



## A Subjective Perspective on Strategic Planning of Building Control Directorates in Municipalities

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### Abstract

Municipalities are legal entities created to carry out the social and vital functions of people on a local basis in the world as well as in our country. In our country, topographic areas with certain administrative boundaries are determined according to the number of population, and local government models are created on a certain legal basis. Local governments are formed by dividing into some departments or directorates according to their status of being large, medium or small. Building control directorates, which is one of the directorates, is the control mechanism for the construction of the construction stock in that region in a way that complies with the legal limits. In our study, an approach has been tried to be made on how the strategic planning works in the construction mechanism should be formed with a subjective point of view within the jurisdiction of the local governments where the building control directorates are located annually or within a certain period of time.

**Keywords:** Building Control Directorate, Municipalities, Subjective Perspective

## Belediyelerdeki Yapı Kontrol Müdürlüklerinin Stratejik Planlanmasına Subjektif Bir Bakış

### Özet

Belediyeler ülkemizde olduğu gibi dünyada da lokal bazlı olarak insanların sosyal, yaşamsal fonksiyonlarının düzen içerisinde yürütülmesi için meydana getirilen tüzel kişilerdir. Ülkemizde idari bakımdan sınırları belirli olan topoğrafik alanlar nüfus sayısına göre belirlenerek yerel yönetim modelleri belirli yasal zeminde oluşturulur. Yerel yönetimler büyük, orta, küçük olma durumlarına göre bazı daire başkanlığı ya da müdürlüklere ayrılarak meydana gelir. Müdürlüklerden birisi olan yapı kontrol müdürlükleri o bölgedeki inşaat stokunun yasal sınırlarına uygun hale gelecek şekilde yapılması ile ilgili denetim mekanizmasıdır. Çalışmamızda, yapı kontrol müdürlüklerinin bulunduğu yerel yönetimlerdeki yıllık ya da belli dönem zaman zarfındaki yetki alanı içerisinde inşaat mekanizmasındaki stratejik planlama işlerinin nasıl öznel bir bakışla oluşması gerekliliği üzerine yaklaşımda bulunulmaya çalışıldı.

**Anahtar Kelimeler:** Yapı Kontrol Müdürlüğü, Belediyeler, Subjektif Bakış

## 1. Introduction

When we look from the past to the present, there have been groups in every society that cannot meet their needs and are in a disadvantaged position. Solution mechanisms for social problems varied according to the ideology, idea, religious belief, political understanding and economic and social conditions of the period. In the early days, traditional institutions such as philanthropy and voluntary kinship relations, local and religious organizations took part in solving social problems (Çırakman, 2021; Kesgin, 2016).

When we look at the 1970s, it is seen that there are movements related to environmental and urban problems throughout the world. Parties that wanted to win the race in the political arena attracted attention with the quality of life and the policies they carried out in the urban area in accordance with the conditions of the period. The increasing rate of urbanization with the Industrial Revolution deepened the gap between the classes, and the working class, whose labor was devalued and living standards deteriorated, began to react. Although there are different views on the emergence of socialist municipalism, it emerged in order to increase the quality of life and welfare of the working class in cities and to repair the negative effects created by market entrepreneurs (Çırakman, 2021; Hamamcı, 2016).

The state may outsource some services under its control to other institutions and organizations. This organization can be a public or private organization. It can have a separate budget, legal personality and property. In this way, not only authority is given in local administrations as in central administrations, but also an organization with legal personality is established. From this point of view, various definitions related to local governments emerge (Göktürk, 2022). It is a public institution responsible for the determination and implementation of a limited number of public policies in a small area, which is a sub-unit of a state or regional government (Göktürk, 2022; Keleş, 2000). Local government is a public institution with a special income and budget, whose duties and authorities are limited by laws, whose decision-making bodies are elected by the people of the region, in order to meet the common needs of the local community living in a particular region (Göktürk, 2022; Ulusoy and Akdemir, 2001).

Turkey has been affected by local and global developments throughout the 20th century. Local and global changes have caused management and local government changes in Turkey. In the early 2000s, local governments were subjected to extensive innovations. The local government laws and envisaged practices that took their current form within the scope of the amendments are, respectively, Special Provincial Administrations, Villages, Municipalities and Metropolitan Municipalities (Akgün and Erbay, 2017; Göktürk, 2022). In other words, it has a hierarchical structure established to increase service efficiency at each point of the provinces, districts and villages established within the borders of the state, to strengthen the bond and communication between the citizen and the administration, and to provide equal service at the extreme points, and to fulfill their duties determined by their own budgets. targeting organizations (Göktürk, 2022).

