

# Public Opinion and the Property Issue: Quantitative Findings

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# SURVEY PROFILE

- **Survey Title:** “Investigating the Future: An in-depth study of public opinion in Cyprus”
- **Sample Size:** 1,000 Greek Cypriots and 1,000 Turkish Cypriots
- **Sampling Process:** Multi-stage Random Stratified Sampling
- **Method of Data Collection:** Face to Face Interviews with a Structured Questionnaire at Homes of Respondents and in their Native language
- **Period of Data Collection:** 06<sup>th</sup> October – 06<sup>th</sup> November 2009
- **Project Supervision:** Ahmet Sozen, Spyros Christou
- **Research Coordination:** Alexandros Lordos, Erol Kaymak
- **Data Analysis:** Christos Anastasiades
- **Field Work:** Symmetron Market Research for Greek Cypriots και KADEM Cyprus Social Research for Turkish Cypriots

# OTHER SURVEYS CITED

- Psaltis C, Lytra E, Hewstone M (2010) “Representations of History and Intergroup Relations in the Greek Cypriot and Turkish Cypriot Communities”, *Nicosia: Association for Historical Dialogue and Research*
- Lordos A, Kaymak E, Tocci N (2009) “A People’s Peace in Cyprus”, *Brussels: Centre for European Policy Studies*
- Kaymak E, Lordos A, Tocci N (2008) “Building Confidence in Peace”, *Brussels: Centre for European Policy Studies*

## SECTION A

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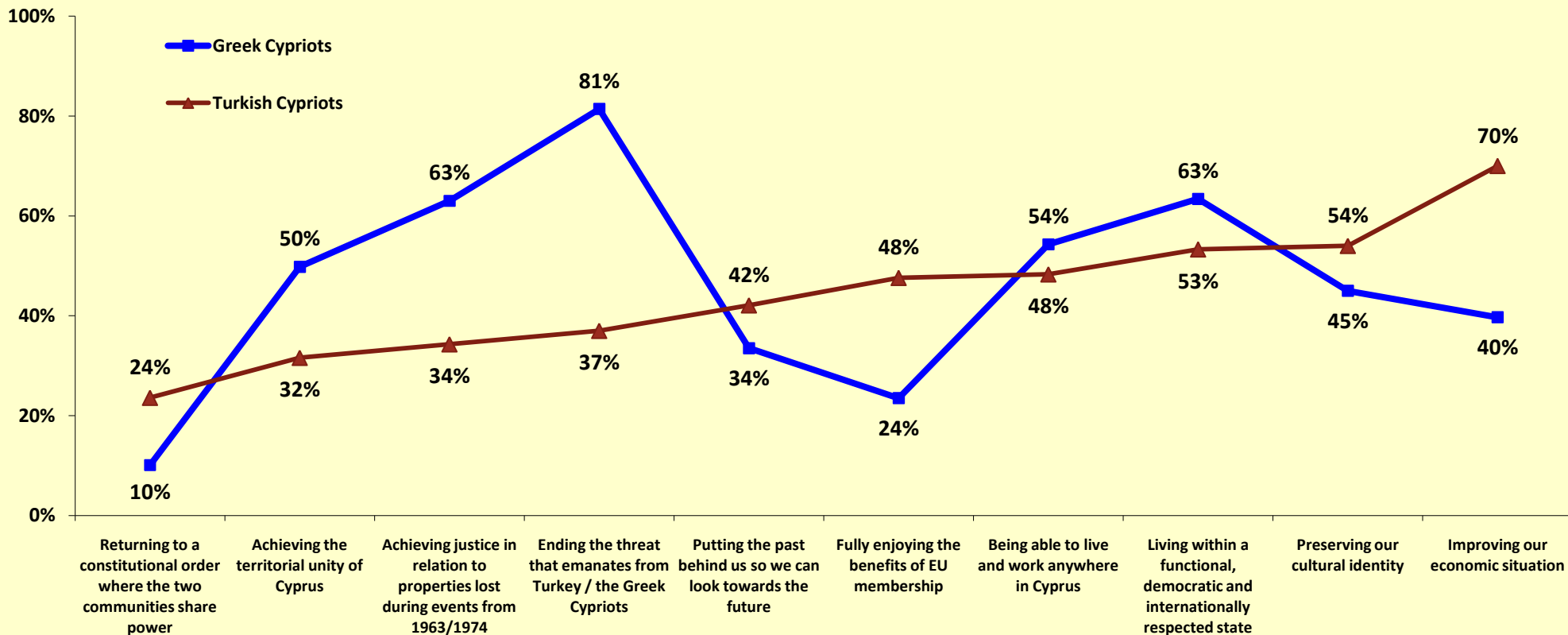
# UNDERLYING MOTIVES AND PRINCIPLES REGARDING THE PROPERTY ISSUE



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## Of these possible motives for solving the Cyprus problem, which five are most important to you?

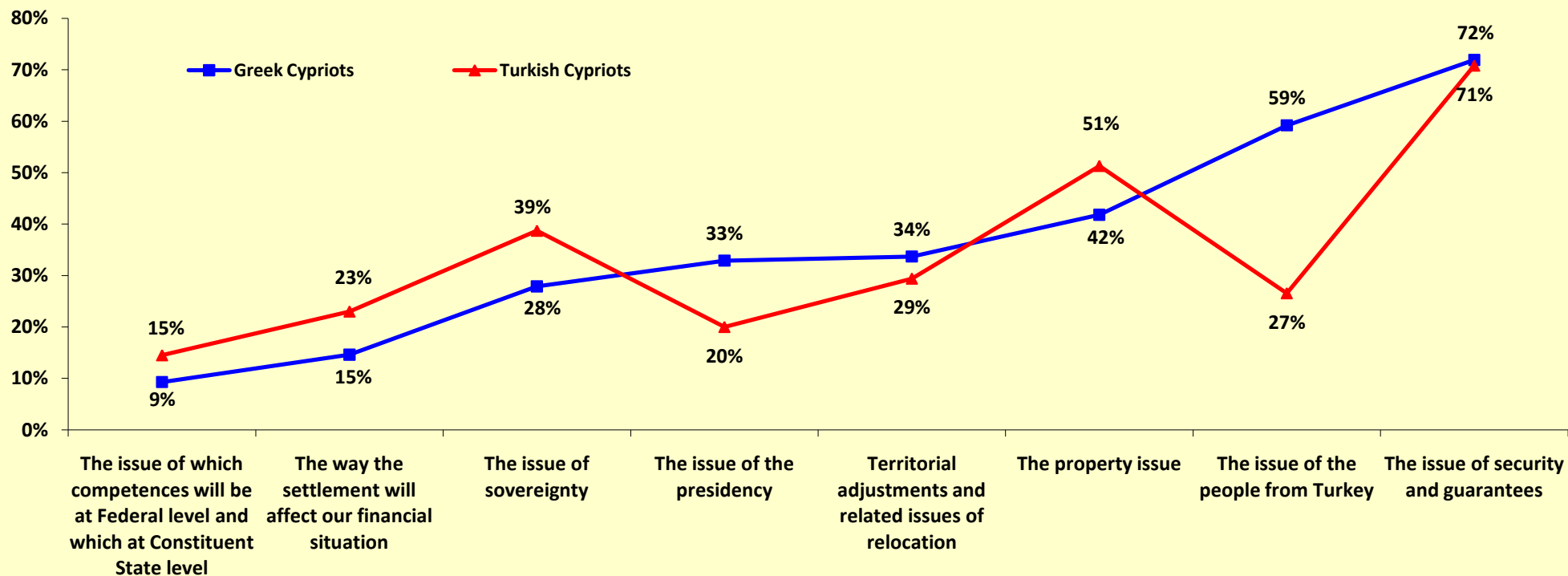


### Motives for solving the Cyprus Problem

Among Greek Cypriots, achieving justice in relation to properties lost in 1974 is among the most important motives for solving the Cyprus Problem, second only to security. Among Turkish Cypriots achieving justice in relation to properties lost through past events is lower in the rank of priorities, but it was still declared an important concern by about one third of poll participants. A more central motive of Turkish Cypriots, preserving their cultural identity, is also linked indirectly to the property issue, to the extent that it is related with the pursuit of bizonality.

