

# **The Issues of Women's Property Acquisition in Turkey**

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## **SUMMARY**

Property acquisition is now regarded as a global human right by the majority of countries worldwide. However, this right develops in opposition to women especially in developing countries. Women's equal rights to land, housing and property are human rights, recognized in various international communities. The biggest barrier against women's property acquisition is social tradition. On the other hand, the passion towards property acquisition in relation with land and human is an important factor shaping human behavior on this issue. The desire to own land makes people to protect it against others. In this paper, barriers against the women's property acquisition in Turkey and property conflicts are discussed. And we focus on the viewpoint of Turkish people to land. Women's equal rights to access, own and control land, adequate property are recognized under the Turkish Civil Code, but customs and traditions are restricted the women's property acquisition.

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## 1. INTRODUCTION

Utilizing the physical world in order to survive, having an obligation to enter into the relations with it is an inevitable result of human genesis. The structure in which this became most obvious is human-land relationship. This compulsory relationship forms the basis of ownership phenomenon (Fromm 2003).

On the other hand, human-land relationship interests also the social environment which includes human particularly (Soto 2005). In the contemporary word, the right of ownership is accepted not as the right which envisages the absolute right and the authorization to its owners not ignoring the duties, but as the right the usage of which could be restricted by law and as the right which is not against the benefit of the society (Uzun 2000).

The ownership, throughout the history, is one of the most important subject on which people struggle. In a sense, this is the desire of possessing and the endeavour of keeping the properties. Without a doubt, the right of ownership is among the most natural rights of humans. Although it varies from one society to another, there are legal arrangements in the right of ownership and in the right of inheritance in every society. However, the quality of the production determinates the efficiency and the strength of the ownership. Because of this reason, in the societies the economies of which depend on the agriculture, the land is the power. Therefore, the ownership conflicts and the problems of inheritance originate from the rural areas. On the other hand, the social changes in the societies are always slower than the legal changes in those societies. For this reason, the law does not always match up with the applications in the traditional structure in which socio-cultural values and customs are shaped and customs are more determinant in law and heritage issues. Such that, the conception of ownership and the regard to it is surrounded with the traditions which has passed from father to son and has been valid longstanding. The field which is determined by the borders of ownership seems as if it is the private place of its owner and it is blessed. So, the unauthorised intervention to the field is considered as crime and becomes evident as the most important property quarrels according to communal and residential laws.

In this paper, the subjects about the ownership right of woman and the murders because of ownership is focused as the problematique in which the phenomenon of ownership becomes objective but ignored. In the scope of the study, the effects of customs and traditions which exists on the laws except the laws about real assets in sharing the inheritance will be explained and the characterized version of this comprehension will be exemplified for Eastern Black-Sea region. Among the murders which seems ordinary, the murders caused by ownership which shows unusual property to the region is analysed. The reasons under these murders are tried to be solved in the context of human-land relations. So, the results the

passion of possession and the fact of land's being inadequate and blessed are examined from the perspective of communal and cadastral concept.

## **2. THE OUTLOOK ON IMMOVABLE PROPERTY IN THE TURKISH SOCIETY**

The view of the Turkish people about land is very important for the scope of this study. Also traditionally, the concept of land in lots of countries' culture is thought to be the most precious and valuable of all the properties which are possessed (Doebele, 1982). Because of its investment habit, Turkish society utilises their savings by buying immovable property. Actually, the main reason of it is the thought that a person can only enable his/her security by this method because of unavailability of broad and efficient social security organization and labor-job protection service in the country. Beyond this phenomenon, the investments have also been done in immovable property as an investment method because the minimum risk and maximum worth are obtained by this way. Because of this, in order to gain capital income, it is very natural that the market of immovable property is active (Uzun, 1999).

