114.336	21.678	21.54	4.655	21.47
3	YUNANİSTAN	9.954	2.914.432	10.902	10.83	3	0.03
4	İRLANDA	5.025	803.794	6.672	6.63	3.181	47.68
5	DANİMARKA	4.268	1.488.249	5.365	5.33	4.226	78.77
6	HOLLANDA	4.298	2.266.876	5.181	5.15	3.160	60.99
7	NORVEÇ	2.848	668.887	4.010	3.99	2.621	65.36
8	AVUSTURYA	3.984	6.722.472	2.779	2.76	102	3.67
9	BELÇİKA	1.929	604.155	2.541	2.53	791	31.13
10	RUSYA FED.	2.127	542.675	2.255	2.24	937	41.55
11	İSVEÇ	931	346.641	1.116	1.11	622	55.73
12	FRANSA	923	807.917	992	0.99	44	4.44
13	ABD	999	453.540	979	0.97	48	4.90
14	KKTC	910	551.602	899	0.89	48	5.34
15	İTALYA	758	213.629	877	0.87	23	2.62
16	FİNLANDİYA	596	113.651	760	0.76	645	84.87
17	UKRAYNA	288	79.140	298	0.30	51	17.11
18	İRAN	168	195.320	230	0.23	5	2.17
19	SIRBİSTAN	173	67.226	225	0.22	1	0.44
20	AVUSTRALYA	222	268.176	214	0.21	30	14.02
21	İSVİÇRE	217	194.172	175	0.17	31	17.71
22	KANADA	160	59.699	147	0.15	7	4.76
23	İSPANYA	134	68.777	139	0.14	8	5.76
24	LİTVANYA	1 19	12.389	129	0.13	104	80.62
25	LÜBNAN	119	922.402	116	0.12	0	0.00
26	DİĞ. ÜLK. TOP.	1.307	1.215.995	1.234	1.23	122	9.89
GENEL TOPLAM		90.243	60.642.321	100.623	100	23.045	22.90

According to the data, 21.47% of Germans, 47.68% of Irish, 78.77% of Danes, 60.99% of Dutch and 84.87% of Finnish citizens who bought real estate in Turkey bought real estate in Alanya. In this respect, Alanya alone has a 60-70% share in the real estate sales of these countries' citizens throughout Turkey (ALTSO, 2010).

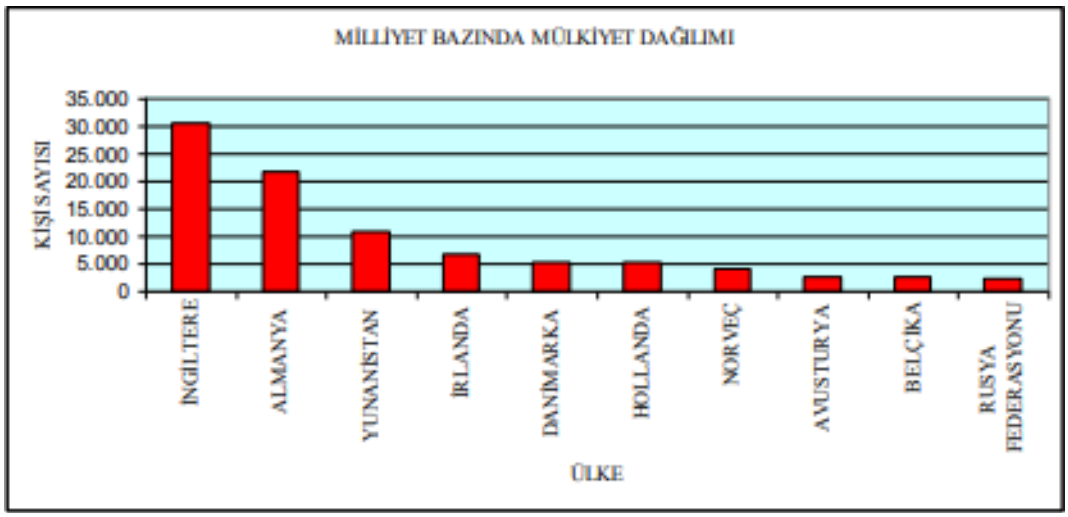


Figure 2. Distribution of property by nationality

3.3 Geographical Analysis

Turkey is a very rich country in terms of tourism due to its geographical and historical location and the fact that it has hosted many civilizations/cultures. It is observed that tourists who settle in Turkey, especially during their vacations or touristic trips, discover the positive aspects of Turkey and these discoveries are effective in deciding to settle in Turkey (Tanrıvermiş and Apaydın, 2013). Real estate sales to foreign individuals confirm this situation. Table 5 shows the total real estate sales in Turkey between March 2013-2024 and the number of real estates sold to foreigners. When the table is examined, it is seen that sales to foreigners have a continuous increase trend except for one or two years. The number of real estate sales made in 2023 and 2024 (March) has slightly decreased compared to previous years. The main reasons for this situation are the pandemic process and the high inflation experienced in Turkey. The real estate market has increased considerably as a result of the economic recession, high inflation and the slowdown in real estate production. This situation has also started to cease to be attractive for foreigners.

Table 5: Total real estate sales in Turkey and the number of properties sold to foreigners (2013-2024 March)

Yıl	Türkiye geneli toplam gayrimenkul satışı (adet)	Yabancılara yapılan gayrimenkul satışları (adet)	Yabancılara yapılan gayrimenkul satışların toplam gayrimenkul satışları içerisindeki payı (%)
2013	1 157 190	12 181	1,1
2014	1 165 381	18 959	1,6
2015	1 289 320	22 830	1,8
2016	1 341 453	18 189	1,4
2017	1 409 314	22 234	1,6
2018	1 375 398	39 663	2,9
2019	1 348 729	45 483	3,4
2020	1 499 316	40 812	2,7
2021	1 491 856	58 576	3,9
2022	1 485 622	67 490	4,5
2023	1 225 926	35 005	2,9
2024 (Ocak-Mart)	279 604	5 685	2,0
Toplam	15 069 109	387 107	2,5

With the enactment of Law No. 6302 in 2012, a rapid increase was observed in the acquisition of real estate by foreign real persons. After this legal regulation, a total of 387,107 real estates were acquired by foreign real persons between 2013 and 2024 (March). When the distribution of 387,107 real estates by year is examined, the highest number of sales was in 2022 (17.4%). 2022 was followed by 2021 (15.13%) and 2019 (11.74%), respectively. The provinces where foreign real persons acquired the most real estates during this period are given in Table 6. According to the graph, 38.36% (148519 units) of the 387,107 real estates acquired by foreigners between March 2003-2024 were purchased by foreigners in Istanbul, 26.04% (100,815 units) in Antalya, 4.52% (17,524 units) in Ankara, 4.32% (16,754 units) in Mersin, and 4.30% (16,668 units) in Bursa. These first five provinces are followed by Yalova, Aydın, Muğla, Sakarya Trabzon, İzmir, Samsun and other provinces, respectively. The temporal change in the ranking of the first 12 provinces with the most real estate acquisitions is

