

Social, Economic and Physical Effects of Second-Home Development Based On Foreign Retirement Migration in Turkey: Alanya and Dalyan

1. Introduction

Globalization of financial markets from the 1980s onwards has presented property as a globally tradable asset by facilitating the formation of a transnational property market through improved access to communication and transportation (Magalhaes 2001, Kaltenborn, 1998 in Müller, 2002). As Kritz and Zlotnik (1992:15 in Williams et al, 2000:29) argued:

The growing interdependence of the modern world coupled with the revolutionary changes in technology and development that this century has witnessed, has led to increasingly complex population movements across international borders....

Hines (2001: 217,218) points to the increasing effectiveness of communication technology as follows:

More and more housing information is advertised, and more and more residential products are marketed on the Web, electronic mail is used more and more to communicate about housing opportunities, rents, prices, and construction costs.

At the other end of the spectrum, as Munt (1994 in Gustafson, 2002) suggests, with increasing economic resources and improved facilities for long-distance journeys, tourism has become a critical component of the 'classificatory struggles' in contemporary Western society, especially among the middle classes. Thus today's society is marked by growing human mobility and migration and by the emergence of new transnational ways of life (Castles and Miller, 1998, Pries, 1999 in Gustafson, 2002).

Migration researchers on the other hand examine the relationship between retirement migration and tourism and explain the changing nexus of social relationships that are implicit in international mobility (Williams, et al, 2000). Large scale international retirement migration is of relatively recent origin, numbers becoming significant in the 1960s.

Williams, et al (1997) classify four main reasons for the overall growth of international retirement migration:

- Increases in longevity;
- Decline in the legal age of retirement has extended the duration of retirement; together has extended the duration of retirement. Growing numbers of people have been able to anticipate longer periods of active post-work life in the 'third age'.
- Increase in the lifetime flow of earnings and accumulation of wealth so that increasing numbers of individuals have sufficient resources to consider a range of retirement strategies, including international migration.
- Changing patterns of lifetime mobility have provided more knowledge of, and experience of living in, foreign destinations.

Moreover, repeat holiday visits to act as the stepping stone to seasonal or permanent emigration, often via the purchase of a holiday home (Williams, et al, 2000). In fact most prefer to own a second-home before permanently settling, so migration is a process rather than being a single event; from holiday visits to seasonal visits and then to permanent

migration. Seasonal migrants are a diverse group who spends variable periods of the year in their home countries (Williams, et al, 1997). Thus previous experiences as tourists and loyalty to the destination expressed through repetitive patterns of behavior during working lives and the present appear to be an important aspect in attracting the northern Europeans to southern Europe (Rodriguez, 2001).

A second set of factors are 'expressive' factors related to leisure and entertainment (Rodriguez, 2001) such as climate, tourism infrastructure, attractions of rural environments, a less stressful way of life and low costs of living and accommodation (Williams, et al, 1997, 2000).

Thirdly weak currencies in developing countries also attract the investors whose home currencies are strong in comparison to the target countries (Hines, 2001) and fourthly estate agencies play the key role in channeling the purchasers to particular regions and localities (Hoggart and Buller, 1992 in Williams, et al, 1997) appear as important factors in attracting the foreigners to different settlements.

As a matter of fact, formation of a transnational property market is the product of globalization and integration of national economies within the EU. These together have created a strong user demand originating from the factors described above and a growing investor demand for income-producing property. On the supply side however, the local markets have experienced qualitative and quantitative changes in order to adopt local market practices and structures to the requirements of transnational property interests. The net effect of this development is increasing number of real estate agencies and property consultancy companies operating through the opening of branches, mergers or the creation of links with local firms. Magalhaes (2001:102,103) explains a number of processes active in this development:

First property consultancy firms have expanded internationally to benefit from an increasing demand from large, transnational corporate clients... the lowering of barriers between financial markets and the consequent globalization of financial flows has led to a truly global search for investment outlets. Related to the above, the growing integration between financial and property markets has brought competitive pressure in the domestic markets for property services. And lastly, some consultancy firms have sought to tap into the strength of property markets of selected urban regions.