From: Lordos A, Kaymak E and Tocci N (2009) «A People's Peace in Cyprus», Brussels: Centre for European Policy Studies

## From your point of view, which are the highest priority items which the negotiations should be working to resolve?



### *Negotiating priorities of the wider public*

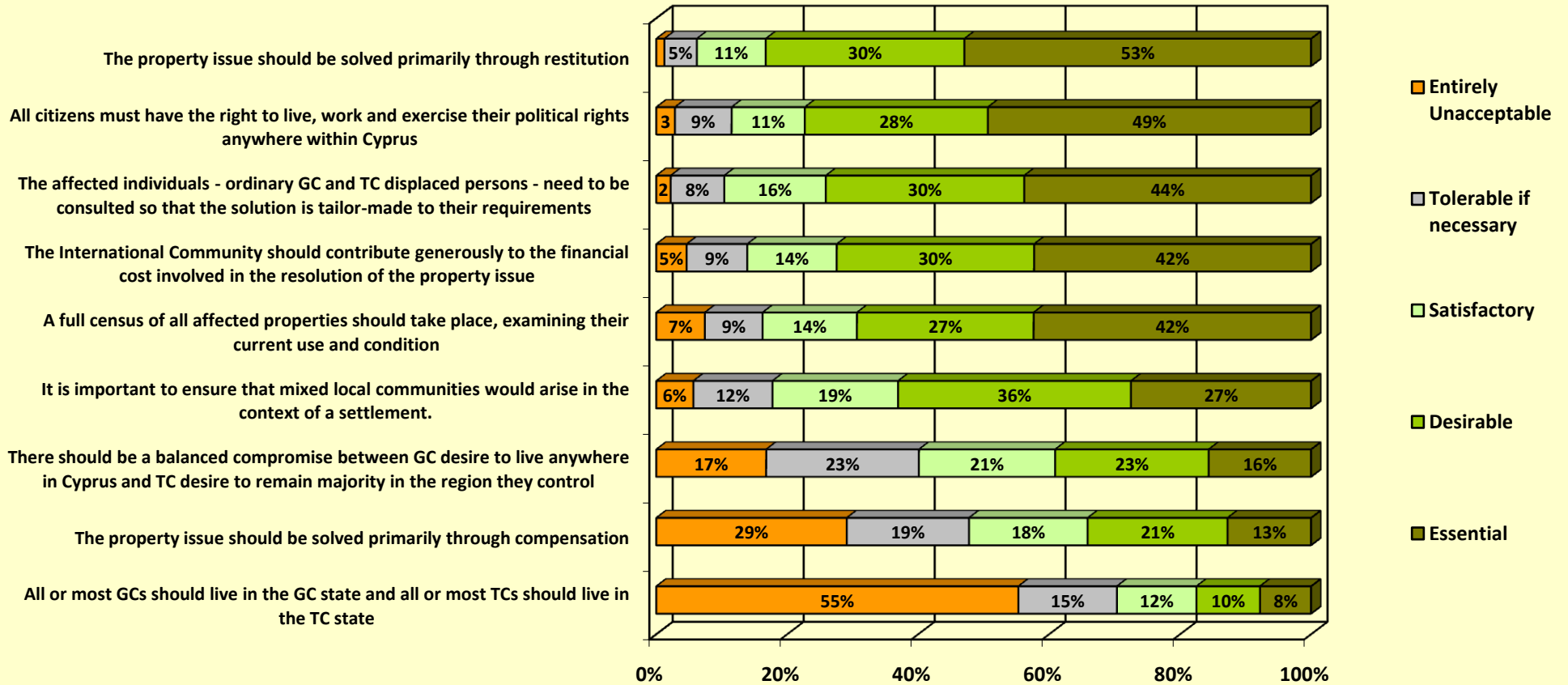
Seen as a dossier of the Comprehensive Settlement negotiations, the property issue ranks high among the priorities both of Greek Cypriots and Turkish Cypriots. For Greek Cypriots, it is ranked as the third most urgent priority item after security and the issue of the people from Turkey, which could arguably be reframed as an issue of 'demographic security', while for Turkish Cypriots property ranks second only to security as a priority item which the negotiations should be working to resolve.



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## To what extent do you support or oppose the following principles for the resolution of the property issue? (Greek Cypriots)

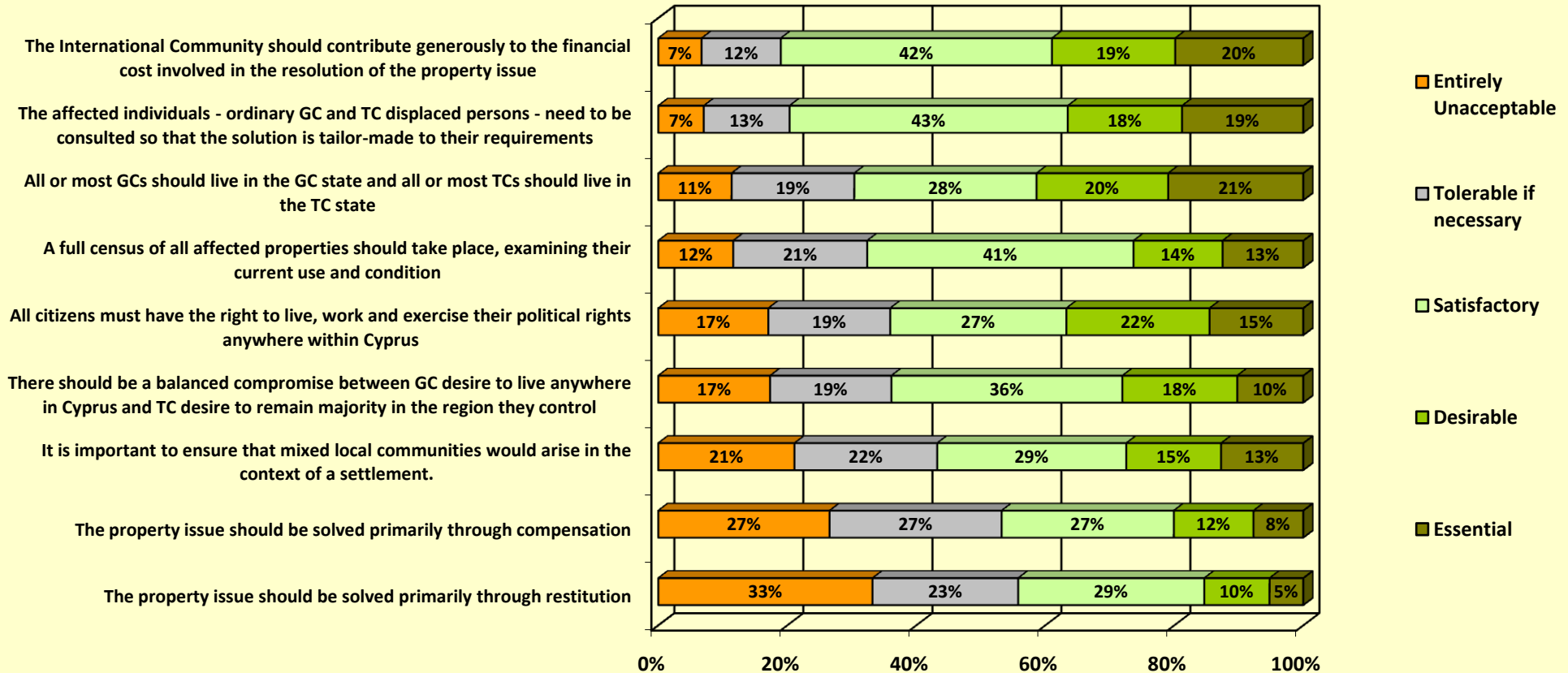


### Allegiance to principles for solving the Property issue (Greek Cypriots)

Greek Cypriots remain loyal to the principle that the property issue should be solved primarily through restitution, while the right to live, work and exercise political rights anywhere in Cyprus should in their view also be safeguarded. Also important is considered the principle of participation, namely that affected individuals themselves need to be consulted so that the solution is tailor-made to their requirements, while a full census of all affected properties is also supported, such as would provide an accurate factual basis for negotiations over the property issue.

