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RESIDENTS' ATTITUDES TOWARDS FOREIGNERS' SECOND HOME OWNERSHIP IN SAPANCA

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ABSTRACT

Middle Eastern tourists visiting Turkey usually prefer the destinations located in the Marmara Region due to its natural environment, climate and convenient location. Located in the Marmara Region, Sapanca receives many Middle Eastern tourists especially during summer months. Many Middle Eastern tourists visiting Sapanca has acquired second-homes and became part-year residents. This situation has led to changes in the economic, social, and natural environment in the town. Based on this, this study aims to analyze the residents' attitude towards foreign second home ownership in Sapanca. Data were collected face to face from 475 Sapanca residents during May and June 2020. Factor analysis was used to analyze the data. In addition, t-tests and ANOVA were used to determine the difference in attitude among residents from different demographic groups. The findings reveal that the residents' attitude toward foreign second home ownership has 5 dimensions, two of which are positive (positive impacts and economic implications) and three are negative (negative impacts, economic impacts, and environmental impacts). Some attitude dimensions significantly differ between respondents from different demographic groups based on gender, level of education, and the length of residency. The results of the current study are limited to Sapanca Region; future studies should focus on other areas of Turkey.

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INTRODUCTION

The tourism industry plays an important role in the economy of both developed and developing countries. It also creates a social interaction between guests and host which consequently leads to a change in the host culture. Being a multidimensional concept, tourism refers to an economic and social process involving people living outside their home environment for short, medium, and long periods (Kısa-Ovalı, 2007). While bringing the foreign exchange to the host country makes tourism an economic activity, serving tourists, meeting their entertainment needs, and relaxation, and creating a cultural interaction between host and guest are some examples of the sociocultural aspect of it. Further, the use of natural resources for tourism activities is the environmental side (Dogan and Unguven, 2012).

Turkey has an important place in the international tourism market with its natural beauties, rich social and cultural history, and climate which has four seasons. Turkey has become an attractive destination among tourists from European countries, such as Germany, the UK, France, and Austria; Far East countries such as Japan and Korea and Middle East countries such as Saudi Arabia, United Arab Emirates, Kuwait, Qatar, Iraq, Syria, Jordan, Israel and Yemen (Arifin and Hasim, 2009; Dursun, 2005; Mengü, 2008; Salman and Hasim, 2012). Especially in recent years, there is an increase in the number of tourists coming from Middle Eastern countries. Considering the increase in the national income per person in Arab countries, they have become essential for international tourism (Mengü, 2012). The Middle Eastern tourists mostly show interest in the Northern part of Turkey. For example, recently a significant increase was observed in the number of Middle Eastern tourists in Sapanca a small town in the province of Sakarya located in the North (Ceken, et al., 2018). In terms of geographical conditions and climate, Sapanca is an important destination for Middle Eastern tourists. The town hosts many Middle Eastern tourists, especially during summertime. On the other hand, some of the Middle Eastern tourists visiting the town decided to buy a second home and live in the area permanently. The number of foreigners buying a second home in the area has also increased in recent years. This increase has led to various economic, social, cultural, and environmental changes. The residents may perceive this change as positive or negative. The negative attitude towards second homeowners and tourists among residents will endanger the sustainability of tourism in the area. Based on this argument, the purpose of this study is to analyze the attitude of residents towards foreign homeownership in Sapanca. Despite many studies focusing on the residents' attitudes towards tourism and tourists, the research focusing on the attitude of foreign second home ownership is limited.

LITERATURE REVIEW

The literature review consists of three parts. In the first part, the authors will discuss second homeownership and its impacts on the region in various parts of the world. The second part will be about the public perceptions of second home ownership. Lastly, previous research on second home ownership in Turkey will be discussed.

The Second Home Ownership and Its Impacts

Second-home ownership is a very common phenomenon all over the world and it especially boomed at the beginning of the 21st century. For example, in Denmark, there were 216,000-second homes in 2000 (Tress and Tress, 2001). Also in the USA, second home purchases increased by about 35% between 2004 and 2006, previously the increase was 20% (Garcia, 2019). In Finland, there are almost 500,000-second homes and in some areas, the number of second home owners exceeds that of

permanent residents' (Kietäväinen, Rinne, Paloniemi, and Tuulentie, 2016, p.152). Even though second home ownership is widespread all over the world, the majority of the literature is composed of studies focusing on the Nordic countries; especially Finland, Sweden, and Denmark (Back, 2020; Hiltunen, Pitkänen and Halseth, 2016; Honkanen, Pitkänen, and Hall, 2016, Tress and Tress, 2001).

The impacts of second home ownership in a region can be listed as economic, social, cultural, and environmental. Further, second homes can be grouped in diverse categories and the impacts they have created also depend on which category they are in. The model developed by Müller, Hall, and Keen (2004) which was also used by different authors (Back and Marjavaara, 2017; Back 2020) categorizes second homes as converted homes, weekend homes, vacation homes, and purpose built-homes (Müller, Hall, and Keen, 2004). Back (2020) investigated 20 Swedish municipalities to analyze the impacts of second home tourism on the region depending on the categories of second homes that each municipality has. Results showed that the positive impacts of second home tourism outweigh the negative consequences such as public services and land use planning. The authors also pointed out that there are no size-fit solutions, as each region has different problems regarding second homes. For example, while purpose-built municipalities have high knowledge about second-home tourism, and managed to create a positive impact on the economy and increased the quality of public services, the municipalities in rural areas do not experience any significant economic, social, or political impacts of second home ownership (Back, 2020).