Thus regeneration of the local market from being rigid to flexible, open and dynamic, and so maturing through an influx of international property interests is very important. The dynamics of this process is determined by the international market players, their counterparts (the nature of the prevailing market cultures and property services traditions) mediated by the consultancy firms, and the constraints and possibilities posed by the local institutional environment (Magalhaes, 2001). Besides political reforms in favor of globalization and integration policies of the EU, administrative reforms are also crucial for the development of transnational property investment opportunities in a local economy. The operation of foreign firms, property ownership, planning permission, currency control and repatriation of profits are perhaps the most immediate issues affecting international real estate investment.

Migration researchers also define this movement in connection with the characteristics of the group in concern.

Rodriguez (2001) puts forward four elements to define this group of immigrants:

- They constitute a concrete human group (retirees, the elderly),

- They exhibit different patterns of mobile behavior (permanent migration, temporary migration or simply mobility),
- They demonstrate a tourist motivation with an individual basis (satisfaction in enjoying free time) and economic dimensions (in terms of consumption, real estate markets and services, and
- They create territorial effects.

Integration in to the local community generally increases after some years however scope and frequency of encounters with the local population depend on a large number of factors such as curiosity, language differences, age, preferences and educational level (Müller, 2002). In fact integration is not a necessity but an individual choice (Gustafson, 2002). However most claims that they should accept local manners and customs even though they dislike them, and adapt to the local conditions. In areas with high concentrations of immigrants, an immigrant-local people infrastructure has developed such as British, German clubs and associations, newspapers, radio and television broadcasts (Gustafson, 2002). Perhaps because of the enlargement of their community or because they are visibly distinct from the local population and different in class, status, values, behavior and attitudes (Jaakson, 1986 in Casado-Diaz, 1999) both the newcomers and the local residents consider this community in a sense of being elite.

Away from migration researchers the question of how an unprecedented growth of this trend affects local population is becoming increasingly important for tourism industry and urban planners. Tomljenovic and Faulkner (2000) consider the socio-cultural impacts of tourism as ranging from positive changes, such as enrichment through mixing with different people and cultures, to negative changes, which include disruption of value systems or the traditional way of life. Although residents often perceive tourism as having negative social consequences, many may conclude that its economic benefits outweigh the social costs (King, et al, 1993 in Tomljenovic and Faulkner 2000). According to Maslow (1970:98 in Tomljenovic and Faulkner 2000), social impacts operate within the higher-order needs, the economic benefits on the other hand provide for the satisfaction of more central and dominant, lower-order needs. Therefore residents are motivated to support any kind of tourism even though they perceive some negative social consequences arising from this activity.

Increasing elder population helps to sustain an economy based on service provision to the elderly and it also attracts working-age people from less-developed regions who make their living by meeting retirees' demands and in construction industry developed with an increase in housing demand. They also have an influence on the economy as a whole and on the housing market in particular (Rodriguez, 2001). As Müller (2002) claims the newcomers' demand for rural properties can increase price levels, attract criminals and question traditional practices. In many areas the newcomers have begun to compete with local residents for cheaper housing stock. The limited supply of housing together with excess demand, contribute to increase in local house prices, creating problems for local people with low incomes (Shucksmith, 1983 in Casado-Diaz, 1999).

Moreover foreigners often reside in enclaves. Such extreme polarization has cultural and political as well as economic implications (Williams, et al, 1997).

Effects of the process of property sales to the foreigners differentiate between countries and even between cities according to their social, economic and institutional structures. The case study area Dalyan (Muğla) and Alanya (Antalya) having the greatest number of property sales to foreigners. In this study the effects of property sales to the foreigners both on the property market and on the physical and social spheres are examined (Güzey, et al, 2005).