With no doubt, these properties of the land makes it appealing for investment: providing saving secure fortune, the possibility of the capital and hypothec and deposit as an assurance in business market; and as it is not reproduced and duplicated, it is restricted and limited source, its enability to provide income transfer to its owner, its comprehension according to other income vehicles, its being easily predicted and managed as a vehicle, and its being a vehicle in three ways such as saving, investment and being used of directly.

There is another reason of land's being regarded as important for Turkish community. In many parts of our country, the immovable properties which are obtained from the ancestors by inheritance are accepted as relics which are to be protected, not to be sold and should be transferred to the next generation, and such that, the understanding that this process can only be maintained with the efforts of boys is widely accepted as a settled custom, which results in unavailability of land for girls in the process of inheritance.

## **3. WOMAN'S RIGHT OF OWNERSHIP IN THE TURKISH COMMON LAW**

Customs, manners, traditions, and folks are the productions of Turkish society and Turkish culture. These factors which gives their shapes to Turkish family and Turkish society gives clues about the understanding of the inheritance. In this scope, the historical roots of discrimination between man and woman emerges in the Turkish aphorisms and idioms. In Turkish aphorisms and idioms, the issue of being girl and being boy is emphasized seperately. However, as the aphorisms and idioms reflects the social structure in which the family order depends on the affinity and father authority, and the level of modernization and urbanization hasn't been improved and the education level of woman is low and she doesn't participate in the business life; the value of the daughter is inferior than the value of son. On the other hand, the inferiority of the woman status is stressed in some aphorisms such as "long haired short minded" (in Turkish: "*saçı uzun akli kısa*") and "*if woman has one brain, the man has nine*". As it is seen that the understanding of women's being as a second class citizen takes its place in Turkish culture and tradition. Among childrens, the value of daughters are low because

they will going to intermingle with another breed. Contrary to this, the value of son is higher, because there are lots of expectations from him such as his providing material, contribution to family during his childhood, and being a security for old age when he grows up especially in rural areas. He will both maintain his father's name and breed and his nest, and make his father and mother gain status. For example, in these aphorisms, the significance of girl and boy is handled: "kız evde olsa da elden sayılır (in Turkish)" and "Kız yükü tuz yükü (in Turkish)" (Ergan, 1993).

Today's reflection of this understanding which is mentioned here from the perspective of woman shows that the social concern towards woman hasn't undergone a change. However, in spite of being little the women are able to obtain immovable properties by buying with their personal effort; but, they often can not become owners by heritage. The main reasons of the inheritance law's confliction from the point of daughter and son with the realities of the country are:

- Mostly, in the patriarchal societies, women's having property and economical freedom can not be accepted because of the feeling of jealousy (Fromm, 2004).
- With the last wish which is the legal immortality basis, a person determines how and where his or her property will be used for next generations (Fromm 2003). This is a kind of struggle for the legator in order to become immortal and maintain himself or herself. So, people satisfy their belief that they will be alive beyond their physical lives. This process is called as breed and the continuation of this breed, the son is the first and is the second dominant factors in the properties which are considered as heirloom. Consequently, property is blessed and worth to be protected as much as an offspring. The value of real property which is given utmost importance should not be alienated. However, this traditional understanding causes that the woman gets very little of what she must have according to the inheritance law.
- In rural areas, the father who owns the land doesn't want the land is divided a lot as his daughter will marry someone else. Even though it is divided, he doesn't count on his son-in-law's protection of the land. The son-in-law is a stranger for him. Moreover, to give the land which is left to him from his ancestors to the family of son-in-law bothers will bother him. Furthermore the son-in-law has to afford the needs of his daughter. According to the residential understanding, both the father and the mother regard their son as an assurance in the future, while they think that the daughter will marry and leave the nest. The parents who bestow the privilege on their son in the division of the land suppose that they will regain this favour as protection, caring and surveillance. In other words, the customs which impose an obligation to the son about the matter of looking after the parents are in favour of the son in the issue of inheritance. However it is not uncommon that there are families who are down by giving their lands to their son and stay under the protection of their daughters.
- The traditional rules are so determinant that the girls can not want their land portion which is secured under the civil law. Because, it originates from the thought that when she returns home after marriage for some reason, the brother will afford everything for her life, in contrast she can not go to her family home. Besides, the girls' opposition to the inequality in the division of inheritance is generally out of question, because it becomes

consuetude. In rural communities, it is harder accepting to go beyond the consuetude than claiming one's right.