Carrying capacity is another important factor to take into consideration in second home ownership research. For example, In Croatia, due to exclusion of second homes in the local development plans, the number of second homes has increased uncontrollably which has led to social and ecological problems (Ursić, Mišetić, and Mišetić, 2016). According to Mansfeld and Jonas (2006), sociocultural carrying capacity is as important as environmental capacity and each region is unique concerning sociocultural capacity. For example, in rural areas of Wales, UK second home ownership has created some problems for residents, such as an increase in property prices and some restrictions on housing for the permanent residents. According to the authors, priority is given to environmental quality over public good (Gallent, Mace, and Tewdwr-Jones, 2003). Similarly, in Appalachian Highlands, USA the increase in prices due to the presence of second homes was observed especially in rural areas. Since locals cannot afford better homes with views, these types of homes are usually enjoyed by second-home owners from outside the region (Cho, Newman, and Wear, 2003). There are many more examples of discrimination against local people due to increased tourism activity in the region. In Indonesia, foreign surfers receive the best service while locals have limited access (Persoon, 2003). The luxury tourism development has a negative effect on the northwest part of Mexico, such as rapid urbanization and migration which has led to an increase in rents. Locals live in unsatisfactory conditions compared to second homeowners (Brenner and Aguilar, 2002).

Another issue for locals is the restriction on property rights for the sake of sustainable development. The rapid development of tourism in some areas alerted authorities and they put some restrictions on land use which resulted in negative consequences for local people (Brenner and Aguilar, 2002; Vail and Hultkrantz, 2000). The presence of second-home ownership has also been reflected in the tax burden on locals (Torres and Domínguez-Menchero, 2006). In Vermont, the land allocated for vacation homes increased the tax burden on residential properties. Especially in rural areas, farmers face difficulties due to increased taxes on land (Fritz, 1982).

Research on the environmental impacts of second home ownership supports results that are mostly on the negative side. Adamiak et al (2016) revealed that second home owners produce significantly more CO₂ emissions than other people, as they travel more and they are more mobile. In South Africa, second home ownership leads to environmental degradation, such as climate change, waste, increased vehicle carbon emissions, and draught (Hoogendoorn and Fitchett, 2018). In rural areas of Finland, second-home owners do not have high concerns over the environmental impacts they have created as much as the local community (Hiltunen et al., 2016). In Iran, the development of the second home sector has resulted in increased environmental pollution. There is some opposition from environmentalists and the media, but it does not affect the second home development in the region at all (Alipour, Olya, Hassanzadeh, and Rezapouraghdam, 2017). As a result, second home ownership has created negative social, economic, and environmental consequences for both developed and developing countries all over the world.

While the majority of studies revealed the negative impacts of second home tourism development on a region, some researchers have pointed out positive impacts, such as spillover effects, local food consumption, and an increase in public services. According to Chang (1997) welfare of the local community is acknowledged in the tourism development in Singapore. The preservation of heritage is beneficial for the locals too. Also, gentrification helps celebrate local heritage, not a cultural erosion. If local agencies can effectively negotiate the process between authorities and local people, the development will benefit both tourists and residents. Cho, Newman, and Wear (2003) have observed spillover effects of second home development such as the development of commercial areas in Appalachian Highlands, USA. Czarnecki, Sireni, and Dacko (2020) have investigated the local food consumption of second-home owners in Finland and found out that second-home owners show more interest in local food. The study also revealed that second-home owners have strong ties to the community which influences their consumption patterns. Torres and Momsen (2005) inspected different layers of communities in Yucatan, Mexico, and found out that boundaries between the actors are blurred sometimes, for example, a tourist can contribute to the community by becoming an entrepreneur. The economic conditions in the region are the main determinants for such decisions rather than the attractiveness of the destination (Kuentzel and Ramaswamy, 2005). Since one of the reasons for buying second homes is an investment, the areas with better economic conditions will attract more second home owners.

According to Tress and Tress (2001), both cultural and natural impacts of second home ownership need to be examined. Authors noted that the impacts of the second home ownership landscape can be investigated in 5 dimensions; a spatial entity, mental entity, temporal dimension, nexus of nature and culture, and complex system. Second-home tourism shapes the landscape, but also the landscape is one of the main reasons for second-home ownership. The expectations, motivations, and perceptions of tourists have material consequences on the landscape. Therefore, the research on the impact of second-home ownership should be combined with the behavioral aspects. It is important to understand public perceptions toward second home ownership to build better regional development plans that satisfy all actors in a community.

Public Perceptions of the Second Home Ownership

The research on public perceptions toward second homeowners

While some researchers focus only on local community perceptions, some others tried to get the opinions of both sides. Due to the negative consequences of second home development as discussed

previously, the perceptions of residents towards second home development are mostly on the negative side.