From: Kaymak E, Lordos A and Tocci N (2008) «Building Confidence in Peace», Brussels: Centre for European Policy Studies

## To what extent do you support or oppose the following principles for the resolution of the property issue? (Turkish Cypriots)



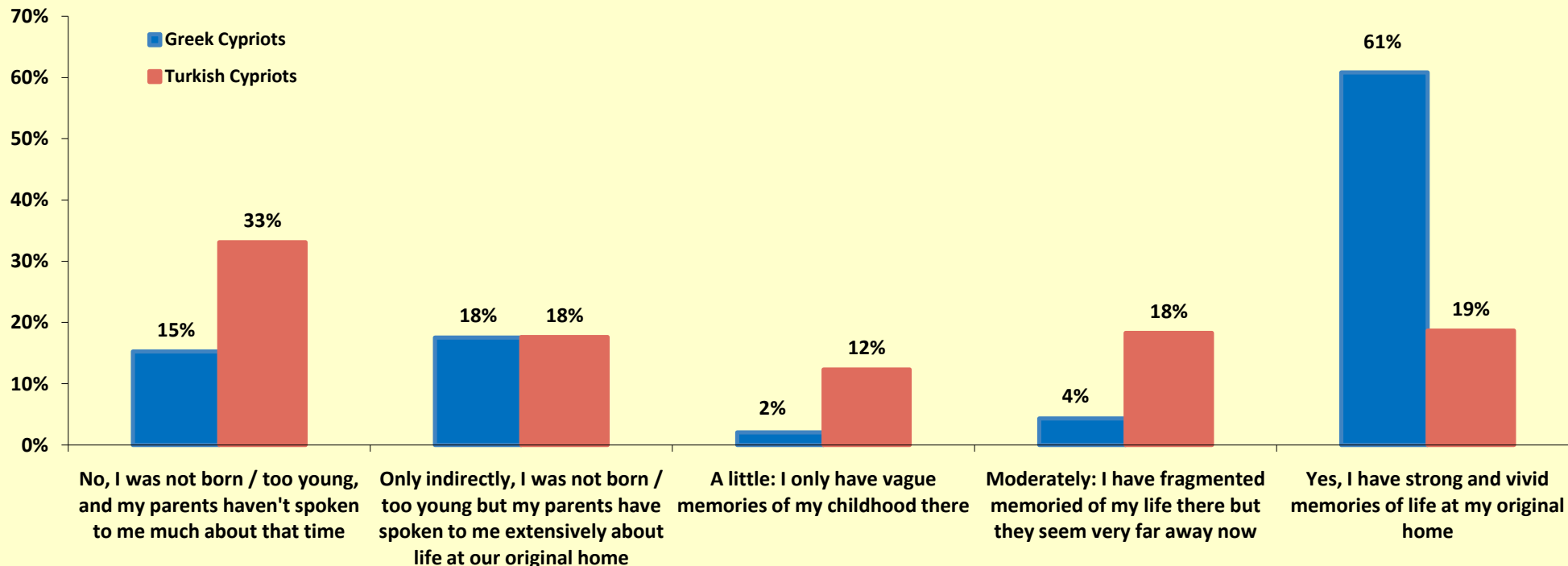
### *Allegiance to principles for solving the Property issue (Turkish Cypriots)*

Turkish Cypriots are particularly emphatic that the international community should contribute generously to the financial cost involved in the resolution of the property issue, while similarly to Greek Cypriots they believe that there should be a participatory mechanism for the inclusion of affected individuals in the process of solving the property issue. However, in sharp contrast to Greek Cypriots, Turkish Cypriots expect that each community should primarily reside within the boundaries of its own constituent state.

From: Kaymak E, Lordos A and Tocci N (2008) «Building Confidence in Peace», Brussels: Centre for European Policy Studies



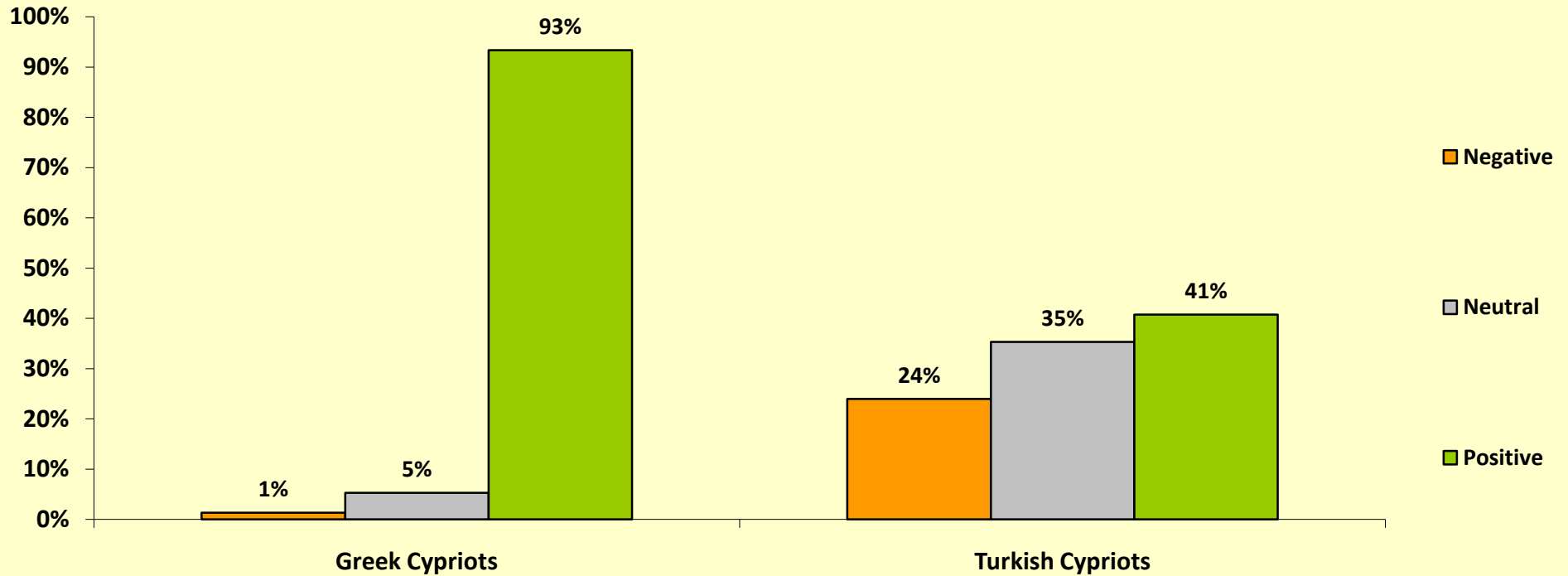
## Do you have strong memories, direct or indirect, from your life in your original home, before the events of the Cyprus Problem?



### *“The life before”: Strength of memories*

Greek Cypriot displaced persons declare that they have strong and vivid memories of life at their original home, and even among those who were too young to have direct memories, parents have tended to fill in the gaps by speaking extensively to their children about life at their original home. In contrast, few Turkish Cypriots maintain strong and vivid memories of life at their original home, while Turkish Cypriot parents do not as a rule speak much to their children about “the life before”.

## To the extent that you do have memories or representations from life at your original home, would you say that these memories are positive or negative?



### *“The life before”: Quality of memories*

Among Greek Cypriots, memories of life at their original home are almost uniformly viewed as very positive, whereas among Turkish Cypriots different groups report positive, neutral or negative memories of life at their original home.

## SECTION B

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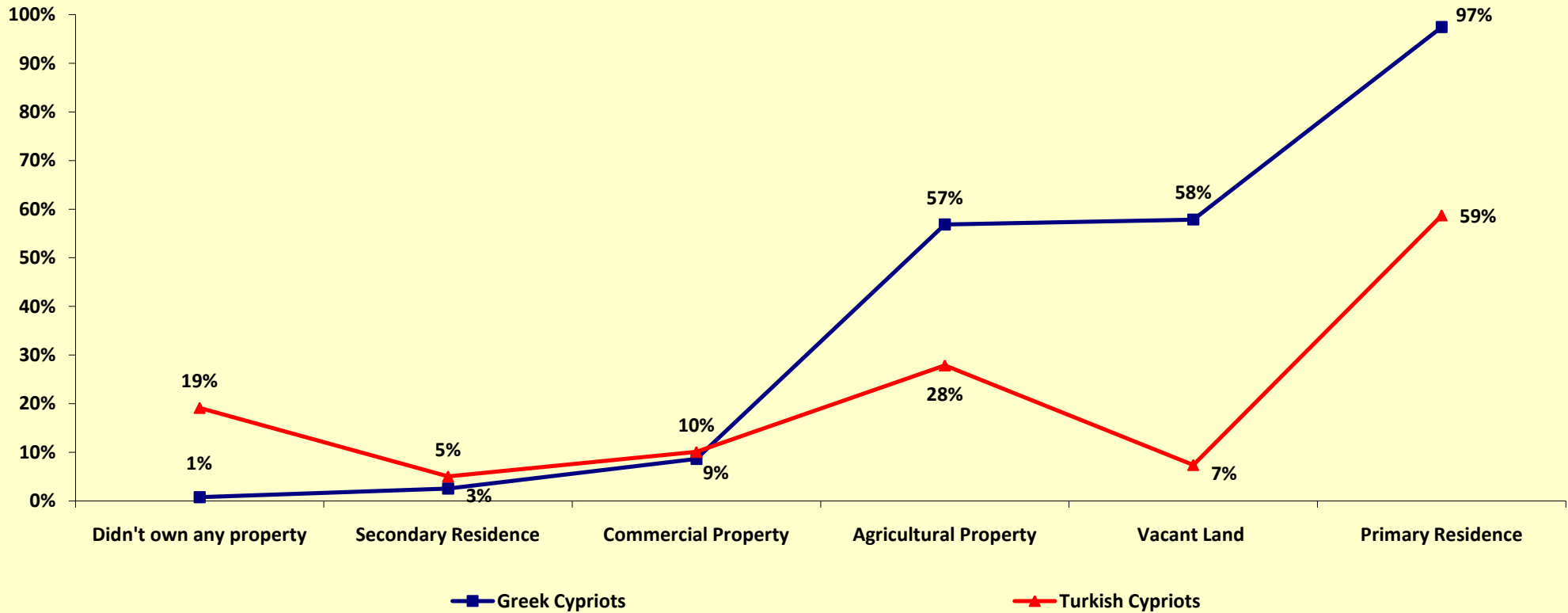
# CONTESTED PRIORITIES FOR INDIVIDUAL CASES OF PROPERTY AND THE 'WILLINGNESS TO RETURN'