- If daughter demands obstinately her right of inheritance in accordance with the law, the demand will naturally be met. However, the unequal share is put forward by giving more valuable, fertile and scenic parts of the land to the sons, and giving infertile and little used parts of the lands to the girls. On the other hand, sometimes, the father who is the owner of the land mostly solves this problem before his death by seeming to sell the land to his sons in order to give less portion/share to his daughter.
- As a conflict, the husband of the heiress or the man who profits from this property can be the most eager women's rightist at the point of woman's ownership, however, his understanding reverses instantly about the issue of his sister.
- Although it changes from one district to other, most of the time, the land is shared among brothers but by giving gold or money the value of which is considerably less than its real value, the sister's inheritance portion is given to the sister as placation.
- In order to ground the assertion that the sons should take the lion's share, more tolerance is shown to the sons because of the sons' having difficulties in affording the needs and demands of their family which are caused by economical conditions such as undertaking all the works of the land, continuing to live in the village, and in addition to this, looking after the household.
- In order to prevent the breaking down the land, although it is rare, there is a tradition of marrying the wife of the brother who is widowed.
- When it is aimed to examining the issue from the point of immovable properties, the operating right is not given to the women who work on the land by cultivating and working the soil. Without any doubt, it is the result of the understanding that all kind of processes such as buying and selling and marketing are special to men.

To focus on the reflection of these obstacles which are in front of the ownership right of women in the land registers, makes us to reach a striking finding: According to the population census in the year of 2000, although of %43 of the population is women in Turkey (DİE, 2004), it is claimed by a foreign source that only %8 of the registered properties are belong to women (Amnesty, 2004). If this number is true (it is most likely dependant on an intuition), it can be concluded that the Turkish inheritance law system does not function well.

#### **4. THE OWNERSHIP RIGHT OF WOMEN IN EASTERN BLACK-SEA REGION**

The social structures which make stipulated people and govern them: these are not laws and religious rules but customs and manners which depend on necessity principal. In this scope, women are usually ignored in the share of inheritance. This has a lot of reasons: the man's obligation to make a living for his family; because of the insufficiency of the fertile lands in the region, as it makes the value of the land less, both sisters don't want to cause trouble for her brothers by taking her proportion and the brothers also don't want to give that proportion to their sisters. On the other hand, the effective public opinion which is caused by daughter's being accused by taking her proportion is important. In addition, the daughter's possibility of needing her family even when she is married isn't ignored and the portion of the sister is thought to be a capital or escrowed to brother as family nest is the only place that she can

need in any situation. Most of the time, it is out of question for a husband to demand his wife's inheritance portion. If he does, it is found strange. Behind this situation, there is a fact that he regards it as a problem of honour as he thinks he can make a living without the property of his wife and also the worry underlying the fact that this situation can be lived with his sister's husband.

In the region, especially among the owners of broader lands, there is a striking tradition which was widespread before but not very common today: the inter-marriage in order to prevent the land's being broken down and in order not to give the lands to the strangers. For example, cousins are forced to marry each other without their acquiescence. In the region, in spite of this system which depends on the traditional structure, in the circumstance of claiming their rights, women worries that they will be excluded both by their families and by social environment. On the other hand, as the brother is supposed to convince his sister by giving gold or money except by giving immovable properties. He forms the idea in the peoples' mind that the daughter denies her portion willingly. As the daughter knows the fact that her husband will make the living when she marries, this silent standing continues.

