Bayankhoshuu Subcenter Development
Land Readjustment & Urban Renewal Project
The Case of Ulaanbaatar City, Mongolia

15 December 2016
IUTC, Gangwon Province, Republic of Korea
Bayankhoshuu Subcenter Development

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• Project information
• Land Readjustment & Urban Renewal Principles
• Main steps
• Current status
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Background

Need to develop ger areas
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Background

- Lack of basic urban infrastructure
  - Water, sewage, heating, paved road
- Lack of basic urban facilities
  - Schools, Green areas, playground + ..... 
- Use of coal for heating-stoves, pit latrines, water stations
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Background

- Unpleasant and poor living conditions
  - respiratory and other diseases related to hygiene, other socio-economic issues

- High environmental degradation
  - Pollutions – air, soil and underground water, dust particles

- The negative impacts of poorly developed ger areas – threat to national security
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Background

Winter morning with heavily polluted air

-26 °C, 0830 am, 15 December 2016, Ulaanbaatar
www.weather.com
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Background

Ger area expansion 2000 vs 2009
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Project Information

Master Plan for Development of Ulaanbaatar 2013-2020, development trend upto 2030

Development of Subcenters
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Project Information
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Project Information

Total area: 325 ha.
First stage: 162.7 ha

- Current population: **18,365**
- Projected population: **40,000**
- By 2030 to become subcenter (administrative, commercial and service) to serve 150,000 population of the North-Western Ulaanbaatar by 2030
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Project Information

Detailed Development Plan
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*LR & UR principles – Initial Ideas*

Current situation – 24 land parcels
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LR & UR principles – Initial Ideas

Land Pooling

12,760 m²
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LR & UR principles – Initial Ideas

Commercial area, car parking/garages

- Car parking/garages
  - 6300 m²
- Shops/Commercial area
  - 2400 m²
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LR & UR principles – Initial Ideas

Apartments
- 133 (80м2)

Townhouses (12)
- 24 units

Total of 5,760м2
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LR & UR principles – Initial Ideas

Services & public facilities
- 1,260м²
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LR & UR principles – Initial Ideas

When completed
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LR & UR principles – Initial Ideas

- Business project
- The landowners are partners in the business
- Private sector to invest and share profits with the landowners, if any
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LR & UR principles – Initial Ideas

- Pooling the land together and prepare for development project
- Development/Business project
- The landowners are partners/shareholders in the business
- Private sector to invest and share profits with the landowners, if any
- The landowners are free to sell/transfer their land/shares during the project cycle
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LR & UR principles – Initial Ideas

1. Selection of the blocks
2. Agreement of the landowners
3. Conceptual designing
4. Development project planning & design
5. Development project implementation
6. Sales & marketing
7. Operation & maintenance
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LR & UR principles – Initial Ideas

1. Selection of the blocks
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Project Information

Bayankhoshuu Subcenter
## Bayankhoshuu Subcenter Development

### Project Information

#### Potential sub-blocks for development

<table>
<thead>
<tr>
<th></th>
<th>Block 1</th>
<th>Block 2</th>
<th>Total</th>
<th>%</th>
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</thead>
<tbody>
<tr>
<td>Block area /ha/</td>
<td>7.67</td>
<td>6.84</td>
<td>14.5</td>
<td></td>
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<tr>
<td>Plot /ha/</td>
<td>4.58</td>
<td>4.8</td>
<td>9.4</td>
<td>65%</td>
</tr>
<tr>
<td>Street /ha/</td>
<td>1.824</td>
<td>2.01</td>
<td>5.1</td>
<td>35%</td>
</tr>
<tr>
<td>Household number</td>
<td>187</td>
<td>152</td>
<td>339</td>
<td></td>
</tr>
<tr>
<td>Population number</td>
<td>641</td>
<td>602</td>
<td>1243</td>
<td></td>
</tr>
<tr>
<td>Number of plots</td>
<td>107</td>
<td>103</td>
<td>210</td>
<td></td>
</tr>
</tbody>
</table>

*Average plot size: 450m²
Households per plot: 1.6
Number of persons per household: 3.7*
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*Project Information*

Potential sub-blocks for development

Sub-blocks for community discussions are selected based on existing streets and geographic features.
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Community meetings
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Landowners consent to go for the project
Community decision to start the conceptual design
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Conceptual design – example by the consultant team
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Conceptual design by the community
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Conceptual design by the community
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Conceptual design by the community
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*Project Information*

Conceptual design by the community
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Project Information

• Issues discussed with the landowners
  – Be honest with the land owners and provide all the information to them
  – Do not create high expectations
  – Present risks and inform that the project might not be successful or not implemented all
  – What happens to the landowners if the project is not implemented
  – External factors, markets (over supply of apartments, lack of affordable housing, politicians ...)
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Project Information

• Issues
  – Earning the trust of the landowners
  – Sustainable policy/ support from politicians
  – No previous experiences – need for successful pilot
  – Need to focus on fewer areas
  – Lack of capacity
  – Need for economic/financial incentives
  – Need for use of renewable energy/energy efficiency
  – Need for efficient construction technology/short construction season
  – ...

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What next

• Agreement on the project shares (being considered throughout the project)
  – Ratio of land contribution
  – Cost analysis
  – Market analysis (land, housing, need for light industries, services ...)
  – Subsidies from municipality?!
  – ...

• Learning by doing, but no harm to the landowners!
We can do it!
We will do it!