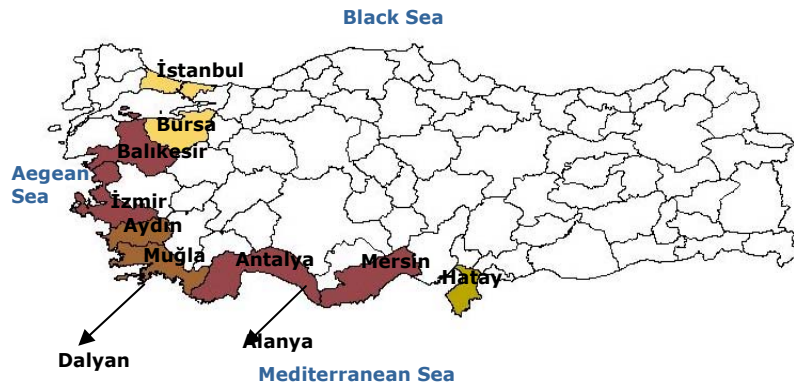
This study is based on data collected from the questionnaire results and extended interviews made with the foreigners and the local residents in different education, income and age groups, in Dalyan in July 2004 and in Alanya in February 2005. In Dalyan 20 and in Alanya 27 extended interviews were implemented.

Characteristics of foreigners' property ownership process In Turkey

Currently, foreigners have been buying property especially in coastal areas of Turkey. This development put the property market into motion and increasing property costs expand building pressure on peripheral and mostly agricultural lands. Thus agricultural economic activities are forcefully eliminated from rural areas, housing demand increases in urban settlements giving impetus to urban sprawl and rising densities. The primary factor in this development is the regulations put for the support of foreign capital, particularly based on the economic policies after the 1980s (Erdoğanaras, et al, 2004).

84.0 % of the foreigners, who owned a property in Turkey, entered to the market after 1980. Property sales to the foreigners between 1980 and April 2004 intensified in nine cities in coastal areas which constitute 87.0% of the total sales. Istanbul is the first having most of the sales, followed by Antalya, Bursa, İzmir, Muğla, Aydın, Hatay, Mersin and Balıkesir. After 1980 60.3 % of the total sales (20044) were independent units, 31.6 % of them were land (10522) and 8.1 % of them were housing units with garden (2688). Between 1980- 2004 (April) the sales were concentrated on nine provinces of Turkey and this makes 87.0 % of total sales. In terms of geographical characteristics it is observed that these provinces are coastal settlements of Turkey (See map 1.) (Erdoğanaras, et al, 2004). Tourism potential and natural assets of them are important in the process of having property of foreigners. Parallel to this fact, Alanya and Dalyan have showed dramatic increases after 1995.

Map 1 Location of foreigners owned property in the coastal areas of Turkey and the case settlements



Dalyan is located in the south west of the Mediterranean Region. It is within the boundaries of Ortaca district of Muğla province. Its population is 4648 (2000 Population Survey). It is 40 km from Dalaman international airport (30 minutes).

The settlement is located on a plain along a long canal which connects Köyceğiz lake to the Mediterranean, and took its name from this canal. It has a variety of historical (city established in 3000 BC) and cultural values together with natural beauties.

Dalyan is declared as Special Environmental Conservation Area within the framework of Mediterranean Action Plan in 1988 in order to achieve the sustainability of its values such as its natural beauties, historical heritage, ecological balance, underwater and terrestrial living and nonliving creatures with its special and important habitat, thermal resources which can be used for a variety of diseases, a variety of species and a high biological activity, and a particular cultural value.

Especially İztuzu Beach is the most important natural value and habitat area of the region because it is the ovulation area of a type of sea turtles named as 'Caretta Caretta'. Additionally as it is still largely unspoilt in contrast to other touristic places with problems such as high population increases, pseudo-urbanization and environmental pollution, interest to this area has been increasing every year.

Natural and historical characteristics and mild climate conditions especially in winters (10 C in average in January), lowest humidity level in summers (52 %), low number of cloudy days especially in summers attract a lot of tourists to buy a property and settle in Dalyan mostly after retirement.