In the region, the applications related with the inheritance have informal qualifications. According to the new rules of civil law, the inheritance and succession is done (which does not reflect to the land registers); but the division among brothers is conducted according to the oral traditions.

#### **4.1 The Problems Caused by the Scarcity of Land in the Eastern Black-Sea Region**

In the Eastern Black Sea Region, the population is so dense; but the agricultural land is so few. Scarce land conditions separates the view of the society of the region from other regions. In those places where the property is blessed, the lives of the people bear the trace of this value judgement and this approach. Such that, local culture, the bilateral communications, inheritance law, and customs and traditions depend on the understanding on land and property. In the Black Sea Region, shapes of the land parcels and the separation of lands with the inheritance lead to the agricultural management's having small, disorganized parcels in great numbers and being insufficient. As seen in Table 1, the parcel size is 7.5 decares in which the hazelnut and tea cultivation is done. It is seen that small land ownership is dominant in this region.

The scarcity of the lands has significant effects in terms of shaping the sociological structure of the society in the region and shaping the understanding of ownership. In this scope, the immovable property understanding is very powerful in the region and it has the property which forces people to be in action. At the region which has scarce lands and there is no other way of making lives, the land is the major factor which determines the source of the fortune and social values.

In order to understand the reasons of people's behaviours, the reflections of lands' scarcity can be summarized as below:

- Everybody constructs his/her house in his or her land as the scarcity of land necessitates paying regard of the value of the product and the value of the product necessitates the scarcity of the lands.
- The unique personality of the Black-Sea people such as being complete union in itself, living without being in need of anyone else, and their instinct to gain individual personality force them to construct their house away from each other (Gedikli ve Reyhan, 2003). Such that, when a typical village house is examined, there are separate places such as for resting and other places which are special for animals to crop. Also, there are garden elements such as kitchen, toilet and fountain-well. Besides, because of the topography and traditional structure, people make the graves of their relatives in the yards of their houses. At this point, the truth which underlies is even there is a little change; the funerals are brought to the father's land wherever it is in order not to sell the ancestor's land. Actually this means that the land should not be sold and kept in protection as a value by staking the further generations' claims.
- The scarcity of the land makes people to cultivate the lands which are not certified such as the land cumulants beside rivers, and empty areas such as road bevels and central refuges by affecting the motivation of the people in the region to use the land.

**Table 1. Avarage parcel sizes in the provinces of Eastern Black Sea Region**

Provinces	Number of Village	Number of Village Surveyed by Cadastre	Area of Private Property (decare)	Number of Land Parcels	Avarage Parcel Size (decare)
Trabzon	480	195	670.133	152.969	4,38
Rize	353	175	465.822	134.517	3,46
Artvin	311	47	199.285	38.652	5,16
Giresun	541	164	727.112	135.606	5,36
Gümüşhane	322	178	1.348.329	161.507	8,35
Bayburt	175	168	2.321.144	128.231	18,10

Source: Provincial directorate of the General Directorate of Land Registry and Cadastre in Trabzon.

The existence of the scarce lands, force the people of the region stres the concept of “sınırcı (in Turkish)”. It is used in the meaning that the addiction of people to the property in rural areas especially it is used for the person who changes the borders which are not apparent in the lands which does not undergo cadastre and the borders between the neighbours and relatives. Such that the regional legends such as beheaded murder which mentions the border quarrel among brothers (Çelik, 1998) also stresses on this concept.