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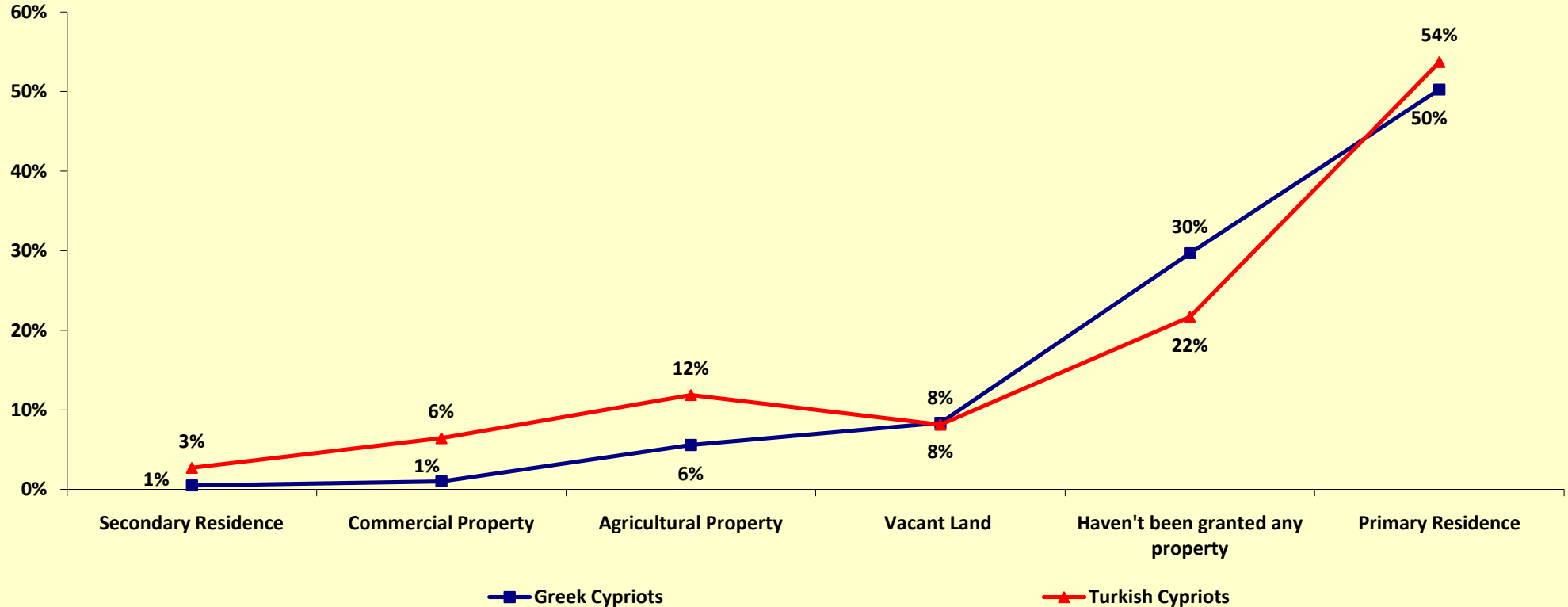
## What type of property did you, or your parents, own in the areas under the control of the other community?



### *Pre-Cyprus Problem Property Ownership*

Almost all Greek Cypriot displaced persons owned a primary residence at their original town or village before 1974, while more than half also owned agricultural land or vacant land plots. About six in ten Turkish Cypriots owned a primary residence at their original town or village before the 1963-1974 events, while one in three owned agricultural land.

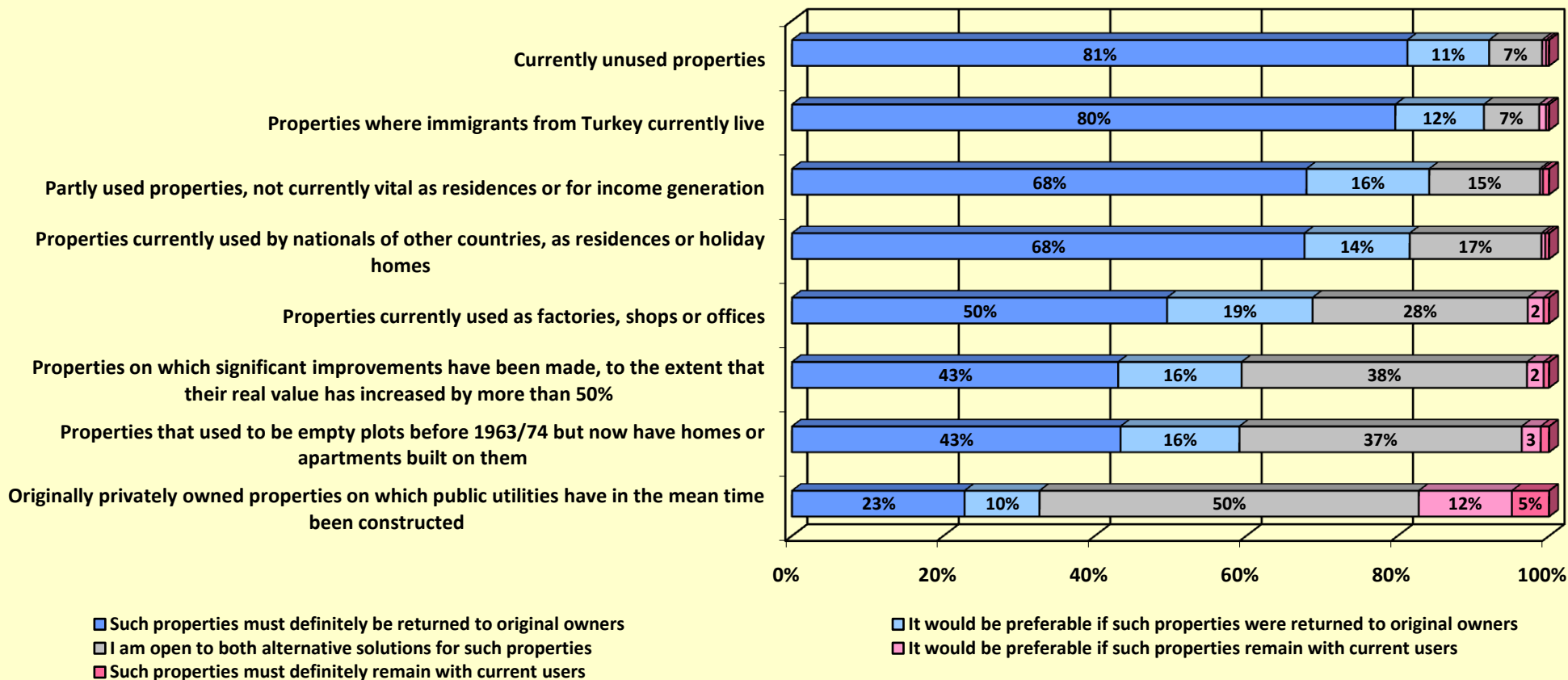
## After the events of the Cyprus Problem, have you or your family been granted, by the government, the right to use any of these types of properties?



### *Post-Cyprus Problem Property Use*

As regarding properties which displaced persons have been granted use of after the events of the Cyprus Problem, the findings are comparable: About half have been granted use of a primary residence, while significantly fewer have been granted use of agricultural properties, land plots, or commercial properties. Very few have been granted use of a secondary residence.