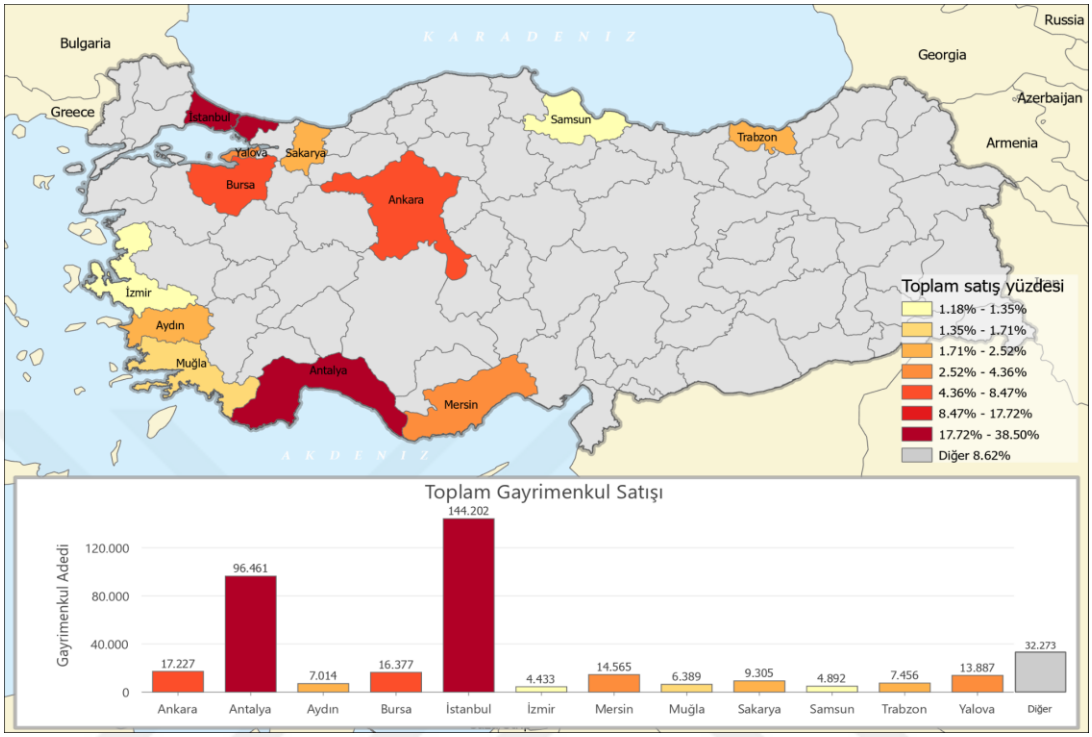
given in Figure 3. According to this graph, the first two places are shared by Istanbul and Antalya. Although the ranking of these two provinces has developed steadily, the rankings of other provinces vary greatly over the years. The ranking of Mersin, Ankara and İzmir provinces has been increasing in recent years. According to statistics, foreign real persons have preferred especially coastal (except Ankara) and developed provinces. According to this data, it is understood that provinces with suitable conditions for sea and summer tourism are preferred more, whereas Trabzon has become a province with a significant increase with its different nature tourism position since 2014. Bursa and Sakarya provinces are traditionally subject to real estate acquisition as provinces preferred by kin or related communities. It can be argued that Ankara and İstanbul are preferred especially for business and investment purposes (Candan & Oktay, 2017).

Table 6: Provinces where foreign individuals acquire the most real estate

Country name	2015		2016		2017		2018		2019		2020		2021		2022		2023		2024 Mart		Toplam Satış	Genel sıra
	Satış Sayısı	Sıra	Satış Sayısı	Sıra	Satış Sayısı	Sıra	Satış Sayısı	Sıra	Satış Sayısı	Sıra	Satış Sayısı	Sıra	Satış Sayısı	Sıra	Satış Sayısı	Sıra	Satış Sayısı	Sıra	Satış Sayısı	Sıra		
Irak	4228	1	3036	1	3805	1	8205	1	7596	1	6 74	2	8 661	2	6 241	3	1917	3	293	4	**27481**	**1**
Sudi Arabistan	2704	2	1886	2	3345	2	2718	3	2208	4	679	17	684	21	1 090	16	810	9	108	13	**13223**	**2**
Rusya	2036	4	1224	4	1331	4	2297	4	2893	3	3 078	3	5 379	3	16 312	1	10560	1	1361	1	**13019**	**3**
Iran	744	8	664	8	792	8	3652	2	5423	2	7189	1	10 056	1	8 223	2	4272	2	590	2	**12539**	**4**
Kuveyt	2130	3	1744	3	1691	3	2199	5	1903	6	1 231	7	1 791	7	1 671	8	822	8	99	14	**9878**	**5**
Afganistan	656	9	1205	5	1078	5	2084	6	2191	5	1 929	4	2 762	4	1 732	7	644	13	149	8	**7465**	**6**
Almanya	869	6	714	7	772	9	1866	7	1723	7	1 265	6	2 358	5	2 705	4	1363	6	232	6	**6501**	**7**
İngiltere	1054	5	827	6	794	7	1237	10	1353	10	1 126	10	1 089	15	1 236	11	652	12	119	12	**5550**	**8**
Azerbaycan	815	7	610	9	942	6	1250	9	1191	11	1 279	5	1 517	8	1 330	9	832	7	169	7	**5167**	**9**
Ürdün	243	19	345	14	483	12	1362	8	1596	8	1 080	11	1 257	12	1 071	17	384	16	65	19	**4168**	**10**
Ukrayna	608	10	484	10	505	11	624	16	719	18	771	15	1 246	13	2 574	6	1720	4	361	3	**3680**	**11**
Mısır	318	16	348	13	587	10	725	13	991	14	784	14	1 166	14	1 115	15	474	14	86	15	**3161**	**12**
Kazakistan	540	12	380	12	334	17	542	17	776	15	1 171	9	2 090	6	2 702	5	1440	5	250	5	**3140**	**13**
İsveç	541	11	417	11	406	13	723	14	754	16	543	20	850	19	740	22	284	20+	59	20+	**2915**	**14**
Katar	277	17	256	17	305	18	764	12	721	17	498	20+	601	20+	699	20+	232	20+	60	20+	**2414**	**15**

Figure 3: Temporal change of the provinces that made the most real estate sales to foreigners

Figure 4: Map of the provinces where foreign individuals acquire the most real estate



3.4 Demographic Analysis

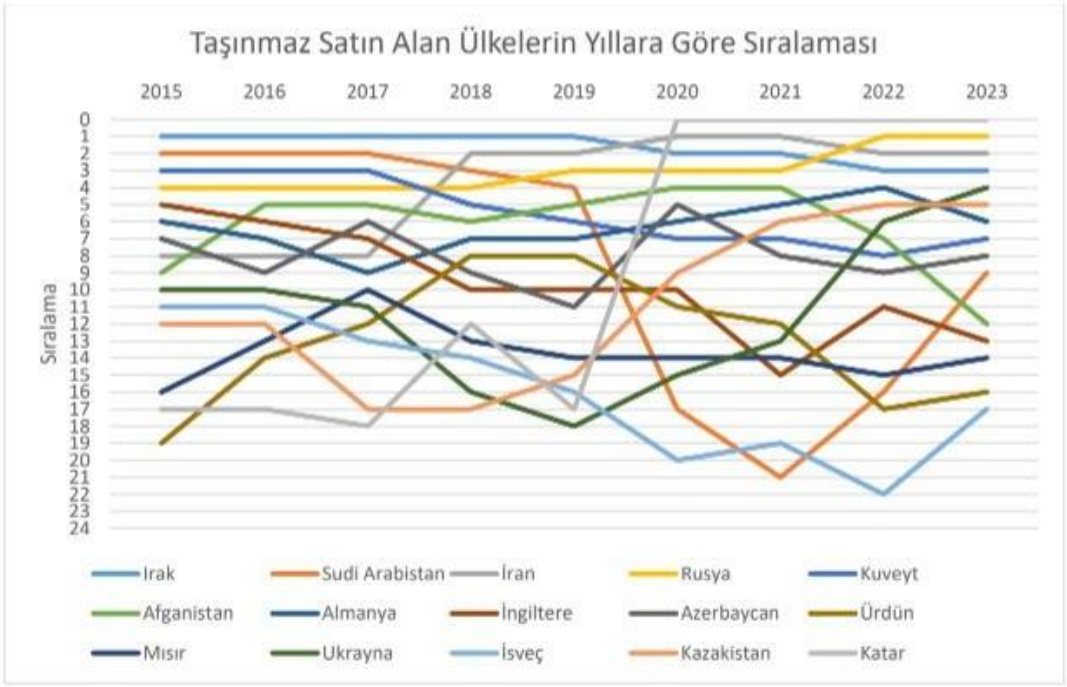
According to the statement made by the Ministry of Environment, Urbanization and Climate Change, citizens of 159 different countries have acquired real estate in Turkey. According to this data, foreigners from almost every country in the world have acquired real estate in Turkey. The nationalities of the foreigners who acquired the most real estate in Turkey between 2015-2024 (March) and the number of real estates they acquired are given in Table 7. According to Table 7, it is seen that citizens of Arab countries have increased their interest in recent years. Especially citizens of Iraq and Saudi Arabia are the Arab countries that have moved the most to Turkey. Despite this, it can be argued that European countries are willing to acquire real estate for sea and summer tourism. Citizens of Russia and Ukraine have acquired a high number of real estates in Turkey, especially in Antalya, due to the war concerns they have experienced. The main reason for this situation is that they see Turkey as a safer