#### **4.2 The Murders of the Ownership in the Eastern Black-Sea Region**

The existence of the scarce lands makes it valuable as its owner's life. As the thing which forms its value is related to its relation to its scarcity, the scarce land condition makes the land something that should be protected under every circumstance. This makes the people of the

region dependent to the land excessively. This brings the human-land relationship to such a point that, as it is seemed in the Tables 3, 4, 5 below, it is determined that the ownership issues are considerably common among the causes of murders that are committed in the region (Uzun ve Yomraliođlu, 2005). In this scope, the legal data are collected about the land murders resulted in death in The Eastern Black Sea Region between the years 1994-2003 in order to search the ownership murders in the districts of Trabzon and some determination is done based on these data. In this study, the human-land relationship is handled from a different dimension with the analysis of the research about the reasons of the murders and their distribution in the region, as well as the examination of the sides and the dates of the occurrence of the events. In the further stages of the study, it is thought to be met the sides which are exposed to ownership murders.

#### 4.2.1 Data Collection and Evaluation

**The time period of examined data archive:** Ten years research period is determined between the years of 1993-2003 as a work period, the files of the heavy penalty court and the archives which are protected by regional and national newspapers have been examined.

**The index of the data archive which is arranged:** The data archive which is formed with the data collected is constituted from such items as: the cause of the murder, the date of the murder, the place of the murder, the murderer's name, age and sex, the victim's name, age and sex and the relationship degree.

**Evaluation:** The data collected are examined according to years and months, age, sex, its relationship degree, cities, the towns in Trabzon and the relation with cadastre.

#### 4.2.2 The Statistical Results of the Ownership Murders

**The distribution according to the years:** According to the data in Table 2, there has been an increase since 1994 even if it is not significant. Especially in 2001, the increase was observed in the murders of the region. When the negative effects of economical crisis on people, it is thought that this crisis also reflects to the land conflicts. In the last ten years, the 34 murder of 354 is directly related to the land ownership. When it is thought in the frames of proportion, it is 11% of all murders.

**The distribution according to the months:** It is seen that most of the murders was committed especially in April and August. As the causes of the increase in the land problems are the fact that April is the month in which the product is firstly cultivated or firstly harvested and August is the month in which the harvest is came to an end. So it is very natural that these months have a density in murders.

**Table 2. The percentage of ownership murders among all types of murders**



<b>Years</b>	<b>Total Number of Murders</b>	<b>Number of Ownership Murders</b>	<b>Percentage of Ownership Murders</b>
1994	14	1	7,14
1995	26	4	15,38
1996	19	1	5,26
1997	25	2	8,00
1998	40	7	17,50
1999	32	5	15,63
2000	43	5	11,63
2001	66	7	10,61
2002	43	2	4,65
2003	46	4	8,70
<b>Total</b>	<b>354</b>	<b>38</b>	<b>11,00</b>

**Tablo 3. Distribution of ownership murders by moths**

<b>Moths</b>	<b>January</b>	<b>February</b>	<b>March</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>August</b>	<b>September</b>	<b>October</b>	<b>November</b>	<b>December</b>	<b>Total</b>
<b>Years</b>													
1994					1								1
1995		1	1	1			1						4
1996					1								1
1997							1			1			2
1998						3	1	1		2			7
1999				2				1			2		5
2000						1		2		1	1		5
2001			1	1	1		2	1				1	7
2002					1			1					2
2003			1	2					1				4
<b>Total</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>6</b>	<b>4</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>1</b>	<b>4</b>	<b>3</b>	<b>1</b>	<b>38</b>

**The distribution according to the age:** From all the data that has been obtained from the archive research, by using the ages which are correctly defined, the statistical evaluations are

shown in Table 4. According to this, while the age of the people who commit the murder of ownership is 50, the average age of the people who died because of these murders are 47.

The reason of the high average of the age in the events is that the 35-40% of the people who commit the crime is between the age of 55-75 years old. As it is understood from here, the addiction to the land is much more for old people than the young ones. In other words, it is thought that the ownership murders has the quality of mostly being rural, the understanding of the ownership has become tolerable in young generation with the increase in education and urbanization.