Mansfeld and Jonas (2006) investigated perceptions of the local community concerning carrying capacity in Israel. Results showed that tourism impacts are intolerable and unacceptable to the community. The main concerns of the community are vandalism, theft, and intrusion of their privacy. Similarly, in Iran, local people do not believe in the benefits created by second home development for the region. According to the authors, second home development is not sustainable in the region and the private sector and government show no concern about the opinions of local people (Alipour et al., 2017). In Finland, while the local community had concerns about nature disturbance, noise, water pollution, waste, transportation, and increased energy use due to second home development, second homeowners do not feel responsible for the environmental damage to the region (Hiltunen et al., 2016). Second-home owners distinguish themselves and tourists who are associated with heavy drinking, bad manners, and bad reputations (Gustafson, 2002).

The perceptions toward second home ownership are not always negative. Another study in Finland revealed that only 31% of respondents see Russian second homeowners as a threat. Respondents generally showed a positive attitude as they believe Russians revitalized the area by bringing new business opportunities (Honkanen, et al., 2016). A study among older residents showed that they are more favorable towards tourism than their younger counterparts. Older residents' only concern was the negative impact of second home tourism on health and police services (Tomljenovic and Faulkner, 2000). Gustafson (2002) argues that seasonal migrants influence public perceptions of tourism in a positive way. As the number of immigrants increases in a region, perceptions toward second home ownership may slowly become positive.

An important problem that locals experience is their exclusion from the decision-making process. Especially in non-Western countries, such as Iran and Uganda local communities do not have any voice in the decision-making process in tourism development (Alipour et al., 2017; Lepp, 2007). While the participation of the local community in decision-making is at a successful level in rural areas of Finland, the exclusion of second-home owners from the decision-making process is the main problem. According to the authors, second homeowners can contribute to the community with their knowledge and know-how if they are given a chance (Kietäväinen et al., 2016).

Although the perception of the local community towards second home ownership is on the negative side, the public and private sectors perceive the situation differently. Larsson and Müller (2019) have conducted interviews among public and private service providers to get their perspectives on second home development in Sweden. Results showed that there is a positive attitude towards second homeowners as they increase business opportunities. Some benefits they have listed are improved services, development in business networks, increased presence of police, more public bus routes, development of infrastructure, and benefits from prolonged tourism season. Talking about the municipalities Sweden Back (2020) states: 'It is striking that none of the interviewees framed second-home tourism as something mainly problematic or negative, even in cases where the impacts on for example public services and land-use planning posed real challenges (p.1338). In summary, while local communities are not happy about the second home development, local and private service providers think oppositely. The current research was conducted in the Northern part of Turkey, next section will focus on the studies conducted in Turkey.

Second Home Ownership in Turkey

The research focusing on second homes in Turkey is limited. The focus of these studies is mainly on the relationship between residents and second-home owners, as well as the negative social and environmental impacts of second-home development in coastal areas of Turkey (Oztoprak, 1995; Baltacı, 2011; Okuyucu, 2016). Some examples of these negative consequences are water shortage, destruction of cultural and natural resources, conflicts due to different cultural norms, theft, noise, and congestion. Ceylan and Somuncu (2020) surveyed local people and second homeowners in a small town on the North-Western coast of Turkey. Results showed that local people and second home owners do not interact often. Second homeowners have a negative attitude towards local government due to insufficient services. On the other hand, according to local government, they demand too much without paying any local taxes except property tax. The increase in prices, traffic congestion, and limited access to beaches are some negative impacts of second home development in the area.

While the majority of studies focus on the Western and Southern parts of Turkey, only a few studies pay attention to second homes on the Northern coast. Küçük and Kılıç (2018) investigated the second home development process in Karasu, Sakarya. Second-home ownership has increased tremendously after 2011 in the region. The owners of second homes are usually retired people from nearby big cities such as Istanbul which is located around 200km away from the city. The study reveals that second homeowners contribute local economy positively. However, although local people show some negative attitudes towards second-home owners due to the increase in prices, second-home owners demonstrated a rather positive attitude towards local people. The authors also noted that the relationship between the local community and second homeowners is minimal. Similar to previously mentioned studies, this study also revealed the negative environmental and social impacts of the rapid increase in the number of second homes in the region such as congestion, noise, pollution, and the change in coastal morphology (Küçük and Kılıç, 2018). The current study is conducted in Sapanca, a small town located in North West Park of Turkey. Second homeowners in Sapanca are mostly tourists from the Middle East (Polat-Üzümcü and Özmen, 2018). The empirical study investigating the relationship between local people and second-home owners in this very region is limited. Ceken, Ozdemir-Yılmaz, and Erturk (2018) revealed that the local people in Sapanca are not happy with the tourists from Middle Eastern regions; they have a negative perception towards tourists, and second home owners due to the congestion on the coast, traffic, noise, and increase in property prices. Besides, according to residents the increase in tourism did not contribute local economy positively. Study results also showed that there is hardly any relationship between the local community and Middle Eastern second homeowners and tourists (Ceken, Ozdemir-Yılmaz, and Erturk, 2018). The research on the local community and second home ownership in the Northern Part of Turkey is very limited. Therefore, the purpose of this study is to investigate the community perceptions of the impacts of foreign second home ownership in Sapanca, Sakarya. The previous literature does not provide a detailed analysis of the impacts of the increase in foreign second home ownership in the Sapanca region. While the studies on second home ownership in other parts of Turkey focus on both domestic and foreign owners, the current study will present the perception of locals on foreign second home ownership in the Sapanca Region. The current study evaluated the second home ownership separated from tourism activity. Based on the literature the hypotheses of the study are as follows:

H1: There is a difference in the dimensions of the attitude towards second home ownership between women and men residents.