environment. The willingness of people of Azerbaijan and Kazakhstan to acquire housing is also remarkable. The main reason for this interest is that these countries come from the same cultural and ethnic background as the Turks. Table 7: Nationalities of foreigners who acquired real estate in Turkey between 2015-2024 (March) and the number of real estates they acquired

Country name	2015		2016		2017		2018		2019		2020		2021		2022		2023		2024 Mart		Toplam Satış	Genel sıra
	Satış Sayısı	Sıra	Satış Sayısı	Sıra	Satış Sayısı	Sıra	Satış Sayısı	Sıra	Satış Sayısı	Sıra	Satış Sayısı	Sıra	Satış Sayısı	Sıra	Satış Sayısı	Sıra	Satış Sayısı	Sıra	Satış Sayısı	Sıra		
Irak	4228	1	3036	1	3805	1	8205	1	7596	1	6 74	2	8 661	2	6 241	3	1917	3	293	4	27481	1
Sudi Arabistan	2704	2	1886	2	3345	2	2718	3	2208	4	679	17	684	21	1 090	16	810	9	108	13	13223	2
Rusya	2036	4	1224	4	1331	4	2297	4	2893	3	3 078	3	5 379	3	16 312	1	10560	1	1361	1	13019	3
Iran	744	8	664	8	792	8	3652	2	5423	2	7189	1	10 056	1	8 223	2	4272	2	590	2	12539	4
Kuveyt	2130	3	1744	3	1691	3	2199	5	1903	6	1 231	7	1 791	7	1 671	8	822	8	99	14	9828	5
Afganistan	656	9	1205	5	1078	5	2084	6	2191	5	1 929	4	2 762	4	1 732	7	644	13	149	8	7465	6
Almanya	869	6	714	7	772	9	1866	7	1723	7	1 265	6	2 358	5	2 705	4	1363	6	232	6	6501	7
İngiltere	1054	5	827	6	794	7	1237	10	1353	10	1 126	10	1 089	15	1 236	11	652	12	119	12	5550	8
Azerbaycan	815	7	610	9	942	6	1250	9	1191	11	1 279	5	1 517	8	1 330	9	832	7	109	7	5107	9
Ürdün	243	19	345	14	483	12	1362	8	1596	8	1 080	11	1 257	12	1 071	17	384	16	65	19	4168	10
Ukrayna	608	10	484	10	505	11	624	16	719	18	771	15	1 246	13	2 574	6	1720	4	361	3	1680	11
Mısır	318	16	348	13	587	10	725	13	991	14	784	14	1 166	14	1 115	15	474	14	86	15	3161	12
Kazakistan	540	12	380	12	334	17	542	17	776	15	1 171	9	2 090	6	2 703	5	1440	5	250	5	3140	13
İsveç	541	11	417	11	406	13	723	14	754	16	543	20	850	19	740	22	284	20+	59	20+	2915	14
Katar	277	17	256	17	305	18	764	12	721	17	498	20+	601	20+	699	20+	232	20+	60	20+	2414	15

The change in the number of properties acquired by the 15 countries that acquired the most real estate in Turkey between 2015-2024 (March) is given in the graph in Figure 5. According to the graph, Iraqi citizens who acquired the most real estate were at the top every year. While Saudi Arabian citizens were at the top until 2020, there was a decline in the following years. Despite this decline, Saudi Arabian citizens are in second place in total sales. According to the graph, Russian citizens are at the top among the countries that regularly acquire real estate. Especially since 2022, they have risen to first place among the countries that acquired the most real estate. While Arab countries (Saudi Arabia, Iraq, Jordan, Qatar, Kuwait) and Western and Central Asian countries (Azerbaijan, Iran, Kazakhstan, Afghanistan) moved up the rankings, the places of some European countries (England, Sweden, Germany) in the rankings have changed downward.

Figure 5. Ranking of Countries Purchasing Real Estate by Year



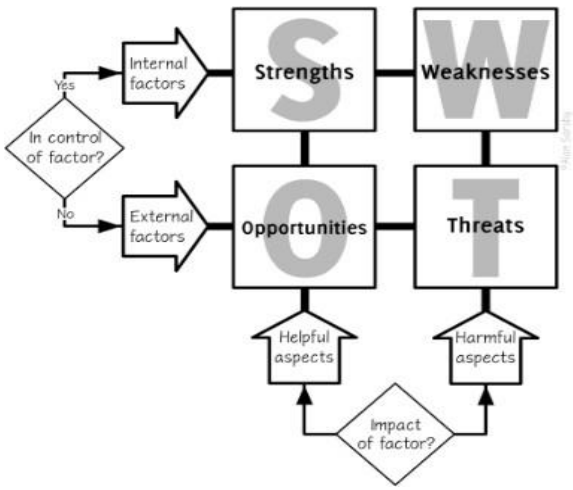
4. Evaluation of the Real Estate Acquisition Process of Foreigners with the SWOT Technique

4.1 Concept of SWOT Analysis

SWOT Analysis, which consists of the initials of the words Strengths, Weaknesses, Opportunities and Threats, emerged in the early 1950s at Harvard Business School to analyze the work of Harvard professors George Albert Smith Jr. and C. Roland Christensen (Balamuralikrishna & Dugger, 1995). SWOT analysis, thanks to its four basic structures, has been interpreting the existing structures and problems of organizations with a strategic view for decades. The four components identify either

internal or external considerations. Strengths refer to the internal elements of an organization that facilitate reaching its goals, while weaknesses are those internal elements that interfere with organizational success. Opportunities—external aspects that help an organization reach its goals—are not only positive environmental aspects but also opportunities to address gaps and initiate new activities. Threats, on the other hand, are aspects of the organization's external environment that are barriers or potential barriers to reach its goals (Aldehayyat & Anchor, 2008). In general, both qualitative and quantitative analyses are performed in the process steps and thus the SWOT matrix, which constitutes the basic structure of the SWOT analysis, is examined. Then, a strategic attitude is formed regarding the existing issue. The purpose of the qualitative SWOT analysis (Uçar et al., 2005) has been interpreted as defining the strengths and weaknesses related to the issue and the opportunities and threats that support these situations. Similarly, in this study, while evaluating the Real Estate Acquisition of Foreigners with SWOT Analysis, strengths and weaknesses were addressed. In addition, it has become an evaluation method used in many areas such as finance, education, tourism, politics, sales and marketing, and brand management, in addition to its area of use in the study. Quantitative and qualitative SWOT analyses are mostly used in coastal management projects and coastal planning. The objective of a SWOT analysis is to use the knowledge an organization has about its internal and external environments and to formulate its strategy accordingly. In other words, SWOT analysis is used to obtain basic information to be considered in planning (URL 1)