**Table 4. Ownership murders and their age relation**

<b>Years</b>	<b>Total Number of Murders</b>	<b>Age Average of the Murderers</b>	<b>Age Average of Victims</b>
1994	14	-	48,0
1995	26	42,7	41,8
1996	19	-	37,3
1997	25	37,0	35,5
1998	40	44,2	51,3
1999	32	59,7	31,5
2000	43	46,4	55,6
2001	66	36,83	51,0
2002	43	70,0	55,0
2003	46	66,33	63,8
<b>Avarage</b>		<b>50,39</b>	<b>47,1</b>

**The distribution according to the sex:** The murders and quarrels which are about roads, border and inheritance debates appear mostly among men. As it has already been stressed the women have no significance in saving the property. In the data which are obtained, it is seen that only one women ownership murder has occurred so far. As a result of the examinations, the relationships between ownership murders and the sex are determined as follows:

- In 38 ownership murder incidents where 43 people were died; 4 of them are women and 39 of them are men.
- One of the people who commit crime is woman and 37 of them are men.
- The proportions of the murderers are 97% for men and 3% for women.

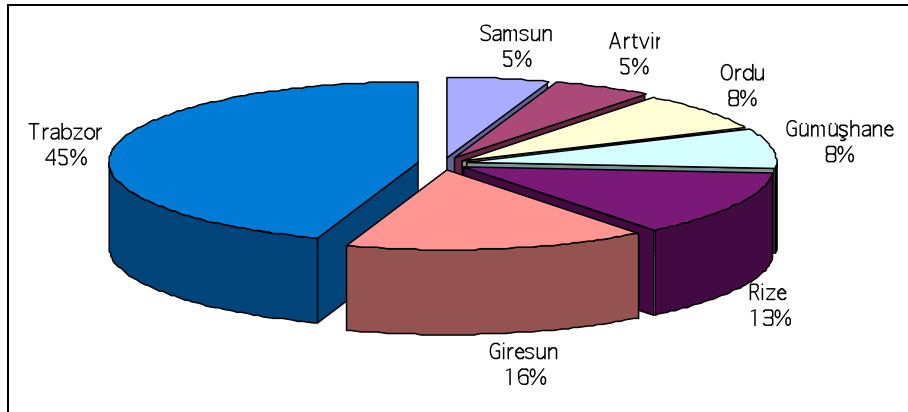
**The distribution according to the closeness in relationships:** Of 8% of the ownership murders which are mentioned occurred among brothers and 14% are among relatives and 14% of them are among neighbours. Proportionately, according to their closeness of the relationship, 21% is among offsprings, 36% is among relatives and 19% are among neighbours and 24% is undefined.

**Table 5. Relative – Neighbours relations in ownership murders**

Years	Total Number of Murders	Degree of Closeness
1994	1	1 No information
1995	4	2 Brothers, 2 No information
1996	1	1 Relatives
1997	2	2 Brothers
1998	7	2 Brothers, 3 Relatives, 2 Neighbours
1999	5	2 Relatives, 1 Neighbours, 2 No information
2000	5	3 Neighbours, 1 Relatives, 1 No information
2001	7	2 Brothers, 2 Relatives, 2 Neighbours, 2 No info.
2002	2	2 Relatives
2003	4	3 Relatives, 1 No information

According to the data, it is understood that the quantity of the land quarrels that occurred among relatives and brothers reaches to 58%. So, it is seen that almost 60% of the ownership crimes are seen among first or second degree relatives.

The correctness of this situation is understood that the murders occurs as the result of a period which composes hard debates, arguments and among people who use the land generally and among the people who are in the situation as inheritors. Also the quarrels raised as a result of not obeying the border rules are another reason.



**Figure 1. Distribution of ownership murders by provinces of the Eastern Black Sea Region**

**The distribution according to the cities in Eastern Black-Sea Region:** When Figure 1 is observed which shows the proportionate distribution of all 38 ownership murders, 5% of them is from Rize, 52 of them is from Samsun, 2% of them is from Artvin, 3% of them is from Ordu, 3% of them is from Gümüşhane, 6% of them is from Giresun, 17% of them is from Trabzon. Without any doubt, the understanding of ownership can be varied according to the existence of the land. The fact that it is too high to be seen in any other parts of Turkey makes Trabzon so different from other parts of Turkey. So, because of the the fact of property's

blessing and because of all those reasons, there has been an increase in the number of murders.