**For each of the following types of affected properties, who do you believe should be granted priority: Original owners or current users?  
(Greek Cypriots)**

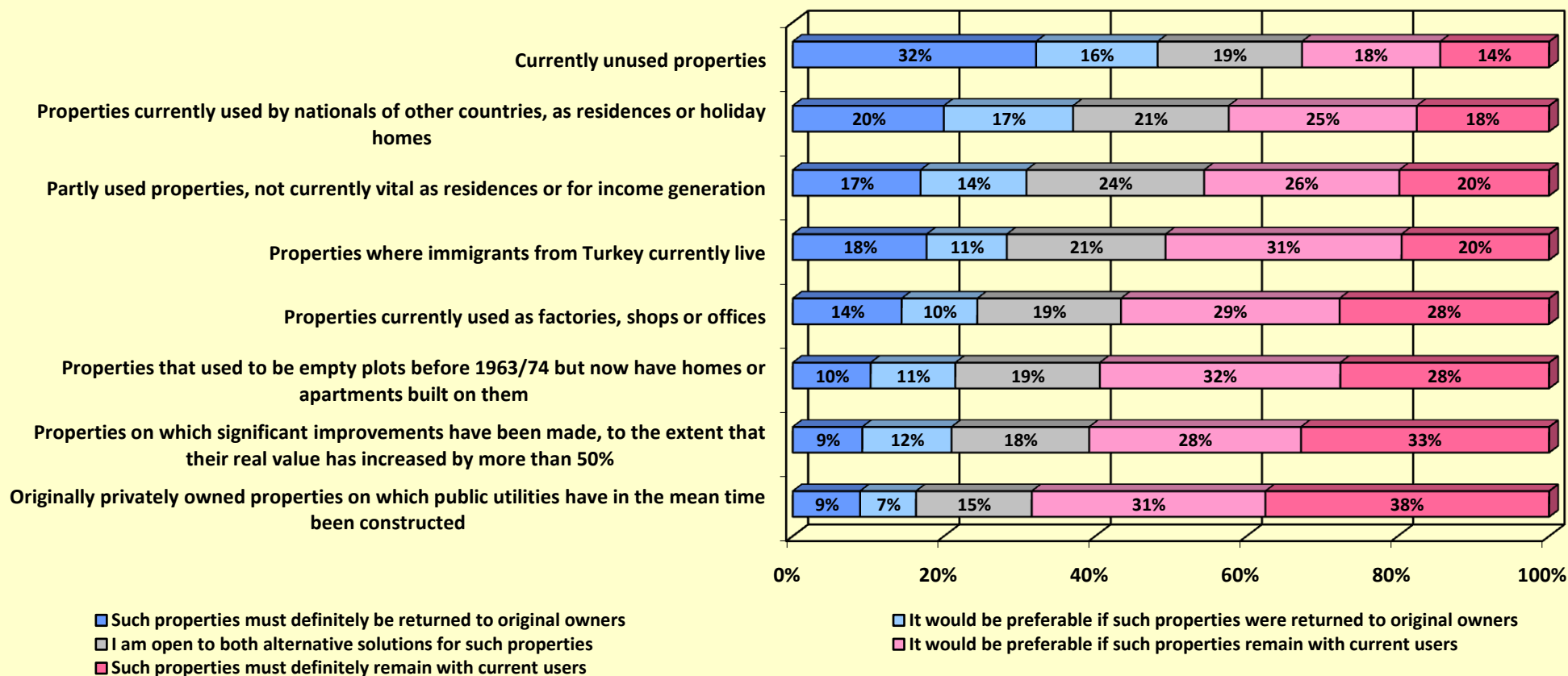


**Priority to the original owner or to the current user? (Greek Cypriots)**

Greek Cypriots as a rule expect that priority over properties should be granted to the original owners, especially currently unused properties and properties where immigrants from Turkey currently live. Exceptions to this rule are properties which have been significantly improved since 1974, and properties on which public utilities have been constructed. For these categories, there is greater tolerance to the prospect of priority being granted to the current user.

From: Lordos A, Kaymak E and Tocci N (2009) «A People’s Peace in Cyprus», Brussels: Centre for European Policy Studies

**For each of the following types of affected properties, who do you believe should be granted priority: Original owners or current users?  
(Turkish Cypriots)**

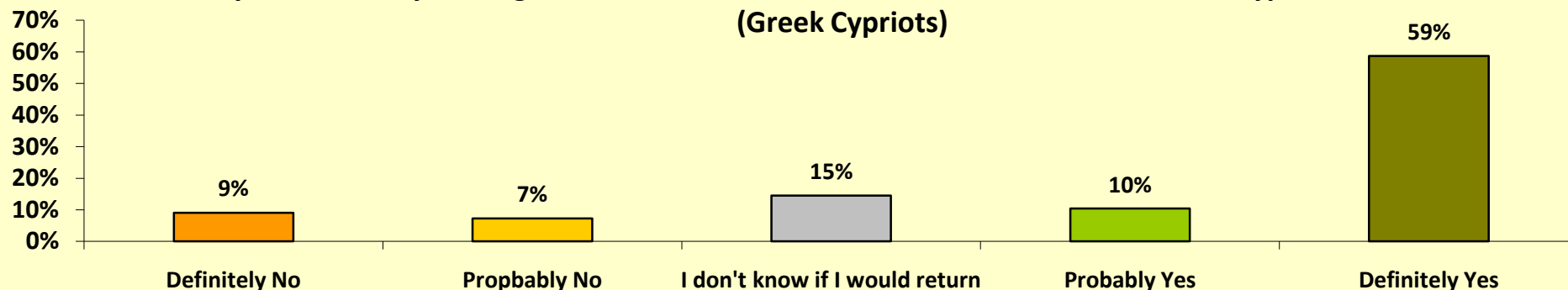


**Priority to the original owner or to the current user? (Turkish Cypriots)**

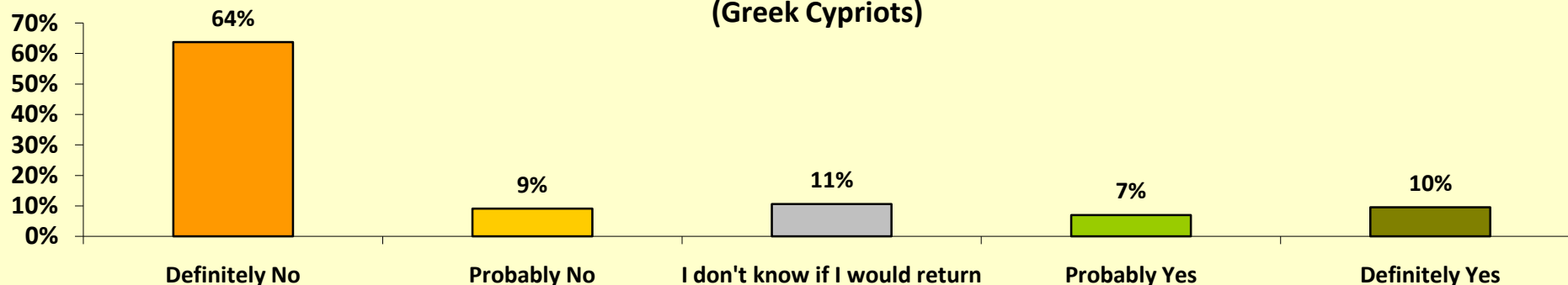
Turkish Cypriots tend to divide into two major groups on the issue of priority: Those who insist that priority should be granted to the current user, and those who believe that the prospect of restitution, or of granting priority to original owners, should not be dismissed out of hand. By category, the greatest tolerance to the prospect of restitution is in relation to currently unused property, while also tolerable is the restitution of properties currently used by nationals of other countries and of properties that are only partly used currently, without being vital as residences or for income generation.

From: Lordos A, Kaymak E and Tocci N (2009) «A People’s Peace in Cyprus», Brussels: Centre for European Policy Studies

## Would you return to your original home to live there, if it was returned under Greek Cypriot administration? (Greek Cypriots)



## Would you return to your original home to live there, if it was returned under Turkish Cypriot administration? (Greek Cypriots)



### *Willingness of Greek Cypriots to return to their original homes*

Greek Cypriot displaced persons display great willingness to return to their original home, assuming that such return would be under Greek Cypriot administration. In contrast, the majority of displaced Greek Cypriots say they would not be interested to return to their original home, if it was returned under Turkish Cypriot administration.