Figure 6: The basic SWOT diagram



The SWOT diagram is defined by the axes in the 4 boxes. Therefore, the axes are quite critical and represent S (Strengths), W (Weaknesses), O (Opportunities) and T (Threats) in these boxes. Mixing the axes is one of the mistakes made frequently, this situation should not be ignored. On the other hand, SWOT analysis has its own special attitude, so each part should be introduced step by step. The SWOT framework mainly collects data and information. In technical use, each concept in the four boxes helps to keep a list of existing factors. One of the most important structures in the SWOT attitude is internal and external factors. The biggest distinction between these two factors is whether these factors can be controlled or not. As shown in Figure 6, internal factors represent strengths and weaknesses, and these factors are factors that can be controlled by individuals and organizations. At the same time, the success of the system and its future status are also predicted with these factors. On the contrary, in external factors, individuals or organizations have little or no effect on these factors. External factors are seen as O (Opportunities) and T (Threats) in Figure 6 and as the name suggests, these factors are determined to reveal opportunities and threats to the system. At this point, whether a factor is a strength or weakness or an opportunity or threat is shaped according to the purpose and context of the SWOT analysis.

4.1.1 SWOT Matrix

A SWOT analysis (known TOWS matrix, thats SWOT backwards) is employed to assess aspects of business in terms of the strengths, weaknesses, opportunities, and threats (Jackson et al., 2003). There are some internal and external factors in achieving the goals of an institution or system; while internal factors express the characteristics under the control of the business, external factors are the factors outside the control of the business. Based on a mix of strengths, weaknesses, opportunities, and threats analyses, the SWOT analysis can be used effectively to produce alternative options for a business (Lee et al., 2020). In this way, some strategies have been developed with four basic factors, these are SO (strengths - opportunities), ST (strengths - threats), WO(weakness - opportunities) and WT (weakness - threats) (Bayram & Üçüncü, 2016). When we examine these relationships in detail;

• S-O strategies evaluate the possibilities that support the strengths of the system.

• S-T strategies reveal how the strengths of a system should be used to reduce its sensitivity to external threats.

• W-O strategies are strategies developed using possibilities to eliminate vulnerabilities.

• W-T strategies prepare defense plans that will prevent the vulnerabilities of the system from being easily affected by external threats.

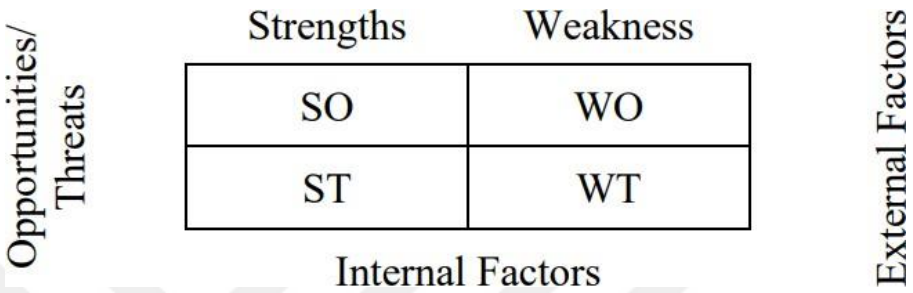


Figure 7: The SWOT Matrix

SWOT is a very practical tool that evaluates the possible future state of the current situation. It identifies the strengths and weaknesses of the system and interprets them objectively and simply. Moreover, SWOT analysis is very familiar, user friendly, and does not require computer systems or software (Beeho & Prentice, 1997).

4.2 Macro SWOT Analysis For Real Estate Acquisition By Foreigners

Globalization has led to the internationalization of real estate as well as capital and finance. The process of internationalization of real estate has accelerated in Turkey since 2013 with the contribution of the regulations made within the framework of the laws harmonizing with the European Union. The difficulty of acquiring property in countries such as Spain, Italy and Greece, which prioritize coastal settlements focused on tourism, has also been effective in making Turkey's housing sector attractive to foreigners. In addition, Turkey is seen as a safe country due to its geopolitical location

and therefore receives migration from neighboring countries, which leads to an increase in housing sales. When we look at the World Bank's research, we see that "in countries other than developed countries, real estate acquisition is perceived as the most politically sensitive issue and in this context, restrictions on real estate acquisition by foreigners, especially in agricultural areas, are widespread." Unfortunately, Turkey's favorable demographics, favorable foreign and domestic investment laws, and prospects for joining the EU make it an attractive residential area for foreign investors and even today it does not have any legal restrictions. After the 1980s, with the coming to power of governments that saw land as a mere investment tool within the framework of Neoliberal ideology, large amounts of land were sold, ignoring national interests and the integrity of the country.

Of course, these sales have created strengths, weaknesses, opportunities and some threats for Turkey for decades. While determining all these, some internal and external factors were determined first, as explained in 4.1. Details regarding internal factors are as follows:

4.2.1 Internal Analysis

Internal analyses, which are used to comprehensively define the system and determine all positive and negative aspects of its current structure, are generally concluded by examining the organizational structure, culture, management style, leadership characteristics, economic and operational issues and human resources, and obtaining answers to questions asked regarding these headings (Tuladhar et al., 2003). In the study conducted, appropriate answers were sought to the following questions to determine the strengths and weaknesses within the scope of internal analyses, and the results obtained are given in Table 8.

Strengths:

- How does the acquisition of real estate by foreigners in Turkey contribute to the country's economy?

- What is the contribution of foreigners who acquire real estate in Turkey to tourism revenues?

- What are the restrictions on the acquisition of real estate in military prohibited and security zones in Turkey? How do these restrictions protect Turkey's national security and what effect do they have on foreign investors?

Weaknesses:

-How do legal uncertainties and changes regarding real estate acquisition in Turkey affect investors? What difficulties do legislative changes cause for foreign investors in the process of acquiring real estate in Turkey?

-What are the positive and negative effects of obtaining Turkish citizenship solely by acquiring real estate in Turkey? What changes does this practice lead to in the real estate market in Turkey?

-What are the consequences of the removal of the reciprocity requirement in real estate acquisition by foreigners in Turkey?

4.2.2 External Analysis

External factors affecting a system generally consist of political, legal, economic, technological, social, cultural and demographic effects that involuntarily direct existing structures. While the beneficial opportunities for the system are shaped by the effects of forces such as technological changes, developments in the market and user expectations, and changes in government policies, factors such as high capital and investment requirements and legal infrastructure deficiencies reveal threats to the system. In order to determine the opportunities and threats within the scope of this study, appropriate answers were sought to the following questions and the results obtained are presented in Table 8.

Opportunities:

-Does the acquisition of real estate by foreigners create a positive effect on the local economy? Does the process of real estate acquisition by foreigners have the potential to create employment?

-How does the geographical and socio-cultural structure of Turkey affect foreign investors?

Threats:

-How does the acquisition of real estate by foreigners affect the demographic structure of Turkey?

-What is the probability that this process will create security gaps?

-How does the acquisition of real estate by foreigners affect the real estate market balance? What is the probability of tax losses?

-How does foreign real estate acquisition affect the use of productive lands?