The task of realizing social policies has been transferred from the center to local governments, especially municipalities. Thus, local governments have started to play a role in realizing social policies. In Turkey, in the 1970s, the municipalities that adopted the understanding of socialist municipality started the way to create a budget independently from the center, to ensure the participation of the citizens in the administration, and to provide services for the social service, social assistance and social, cultural and sportive needs of the citizens at the local level. However, the understanding of socialist municipalism remained limited and its application area decreased after a while. As a result of the increasing emphasis on local governments after 1990, the understanding of social municipality, which can benefit from the budget provided by the center and the service areas of the private sector, has started to find strength. With the regulations in the early 2000s, the understanding of social municipality became applicable based on legal legislation (Çırakman, 2021).

## 2. Theoretical Framework and Scope

Building Control Directorates or departments are the units that work at a key point in the municipalities they are affiliated with. In particular, it foresees whether all the buildings to be built or to be built in the city or district are properly built in accordance with the relevant laws and regulations. In line with the annual and long planning, all the buildings etc. to be constructed and to be started to be constructed in accordance with the building inspection and zoning law. It ensures that the inventory is kept step by step. It also plays a key role in terms of urbanization that makes continuity possible.

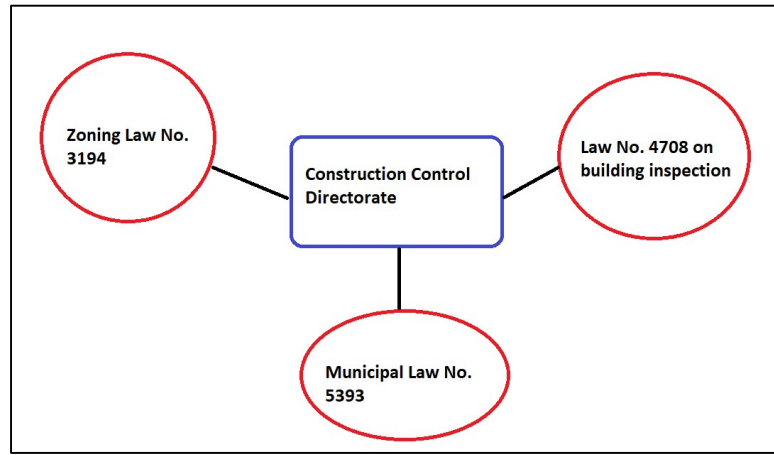
After the technological developments and industrialization, the need for natural resources has increased more than ever in line with the growth in cities and the increase in the speed of development. With the high rate of development, natural resources have started to be consumed rapidly and intensively in order to meet the needs. In addition to the environmental problems that have emerged after the industrial revolution, the consumption of natural resources has caused destruction in the natural structure. As a result, environmental problems that did not affect human life much, although they existed before, have now started to harm people (Akçakaya, 2016; Dal, 2021).

Although the basis of the concept of sustainability is formed in line with the effects of development on the environment, we see that other factors such as economy, social life and management are also included in the definition made by the OECD. It is clearly stated that future generations need not only economic but also social development in order to continue their lives. For this reason, it is obvious how wide and comprehensive the concept of sustainable development has (Dal, 2021). Sustainable development is defined in the dictionary of urban science terms as the use of environmental values and natural resources with rational methods that will not lead to wastefulness, taking into account the rights and benefits of present and future generations (Dal, 2021; Keleş, 1998). Sustainable development, to summarize, is the correct use of natural resources, considering that future generations can meet these needs while meeting the needs of the present. Economically, it is aimed to increase the level of welfare by using the resources in place. While consuming the resources used for environmental welfare, it should be ensured that people and the natural environment are handled as a whole, the needs of future generations and the efficient use of resources within the framework of this thought. Socially, it should be ensured that they live in a just, safe and healthy way, both individually and in their relations with each other (Dal, 2021).

## 3. Material and Method

Individuals perceptions of career success are derived from their assessments of career status. Career success is a sense of progress towards personal career goals and therefore the perception of both past achievements and potential future prospects (Öztürk, 2022). Based on the arguments, subjective career success is defined as the perception of how far the employees have achieved their career goals based on the evaluation of their past career experiences and expected career-related achievements using their personal criteria (Pan & Zhou, 2015; Öztürk, 2022).

When a material is evaluated as a subjective point of view, it is the task of evaluating the object by providing a different point of view and considering the object in a way that everyone cannot see. In this way, the function of building control directorates and the relationship of their effectiveness in city planning with subjective criteria are revealed.



**Figure 1.** Demonstration of the building control directorate's interaction with the laws that form the cornerstones

In Figure 1, it is seen that the unit, which is called building control directorates or departments, which examines the building stock status of the local government on science and zoning, works in the light of which laws. In accordance with the law on building inspection numbered 4708, by checking whether the diameter, permit procedures and construction work of the buildings are completed and the construction works are completed in accordance with all regulations, until the gradual occupancy is taken, the settlement, that is, a residence permit, is given (Url 1, 2023). This unit also examines whether the parcels created in accordance with the zoning law numbered 3194 are in compliance with the zoning law and whether they are in a position to obtain permission for construction (Url 2, 2023). With the law numbered 5393, the authority to do these within the whole legal framework has been defined to this relevant unit of the municipalities (Url 3, 2023).