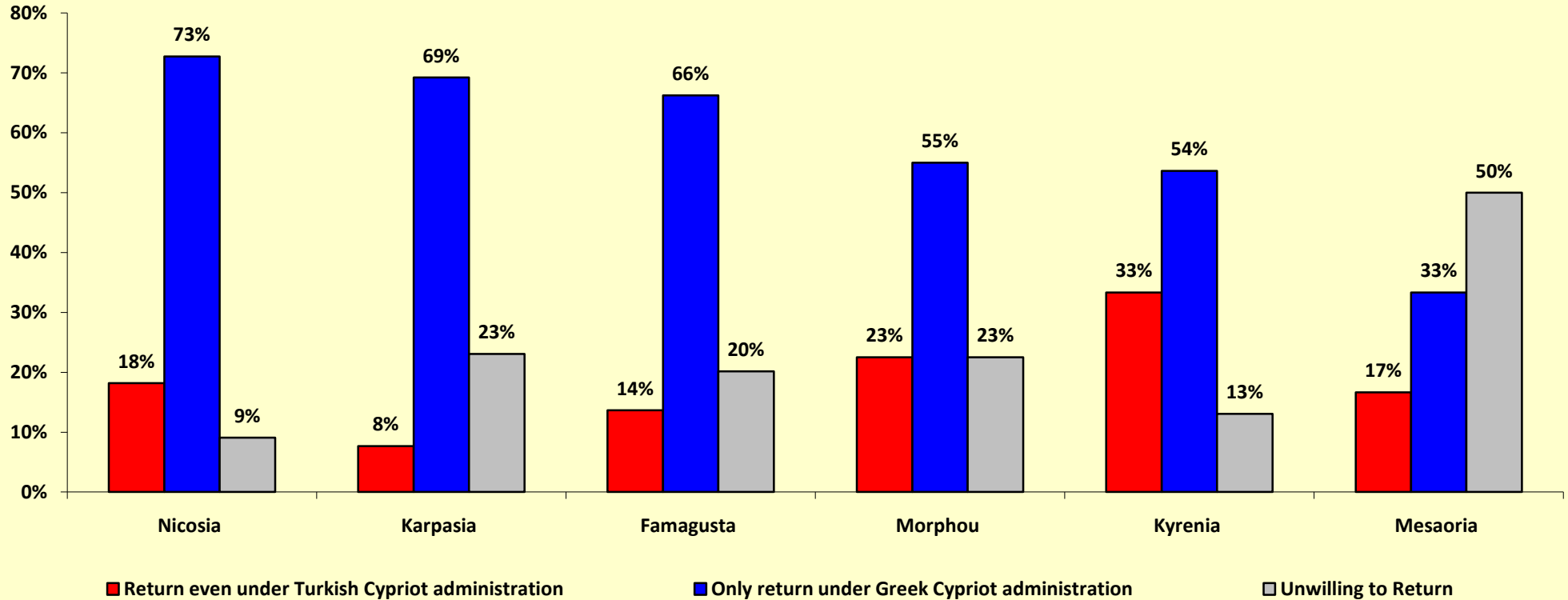


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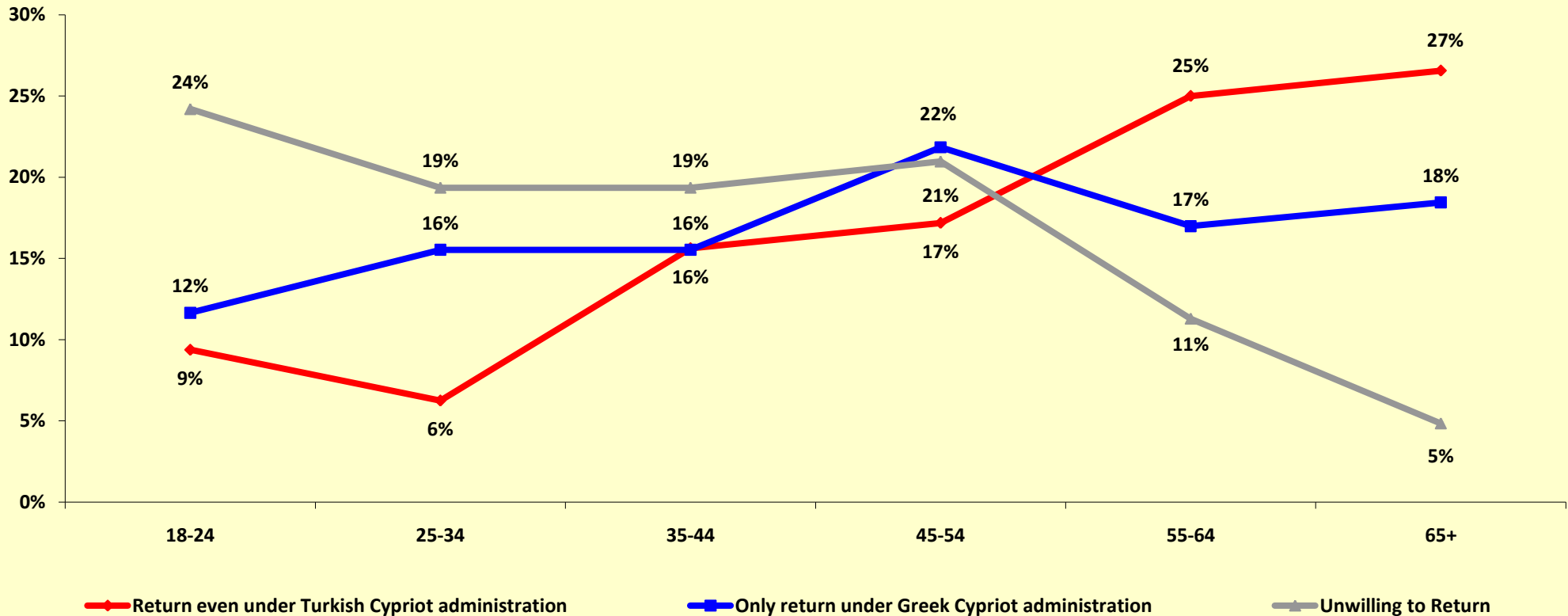
## Willingness to return correlated with pre-1974 district of origin (Greek Cypriots)



### *Variations of willingness to return, by pre-1974 district of origin (Greek Cypriots)*

Greek Cypriots from Kyrenia district express a greater willingness to return under Turkish Cypriot administration, compared to other displaced Greek Cypriots. In contrast, a majority of displaced Greek Cypriots from Mesaoria region say that they are not willing to return, even under Greek Cypriot administration.

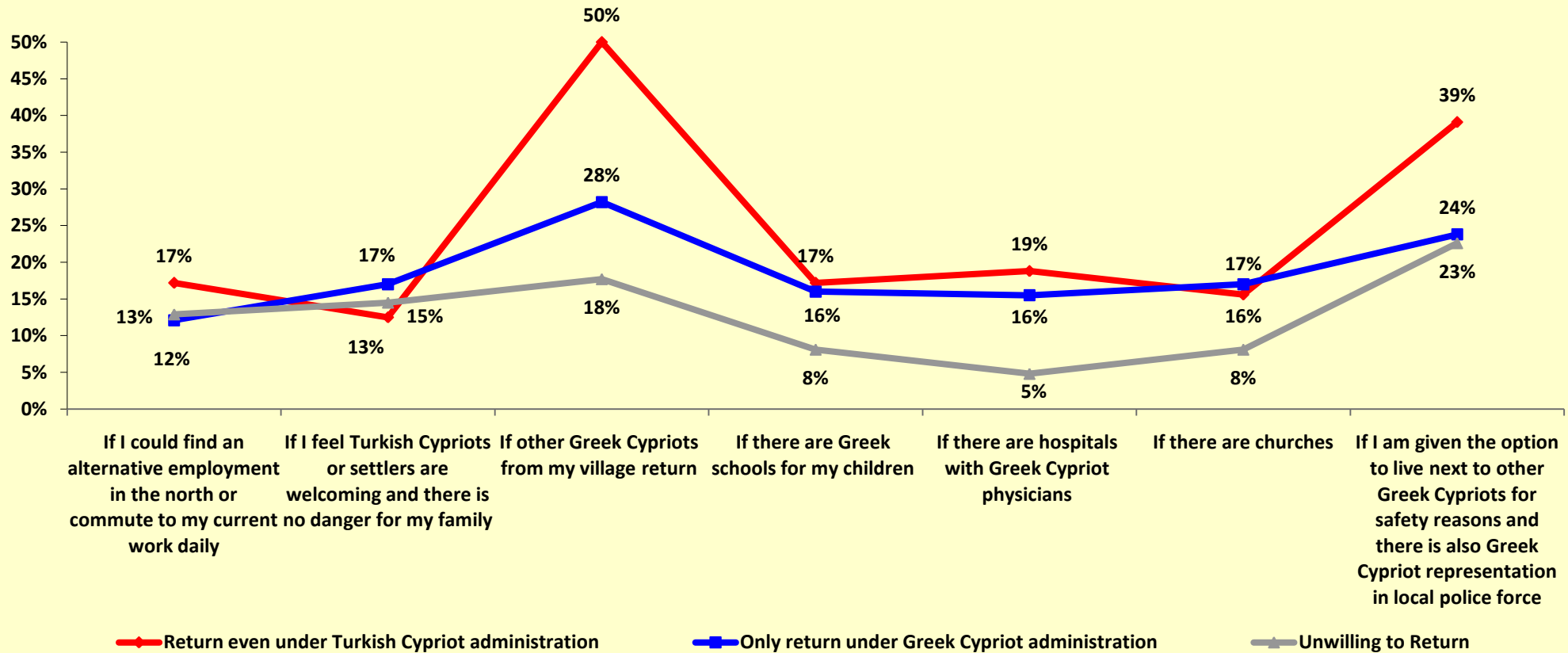
## Age correlated with willingness to return (Greek Cypriots)