-What are the current legal restrictions on foreign real estate acquisition?

4.3 Strengths of the Foreigners' Real Estate Acquisition Process

Providing foreign exchange inflow to the country's economy: The Turkish economy needs to achieve a reasonable and sustainable growth rate and to be able to finance the foreign exchange deficit that this process will create in a reliable and healthy manner. Therefore, direct foreign capital investments and, as a sub-component of this, foreigners' acquisition of real estate in our country are of great importance in closing the foreign exchange deficit (Karakaş, 2006). As seen in Table 7, since the enactment of the revised law in 2003, the share of income obtained from sales made to foreigners has reached 50% of the direct investment amount.

Increase in tourism revenues: When the data in Table 7 is taken into consideration, it is seen that provinces where seaside and summer tourism are intense are preferred more. This situation encourages foreigners to carry out more tourism activities. Therefore, this situation has contributed to the increase in tourism revenues.

It is not possible to acquire and rent real estate in military prohibited zones and security zones: Real estate acquisition in military zones, security zones and strategic regions is prohibited. This situation prevents real estate, which is important for security and the future of the country, from falling into the hands of foreigners.

4.4 Weaknesses of the Foreigners' Immovable Property Acquisition Process

Constant changes in legislation regarding real estate acquisition by foreigners: The most fundamental legal regulation enabling foreigners to acquire real estate in Turkey is the Land Registry Law No. 2644, which entered into force in 1934. Article 35 of this law specifies the conditions under which foreigners can acquire real estate. The relevant Article 35 of the Land Registry Law has been amended over time (in 1984, 1986, 2003, 2005, 2008, and 2012) for different reasons (Law No. 3029, Law No. 3278, Law No. 4916, Law No. 5444, Law No. 5782, Law No. 6302). Some of the amendments have been annulled by the Constitutional Court. The content of the legal amendments in question, the articles that have been annulled, and the reasons for annulment are summarized in Table 1. The constant changes in the legislation in question are an important factor that weakens the process of real estate acquisition by foreigners. Obtaining Turkish citizenship only on the condition of acquiring real estate: The Republic of Turkey can grant citizenship to foreigners who purchase real estate if certain conditions are met. Foreign nationals are granted the right to acquire Turkish citizenship through exceptional procedures if they purchase real estate worth 400,000 USD or more. For this purpose, foreigners:

● Must purchase real estate worth at least 400,000 USD.

● In the application for citizenship, it must be stated that they purchased the real estate for this purpose, this purpose must be stated in the title deed, and the foreigner must declare that they will not sell the real estate for three years in the section where the declarations are made on the form.

Once the title deed procedures are completed, the foreigner can apply to the relevant administrations and request the right of residence or citizenship by submitting the certificate of conformity to be issued for the real estate owner. With this method, many foreigners have acquired Turkish citizenship by purchasing real estate. As a result of the analysis of the data belonging to the General Directorate of Land Registry and Cadastre by EVA Real Estate Appraisal Company, it was determined that 18 percent

of the 40,297 real estate investments made by foreigners in Turkey in 2023 were for the purpose of acquiring citizenship. According to the Constitution of the Republic of Turkey, the fact that one of the family members is a Turkish citizen is a sufficient reason for the other family members to become Turkish citizens. This rule also applies to foreigners who acquire citizenship by purchasing real estate in our country. Therefore, all family members can become citizens by purchasing only one real estate. It is not considered right to grant citizenship so easily. Extra financial obligations should be imposed on each family member who becomes a citizen.

Removal of the reciprocity requirement: The definition of the concept of reciprocity is included in Article 35 of the Land Registry Law in Law No. 4916. According to this definition, in the application of the principle of reciprocity, the rights granted by foreign states to their own citizens in real estate acquisition are also taken as a basis for granting them to the citizens of the Republic of Turkey (Yılmaz, 2013). As can be seen, the system adopted by Law No. 4916 on the principle of reciprocity is essentially based on the principle of complete equality (representation to the subjects). With this principle, citizens of the Republic of Turkey and citizens of other countries are considered equal and the rights of Turkish citizens are tried to be protected in the eyes of other countries. However, within the framework of Law No. 6302, which entered into force in 2013, the condition of reciprocity was abolished and the issue of which citizens of which countries can benefit from the right of ownership and permanent and independent real rights on real estates was made subject to the decision of the Council of Ministers. With this decision, the way was opened for citizens of foreign countries, who do not allow Turkish citizens to acquire real estate in their own countries, to acquire real estate in Turkey. This decision strengthens the view that Turkish citizens are treated unfairly in the face of citizens of other countries. Therefore, the removal of this principle is considered as a weakness of the real estate acquisition process of foreigners for Turkish citizens.

4.5 Outsourced Opportunities Pending Foreigners' Real Estate Acquisition Process

Employment creation potential of the real estate acquisition process of foreigners: Real estate acquisition by foreigners is a complex and tiring process for foreigners acquiring real estate in Turkey. They may need certain services during and after the real estate acquisition procedures in question. For example, they can obtain technical and legal consultancy and follow-up services from real estate agents and lawyers during the real estate purchase. The valuation report, which must be declared during the purchase process, can be obtained from CMB-licensed valuation companies. In addition, in the process after the acquisition of the real estate, when the taxable status of the purchased real estate is in question, services can be received from tax experts. In addition, when it comes to maintenance and repair of the real estate in question, they can receive services from gardeners or plumbers. Considering all these issues, foreigners play an important role in the development of the regions where they acquire real estate and in creating employment (Uzun et al., 2007). Since the foreigners in question do not have the purpose of working, there is no competition with the local people in terms of labor. Therefore, this context does not pose a threat to foreigners in terms of labor. On the contrary, it offers an opportunity in terms of creating employment. Introducing Turkey's geographical, socio-cultural structure: Between March 2003 and March 2024, 387,107 real estates were sold to foreigners from 159 different countries. Foreigners from so many countries tell their relatives and friends in the countries they come from about the places where they have acquired real estate, their geographical locations, and the socio-cultural structure of the Turkish citizens they are in contact with. This situation makes a very important contribute on to the promotion of Turkey.

4.6 External Threats to Foreigners' Real Estate Acquisition Process

The deterioration of Turkey's demographic structure: According to information obtained from the Ministry of Environment, Urbanization and Climate Change, citizens of 159 different countries have acquired real estate in Turkey. According to this data, foreigners from almost every country in the world have acquired real estate in Turkey. Citizens of different countries coming from all over the world naturally try to maintain their own cultural structure in the places where they acquire real estate. Since the settlement of so many citizens of different countries in Turkey has the potential to change Turkish culture and demographic structure, it is perceived as a threat to the future of Turkish citizens.

Failure to ensure national security: Security problems may arise among the 159 different countries that have acquired real estate in Turkey, especially from regions where war and political conflicts are intense. It will be inevitable that the intense preference of Ukrainian and Russian citizens in particular and the intense preference of citizens in Middle Eastern countries, which constantly host a chaotic environment, will cause various problems in terms of security in the future.

Tax loss: Russians who frequently buy houses in Antalya and its surroundings rent them to other tourists in Turkey, where they are tourists, through WhatsApp groups and social media accounts they have established. Again, Gulf country tourists who come to the Eastern Black Sea region, especially Trabzon, for vacation and rent monthly or seasonal houses, rent the seasonal houses they rent in Trabzon to other friends and relatives for the remaining months. In addition, it has been determined that some foreigners are operating illegal taxis in regions where foreigners are densely populated. Due to all these negative situations, the Republic of Turkey is experiencing serious tax loss because it cannot collect the taxes it is supposed to collect. Disruption of the real estate market balance: The high purchasing power of foreign nationals and their high demand make the prices of both sale and rental houses much higher than the normal housing market. This situation makes the housing problem of Turkish citizens

even more unsolvable. For example, it was revealed that the value of a land purchased for 91,500 Turkish Liras in Kırıkkale in July 2022 increased by 244 times to 22.8 million after 4 months; this land, which had condominiums and floor easements, was divided and sold to foreigners for over 7 million dollars.