H2: The dimensions of the attitude towards second home ownership differ among the residents with different levels of education.

H3: The dimensions of the attitude towards second home ownership differ among the residents from different age groups.

H4: The dimensions of the attitude towards second home ownership differ among the residents with different income levels.

RESEARCH METHODS

Sapanca is a very popular destination among both domestic and foreign tourists with its geographical location and natural beauty. As a result of the increase in the number of Middle Eastern tourists in recent years, the visitor profile has been changed in the area. On the other hand, an increase in second home ownership among Middle Eastern tourists visiting Sapanca was observed. The permanent residence of Middle Eastern tourists has created economic, social, cultural, and environmental changes in the area. It is crucial to have an understanding of how residents are making these changes. The sustainability of tourism in the area cannot be ensured if the residents show a negative attitude toward Middle Eastern tourists. This study aims to investigate the attitude of Sapanca residents towards foreign second home ownership. The study was conducted among residents in Sapanca.

Data Collection

The survey was conducted among Sapanca residents face to face during the months of May and June 2020. The questionnaire is composed of two sections. The first part of the questionnaire includes the statements measuring the attitude of Sapanca residents towards foreign second-home ownership, and the second part includes questions about demographics.

The scale developed by Çavuş (2008) for a research project was used to measure attitude. The scale consists of 42 statements. The responses were measured on a 5-point Likert scale from 'strongly disagree' to 'strongly agree'. Based on this, the average of the responses between (\bar{x}) $1,00 \leq \bar{x} \leq 1,80$ means they strongly disagree, $1,81 \leq \bar{x} \leq 2,60$ disagree, $2,61 \leq \bar{x} \leq 3,40$ slightly agree, $3,41 \leq \bar{x} \leq 4,20$ agree and $4,21 \leq \bar{x} \leq 5,00$ strongly agree. The scale developed by Cavus (2008) shows high reliability and validity (Cronbach's Alpha (α)= 0.964). Therefore no pilot study was conducted.

Population and Sampling

The population of the current study is Sapanca residents. Convenience sampling method was used. Data were collected from 475 residents face to face in Sapanca. Table 1 shows the demographic characteristics of the sample. 52.8 % of the respondents are male and 47.2% are female. In terms of marital status, approximately 31.2% of respondents are single, 62.9% are married and 5.9% are either widowed or divorced. 29.5% of respondents are between 18 and 24 years old, and 25.5% are between 25 and 31 years old. While the respondents between 32 and 38 compose 24.4% of the sample, people between 29 and 45 are 13.9%. 5.3% of the sample is over 46. The education level of respondents are as follows; primary school (17.5%), middle school (8.8%), associate degree (14.5%), college degree (14.9%), and graduate degree (7.2%). 22% of the sample have monthly income less than 2000TL, 25.3% have between 2000 and 3000TL, 18.7% have between 3000 and 4000TL, 13.7% have between 4000TL and 5000 TL and 15.8% have over 5000TL. 5.9 % of the respondents have been living in Sapanca for less than 5 years, 6.3% between 5 and 20 years, 5.1% between 11 and 15, 9.9% between 16 and 20 years, 15.4% between 20-25 years, and 49.1% over 25 years.

Table 1. Demographic Characteristics of the Participants

	N	%		N	%
Gender			Monthly Income		
Female	224	47,2	Less than 2000	105	22,1
Male	251	52,8	2001-3000 TL	120	25,3
Marital status			3001-4000 TL	89	18,7
Single	148	31,2	4001-5000 TL	65	13,7
Married	299	62,9	Over 5001 TL	75	15,8
Other (Widowed, separated, divorced)	28	5,9	Missing	21	4,4
Age			The time lived in Sapanca		
18-24	141	29,7	Less than 5 years	28	5,9
25-31	121	25,5	5-10	30	6,3
32-38	116	24,4	11-15	24	5,1
39-45	66	13,9	16-20	47	9,9
46 and over	25	5,3	20-25	73	15,4
Missing	6	1,3	Over 26 years	233	49,1
Level of Education			Missing	40	8,4
Elementary school	83	17,5			
Middle school	42	8,8			
High school	171	36,0			
Associate Degree	69	14,5			
College	71	14,9			
Graduate degree	34	7,2			
Missing System	5	1,1			

The analyses of the Data

IBM SPSS Statistics 22,0 software was used to analyze the data. EM imputation was used to treat missing data. Reliability analyses and factor analyses were conducted on the attitude scale. T-Test and ANOVA were conducted to understand whether there is a difference among the dimensions of the attitude variable depending on the sample characteristics.