### *Variations in willingness to return, by age group (Greek Cypriots)*

Younger Greek Cypriots are most likely to declare that they are unwilling to return, whether under Greek Cypriot or Turkish Cypriot administration. In contrast, older Greek Cypriots, over 55, display a willingness to return to their original homes even under Turkish Cypriot administration

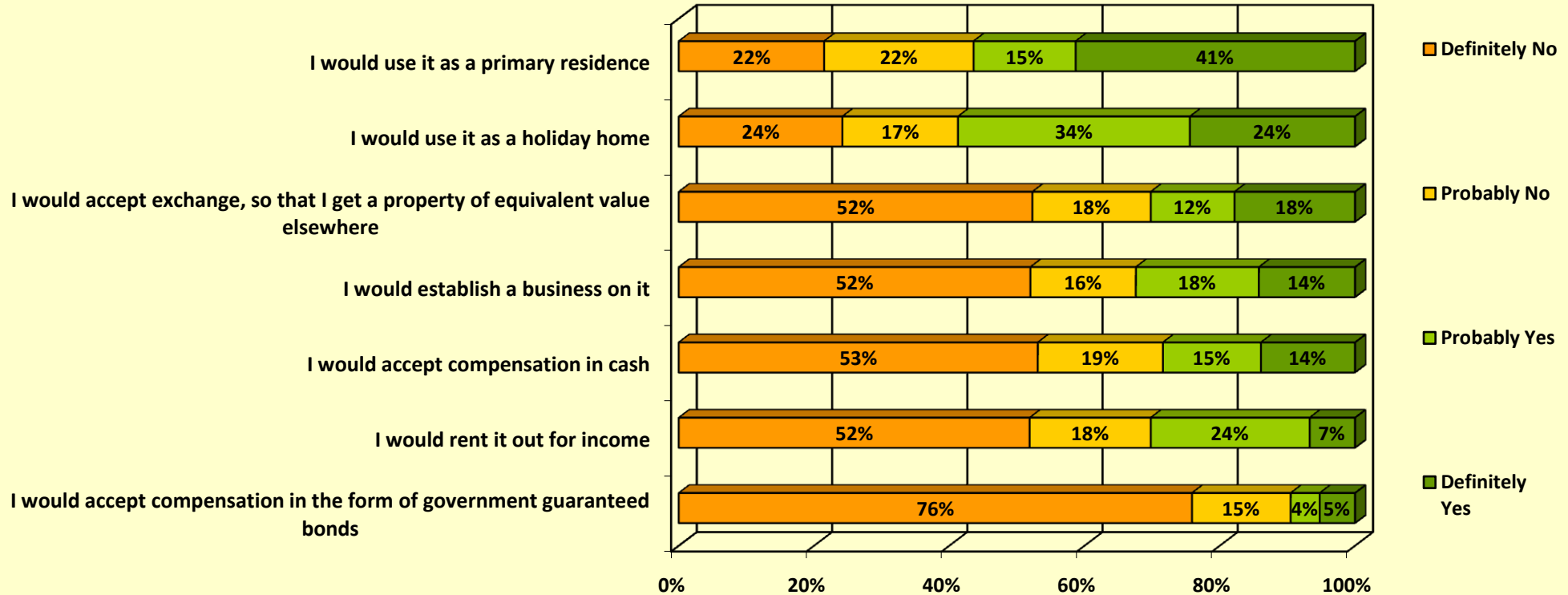
## Factors which would encourage displaced Greek Cypriots to return under Turkish Cypriot administration



### Which factors would encourage return of displaced Greek Cypriots?

When asked which policy measures would encourage the decision to return under Turkish Cypriot administration, displaced Greek Cypriots with an initially declared interest to return say that the most important factor would be if other Greek Cypriots from their town or village also opt to return, while an also important encouragement would be the presence of Greek Cypriots in the local police force. The presence of Greek Cypriot physicians, Greek Cypriot schools and Orthodox churches would also be helpful factors, as would be the prospect of finding suitable employment or being able to commute to their current place of work.

**If given a range of choices as below, what would you do today with your original property in the context of a settlement provided your property falls under Greek Cypriot administration? (Greek Cypriots)**

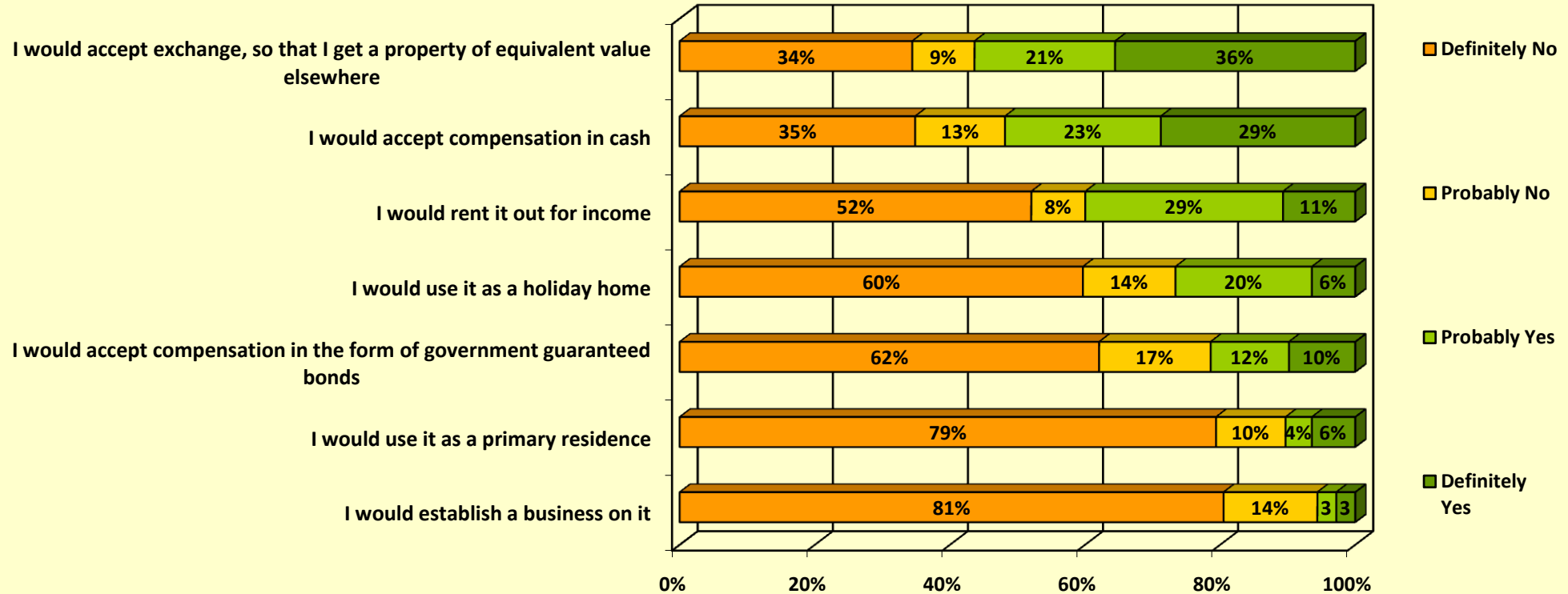


**Rank ordering of specific options for properties to be returned under Greek Cypriot administration (Greek Cypriots)**

In the case of return under Greek Cypriot administration, 55% of displaced Greek Cypriots say they would consider utilising their property personally, whether as a primary residence or as a holiday home, while options related to using the property for income generation (renting it out, establishing a business on it) are considered acceptable by 30% of displaced Greek Cypriots.