Alanya is located in the Mediterranean Region and 135 km east of Antalya. It is within the boundaries of Antalya province. Its population is 134 396 (2000 Population Survey). It is close to Antalya international airport (60 minutes). Alanya has some of the biggest beaches on the south coast (60 km.). It is a historical city (established in 20.000-17.000 BC).

The central feature is a dramatic rocky promontory topped by the castle and the citadel walls. Alanya is one of the most attractive touristic areas in Turkey. Especially mass tourism activities take place. There has been a long warm season up to eight months. During the summer time the city population is higher than 3 times of winter season population.

2. Sociodemographic Characteristics of Foreign Retires on Dalyan And Alanya

Case studies on Dalyan and Alanya showed that age of the most of the foreigners was above 50, the average age of the foreigners owned property was 49.0 in Dalyan and 56.3 in Alanya. In this case it can be said that the relatively younger foreigners has a property in Dalyan and Alanya (See table 1).

In Dalyan case, 65 % of foreigners owned property are retirees while this ratio is 86 % in Alanya. Retirement period is characterised by decreasing incomes and increasing health problems (Rodriguez 2001, Gustafson, 2002). So Dalyan is very attractive after retirement with its sunny and mild climate, natural and historical beauties and low living costs (daily expenses, housing and others). In the literature these features were argued to be related to the international migration and seasonal migration. (O'Reilly, K., Huber A., 2004, Williams, A.M., King, R., Warnes, T., 1997 ve Hazelrigg, L.E., Hardy, M.A., 1995).

The maximum household size of foreigners owned property is 3 in Dalyan while it is 2 in Alanya. In this case it can be said that the number of foreigners owned property with children is lower in all cases.

In terms of birth places most of the foreigners owned property were born in Germany, followed by England and Holland in Dalyan case. Whereas most of them were born in Germany and Holland in Alanya (See table 1).

Table 1 Sociodemographic characteristics of foreign retirees

Characteristics	Dalyan	Alanya
Age groups (years) (%)		
- 50	40	28
50-60	30	34
61-70	22	28
70+	8	10
Average age	49.0	56.3
Sex (%)		
Male	43	52
Female	57	48
Household size (%)		
1	42	43
2	42	57
3+	16	0
Retirement status (%)	65	86
Education level (%)		
Primary	5	55
Secondary /highschool	44	28
University and Ms,Phd	51	17
Birth Place (%)		
Germany	36	55
England	22	5.5
Holland	17	23
Ireland	0	5.5
Denmark	0	5.5
Austria	3	-
Turkey	11	-
Sweden	5.5	-
US	5.5	-

When we compare the education of level of foreigners owned property, the foreigners with the highest level of education take place in Dalyan. 51 % of them are university graduates in Dalyan, whereas it is as low as 17 % in Alanya (See table 1). Also related to this, there have been large number of foreigners retired from professional services.

Karen O'Reilley (1995, in Williams, 2000) has considered what she terms the '...was grey area between residence and visiting, migration and sojourning' and she proposes a typology based on the individual's sense of commitment or orientation to one or other country; and the amount of time spent therein.

- Expatriates: moved permanently, identify as living in the area; may own property; express intention of never returning.
- Residents: resident in terms of home, orientation and legal status, but spend 2-5 months a year in the country of origin where they either own second homes or visit friends and family.
- Seasonal visitors: live in the country of origin, but return to the destination for 2-6 months each year, in one or more trips, oriented to home country.
- Returners: usually own second home visit irregularly depending on commitments.

When this typology is considered in the case areas it is observed that most of the foreigners owned property are residents (See table 2). They reside more than 6 months in their properties (See table 3).

