



The Role of Survey, Project and Zoning Directorates in the Genetic Structuring of Medium-Scale Local Governments

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Abstract

The concept of medium-scale local government refers to local governments that have a population of less than 750 thousand and do not have the identity of a metropolitan municipality. In our country, this type of local governments continue their activities within the boundaries of the law numbered 5393. It carries out all the land and management planning in the region, especially within the local government, through the zoning and survey project directorates established within its body. Reconstruction and survey project directorates are the basic amino stone of the genetic structure of the same person. The zoning and survey project directorates are the points that follow all the steps of the basic stock structures such as both parceling and building license, building occupancy permit, step by step. As a method, by examining the institutional hierarchy as a model such as a DNA or RNA in genetic structuring, the question of what operations should be done in the direction of the determined target time has been tried to be investigated.

Anahtar Kelimeler;

Belediye, İmar ve
Etüt Proje, Genetik
Model

Orta Ölçekli Yerel Yönetimlerin Genetik Yapılanmasında Etüt Proje ve İmar Müdürlüklerinin Rolü

Özet

Orta ölçekte yerel yönetim kavramı nüfusu 750 binin altında olup büyükşehir belediyesi hüviyetine sahip olmayan yerel yönetimleri ifade eder. Ülkemizde ise, 5393 sayılı çıkarılan kanun sınırları içerisinde bu tip yerel yönetimler faaliyetlerini sürdürür. Özellikle yerel yönetim içerisinde bölgedeki tüm arazi ve yönetim planlamasını kurulan bünyesindeki imar ve etüt proje müdürlükleri üzerinden yürütür. İmar ve etüt proje müdürlükleri aynı bir insanın genetik yapısının temel amino taşı konumundadır. İmar ve etüt proje müdürlükleri hem parselasyon hem de yapı ruhsatı, yapı kullanım izin belgesi gibi temel stok yapıların tüm basamaklarını adım adım takip eden noktadır. Yöntem olarak genetik yapılanmada bir DNA ya da RNA gibi model olarak kurumsal hiyerarşiyi inceleyerek belirlenen hedef süre doğrultuda hangi işlemler nasıl yapılmalıdır sorusu araştırılmaya çalışılmıştır.

1. Introduction

Democracy is one of the slowest developing but most influential concepts in the historical development of humanity. Democracy, which is one of the most important political, administrative and organizational phenomena of the contemporary world, to which societies struggle and struggle, is like an endless ocean. A horizon line appears ahead, it is thought to have an end, but it is known that that line also has a future. Here, one of the first institutions that come to mind when it comes to democracy, which is a very broad concept, is local government institutions (Flag, 2022). Local governments are the most important application arena of participation, which is a sine qua non of democracy. It is an arena, because especially for developing countries, local democracy is the scene of the constant "chipping on its side" conflict between the central government and the local government. Local governments and their level of development, which have an important role in the management of meeting the local needs of the local people, are also an indicator of the level of development of that country, according to many opinions. Parallel to this, it is not a coincidence that states that have assimilated democracy are strong and self-confident at the local level (Karakılıçık and Bayrak, 2019; Bayrak, 2022).

Public service; It is defined as continuous and regular activities offered to the public by the state or other public legal entities or under their supervision and control to meet general, collective needs and to provide public interest (Onar, 1992; Orhan, 2022). Public services are differentiated according to their subjects. These public services are: administrative public services, which are general services provided by the administration, economic services, which are industrial and commercial services, social services offered within the framework of the social state understanding, providing rights and guarantees to citizens, and responding to the scientific, technical and cultural needs of citizens and contributing to their development. It is stated as scientific-technical and cultural public services offered for the purpose of being present (Odyakmaz, Kaymak and Ercan, 2009; Orhan, 2022). Public services are provided by the central government and local government organizations that provide the distribution of services to the local (Orhan, 2022).

