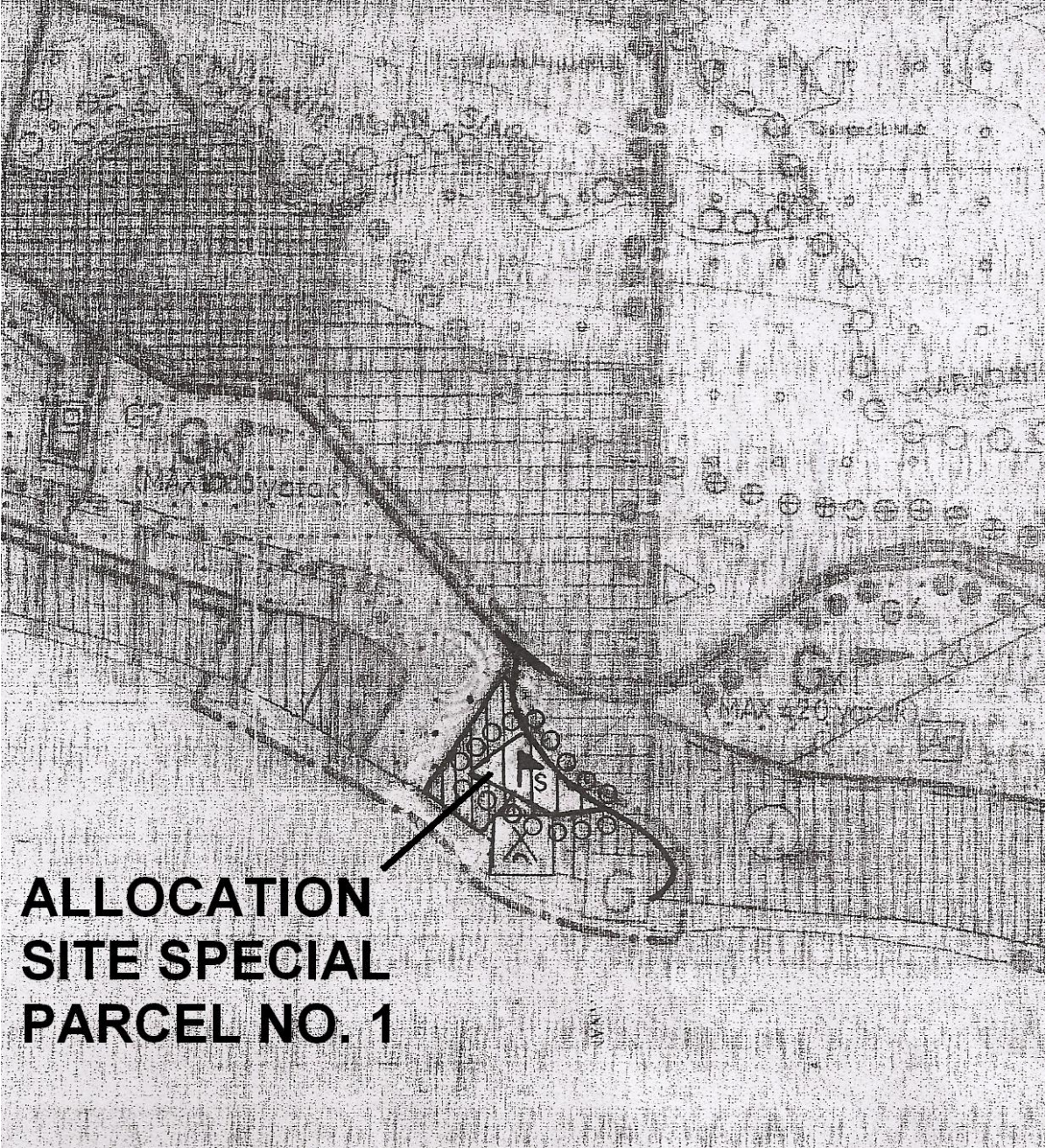


# ANTALYA BELEK TOURISM CENTER

PROVINCE: Antalya SUB-PROVINCE: Serik VILLAGE/NEIGHBOURHOOD: Belek

N



## INFORMATION SHEET:

### ALLOCATION SITE

#### ANTALYA BELEK TOURISM CENTER

**PROVINCE** : Antalya  
**SUB-PROVINCE** : Serik  
**VILLAGE/NEIGHBOURHOOD** : Belek

**OWNERSHIP STATUS** : Forestry

### THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE – NO.:

The Ministry of Forestry / 30.12.1993 - 951

**ALLOCATION PERIOD** : 49 Years

**ENDORSEMENT SHARE OF THE MINISTRY** : 1%

### PLANNING STATUS

**1/ 25.000 SCALE** : East Antalya Environment Master Plan Revision  
(Approval Date: 27.12.2002)

**PLAN DECISION** : Sport Complex for Tourism Purposes

| SPECIAL PARCEL | AREA (m <sup>2</sup> ) | LAND USE STATUS                   | CONSTRUCTION RATIO | NO. OF STOREY | CAPACITY  |
|----------------|------------------------|-----------------------------------|--------------------|---------------|---|
| 1              | 40.450                 | Acommodation and Other Facilities | 0,15<br>0,05       | 3<br>-        | 125 Beds<br>2.023 m <sup>2</sup> Open Construction Area |

**NOTE** : The units including facilities of sport and sportsman can be realized.

### INFRASTRUCTURE STATUS

Most of the infrastructure investments of Belek Tourism Center have been completed with the contributions and orientation by The Ministry of Culture and Tourism, and activities are continued for the inefficient parts. In this context, drinking water, sewage systems, wastewater treatment plants, electrification and telecommunication opportunities are available. Under the orientation of The Ministry of Culture and Tourism, "Belek Tourism Investors Association Inc.Co." (BETUYAB) has been incorporated by the investors at the Tourism Center. This company acts on behalf of all members in terms of remedy of various problems, ensuring joint actions at the contacts with related institutions and establishments, national and international promotion of the region. The membership in said company is compulsory by means of payment of the contribution shares and membership fees. Necessary contribution share shall be paid to BETUYAB for connections of the drinking water and sewage system and/or shall be realized by a method approvable by BETUYAB. The motorway, telecommunication and electrification connections shall be realized by the investor.