Failure to use fertile lands: In order to meet the need for land in touristic regions where real estate sales to foreigners are concentrated, the conversion of fertile agricultural lands into land suitable for development and construction can cause some environmental problems (Candan & Oktay, 2017). In connection with this, there may be negative social costs that unplanned and irregular urbanization will create ((Baltaci, 2011)

Legal restrictions on real estate acquisition by foreigners: There are two basic restrictions on how much real estate foreigners can acquire: (1) A foreign national individual can purchase a maximum of 30 hectares of real estate and acquire limited real rights throughout the country. In addition, (2) foreign nationals can acquire real estate and limited real rights up to 10% of the district surface area subject to private ownership.

A strategy can be developed to determine the province rate to be subject to sale as the lowest limit in provinces where housing areas are limited, and to determine this rate as the legal limit of five per thousand in provinces where housing areas are more abundant (Uzun and Yomralıoğlu, 2007). In addition to the provincial scale in terms of the surface area of the areas where foreigners can acquire real estate, a restriction should also be considered at the district scale in order not to allow the entire purchase right allowed for sale on a provincial basis to be used in certain districts (Uzun and Yomralıoğlu, 2007).

The strengths and weaknesses originating from the internal environment mentioned above and the opportunities and threats originating from the external environment regarding the real estate acquisition process of foreigners are summarized in Table 8 as a SWOT matrix.

Table 8: SWOT analysis of real estate acquisition process of foreigners

	Strenghts	Weaknesses
Internal Factors	• Providing foreign exchange inflow to the country's economy • Increasing tourism revenues • Not being able to acquire and rent real estate in military prohibited zones and security zones	• Constant changes in legislation regarding real estate acquisition by foreigners • Obtaining Turkish citizenship only on the condition of real estate acquisition • Removal of reciprocity requirement
	Opportunities	**Threats**
External Factors	• Introduction of Turkey's geographical, socio-culturel structure Employment creation potential of real estate acquisition process of foreigners	• Deterioration of Turkey's demographic structure • Failure to ensure national security • Disruption of real estate market balance • Failure to use productive lands • Legal restrictions on foreigners' real estate acquisition

5. Findings and Discussion

It can be predicted that real estate sales to foreigners will increase in the coming years depending on the legal regulations in Turkey, developments in the real estate sector, economic and political conditions, and the economic stability of the EU and neighboring countries (Demirli and Ayyıldırım 2016). The most important change that increased real estate acquisition is the removal of the reciprocity requirement for real estate acquisition by foreign individuals (Yılmaz, 2013), allowing foreign individuals to acquire any type of real estate in our country, provided that the "legal restrictive provisions" are complied with. The increase in real estate purchases by foreigners has

also led to an increase in foreign direct capital investments coming to Turkey (Demirli and Ayyıldırım, 2016). According to the 2017 data of the Central Bank of the Republic of Turkey (TCMB), the ratio of net real estate investments in international direct investments (FDI) has exceeded 50%. According to Demirli and Ayyıldırım (2016), the increasing foreign interest in the real estate sector in Turkey and the sales realized accordingly provide economic advantages due to the inflow of foreign capital. However, foreign real estate owners, whose numbers increase every year, can earn income by selling off the real estate they purchased for investment and accommodation purposes, like other real persons (Demirli and Ayyıldırım, 2016). The income obtained is taxed as capital gains within the scope of the Income Tax Law (ITL) without distinguishing between citizens and foreigners. Foreign real persons have a declaration obligation under certain conditions for such incomes obtained in Turkey and which are also subject to international tax law. Geographical and cultural conditions play an important role in the real estate acquisition of real persons by foreigners. When the type of real estate acquired by foreigners and the location of the region where they are located are examined, it is observed that foreigners mostly prefer the southern regions of Turkey and the main reasons for this are natural beauty, seaside and low values in real estate prices (Uzun and Yomralıoğlu, 2007). Studies (Turan and Karakaya, 2005; Balkır and Uludağ, 2014; Balkır and Kırkulak, 2014) show that foreigners are more interested in summer houses or villas, which are in coastal cities, within walking distance to the sea, have independent gardens and can be used in certain seasons of the year. Since the characteristics of foreigners who are in Turkey for different purposes and acquire real estate are different from each other, the profiles of foreigners and the purposes of acquiring real estate naturally vary (Tanrıvermiş and Apaydın, 2013). When the nationalities of foreign real persons who acquire real estate in Turkey are examined, it is understood that the majority are citizens of European, Arab and Turkic Republics. (See Table 3). It is seen that citizens of Arab countries have shown interest in acquiring land in recent years. Despite this, it can be argued that European countries are willing to acquire real estate for sea and summer tourism. The willingness of people from Russia, Ukraine, Azerbaijan and Kazakhstan to acquire real estate for residential purposes is also remarkable (Candan and Oktay, 2017).

In this study, the real estate acquisition process of foreigners was addressed from a legal, economic, geographical and demographic perspective and analyzed with the

SWOT technique. While the real estate acquisition process in question provides strengths and opportunities, it also poses threats with its weaknesses.

The acquisition of real estate by foreigners provides a significant amount of foreign exchange inflow to the country. In addition, foreigners who purchase real estate in holiday regions also carry out intensive tourism activities. As a result, the country's tourism revenues also increase. Military prohibited zones and security zones are very important regions for the security and future of a country. Not subjecting these to real estate sales is one of the strengths of this process.

Although the real estate sales process to foreigners is constantly changing and developing, it still has some weaknesses. Especially since the laws enacted since 1934, the constant change in the legislation regarding the acquisition of real estate by foreigners is one of the important weaknesses of this process. Foreigners can acquire Turkish citizenship by fulfilling certain conditions and applying for real estate. In 2023, 18 percent of foreigners who acquired real estate requested citizenship. Although this rate changes in other years, a significant majority of foreigners who purchase real estate acquire citizenship. Granting citizenship in large numbers and encouraging this process is a weakness for the Republic of Turkey. When the history of the Republic of Turkey is examined, many of our citizens lost their lives in wars during the establishment of this state. The citizens of the country who survived this process experienced many economic, social and cultural problems during this process. Considering all these difficult processes, granting Turkish Republic Citizenship only to foreigners who purchase real estate for a certain amount is one of the important weak points of this process. There are two basic principles accepted in our law regarding the acquisition of real estate by foreigners. Turkey allows the acquisition of real estate on its territory, provided that “reciprocity” and “complying with legal boundaries” are observed. Various laws have been enacted regarding the implementation of these two principles from a legal perspective. The regulations made for the implementation of these two principles have often been annulled by the Constitutional Court for various reasons. Finally, with the Law No. 6302, which entered into force in 2012, radical changes have been experienced in the acquisition of real estate in Turkey by foreign real persons and legal entity trading companies. In particular, the principle of “reciprocity” has been abolished by the legal regulation.

Particularly, the agreements that were parties to in the context of the EU harmonization process and the desire to attract foreign capital to the country were effective in this change (Candan and Oktay, 2017). As a result of the removal of this decision, the way was opened for all foreigners in countries around the world to acquire real estate. This decision reduces the disadvantageous situation of Turkish citizens against citizens of other countries. It would be equitable for the relevant country to provide the same rights granted to foreigners to Turkish citizens. For this reason, the removal of the "Reciprocity" principle is considered as a weak aspect of the real estate acquisition process of foreigners in terms of Turkish citizens.