local governments; It is an important actor that provides a balance between the actors, creates an urban vision depending on national policies and implements various urban policies and programs (Özben, 2022). In the management of urban transformation; It is seen that local governments come to the forefront due to various reasons such as the correct identification of the problems, the transformation process and the problems experienced at a local scale, and the participation of the public and other local actors in the process. In addition, problems such as infrastructure problems in cities, housing needs, irregular construction, insufficient green space, and occupation of city lands have expanded the area of responsibility of local governments. By eliminating these problems, it was inevitable for local governments to emerge as the natural actors of the process in order to create healthy residential areas targeted with urban transformation. In this sense, local governments should work in coordination with the central government, taking into account legal regulations (Batal, 2016; Özben, 2022).

Local governments, which are structured according to the principle of decentralization, are administrative units formed not for a specific service purpose, but for the management of an area or place and to meet the common needs of those living in that place. Even though their economic and political structures are different, local government units, which unite within the framework of common values such as freedom, equality and welfare and can be said to have a kind of will of their own, have the authority and duties to make regulations in many areas from individual life to socio-cultural social life within the framework of their jurisdiction. These powers and duties tend to develop day by day in direct proportion to the development of democracy (Bayrak, 2022).

2. Material and Method

Genetic testing can be used to identify carriers in families with a genetically diagnosed immunodeficiency history, and to make an early diagnosis in the preimplantation or postconceptional period. Molecular diagnosis allows the course of the disease and the regulation of the patient-specific treatment, while at the same time it facilitates the delivery of genetic counseling by detecting those with the disease (Kaymaz, 2022). Knowing the carrier status and understanding the risks associated with future pregnancies can allow family planning decisions that can greatly reduce the risk of having affected children and therefore reduce health care costs (Heimal et al.,

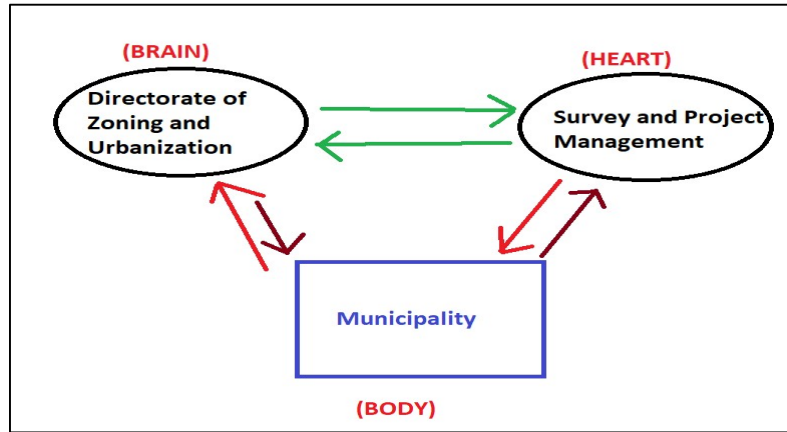


Figure 1. Demonstration of the structural relationship of the two directorates in the municipality

In Figure 1, it is shown that the survey project directorate and the zoning and urban planning directorate are the two most important units of the municipalities. Just as DNA or RNA is the determining factor in genetic determination, these two are the factors institutionally here. Apart from this, it has taken on tasks such as the brain and heart, which are the most effective points in the management of all processes in the body, such as genetically. As a method, it is the side of the whole institution that provides oxygen and nutrient delivery, such as the construction of the development plans, the determination of the construction sites in the city, all the cartography activities, as well as services such as expropriation, urban transformation, and the institution's artery. The zoning and urban planning directorate plays a key role in genetic formation by acting as the brain in the construction-based structuring of a city, such as static, electrical, mechanical, building permits, building occupancy permits in construction activities.

3. Findings

As we mentioned in a body, the functions of the zoning and urban planning and survey project directorates, which are in a hierarchy such as the organs and their main parts, the brain and the heart, are generalized as building parts in zoning, parceling and plan making as survey. In all municipalities, the strategic target definition scopes of all the works to be done by these directorates in every five-year period have been determined.