Along with these laws, the building control directorate of each municipality should subjectively interpret all demographic, traditional, architectural, all kinds of social, economic and political characteristics of the provinces, districts and towns in which it is located, within the limits of the laws, and ensure that a solid structure is built with this approach.

#### 4. Findings

The duties and authorities of municipalities are defined as large or small scale according to the number of human communities living on a certain piece of land. Local governments in Turkey with a population of over 750 thousand are considered metropolitan and carry out their work in accordance with the law no. 5216 (Url 4, 2023). Otherwise, in points such as provinces with a population of less than 750 thousand, the procedures are continued according to the law numbered 5393. In the study, it has been tried to emphasize how to act with five-year plans, which is aimed especially in the building control part, which is a directorate in a medium-sized municipality.

**Table 1.** Display of the road map to be followed between 2015-2019, the first objective (Url 5, 2023)

STRATEGIC FIELD	CONSTRUCTION CONTROL DIRECTORATE			
STRATEGIC OBJECTIVE -1	In the sense of modern urbanism, works will be initiated for buildings that reflect the architectural aesthetics of today and the future.			
TARGET NO	DESCRIPTION OF THE TARGET	PERFORMANC E INDICATOR	PERIOD	IMPLEMENTING UNIT

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<b>GOAL 1 :</b>	Our Directorate, within the framework of the authorities given by the Zoning Law No. 3194, the Building Control Law No. 4708 and other laws; will operate between 2015-2019 in accordance with the relevant laws and regulations..	2015 2016 2017 2018 2019	2015- 2019	Building Control Directorate (Settlements Commission Service and Construction Control Service)
<b>STRATEGIES TO FOLLOW</b>	<ol style="list-style-type: none"> <li>1. Plan, project construction and supervision in accordance with Laws and Regulations and legislation will be ensured.</li> <li>2. Studies will be carried out to bring durable, high quality and contemporary buildings to our city, which are suitable for science, health and environmental conditions.</li> <li>3. In the inspections made by the technical staff, a building use permit will be issued for the buildings constructed in accordance with the building permit and its annexes; Necessary actions will be taken for unsuitable constructions.</li> </ol>			

In Table 1., as a strategic objective, the building control directorate primarily aimed to control whether all building locations between 2015 and 2019 were built in accordance with static, electrical and architectural projects in a phased manner. In this process, it formed a team especially as two services. It has ensured sustainability with the settlement and construction control teams. It is the expression of the complete and correct completion of all the project legs of a building as the final form when the last building is finished. In other words, the directorate aims to implement it within the framework of the laws numbered 3194, 4708 and 5393.

**Table 2.** Representation of the road map to be followed between the years 2015-2019 (Url 5, 2023)

<b>STRATEGIC OBJECTIVE -2</b>	Illegal construction will be prevented.			
<b>TARGET NO</b>	<b>DESCRIPTION OF THE TARGET</b>	<b>PERFORMANC E INDICATOR</b>	<b>PERIOD</b>	<b>IMPLEMENTING UNIT</b>
<b>GOAL 1 :</b>	Our Directorate will take action on behalf of our municipality in accordance with the zoning law no.	2015 2016 2017 2018 2019	2015- 2019	Building Control Directorate (Construction Control Service)
<b>STRATEGIES TO FOLLOW</b>	<ol style="list-style-type: none"> <li>1. Illegal construction will not be allowed in order to raise our city above the standards in the construction area.</li> <li>2. Fight against illegal structures and control of structures will be done effectively.</li> <li>3. Upon complaints, notices and ex officio determinations, legal actions will be taken against the buildings inspected on site.</li> </ol>			

In Table 2., it is stated that the second purpose is to determine the places where illegal construction is done by people without making an application to the municipality, which is their own unit. In the section of the strategies followed, how to proceed is explained.