Table 2 A typology for foreigners owned property in case areas (%)

Typology	Dalyan	Alanya
Expatriates	13	5
Residents (6 + months)	72	78
Seasonal visitors and Returners	15	17

Table 3 Periods of Staying (%)

Period	Dalyan	Alanya
Less than 6 months	15	17
6 and more months*	85	83

*it includes foreigners never returning

Table 4 Frequency of going to home country (%)

Frequency	Dalyan	Alanya
Never	13	5
1-2 times in a year	53	56
3-4 times in a year	7	22
Frequently (4+)	27	17

That 85 % of foreigners owned property live more than 6 months in Dalyan means they choose these areas to reside. This ratio is 83 % in Alanya which means that they continue their relations with home country for family, friends and business connections and go to there 1-2 times in a year (See table 4).

Reasons for moving to the chosen destination

In the literature the reasons of foreign retirement migration to the Mediterranean countries are lower cost of living, climate, health, slower pace of life, admiration of destination country, work or business connections, family connections. (King.R.,Warnes .A.,Williams.M.A.,1998). Similar to them, in cases based on Dalyan and Alanya, climate and other environmental factors are the most important attractive factors, secondly admiration of destination country follow.

Table 5 Reasons for moving to the chosen destination (%)

Reasons	Dalyan	Alanya*
Climate (including other environmental factors)	38	61
Admiration of destination country	33	61
Lower cost of living	15	33
Marriage and family connections	14	6

*The column percentages sum to more than 100% because this is a multiple- response variable

The interviewers stated that Greece, Spain, France, Hawaii and Mallorca had been the other alternatives but they had preferred Turkey particularly because of the low costs and climate. The reasons of Turkey's choice are climate and natural beauties, positive attitudes of the local residents to the foreigners, marriage, being a comfortable place to live in retirement, low cost of living and being different from Europe (See table 5).

Prior connections to an area before moving

In the literature prior connections of the foreigners to an area was argued as holidays, childhood, worked there, married native, family-friends, visits through work (King.R.,Warnes M.A.,Williams.M.A.,1998).

The results of interviews showed that approximately all of the foreigners owned property had visited to Turkey more than one times for holiday (See table 6).

Table 6 Number of visits to Turkey before moving (%)

Number of visits	Dalyan	Alanya
1	11	10
2-5	21	45
6+	68	45

The other factor deciding owning a property is the people from their country of origin living in the same settlement which make foreign country convenient to invest. In this process the country fellows are becoming prior example directing them to own a property. Especially foreigners married to Turks and working in tourism sector are reference points in this process.

Advantages and disadvantages of living on Dalyan And Alanya

Besides attractive factors, there have been negative sides of living in foreign country after owning a property. The interviewers not only stated attractive factors as climate, enjoying the landscape and nature, maintaining their standard of living, affordable prices, people from their country of origin living in the settlement but also they stated the negative ones as language, deterioration of the area's environment, reduced range of goods and services available, cultural differences from Turkish people, poor services.

3. Social, Economic and Physical Effects of Second-Home Development Based On Foreign Retirement Migration in Case Areas

Property ownership trend of the foreigners has become one of the most important factors that shapes the social, economic and physical structure of especially coastal cities in recent years. Because this occasion is a multi perspective one its effects should be properly comprehended and its externalities should be carefully analyzed. Before analyzing effects of second home development it will be useful to emphasize the role of real estate agencies.

The main actor in propert market: real estate agencies

Increasing motion in the property market has raised the number and type of actors and has led to the restructuring of the roles and relations of especially the real estate agencies. The real estate agencies in Dalyan vary according to their relations with the other real estate agencies such as working independently, working in coordination with local real estate agencies within and outside the region, working in coordination with the informal salesmen, having a foreign laborer or a foreign partner with marriage, working in coordination with construction firms, working in coordination with real estate agencies in another country, working as a branch office of a transnational real estate agency. Most of the real estate agencies assist the construction process after the sales (including decoration and issues) for their clients with a monthly payment, also give services such as gardening, house keeping, pool cleaning, payment of the invoices and dealing with the deficiencies of municipal services. Those services are called "angel services" by them.

