

Effects of Heritage Sharing Problems in Land Registry on the Rural Areas:(tarsus Yanikkişla and Kizilçukur Villages Sample)

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SUMMARY

One of the most important problems about real estate is sharing the inheritance in Turkey. Turkish civil law, zoning law, soil conservation, land consolidation law and regulation is effective in heritage sharing. The scope of this legislation in our studies, effects of heritage sharing problems in land registry on the rural areas are examined and tried to find solutions. The towns of Yanikkışla and Kızılçukur in the Tarsus District of Mersin Province, Turkey, were chosen as a study area. The families living on the study area are chosen and their parcels which are subject to the heritage problem is examined and digitized. The surface area of these parcels are measured and controlled whether they are suitable for the current allotment conditions. Also, residual parcels after the heritage sharing are dealt with. A survey is made about the sharing the inheritance in the study area and, bitterness and resentments between the inheritors were interviewed. Due to the heritage sharing problems, be unable to seed plant according to the structure of soil in rural areas, unavailability of arable fields due to long trial duration, damaging the state due to the loss of tax and separation of the families in socio-cultural aspect due to the inheritance sharing are observed in the study area. In this study, effects of heritage sharing problems in land registry on the rural areas were investigated. The evaluation of the study was done, the results are determined and possible solutions were proposed.