FINDINGS

Factor Analyses

Exploratory Factor analyses were conducted to measure the dimensions of attitude among Sapanca residents towards foreign second home ownership and to test the reliability of the attitude scale which is composed of 42 items. Some statements in the scale were reverse coded. Exploratory Factor analyses were conducted with Principal Component Analysis and Varimax with Kaiser Normalization. 13 items were excluded from the analyses due to low factor loading; less than .5 and the loading of more than one factor. As a result of repeated analyses, Bartlett's Test of Sphericity showed that the relationship between variables is at a sufficient level to conduct factor analyses ($p=.000$, $\chi^2=5361,005$, $df=406$). Furthermore, the Kaiser-Meyer-Olkin Measure of Sampling Adequacy (.900) supported the use of factor analyses on the collected data. The result of the factor analyses indicated that there are 5 factors measuring attitude towards foreign second home ownership with an Eigenvalue of over 1. These 5 factors explain 58.63% of the variance and the Cronbach alpha (α) of the scale is .90 (Table 2).

Table 2. Factor Analyses

Items	\bar{x}	Std. D.	Factor loading	Eigen value	Variance explained (%)	α
Factor 1 (positive impacts)	3,04	,8472		5,128	17,68	,88
Foreign second home ownership in our town causes an increase in the quality of products and services.	3,09	1,271	,751			
Foreign second home ownership causes an increase in the education and culture level in our town.	2,69	1,320	,745			
Foreign second home ownership causes an increase in the quality of construction in our town.	2,97	1,225	,717			
Due to foreigners who own second homes, the shopping opportunities increase in our town.	3,39	1,233	,711			
Due to foreigners who own second homes, new job opportunities appear in our town.	3,18	1,287	,676			
Foreign second home ownership causes an increase in the standards of life economically in our town.	3,08	1,346	,651			
Foreign second home ownership causes an increase in the variety of social and cultural activities in our town.	3,16	1,125	,638			
Foreign second home ownership in our town causes an increase in the financial resources of the local municipality.	3,32	1,231	,631			
Foreign second home ownership causes an improvement in the cooperation among the residents.	2,92	1,247	,621			
Foreign second home ownership helps the development of infrastructures such as roads, water, electricity, and telecommunication in our town.	2,92	1,212	,613			
Thanks to foreigners who own second homes, our responsibility towards society improves.	2,85	1,280	,571			
Factor 2 (negative Impacts)	2,91	,9537		5,090	17,55	,88

Foreign second home ownership causes a decrease in the performance of the municipality with regards to the meeting demands of the residents in our town *	2,92	1,288	,744			
Foreigners who own second homes cause a deterioration in the demographic profile of our town*	2,67	1,681	,723			
Foreign second home ownership makes it difficult for the residents to benefit from natural resources in our town *	2,90	1,290	,718			
Foreign second home ownership makes it difficult for the residents to benefit from public services in our town *	3,08	1,271	,714			
Foreign second home ownership causes damage to the natural resources in our town	2,67	1,326	,702			
Foreign second home ownership causes residents to feel like outsiders in our town *	2,69	1,407	,695			
Living with the foreigners who own second homes weakens the attachment of residents to national and moral values in our town *	3,12	1,317	,695			
Foreign second home ownership negatively affects our social life in our town *	2,95	1,270	,665			
The expenses to build infrastructure to meet the need of foreign second-home owners in our town are a waste of public money*	3,14	1,308	,542			
Factor 3 (economic impacts)	1,92	,8886		2,889	9,96	,83
Foreign second home ownership makes it difficult for residents to buy a house in our town *	1,83	1,078	,820			
Foreign second home ownership causes an increase in the rental prices for local businesses in our town *	1,88	1,023	,806			
Foreign second home ownership causes an increase in the rental prices for homes in our town *	1,80	1,010	,804			
Foreigners who own second homes create a high cost of living in our town *	2,13	1,212	,564			
Factor 4 (environmental impacts)	2,20	,9845		2,174	7,49	,81
Foreign second home ownership causes an increase in the traffic congestion in our town *	2,06	1,093	,788			
Foreign second home ownership causes an excessive crowd in our town *	2,10	1,079	,667			
Foreign second home ownership causes an increase in the environmental pollution in our town *	2,41	1,266	,633			
Factor 5 (economic implications)	2,56	1,221		1,720	5,93	,65
Foreigners who own second homes in our town should pay more than us for the consumer products and services*	2,74	1,473	,812			
The real estate sales tax ratios should be higher for foreigners than local people*	2,39	1,358	,755			

Cumulative % of Variance					58,63	
Scale Cronbach's Alpha						,90
Kaiser-Meyer-Olkin Measure of Sampling Adequacy	,900					
Bartlett's Test of Sphericity Approx. Chi-Square	5361,005					
df	406					
Sig.	,000					

Extraction Method: Principal Component Analysis.

