

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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Bayankhoshuu Subcenter Development *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

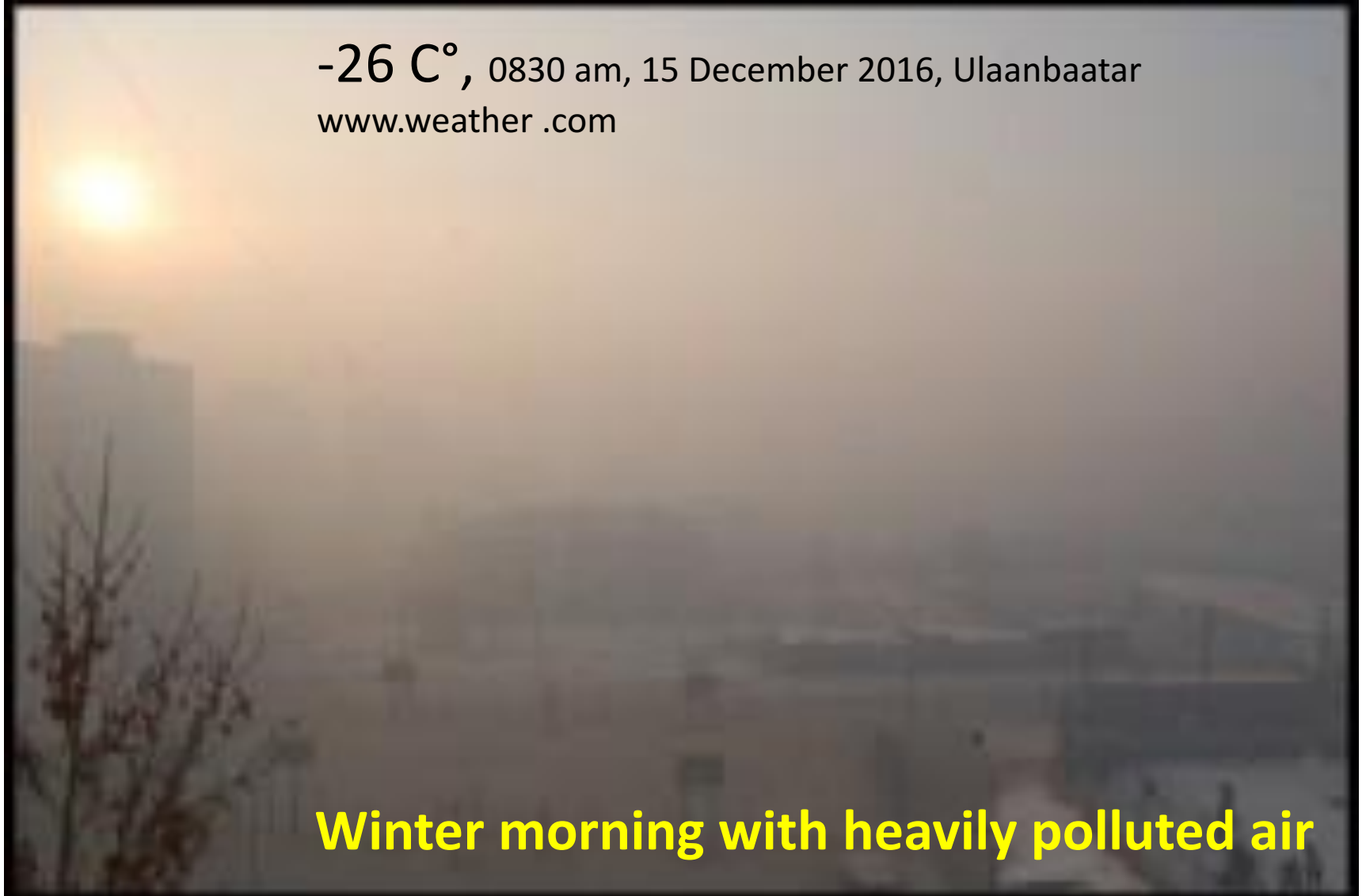
- Unpleasant and poor living conditions
 - respiratory and other diseases related to hygiene, other socio-economic issues
- High environmental degradation
 - Pollutions – air, soil and underground water, dust particles
- The negative impacts of poorly developed ger areas – threat to national security