Table 1. A sample representation of the average 5-year strategy of the Directorate of Reconstruction and Urbanization (Url 1, 2023).

STRATEGIC FIELD	DIRECTORATE OF ZONING AND URBANIZATION			
STRATEGIC OBJECTIVE-1	Determination and supply of suitable areas for Smart Parking Systems (Full Automatic Robot Parking System Electromagnetic Parking System), which is thought to be a solution to parking problems in the city center.			
TARGET NO	DESCRIPTION OF THE TARGET	PERFORMANCE INDICATOR	PERIOD	IMPLEMENTING UNIT
GOAL 1:	To implement the project by determining the necessary site by the end of 2019.	20% per year until the end of 2019	2015-2019	Department of Zoning and Urbanism.
STRATEGIES TO FOLLOW	1. Allocating the necessary places in the zoning plans.			
STRATEGIC OBJECTIVE-2	Expansion of Contiguous Areas			

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TARGET NO	DESCRIPTION OF THE TARGET	PERFORMANCE INDICATOR	PERIOD	IMPLEMENTING UNIT
GOAL 1:	Until the end of 2019; will be completed.	20% per year until the end of 2019	2015-2019	Department of Zoning and Urbanism.
STRATEGIES TO FOLLOW	1. Making revision zoning plans.			
STRATEGIC OBJECTIVE-3	Preparation of the Revision Zoning Plan and creation of the zoning parcels.			
TARGET NO	DESCRIPTION OF THE TARGET	PERFORMANCE INDICATOR	PERIOD	IMPLEMENTING UNIT
GOAL 1:	Preparation of 1/5000 scale Master and 1/1000 scale Implementation Zoning Plans in order to renew existing plans in accordance with plan making techniques, since the existing zoning plans do not meet the needs and their implementation creates problems.	until the end of 2016	until the end of 2016	Department of Zoning and Urbanism.
GOAL 2:	Digging up approximately 700 hectares of land.		2016	
STRATEGIES TO FOLLOW	1. With the purchase of consultancy services.			

STRATEGIC OBJECTIVE-4	Carrying out studies on replacing old, tired, bad-looking, unhealthy buildings with modern, aesthetic, solid, and planned structures (settlement, social-commercial environmental planning) with urban transformation.			
TARGET NO	DESCRIPTION OF THE TARGET	PERFORMANCE INDICATOR	PERIOD	IMPLEMENTING UNIT
GOAL 1:	Elazığ province, 21.69 ha risky area in Cumhuriyet District and within the borders of Sürsürü District. Real estate valuation, current situation analysis, preparation of action plans, preparation of master and implementation projects, creation of mathematical and financial models, negotiations with public owners regarding risky areas of 17.72 ha.	2015-2019	2015-2019	Department of Zoning and Urbanism.

GOAL 2:	Architectural, static, electrical, plumbing preparation of projects. At the same time, Urban Transformation works will be carried out in Zafran, Kanalüstü and various localities.			
STRATEGIES TO FOLLOW	1. To have the necessary projects prepared, by carrying out feasibility studies, in a way that will not bring a burden to our Municipality, to extract the most appropriate cost.			

STRATEGIC OBJECTIVE-5	With the Harput Urban Transformation application, the implementation and follow-up of the practices related to the preservation of the historical texture of the Harput District, which has a great importance in terms of tourism and culture.			
TARGET NO	DESCRIPTION OF THE TARGET	PERFORMANCE INDICATOR	PERIOD	IMPLEMENTING UNIT
GOAL 1:	In this way, our city to preserve its historical beauties and open our city to cultural tourism.	%100	until the end of 2019	Department of Zoning and Urbanism.
GOAL 2:	To revise the Conservation Development Plans, to solve the property problem.			
STRATEGIES TO FOLLOW	1. Having the necessary restoration, restitution and installation projects prepared, thus contributing to the tourism of our city.			