Rotation Method: Varimax with Kaiser Normalization.

*Recode items

As is demonstrated in Table 2, factor 1 consists of 11 statements and explains 17.685 of the variance, and Cronbach's Alpha is .88. The statements loading to this factor are positive statements about the economic, social, and cultural issues influencing the life standards of the residents. The average score of factor 1 is $\bar{x} = 3,04$ and it shows that respondents have a positive attitude toward foreign second home ownership which will increase the standards of living in the area economically, socially, and culturally.

Factor 2 has 9 statements and explains 17.55% of the total variance, Cronbach's Alpha is .88. The negative and reverse coded statements loading to this factor are about the negative attitude towards foreign second home ownership which creates negative impacts on the accessibility of local people to the municipality resources and social, cultural and natural structure of the town. The average score for factor 2 is $\bar{x} = 2,91$ and because the statements were reverse coded, the results show that respondents have negative/positive attitudes towards foreign second home ownership.

Factor 3 has 4 statements and explains 9.96% of the total variance, Cronbach's Alpha is .83. The negative and reverse coded statements loading to this factor are about the negative impacts of foreigners who own second homes with regards to the increase in the price of rental properties and the cost of living and the average score for the factor 3 is $\bar{x} = 1,92$. The fact that factor 3 has the lowest average among all dimensions; we can say that it is the strongest dimension. In addition, the results supported the negative attitude of residents of Sapanca towards foreign second home ownership due to the increase in rental prices and the cost of living in the town.

Factor 4 has 3 statements and explains 7.49% of the total variance, Cronbach's Alpha is .81. The negative and reverse coded statements loading to this factor are about foreign second home ownership which causes overcrowding of the town and environmental pollution and the average score for the factor 3 is $\bar{x} = 2,20$. Being the second lowest value, it shows that the residents of Sapanca believe that foreign second home ownership causes an increase in the crowding of the town and environmental pollution.

Factor 5 has 2 statements and explains 5.93% of the total variance, Cronbach's Alpha is .65. The negative and reverse coded statements loading to this factor indicate that foreigners have to pay higher taxes for their consumption of products and services. The average score for factor 3 is $\bar{x} = 2,56$ which shows that the residents of Sapanca believe that foreigners have to pay higher taxes for their consumption of products and services

The Results of T-tests and ANOVA

The results of the independent T-Test showed that there is a significant difference ($p < 0.05$) between men and women concerning the attitude of Sapanca residents towards foreign second home ownership (Table 3).

Table 3. The results of the Independent Sample T-tests for the Gender Difference in the Attitude

Attitude Dimensions	Groups	N	Mean	Std. D.	t-Test		
					t	df	p
Positive Impacts	Female	224	2,9028	,84835	-3,432	473	,001
	Male	251	3,1671	,82830			
Negative Impacts	Female	224	2,7133	,95428	-4,277	473	,000
	Male	251	3,0815	,92086			
Economic Impacts	Female	222	1,8243	,89478	-2,286	471	,023
	Male	251	2,0106	,87572			

As is seen in Table 3, there is a significant difference between females and males concerning the attitude dimensions; Positive Impacts ($t = -3,432$; $p < 0.05$), Negative Impacts ($t = -4,277$; $p < 0.001$), and Economic Impacts ($t = -2,286$; $p < 0.05$). The results show that male has a higher score than female. The male living in Sapanca have a more positive attitude towards foreign second home ownership compared to females. H1 is partly supported.

ANOVA was conducted to test the relationship between demographic factors (age, education level, income level, and the time spent in Sapanca and attitude towards foreign second home ownership. The significant differences among demographic groups concerning attitude were demonstrated in Tables 4 to 7.

As is seen in Table 4, one-way ANOVA was conducted to detect the relationship between education level and attitude towards foreign second home ownership. Results showed that there is a significant relationship between education level and positive impacts ($F = 3,407$; $p = 0,005$). H2 is partly supported.

Table 4. The results of the ANOVA test for the relationship between attitude and education level

Attitude Dimensions	Groups	N	Mean	Std. Deviation	ANOVA					
					Sum of Squares	df	Mean Square	F	p	
Positive Impacts	Primary School	83	3,1755	,82016	Between Groups	12,015	5	2,403	3,407	,005
	Middle School	42	3,1415	,74263	Within Groups	327,284	464	,705		
	High school	171	3,1521	,91344	Total	339,299	469			

Associate degree	69	2,8169	,72804						
College degree	71	2,7900	,80365						
Graduate degree	34	3,0805	,89473						
Total	470	3,0462	,85056						

Post-hoc tests were conducted to detect which groups differ from each other concerning attitude. Levene’s test was conducted to assess the equality of variances and the results revealed that the variances of the group distribution are equal ($LF=2.059; .069$). In the case of variances being equal and the group numbers being different, Hochberg's GT2 Multiple Comparisons technique was used. Table 5 demonstrates the results of Hochberg's GT2 Multiple Comparisons test.