Encouraging real estate acquisition by foreigners has brought some opportunities. Foreigners who acquire real estate in Turkey will be able to play an important role in introducing the historical, geographical and socio-cultural structure of Turkey. Turkey will become a country recognized worldwide with the promotions to be made by foreigners from 159 different countries. In addition, thousands of foreigners from 159 different countries can receive services in many areas such as legal, consultancy, maintenance-repair, tax and accounting regarding the real estate they purchase during their stay in Turkey. This will provide opportunities for more employment creation in these areas. In addition to the strengths and opportunities provided by the real estate acquisition process of foreigners, there may be some threatening situations. Since the qualifications of foreigners who are in Turkey for different purposes and acquire real estate are different from each other, the profiles of foreigners and the purposes of acquiring real estate naturally vary (Tanrıvermiş and Apaydın, 2013). When the nationalities of foreign real persons from 159 different countries who acquire real estate in Turkey are examined, it is understood that the majority are citizens of European, Arab and Turkic Republics. The acquisition of real estate by people with different profiles from so many countries poses a threat to changing the demographic structure in Turkey. In addition to this situation, security problems may arise among the countries acquiring real estate, especially those from regions where war and political turmoil are intense. For example, the fact that citizens of Ukraine and Russia, which are at war with each other, prefer Turkey intensively and that citizens of Middle Eastern countries, which constantly host chaos, primarily want to be in Turkey will inevitably cause some security problems in the future. The fact that foreign nationals have higher purchasing power than Turkish nationals and that they show high demand

causes the prices of real estate for sale and rent to be much higher than the normal real estate market. In addition to the decrease in housing and land production in recent years, the increasing housing demand of local people, foreigners and refugees has caused real estate prices to increase several times. This situation has disrupted the balance of the real estate market and made it difficult for local people to access real estate. When the type of real estate acquired by foreigners is taken into consideration, it has been seen that some fertile agricultural lands have been purchased by foreigners. It is more difficult for foreigners to operate these fertile agricultural lands compared to Turkish citizens. Due to these difficulties, many fertile agricultural lands purchased have remained idle. Therefore, the inability to benefit from fertile agricultural lands in Turkey is a threat to our future. While many laws enacted to date have made it easier for foreigners to acquire real estate, they have also imposed restrictions on the amount of real estate they will purchase. Within the scope of these restrictions, a foreign national individual can purchase a maximum of 30 hectares of real estate and acquire limited real rights. In addition to this restriction, the amount of real estate acquired by foreign individuals cannot exceed 10% of the district area where the real estate is located. The rates specified in these restrictions are quite high in terms of the amount of real estate a single foreigner will purchase. If these restrictions continue, a significant portion of the country's real estate will be transferred to foreign ownership. This situation may become a threat to the country's future in the long term.

6. Conclusion and Recommendations

As a result of the expansion of communication, transportation and trade networks under the influence of globalization, borders between countries have disappeared and people's desire to own real estate in different countries has increased. The right to property, which has an important place among people's fundamental rights, is a right recognized by all states, but whether this right is used equally by everyone varies from state to state. It is seen that all countries, with a few exceptions, grant citizens of different countries the right to acquire real estate. When regulating this right, the countries in question take into account national and economic reasons.

In Turkey, with the Republican era, the acquisition of real estate by foreigners was regulated by the Land Registry Law No. 2644 dated 22.12.1934. Since this date, changes have been made to this law over time for reasons such as international relations, encouraging foreign investors to come to the country, the EU harmonization process, and the developing and changing world order. The essence of the changes made is the implementation of the principles of "reciprocity" and "compliance with legal boundaries". The Council of Ministers has been authorized by law to implement these two principles. The Council of Ministers has introduced rules and restrictions with different contents for the implementation of the principles in question at different dates. These legal developments have encouraged foreigners to acquire real estate in Turkey. However, due to the unconstitutionality of these rules and restrictions, the legal regulations made were annulled by the Constitutional Court. The last legal regulation issued considering the annulment reasons was Law No. 6302, which entered into force in 2012. With this law, it became much easier for foreigners to acquire real estate compared to previous periods. This situation increased the interest of foreigners and there was a boom in real estate acquisition. There are two views from the perspective of Turkish citizens, positive and negative, regarding the acquisition of real estate by foreigners. Both views have their own valid reasons. While those who have a positive view on the subject argue that the acquisition of real estate by foreigners will provide many positive contributions to the country's economy and promotion, those who have a negative view emphasize that as land, which is an irreproducible economic resource, passes into the hands of foreigners, it will no longer be possible to use the resource for the national economy, the demographic structure will gradually deteriorate and as a result, there may be some risks in terms of security.

As a result; Turkey must establish and maintain all kinds of relations required by the age. However, at this point, it should reorganize the real estate acquisition of foreigners by taking into account the realities of the country and produce a policy that observes mutual balances. In order for the policies in question to be implemented in a sustainable manner, it would be useful to enact a special law that takes into account all the concerns mentioned, regulates the use and acquisition of real estate by foreigners down to the smallest detail, does not contain provisions open to interpretation and does not authorize institutions. The following suggestions have been made to contribute to this process:

- Foreigners also pay a title deed fee, revolving fund and appraisal fee at the time they purchase real estate. Since most foreigners return to their countries after transferring the ownership, they are sufficiently careful about paying the real estate taxes related to their real estate. As a result of the payments in question, the state experiences significant tax losses. In order to prevent this tax loss, foreigners should be effectively informed about the real estate acquisition process and reminded of their tax obligations.

- Especially in touristic regions, some of the foreigners who purchase real estate rent the real estate they acquire to citizens or relatives in their own countries for income purposes. Since the rental transactions in question are carried out without the knowledge of the relevant public institutions, the income tax to be obtained from the rental of the real estate cannot be collected by the state. Therefore, the real estate purchased by foreigners should be checked frequently and whether the real estate is used by the real estate owner; if used, whether a lease agreement recognized by the relevant public institutions or notaries has been made regarding this use. Various control mechanisms should be established for the collection of the income tax to be paid within the scope of the lease agreement.

- Granting citizenship to foreigners through real estate acquisition is intensely discussed in Turkey. It should be instilled in foreigners that the citizenship of the Republic of Turkey is very valuable. In addition, a residence permit should be granted for a certain period (e.g. 2 years) before granting citizenship and if the behavior of the foreigner is observed during this process and found to be in compliance with the citizenship rules, citizenship should be granted.

- Within the scope of the Turkish Citizenship Law No. 5901, family members of foreigners who acquire citizenship through real estate can also acquire citizenship. In this way, many family members can become citizens by purchasing only one real estate. At this point, a separate payment should be received for each family member who becomes a citizen.

- In the application of the "reciprocity principle" in the Land Registry Law, the principle is based on granting the rights granted by a foreign state to its own citizens in real estate acquisition to citizens of the Republic of Turkey. However, the principle

in question has been abolished within the framework of Law No. 6302. This situation puts the citizens of the country in a disadvantaged position compared to citizens of other countries. In order to treat citizens of the Republic of Turkey and citizens of other countries as equal and to protect their rights in the eyes of the other country, the "reciprocity condition" should be re-introduced. - With the removal of the "reciprocity requirement", citizens of 159 countries worldwide have purchased real estate from Turkey. Many of these countries come from regions and countries where political instability, security weaknesses and terrorist events are frequently experienced. Therefore, it is inevitable that foreigners coming from so many countries and having different socio-cultural structures will create problems in terms of security. For this reason, it is necessary to limit the number of countries where real estate is allowed to be purchased. In addition, various socio-cultural policies should be developed to ensure the balance between citizens of different countries who have purchased real estate so far.