Effects on the physical environment and urban economy

One of the effects of globalization in property market has been increasing pressure on housing demand and construction. This pressure has affected both quantity and quality of houses relevant to settlements. Most of the foreigners prefer villas in Dalyan. In Alanya case, especially enclave sites consists of villas and of multi storey apartments are preferred by foreigners. The main reason of different housing typology in Dalyan is its position of being in Specially Protected Areas which limits building and construction rights. This also affects average lot size (See table 7).

Table 7 Characteristics of property and housing typology

Characteristics	Dalyan	Alanya
Average house (m2)	166	117
Average lot(m2)	2596	540
Typology of house (%)		
Apartman flat	0	56
Single family house	33	28
Dublex	50	16
Town and row house	11	0
Country house	6	0

Physical development of secondary houses into rural areas without limitations will moreover accelerate disengagement of rural structure. Decreasing agricultural activities, regeneration of natural balance into built environment will prevent the sustainability of Dalyan's and Alanya's natural beauties. In fact Turkish agricultural policy favors this situation by supporting the farmer without producing as this weakens his/her ties with the land and he/she can easily sell his/her land when faced with a high price (Balbay, 2004). So a lot of olive, citrus, cotton yards and banana plantations have disappeared as described by the real estate agencies; 'we sew cotton but picked villas'.

Uncontrolled high density planning decisions of small municipalities around Alanya have opened valuable coastal sites (remaining from first wave of second home development for domestic demand in 1970s) to construction. By this way the coastal areas have been surrounded by 10-16 multi storey apartments. As a result of this, 40 % of total housing stock owned by foreigners is in center and 60 % of them is in the boundaries of small municipalities around Alanya. In these circumstances, the planning decisions parallel to the expectations of housing demand also destroyed natural environments also. Similarly in Dalyan case, rural areas in the status of Specially Protected Area are divided into large plots and opened to villa type of building construction. In spite of controlled population and building intensity, Specially Protected Administration has not resisted demand of municipalities about the changes in the city plans which leads to destruction of the natural environment.

Although it has not been stated this development will eventually lead to environmental degradation, noise, mass tourism, dirtiness and crime as factors that detract from and make it difficult to maintain the 'quality of life' image of Dalyan (Rodriguez, 20001). However Dalyan's position of being in Specially Protected Areas brings limitations to building and construction rights. 10-20 % building ratio for 500 m² land and building permission up to two-storeys are some of these limitations.

Increasing demand raises the prices more than the actual values. Prices have increased 10 times in the last years. The price of a 150 m² duplex house is 120-150 000 EURO¹, much more than the purchasing power of the local residents. Thus property market works only for the foreigners. Most of the real estate agencies have sold their properties only for foreigners.

Effects on social life

The major effect of foreigners in social life has been an increase in number of marriages with foreigners. It is also interesting that the study on marriage records of Alanya Municipality between 2000-2004 showed age differences more than 10 years (80 %) between foreign women (above 40 age) and Turkish men. Especially young men coming from underdeveloped regions of the country has married to elderly foreign women to change their economic position without an effort.

¹ 2004 current prices

Alanya is one of the settlements of Turkey in which foreigners owned property and resided more than 6 months. Most of the foreign residents are German and they have demanded some services necessary for their life styles from the municipality. Alanya municipality established a foreigners' council. Additionally the municipality opened a foreigners' office and charged one competent in city center to solve their problems. Also foreigners have been using cultural center on Sundays for religious facilities. There is also been a cemetery for only foreigners in the city. All of them have been demanded from municipality by the foreigners themselves. It is also observed that the foreigners have followed the news about abroad and the city they live from the newspapers and magazines published by themselves. Two Turk-German friendship clubs were established in Alanya. Moreover one bakery making German breads and a butcher selling pig meat were opened. Those shops are also belong to German people.

The interviewed foreigners stated that the language had been a limiting factor in establishing relation with native people. However none of the foreigners want to learn Turkish. The other important problem is that foreigners don't want Turks or other country fellows as neighbours. As a result of this real estate offices has been marketing their houses as closed sites only for one nation. However in Dalyan case, 75 % have neighbors from their home countries and this shows that being together with the country fellows is actually an important reason of choice for a house. For instance Germans call their street 'potato street' in order to emphasize the similarity between the houses on the street as a reflection of their culture on space.