**The distribution according to the town of Trabzon:** The greatest number of the murders of ownership is in Trabzon with the quantity of 45. When the quantity of these murders which are committed are considered by county basis in Trabzon province, the number of murders are much more than any other murders in Arsin, Tonya, Of, Araklı counties. The year 2004 in which the research is done, according to the information which are obtained from the cadastre directorates, the ownership problems are mostly seen in Arsin and Tonya. The reason of the ownership problems which are seen mostly in Arsin is the fact of Arsin's being neighbour with Gümüşhane and the fact of the complicated form of property structures in those cities. Also, it is because of the fact that most of the lands in the villages of Arsin are situated in some parts of Trabzon's and Gümüşhane's city borders. As the community doesn't want, the cadastre is not defined. These problems are transferred from one generation to another as the blood feuds, which underlies these ownership cases.

**The Distribution According to the Relationships with Property Cadastre:** The research has been conducted about the existence of the relationship between the ownership murders and cadastre's being done or not. In this scope, it is reached to a conclusion that while 58% of the cadastre is completed the 48% of the cadastre is not completed from the date of these murders are committed. It has been thought that the cadastre has not major influence on the murders directly, however; by abolishing the border quarrels between possessors, it has a positive influence indirectly about the issue of ownership murders.

**The Main Reasons of the Murder Ownership:** It is seen that besides the thundering reasons, the people's feeling of instinctive hatred is obvious. The major reasons that originates the ownership murders are: who takes the land and how much he takes and where he takes from, his will on other's portion or his will to construct house on other person's land, one's will to sell his proportion o another person, the tree's situation between the neighbour parcel owners, a persons make the stone or any other border definers, even the animals such as chicken and cow which pass the borders.

The ownership murders which take place in the region takes the traditional role as the murders which are caused by customs in the East and unfortunately these murders are still continuing. These murders which show that the land is a blessed value, although they cost human lives shows that the addiction to land is still continuing.

## 5. RESULTS

The existence of the relationship between human-land is one of the most important data which should be taken into consideration in developing politics toward human and place. On the other hand, to change the view to the property is a long and hard process. In this context, these results are reached in relation with the above raised issues.

- Developing customs shaping the view of the society in terms of equality of man's and woman's property right in a positive way is a long lasting process. But the dimensions of

education, modernity and urbanization wear away and raise the applications of laws. However, this change becomes slow. In order to make this process faster, the society leaders have important duties.

- To improve women's right of ownership and to attract the public opinion to this point, the studies which inform and awaken the society about the women's right of ownership should be done.
- In order to diminish the murders of ownership which can be featured custom murders, a model should be developed in order to share the product/income instead of sharing the land.
- In order to understand Turkish people's investment of property, to comment and understand their understanding and its socio-economic development, by publishing the statistics in details promptly, General Directorate of Land Registry and Cadastre should give the opportunity to people to gain reliable information.
- Among the owners of immovable, in the conflicts and disagreements in the subject of property borders, the necessity of the commitment the duty of ones who takes place in the occupation discipline makes them obligatory to be educated in social communication matters.
- The inheritance sharing traditions causes the continuation of the land registers in the name of deceased person and thus up-to-datedness of these registers. This affects both the farmer register and green card systems which should be corrected with land registers negatively and make the immovable fortunes of the used ones be outside of the goods market. Because of this reason, land register reform should be needed to update the land registers.

However, in spite of everything, we should make balance the concept of owning or the concept of being and we should give up the idea that the more is better, and think about the things that we obtained not the things which we want to obtain.

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