Table 5. The results of the Hochberg's GT2 Test

Dependent Variable	(I) Education	(J) Education	Mean Difference (I-J)	Std. Error	Sig.
Positive Impacts	High school	College graduate	,36208*	,11857	,035

* The mean difference is significant at the 0.05 level

The results of the Hochberg's GT2 test showed that there is a significant difference between high school graduates and college graduates with regards to the means of the items under the factor 1 attitude dimension ($p<.05$). High school graduates have a more positive attitude towards foreign second home ownership with regards to factor 1 items than college graduates. No difference among groups with different educational levels was observed in other dimensions of attitude.

Table 6 shows the results of the one-way ANOVA tests for the significant relationship between the length of residency in Sapanca and attitude towards foreign second home ownership.

Table 6. The results of ANOVA tests for the relationship between the length of residency in Sapanca and Attitude

Attitude Dimensions	Groups	N	Mean	Std. Deviation	ANOVA					
						Sum of Squares	df	Mean Square	F	p
Negative Impacts	Less than 5	28	2,8690	1,04190	Between Groups	12,927	5	2,585	2,894	,014
	5-10	30	3,2688	1,03421	Within Groups	383,234	429	,893		
	11-15	24	3,0309	,73192	Total	396,162	434			
	16-20	47	2,5225	,93306						
	20-25	73	2,7934	1,10462						
	Over 25	233	2,9619	,88737						
	Total	435	2,9051	,95541						

ANOVA results show that there is a significant relationship between the length of residency in Sapanca and the factor 2 dimension. ($F=2,894$; $p=,014$). Post-hoc tests were conducted to detect which groups differ from each other concerning attitude. Levene's test was conducted to assess the equality of variances and the results revealed that the variances of the group distribution are equal ($LF=1,544$; 175). In the case of variances being equal and the group numbers being different, Hochberg's GT2 Multiple Comparisons technique was used. Table 7 demonstrates the results of Hochberg's GT2 Multiple Comparisons test. No difference among groups with different lengths of residency was observed in other dimensions of attitude.H3 is partly supported.

Table 7. The results of the Hochberg's GT2 Test

Dependent Variable	(I)The length of residency in Sapanca	(J) The length of residency in Sapanca	Mean Difference (I-J)	Std. Error	Sig.
Negative Impacts	5-10	16-20	,74632*	,22087	,012

*. The mean difference is significant at the 0.05 level.

As is seen in Table 7, the results of the Hochberg's GT2 test showed that there is a significant difference between the respondents who have been residing in Sapanca between 5 to 10 years and the respondents who have been residing in Sapanca between 16 to 20 years ($p<.05$). The respondents who have been residing in Sapanca between 5 to 10 years have a more positive attitude towards foreign second home ownership with regards to factor 2 items than the respondents who have been residing in Sapanca between 16 to 20 years. No difference among groups with different lengths of residency in Sapanca was observed in other dimensions of attitude. No significant difference in the attitude dimensions was found between residents from different age groups and income levels. Therefore, H3 and H4 are rejected.

DISCUSSION AND CONCLUSIONS

Nowadays, the second homes which are sold to foreigners to stay during the summer months are becoming important for the tourism sector. While foreign second home ownership contributes to the tourism development in the area, it creates negative impacts (Baltacı, 2011; Emekli, 2014; Kozak ve Duman, 2011; Yirik ve Baltacı, 2016). Tourism development in an area leads to economic, social, cultural, and environmental changes. The residents may have positive or negative perceptions of these changes. The negative perception among residents may become an obstacle to sustaining tourism activities in the region. For this reason, an understanding of the attitude toward foreign second home ownership of residents is crucial. The current study aimed to analyze the resident's attitude toward foreign second home ownership. The analyses also include the relationship between demographic variables of respondents and attitude dimensions. The results showed that attitude toward foreign second home ownership among Sapanca residents has five dimensions two of which (factors 1 and 2) are positive and the rest of them are negative. The results also support the significant difference in attitude dimensions between different demographic groups. According to the results:

- Sapanca residents believe that foreigners who own second homes will contribute economic, social, cultural, infrastructure, and service-wise development of the town and they have a medium positive attitude towards foreign second home ownership. According to Sapanca residents, foreign second home ownership will lead to an increase in the quality of products and services, standards of life as well as shopping and new job opportunities, and the level of

education and culture in the area. Residents also believe that as a result of foreign second home ownership; there will be more variety in social and cultural activities, infrastructure will improve, the responsibility to the environment and society will be enhanced and cooperation among residents will increase. These results are in accordance with previous research supporting the argument that foreigners bring economic, social, and cultural contributions to the areas where they own second homes (Fagan ve Longino, 1993; Sastry, 1992; Day ve Barlett, 2000; Balkır ve Kırkulak, 2014; Südaş ve Mutluer, 2008; Südaş, 2015; Yirik ve Baltacı, 2016; Emekli, 2014).