Table 1 shows the strategic target, scope and duration that should be in a medium-sized municipality with a population of less than 750 thousand according to the municipalities law numbered 5393, in the last five-year period and to shed light on the period between 2020 and 2024 (Url 1, 2023; Url2, 2023). It was emphasized how the zoning directorate should work in coordination with the study project directorate and it was emphasized that all project planning should be controlled around the 4708 building inspection law (Url 3, 2023). In the case of non-medium-sized municipalities, the concept of departments instead of directorates comes into play. Authorization and criteria are carried out around the law numbered 5216 (Url 4, 2023).

Table 2. A sample representation of the average 5-year strategy of the Survey and Project Directorate (Url 1, 2023).

STRATEGIC FIELD	SURVEY AND PROJECT DIRECTORATE			
STRATEGIC OBJECTIVE -1	Participatory Management: Establishing the necessary mechanisms for effective participation in decisions and practices related to our city.			
TARGET NO	DESCRIPTION OF THE TARGET	PERFORMANCE INDICATOR	PERIOD	IMPLEMENTING UNIT
TARGET -1	Developing coordination and cooperation between public and private institutions	The number of meetings will be held in case of need.	2015-2019	Survey and Project Management
STRATEGIC	Development of Human Resources: Personnel structure with the competencies to carry			

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OBJECTIVE -2	our Directorate to its goals and objectives.			
TARGET NO	DESCRIPTI ON OF THE TARGET	PERFORMAN CE INDICATOR	PERIOD	IMPLEMENTING UNIT
TARGET -1	Raising the level of individual development	Once a month /Year	2015-2019	Survey and Project Management
TARGET -2	Developing corporate culture	Every year	2015-2019	Survey and Project Management
TARGET -3	In-service training	when needed	2015-2019	Survey and Project Management
TARGET -4	Raising the motivation level	One year per month / Year	2015-2019	Survey and Project Management

STRATEGIC OBJECTIVE -3	Infrastructure Works: Ensuring healthy and sustainable urbanization.			
TARGET NO	DESCRIPTION OF THE TARGET	PERFORMANCE INDICATOR	PERIOD	IMPLEMENTING UNIT
TARGET – 1	Conducting studies for expropriations to be made in this area with the aim of completing the infrastructure in international standards	% 100	2015-2019	Survey and Project Management
TARGET – 2	In order to increase the active green area per person, to provide, develop and protect its functional use, the remaining areas on the green area Conducting surveys for immovable properties belonging to citizens, public institutions and organizations	% 100	2015-2019	Survey and Project Management

STRATEGIC OBJECTIVE -4	Social Municipalism: To carry out the works to be done by our Directorate with the aim of improving social welfare and social solidarity.			
TARGET NO	DESCRIPTION OF THE TARGET	PERFORMANCE INDICATOR	PERIOD	IMPLEMENTING UNIT
TARGET – 1	Ensuring integration in social activities	Every year	2015-2019	Survey and Project Management

STRATEGIC OBJECTIVE -5	Improving Corporate Governance: Carrying out the works and procedures to be carried out by our Directorate in order to ensure and develop an effective, efficient, quality, transparent management through participatory mechanisms.			
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TARGET NO	DESCRIPTION OF THE TARGET	PERFORMANCE INDICATOR	PERIOD	IMPLEMENTING UNIT
TARGET – 1	Performance management	Every year	2015-2019	Survey and Project Management
TARGET – 2	Management by objectives	Every year	2015-2019	Survey and Project Management