**Table 3.** Display of the road map to be followed between the years 2019-2024, the first objective (Url 5, 2023)

<b>STRATEGIC PLAN</b>	<b>CONSTRUCTION CONTROL DIRECTORATE</b>									
<b>OBJECTIVE 1</b>	To strengthen the financial structure and to ensure the balance of income and expenditure in order to achieve a more robust financial structure									
<b>TARGET 1</b>	Follow up of the works and transactions to be made for the timely payment of the rental fees of the kiosks, parks and workplaces owned by our municipality.									
<b>TARGET 2</b>	In order for the municipality properties to be evaluated profitably and by the Survey project directorate. To generate new revenues from the sale of the lands to be produced									
<b>TARGET 3</b>	When the projects planned to be carried out by the directorates between 2020-2024 are completed and ready, they are received by our directorate and, if necessary, the lease, sales allocation and easement rights works and transactions are carried out by our directorate.									
<b>RESPONSIBLE UNIT</b>	Construction control Directorate									
<b>COOPERATION UNITS</b>	Survey project management Police Department financial services directorate Parks and gardens directorate legal affairs directorate Registrar's Office-Council service									
<b>PERFORMANCE INDICATORS</b>	Effect on target(%)	Plan period Initial value 2019	2020	2021	2022	2023	2024	Tracing frequency	Reporting frequency	
<b>PG1.1.1 Rent Costs (%)</b>	100	100	100	100	100	100	100	1 in 6 months	1 per year	
<b>PG1.2.1 Land sales revenues (%)</b>	100	10	100	100	100	100	100	1 in 6 months	1 per year	
<b>Carrying out leasing, sales, allocation and easement rights(%)</b>	100	0	100	100	100	100	100	1 in 6 months	1 per year	
<b>Risks</b>	Existence of non-contractual situations									
<b>Activities and reports</b>	Controlling and detecting the contractual violations of buffets and workplaces Inspecting the conformity of the building to be rented with the plan and project related to the contract and realizing the rent debt follow-ups									
<b>Determinations</b>	Processing the leased workplaces into the zoning plans in accordance with the operational purpose, lack of informatics in the accurate determination of the location subject to the tender by the technical personnel (netcad, autocad etc.)									
<b>Needs</b>	Increasing the number of kiosks in the parking areas to meet the needs of the public Technique that checks for regular checks for contravention of contract Vehicle needs of personnel Providing up-to-date programs such as netcad, autocad, etc., so that technical personnel can make accurate location determinations subject to the tender.									

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In Table 3., between the years 2019-2024, the directorate has reached the first target of its aims to further contribute to the financial power of the municipalities by expanding the event. The sale of the real estate registered in the name of the municipality produced, the acquisition of income through the rental method in the green area parks, in other words, the purpose of undertaking the task of real estate expropriation.

**Table 4.** Display of the road map to be followed between the years 2019-2024, the second purpose (Url 5, 2023)

<b>OBJECTIVE 1</b>	To develop the trade of age, vegetables and fruits in accordance with quality and health rules									
<b>TARGET 1</b>	To provide healthier and higher quality service by making inspections in the case of vegetables									
<b>TARGET 2</b>	To increase revenues by working in coordination with the municipal police department in order to prevent the illegal sale of vegetables and fruits from the surrounding villages and provinces.									
<b>RESPONSIBLE UNIT</b>	Construction control Directorate									
<b>RESPONSIBLE UNIT</b>	Police Department									
<b>PERFORMANCE INDICATORS</b>	Effect on target(%)	Plan period Initial value 2019	2020	2021	2022	2023	2024	Tracing frequency	Reporting frequency	
PG 2.2.1 Sebze Halini Denetimleri	100	100	100	100	100	100	100	1 in 6 months	1 per year	
PG 2.2.1 Sebze ve Meyvelerin Kaçak Olarak Satılmasını Önlemek	100	100	100	100	100	100	100	1 in 6 months	1 per year	
<b>Risks</b>	Missing checks									
<b>Activities and reports</b>	Invoice control and determination in order to prevent product leakage at vegetable market entrances and exits Preventing the illegal entry of vegetables and fruits Controlling the sale prices of vegetables and fruits									
<b>Determinations</b>	Lack of cold storage where products can be stored Insufficient personnel responsible for the safety of the ground floor									
<b>Needs</b>	Making an integrated system with the relevant ministry at the entrance and exit of the state									

In Table 4., the second aim is to ensure the control of all kinds of income that may come from the fresh vegetable and fruit markets under the control of the municipal police directorate in the 2020 and 2024 targets. The effect on the target, the frequency and range of monitoring has been determined as a periodic goal.

## 5. Conclusion and Recommendation

It has been revealed that building control directorates are one of the very important key directorates in local governments that carry out their work with the law no. 5393. In particular, an important role has been requested both in the impact of the local government on its resources and in the emergence of urbanization and planning phenomena. As seen in the findings section, while the aim of the last five years was only to provide control and equity through construction, the purpose of these directorates in the second five-year program was also to provide income and to assume the role of municipal police director. Our suggestion, especially in terms of the number of personnel, can take the entire process load if the building control directorates do not have a problem. However, the most important point to be made is to control the construction permit and the parcels for which the construction permit is granted simultaneously, to ensure the formation of a decent building stock, to prevent illegal construction activities, and to adjust the construction according to the best criteria in line with the preliminary and full geological reports.

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