Level of pleasure of native people changes in the society. To rent houses to the foreigners leads to an unjust competition and causes financial losst of tourism establishments. They think that it would prevent the tourism revenues in the long term. Other problem is foreigners' preferences for using the increasing number of establishments of their country fellows which leads to anxiety in the society for the future.

5. Conclusion

The primary factor which has become the trigger effect in the integration of Turkish property market into the global market is the increasing property values in the Mediterranean countries such as France, Spain, Italy and Greece in which tourism developed before. So flow of retirement migration has changed its way to the coastal areas of Turkey. However there is another factor as the increasing cost of living especially for the retired in Europe after EU's unique currency policy. On the other hand, decreasing value of money as a result of economic policies in Turkey after the 1980s, decreased property prices and cost of living for the foreigners. Thus the economic environment both in the EU and Turkey has become an important factor which has attracted foreigners to the Turkish property market.

Additionally, legal and institutional regulations which facilitated the property ownership process for the foreigners are very active in Turkey as in different countries within the process of globalization and EU integration policies (Keivani, et al,2001).

Other reasons of their choice of Turkey in their words can be summarized as follows: Turkey is outstandingly beautiful not frightening, exotic, inexpensive place to live and to buy property, has low crime rates, many people believe that they will make money by investing in Turkey, markets are secure in political and in economic terms and the process of integration to the EU has started.

The reasons of owning a secondary house for the foreigners are to own a house in order to reside in the retirement period, in order to spend the holidays and actually in order to make a good investment or with speculative purposes. Meanwhile spending more than one holiday

in Turkey and owning a secondary house are stepping stones to permanent residency in Dalyan and Alanya as stated in the literature (Williams, et al, 2000).

Having a secondary house and increasing permanent residency have affected social, economic and physical environment of the settlements. Perceived impacts of foreign retirees residence on the settlements will be discussed as follows:

Positive Outcomes

- Economic activity generated and new job opportunities developed (especially in service sectors),
- Stimulation of services for retired people,
- Commercial activities continue after tourism season ,
- Increasing number of native people knowing foreign language,
- Mixture of culture and increase ratio of marriage with foreigners,
- Increase in quality of construction.

Negative Outcomes

- Destructive impact of speculative expectations on agricultural activities,
- To increase cost of life,
- To increase number of foreign informal workers in the economy,
- To establish commercial business by the foreigners create unjust competition with the local establishments (hotel, bar, restaurant etc.),
- To rent houses of foreigners leads to unjust competition and causes financial loss of tourism firms without an official permission and blocking of tourism revenues,
- To sell tourism establishments as second home,
- Speculative practice in real estate market and increasing prices leads to elimination of the local citizens,
- Increasing construction pressure on natural sites (forest, agricultural land, natural conservation zones),
- Increasing urban sprawl and overall density in the built-up areas,
- Physical sprawl of the settled areas increasing cost of infrastructure,
- Dead built environment unused outside of summer season,
- To create an unemployed housing stock in the settlement outside of summer season,
- To build enclave areas settled by foreigners with in the city and increasing polarization in the social life of the settlement,
- Increasing ratio of foreigner population in the coastal areas lead to decrease native population in the settlement level,
- The degeneration in customs and traditions of the native society,
- To imitate life styles and consumption patterns of foreigners by native teenagers,
- The male persons coming from underdeveloped regions of the country married by elderly foreign females to change their economic position without effortless.

The most important outcome of the foreigners owned second home, residing more than 6 months in a year, has been to affect every aspects of local identity. Today the effects of this phenomena began to create a new discussion agenda in Turkey. In following days this issue will be reshaped by the actors (foreigners, native people, real estate agencies, legal regulatios and institutional structures etc.) in social, economic and institutional spheres.

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