STRATEGIC OBJECTIVE -6				
Establishment of the City Brand: Carrying out the works and procedures related to the duties of our Directorate with the aim of making our city a national and international center of attraction.				
TARGET NO	DESCRIPTION OF THE TARGET	PERFORMANCE INDICATOR	PERIOD	IMPLEMENTING UNIT
TARGET – 1	Establishing the city vision	Every year	2015-2019	Survey and Project Management
TARGET – 2	Development of vision projects	Every year	2015-2019	Survey and Project Management
TARGET – 3	With a minimum of 200 m ² small areas in the city center determining suitable places for all large park areas to be green areas and children's parks, investigating their ownership status and submitting them to the relevant directorate	%100	2015-2019	Survey and Project Management

STRATEGIC OBJECTIVE -7				
Information Technologies: Effective and efficient use of technology in Municipality services and activities as the Directorate of Surveys and Projects.				
TARGET NO	DESCRIPTION OF THE TARGET	PERFORMANCE INDICATOR	PERIOD	IMPLEMENTING UNIT
TARGET – 1	Development of IT infrastructure	according to need	2015-2019	Survey and Project Management

STRATEGIC OBJECTIVE -8				
Strengthening the Financial Structure: To ensure the income-expenditure balance in order to achieve a more robust financial structure				
TARGET NO	DESCRIPTION OF THE TARGET	PERFORMANCE INDICATOR	PERIOD	IMPLEMENTING UNIT
TARGET – 1	Buffets, parks, which are owned by our Municipality, Follow-up of the works and transactions to be made for the timely payment of the rental fees of the workplaces	Once a month /Year	2015-2019	Survey and Project Management

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TARGET – 2	Evaluation of municipal properties profitably and generating new revenues from the lands to be acquired through purchase	Once a month /Year	2015-2019	Survey and Project Management
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STRATEGIC OBJECTIVE -9	Market Service: To develop the trade of fresh vegetables and fruits in accordance with quality and health rules.			
TARGET NO	DESCRIPTION OF THE TARGET	PERFORMANCE INDICATOR	PERIOD	IMPLEMENTING UNIT
TARGET – 1	To provide a healthier and higher quality service by conducting inspections	Once a month /Year	2015-2019	Survey and Project Management
TARGET – 2	To increase revenues by working in coordination with the Police Department in order to prevent the illegal sale of vegetables and fruits from surrounding villages and provinces.	Once a month /Year	2015-2019	Survey and Project Management

STRATEGIC OBJECTIVE -10	Parking Areas: Constructing modern automatic car parks underground and above ground as a solution to the congested traffic and parking problem in the city center.			
TARGET NO	DESCRIPTION OF THE TARGET	PERFORMANCE INDICATOR	PERIOD	IMPLEMENTING UNIT
TARGET – 1	Investigation of property status with appropriate location determination in order to install electromechanical parking systems in narrow areas of the city.	%100	2015-2019	Survey and Project Management
TARGET – 2	Investigation of property status with appropriate location determination for the establishment of fully automatic robot car parks	%100	2015-2019	Survey and Project Management

STRATEGIC OBJECTIVE -11	Prevention of Unplanned Urbanization: Expropriation works to be carried out quickly as the Directorate of Surveys and Projects for environmental regulation for social and sportive purposes.			
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TARGET NO	DESCRIPTION OF THE TARGET	PERFORMANCE INDICATOR	PERIOD	IMPLEMENTING UNIT
TARGET – 1	In accordance with local and social needs Within 5 years, which are shown as roads, green areas, parks and car parks in various parts of our city, which are allocated for public benefit in the city development plan, To give our city a modern new look by completing the expropriation processes of 80,000 m ² areas and the outbuildings on it.	%100	2015-2019	Survey and Project Management
TARGET – 2	south ring road Expropriation of both outbuildings and immovables regarding the opening of alternative connection roads related to the Northern Ring Road and the Northern Reconstruction Road	%100	2015-2019	Survey and Project Management
TARGET – 3	Kırkgözer(ŞorŞor) Stream is located within the borders of Hicret District, Aksaray District, Gümüşkavak District. in the region popularly known as Şorsor Creek 2 Expropriation of immovables and outbuildings on them in order to rehabilitate an area of approximately 530,000 m ² together with the creek and bring it into our city as a recreation area.	%100	2015-2019	Survey and Project Management