- Results also showed that respondents do not support the negative statements under factor 2, on the contrary, they show a medium-level positive attitude toward these statements. Sapanca residents believe that foreign second home ownership will not have any influence on the local public services, social life, demographic structure, environment, and moral values. Moreover, they also believe that foreign second home ownership will not cause an increase in the workload of the municipality which will consequently affect the public services to meet resident's demands, and building infrastructure for new residential areas is not a waste of public money, it will not restrict the residents to access public services, living with foreigners will not weaken the attachment of residents to national and moral values, residents will not feel themselves, outsiders, the natural resources will not be damaged and the social life of the residents will not be negatively affected. On the other hand, some negative opinions were detected. Ceylan and Somuncu (2020) found out that foreign second home ownership caused municipality services to slow down and restricted the access of residents to public services. Authors pointed out that municipalities should meet the demands of second-home owners with regards to transportation, infrastructure, and cleaning and they need to spend more budget on these areas. The controversial results are not surprising as each municipality has a different financial structure and economic investment power
- The most negative attitude in the current research is towards the price chance which is under factor 3. Sapanca residents believe that due to the foreigners who have second homes in the town, it will be difficult for them to buy a home, the rental prices for businesses and homes will increase and there will be an increase in the cost of living. This result is in accordance with the previous research which supports the distress of residents about the increase in the prices of land, real estate, rent, products, and services due to second home ownership and tourism development in some areas. For example, a study conducted in Kusadasi and Didim revealed that residents believe that due to foreign second home ownership, there will be an increase in the price of real estate, rental prices for businesses, and the cost of living, and they show a negative attitude towards foreign second home ownership (Cavus, 2008). Similarly, in their research in Spain, Huete et al. (2008) found out that residents who have low-income experience difficulties regarding the increase in living standards and the cost of living due to foreign second home ownership. Furthermore, as a result of the concentrated real estate demand in the coastal regions, agricultural areas were zoned for housing which results in unplanned urbanization (Baltaci, 2011). A study conducted in Fethiye revealed that the majority of the residents believe that foreign second home ownership has a negative impact on tourism and the life of residents (Ozturk et al., 2007). Some authors argue that there will be a conflict between residents and foreigners because of the increase in the cost of living as a result of wealthy foreigners who buy a second home in the area (Huete et al., 2008; Cavus, 2008; Öztürk et al., 2007).

- The second negative attitude towards foreign second home ownership among Sapanca residents is about the statements under factor 4. Respondents believe that foreign second home ownership causes an increase in traffic congestion, an excessive crowd, and an increase in the environmental pollution in the town. This result is in accordance with the previous studies focusing on the impacts of tourism development.
- The last attitude dimension is also negative. Respondents believe that foreigners who own second homes in our town should pay more for consumer products and services, and a higher real estate tax. However, this result does not necessarily indicate that Sapanca residents show discrimination towards foreigners. This result is in accordance with previous research focusing on the resident's perception of the amount of taxes that foreigners pay in the areas where foreign second home ownership is common (Çeken et al., 2018; Day ve Barlett, 2000; Çavuş,2008; Südaş ve Mutluer, 2008; Ceylan ve Somuncu, 2020; Yirik ve Baltacı, 2016). The property right is a universal right and the fact that people own property abroad does not necessarily mean that they need to pay a higher tax than residents. On the other hand, residents should be protected against the price increase as a result of the increase in seasonal population due to the tourism development and second home ownership in an area. The economic cost of the population increase should be distributed fairly.
- The results of the current study show that some attitude dimensions differ between Sapanca residents with different demographic characteristics such as gender, educational level, and the length of residency in Sapanca. On the other hand, no difference was found between the respondents in different groups based on marital status, age, and level of income. Study results showed that men are more positive compared to women concerning factors 1, 2, and 3. With regards to factor, 1 respondent with a high school degree has a more positive attitude than the respondents with a college degree. With regards to factor, 2 respondents living in Sapanca from 5 to 10 years have more positive attitudes than respondents living in Sapanca from 16 to 20 years.

Based on the study results, the following recommendations were presented.

In recent years economic, social, and environmental changes as a result of the increase in the real estate acquisition by Middle Eastern visitors were perceived positively and negatively by residents. It is important that residents who live in touristic areas were not affected by the economic and social activities created by tourism and second home ownership. Also, the positive attitude of residents is crucial to sustaining tourism in the area. If the concerns of residents are not addressed properly, their attitude toward tourism and second home ownership will be more negative in the future and this situation will have a negative impact on tourism activities and second home ownership. In this regard, the tourism and second home ownership activities and their potential impacts should be constantly monitored. The process of tourism development and the sale of real estate to foreigners should be planned and implemented with a holistic approach. The central and local government should not only be interested in the positive economic impact of this phenomenon but should also take into consideration its social, cultural, and environmental impacts. The negative public attitude should be studied in-depth and the necessary corrective actions should be taken.

This study distinguished itself from previous research by analyzing the Sapanca resident's attitude toward foreign second home ownership. Real estate acquisition by foreigners in Turkey has become easier than in other countries in recent years. This situation increases the real estate demand among foreigners in tourism centers in Turkey. The results of the current study reflect the situation in

Sapanca and the variables are limited to the information received from respondents. It is recommended that future studies on this subject focus on other areas in Turkey. Future research could also include the attitude of second home owners towards residents. In this way, researchers can offer a more holistic analysis of the situation. The research on this topic in a wider area will provide insight into policy development.

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