- Among the real estate purchased by foreigners, there may also be fertile agricultural lands. However, the owners of the agricultural lands sold are not using them enough. It is necessary to prevent the sale of these agricultural lands or, if they are to be sold, to select the people who are purchased from among those who are engaged in agricultural activities and have experience and knowledge in the management of agricultural lands.

- The legal restrictions that must be followed in the acquisition of real estate by foreigners are at a level that encourages many foreigners to purchase real estate. This situation causes the country's real estate to be sold off quickly. Therefore, the restrictions in question need to be revised again. For this reason, it can be suggested that the real estate to be purchased by foreigners should not exceed 5 hectares at most and the size of the real estate to be purchased should not exceed 1% of the district's surface area.

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DEMET AKBABA

GEOMATICS ENGINEER & GIS DEVELOPER

A fresh engineer into GIS and WEB technology, developing various projects by combining languages such as HTML5, CSS, JS with cartography.

https://www.linkedin.com/in/demetakbaba/

https://github.com/dmter

EXPERIENCE

EA-TEK INTERNATIONAL R&D ENGINEERING SOFTWARE AND CONSULTANCY

FULL TIME-R&D ENGINEER

Tinaztepe Buca/Izmir
Oct - Jan 2022/2023

I worked as full time surveying engineer in water resources management, sustainability, multi-criteria decision making in water resources systems, water balance, quality modeling, environmental data management, GIS applications with expert members in their fields at EA-TEK. I actively participated in the development of the project by conducting research on dynamic modeling. EA-TEK carries out training, research and project activities devoted specifically to, water resources planning and management, irrigation management, natural hazards, environmental data management, software and database development, decision support systems, remote-sensing & image processing for water/land and coastal zone management, consultancy and preparation of environmental impact assessment reports.

GEOPERFORMANCE R&D INFORMATICS MAP INDUSTRY AND TRADE LIMITED COMPANY

PART TIME-FRONTEND DEVELOPER

Esenler/Istanbul
Oct-Dec 2021

I worked as part time junior web frontend developer for Web GIS project at GeoPerformans, a software startup from İstanbul, which is focused on disasters. As a member of GeoPerformans developer team, I was responsible for resolving the web frontend development tasks and I've had the opportunity for working in Tomorrow's Istanbul web site project. The project was developed for Bogazici University, Kandilli Observatory and Earthquake Research Institute, as Turkish partner of Tomorrow's Cities project. While working for the project I discovered the technical ways of dealing with global problems with sustainable solutions. If there would be similar projects at University of Edinburgh, I'd like to take part.

NİOBE MAP PROJECT

SURVEYING ENGINEER

Sehzadeler-Manisa
Mar 2021 - Dec 2021

Parceling, application, unification, allotment, expropriation, plankote, TUS, genus change, mapping of large-scale projects with UAV, etc. operations are carried out in field conditions and processed in office environmentwith software such as NetCAD, AutoCAD, Agisoft

MANİSA LAND REGISTER AND CADASTRE DIRECTORATE

ENGINEERING TRAINEE

Sehzadeler-Manisa
Dec 2020 – Jan 2022

Controlling the parcels arranged throughout the province in accordance with the 22/A application, monitoring the changes made on the land and processing these changes in the NetCAD environment

ACADEMIC STUDIES

BILTEK-IX 9. INTERNATIONAL SCIENTIFIC RESEARCH AND CURRENT DEVELOPMENTS CONGRESS

RESEARCHER

Hakkari
May 31 – June 2, 2024

Within the scope of this study, the historical process of real estate acquisition by foreigners in Turkey was examined and existing data was verified with statistics and legal processes. Then, with the SWOT analysis perspective, the strengths and weaknesses, opportunities and threats of the data were investigated and it was aimed to create a basis for future research and policies.

TUBITAK-1002A QUICK SUPPORT PROGRAM PROJECT

RESEARCHER

Kavaklıdere-Ankara
April 2024

By using the average sea level rise estimates specific to the study area provided by Diluvium Digital Elevation Model (DEM) and satellite altimeter data, as well as carrying out flood risk analysis of Turkey's coasts according to IPCC scenarios and mapping the results.

TMMOB 7th GIS CONGRESS

RESEARCHER

Ankara
October 3-5, 2022

The aim of this project is to investigate the amount of carbon dioxide, one of the greenhouse gases, that can be naturally digested by trees in the central districts of İzmir, to prevent the climate crisis. This issue was motivated by the Paris Climate Agreement, in which 197 countries agreed that they should act jointly to achieve these goals. Turkey has also been signed this agreement in 2021, and the research topic was inspired by the prominent article of the agreement, “To bring the greenhouse gases produced by human activities to a point where trees, soil and oceans can digest them naturally between the years 2050 and 2100”.

TÜBİTAK-2209 A UNIVERSITY STUDENTS RESEARCH PROJECTS SUPPORT PROGRAM

RESEARCHER

Kavaklıdere-Ankara
December 2022

The project is based on the prominent article of the Paris Climate Agreement, which was signed in order to prevent the climate crisis, in a study area covering the central districts of Izmir, "To reduce the greenhouse gases generated by human activities to a point where trees, soil and oceans can digest them naturally between 2050 and 2100." Based on this, he investigated the natural digestibility of carbon dioxide by trees in the central districts of Izmir.

EDUCATION

IZMIR KATIP CELEBI UNIVERSITY

Çiğli,İzmir
2022 - 2024

MASTER OF SCIENCE - ME
Surveying Engineering

- Thematic Cartography and Geovisualization.
- Working Principles of LIDAR, Usage Areas, Advantages, System Calibration, Lidar Signal Processing, Data Acquisition Parameters.
- Practices in real estate markets within the scope of Turkish and world economy.
- Gaining knowledge and ability to develop scientific research's qualifications, methods and proposal.

IZMIR KATIP CELEBI UNIVERSITY

Çiğli,İzmir
2016 - 2022

BACHELOR OF ENGINEERING - BE
Surveying Engineering

-Principles Of Cartography, WEB Cartography

-GIS ,Database Management, Computer Aided Map Making

-Remote Sensing, Image Processing Applications With Remote Sensing Image

-Photogrammetry I, Photogrammetry II, Photogrammetry(Digital-UAV)

-Geodesy, GNSS

-Land Management, Real Estate Valuation, Real Estate Law, Land And Land Registration

-Principles Of Measurement, Measurement Information II, Engineering Surveying, Adjusment of Measurement.

MANİSA HEALTH VOCATIONAL HIGH SCHOOL — **HIGH SCHOOL DIPLOMA**

Manisa-Merkez 2012-2016 — -Nursing

LANGUAGES — -English(B2)

TECHNOLOGIES — -HTML5, CSS, JavaScript, Python, ArcGIS, Large Language Model OpenStreetMap(OSM),Octave,AutoCAD, NetCAD, Agisoft, FARO Scene, Cloud Compare, ENVI, ERDAS.

HOBBIES — -Tennis, reading books, watching movies, cooking, camping, board games,making puzzles, visiting museums.

REFERENCES

Assoc. Prof. Dr. Osman Sami Kırtıloğlu – IKCU

- WEB Cartography, HTML5, CSS, JS

Assoc. Prof. Dr. Zeynel Abidin Polat – IKCU

-Real Estate Management/Valuation

Orkut Murat Yılmaz – GIS Developer

- GeoPerformans