## **EXPLANATIONS AND GENERAL CONDITIONS**

1) 1/5.000 scale Master Plan and 1/1.000 scale Implementation Plan for this allocated area do not exist. In the case of the land use maps not being available, these shall be elaborated by the investor along with the tree surveys (to be approved by the relevant Forestry Administration of the Ministry of Environment and Forestry) and 1/5.000 scale Master Plan and 1/1.000 scale Implementation Plan shall be submitted to the Ministry of Culture and Tourism. Geological and geo-technical survey reports, approved by the related administration for the area shall be presented with the plans at submission of the plan to approval.

2) The area of the special parcel subject to allocation has been given approximately. Actual areas of special parcel shall be determined after the required operations; such as, relinquishment, allotment etc. to be made by the investor in line with 1/1.000 scale Implementation Plan and definite allocation shall be realized thereafter.

3) The Ministry of Culture and Tourism will not complete the definite allocation procedures for the potential investors failing to become a shareholder of "Belek Tourism Investors Association Inc.Co." (BETUYAB) or fulfill the shareholder's requirements in the preliminary permit period.

4) In the event of availability of infrastructural facilities such as water depots and wastewater treatment plants in the subject area of allocation, said area shall be excluded from the definite allocation borders and shall be allocated to the constructor of the infrastructure. Before allocation the investor should submit a notarized letter of commitment approved by the notary public to evidence that they have agreed and accepted allocation of the above mentioned infrastructure facilities to constructor of the infrastructure and that the required right-of-way shall be provided accordingly.

5) Applications shall be made by defining the sort and class of the facility determined within the scope of *the Regulations on Certification and Qualifications of Tourism Facilities*.

Total Investment Cost and Definite Letter of Guarantee Unlimited in Time have been calculated according to sort of facility by using the method indicated at the table below :

|   |   |
|---|---|
| <b>TOTAL INVESTMENT COST</b>                          | <b>= Bed Capacity X Unit Cost of 4 Star Hotel</b><br><b>+ Total Area X Unit Cost per m<sup>2</sup> of Sport Complex for Tourism Purposes</b><br>= 125 X 41.410,83 + 40.450 X 23,12<br>= 5.176.353,75 + 935.204<br>= <b>6.111.557,75 YTL</b> |
| <b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME</b> | <b>= Total Investment Cost X %5</b><br>= 6.111.557,75 X %5<br>= <b>305.577,89 YTL</b>   |

Unit Cost of 5 Star Hotel : 41.410,83 Ytl/bed  
Open Area Unit Cost for Sport Complex : 23,12 Ytl/m<sup>2</sup>