From: Psaltis C, Lytra E, Hewstone M (2010) «Representations of History and Intergroup Relations in the Greek Cypriot and Turkish Cypriot Communities», Nicosia: Association for Historical Dialogue and Research

## If given a range of choices as below, what would you do today with your original property in the context of a settlement provided your property falls under Turkish Cypriot administration? (Greek Cypriots)

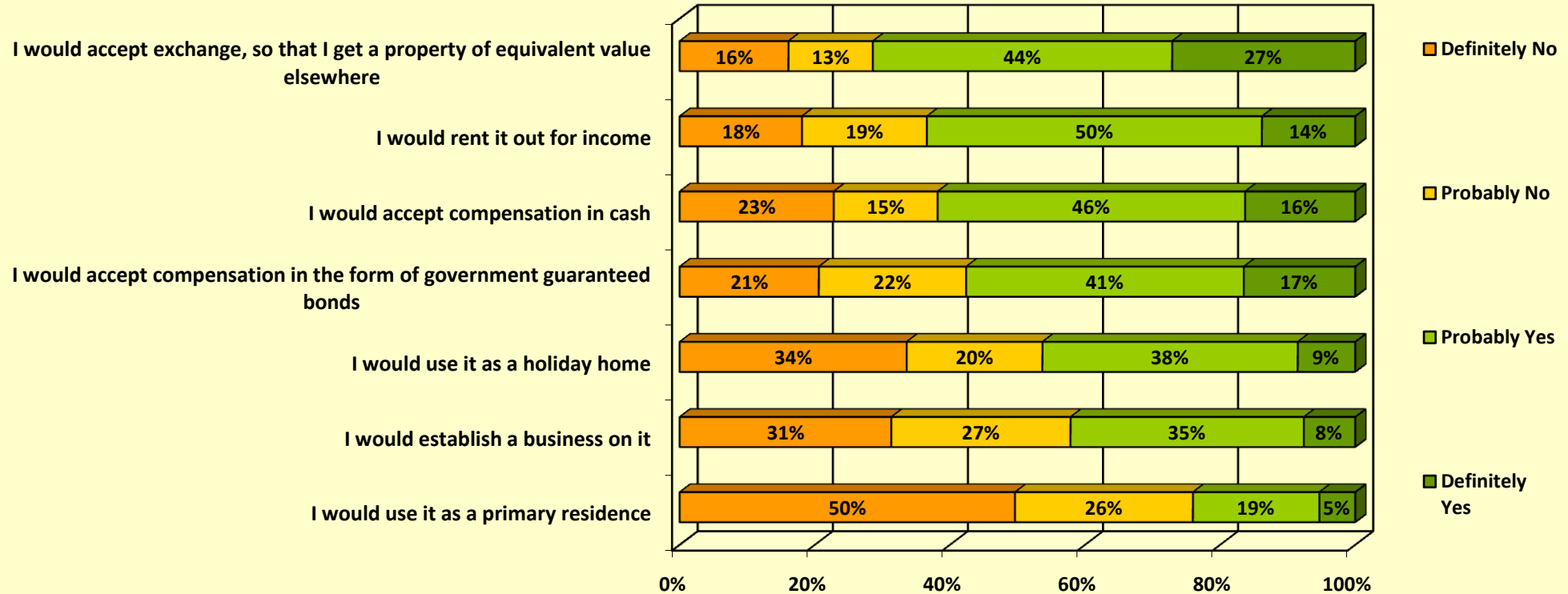


### Rank ordering of specific options for properties to be returned under Turkish Cypriot administration (Greek Cypriots)

In contrast, for properties that are to be returned under Turkish Cypriot administration the options that predominate among Greek Cypriot displaced persons are, firstly, exchange to get a property of equivalent value elsewhere, secondly, compensation in cash, and thirdly, rental of the property for income generation. About one in four displaced Greek Cypriots say that they would use their property as a holiday home, while only 10% appear to be interested in using their property as a primary residence.

From: Psaltis C, Lytra E, Hewstone M (2010) «Representations of History and Intergroup Relations in the Greek Cypriot and Turkish Cypriot Communities», Nicosia: Association for Historical Dialogue and Research

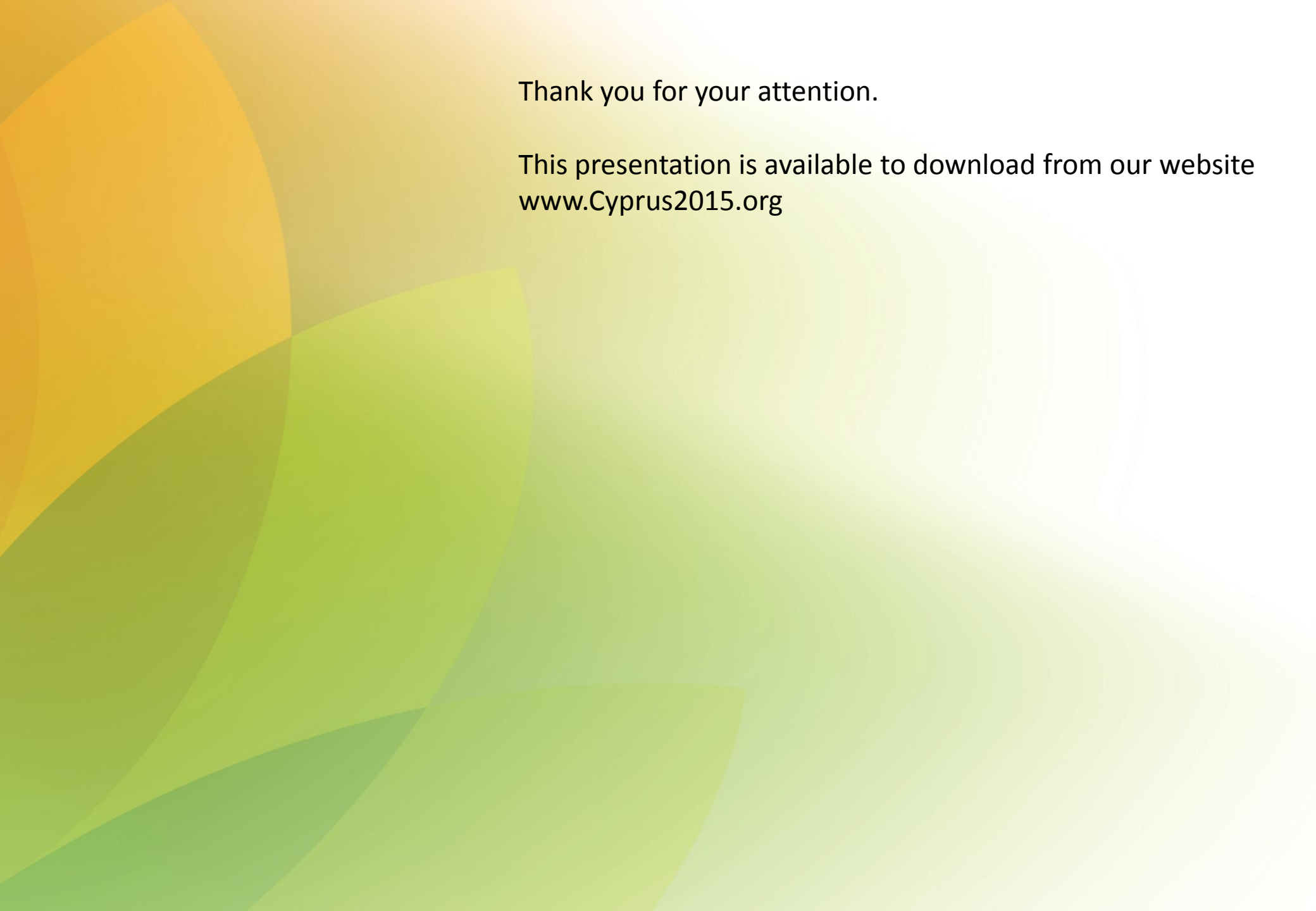
## If given a range of choices as below, what would you do today with your original property in the context of a settlement provided your property falls under Greek Cypriot administration? (Turkish Cypriots)



### Rank ordering of specific options for properties to be returned under Greek Cypriot administration (Turkish Cypriots)

Quite against the flow of familiar stereotypes, a greater proportion of Turkish Cypriots would be interested to return under Greek Cypriot administration than Greek Cypriots under Turkish Cypriot administration! Specifically, almost half of displaced Turkish Cypriots would consider using their original residence in the south as a holiday home, while one in four Turkish Cypriots would be further willing to use their property in the south as a primary residence. Still, the predominant options for the majority of displaced Turkish Cypriots are, as expected, exchange, rental, and compensation in cash.

From: Psaltis C, Lytra E, Hewstone M (2010) «Representations of History and Intergroup Relations in the Greek Cypriot and Turkish Cypriot Communities», Nicosia: Association for Historical Dialogue and Research



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