TARGET NO	DESCRIPTION OF THE TARGET	PERFORMANCE INDICATOR	PERIOD	IMPLEMENTING UNIT
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<p>TARGET – 4</p>	<p>In order to find the areas where we will get away from the stress of the city in the center and to reach the social areas more quickly, starting from the old governor's office in the city center, a total of total over the areas of the Regional Directorates of Highways and Forestry. In order to bring the city park on an area of 623,000 m² to Elazığ, the aforementioned squares must be completed. expropriation procedures</p>	<p>%100</p>	<p>2015-2019</p>	<p>Survey and Project Management</p>
<p>TARGET – 5</p>	<p>Reviving the history of Harput, pedestrianizing Harput, Cruising the funicular line Expropriation of the immovables and outbuildings for the Harput Vadi Park project, which will give Elazığ a breath of fresh air and at the same time add prestige with its many side effects.</p>	<p>%100</p>	<p>2015-2019</p>	<p>Survey and Project Management</p>
<p>STRATEGIC OBJECTIVE -12</p>	<p>Urban Transformation Application: In order to prevent unnecessary and unplanned construction of the city, wider and more spacious streets, parking lots, green areas, etc. Expropriation of areas such as the rapid realization of work.</p>			
<p>TARGET – 1</p>	<p>To increase the quality of life in the city center with the urban transformation application, to open urban areas to be used for public benefit in these regions. expropriation procedures for</p>	<p>%100</p>	<p>2015-2019</p>	<p>Survey and Project Management</p>

STRATEGIES TO FOLLOW	<ol style="list-style-type: none"> 1-Ensuring the full implementation of the law and legislation by discussing it with the relevant units 2- To ensure the regular follow-up, publication and training of the relevant legislation. 3- Developing a working culture with team spirit. 4- It should develop commitment to corporate identity. 5- To ensure the healthy information flow of the personnel of the Directorate. 6- Education quality, per-person education, ensuring discipline in participation in education. 7- Giving introductory information about the services of our Directorate on the website. 8- Expropriation for the services determined in the zoning program and deemed necessary. 9- Working devotedly the necessary mechanisms for the effective participation of our Directorate in the decisions and practices regarding Elazığ. 10- Solving the parking problem in order to ease the traffic flow in the city by constructing indoor and outdoor parking lots. 11-Providing a modern image by expropriating various parts of the city. 12- In expropriations, in order to prevent citizens from going to court, estimation is carried out in accordance with Article 18 of the Zoning Law No. 3194, and the expropriation programs of the immovables that are actually confiscated within the annual program are prepared.
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In Table 2., what will be done within the scope of all situations such as the target scope and the strategic path to be followed in a local-based medium-scale general evaluation of the study project directorate is shown. In particular, the most important feature of the study project directorates is to realize the land use policy within the boundaries of the zoning law numbered 3194 and the planned areas type zoning regulation and the regulation on unplanned areas, which are sub-regulations within the framework of this law (Url 5, 2023).

4. Conclusion and Recommendation

Local governments, which are established locally in their own regions in the form of directorates on a local basis in our country, ensure the improvement of the vital functions of the regional people with their income from the central government, such as appropriations and municipal police works, from urbanization to cleaning works, from firefighting works to science works. While performing these operations, the main line is the income from the production and sale of the land, and the construction transactions. In this, the zoning and survey directorates are the places that are in the main process. By examining how the unit, which has two important functions of metabolism, like the brain and the heart, acts in medium-sized municipalities of five years, its target, scope, function, and strategies to be followed, a strategic example of such a movement in our country has been presented. Our recommendation is that institutional appropriation should be given more space, as these units are important in helping them serve the public quickly and better. Apart from this, short, medium and long-term planning should be made, annual reports should be made transparently and within legal limits.

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