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Background

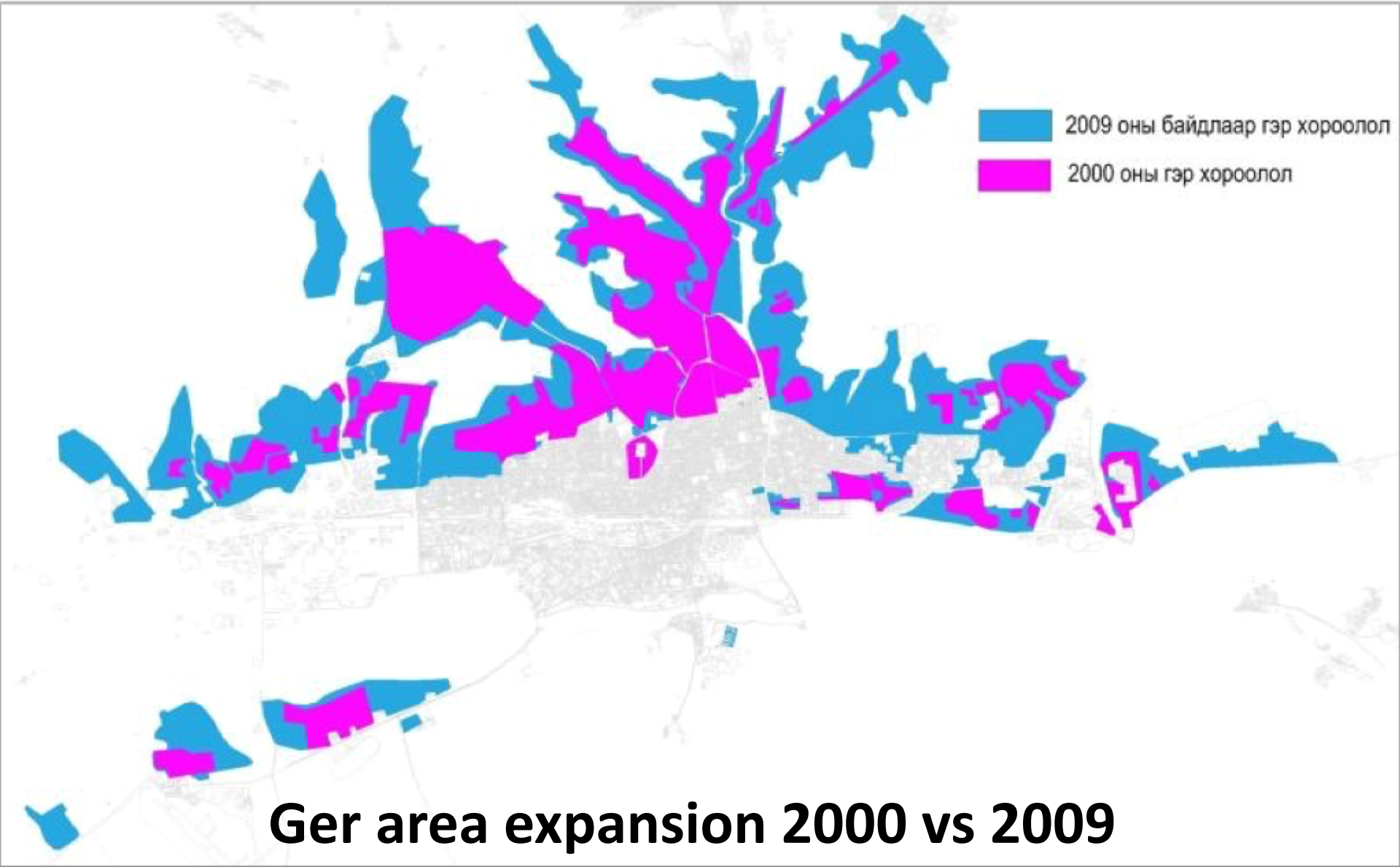
-26 C°, 0830 am, 15 December 2016, Ulaanbaatar
www.weather.com

Winter morning with heavily polluted air



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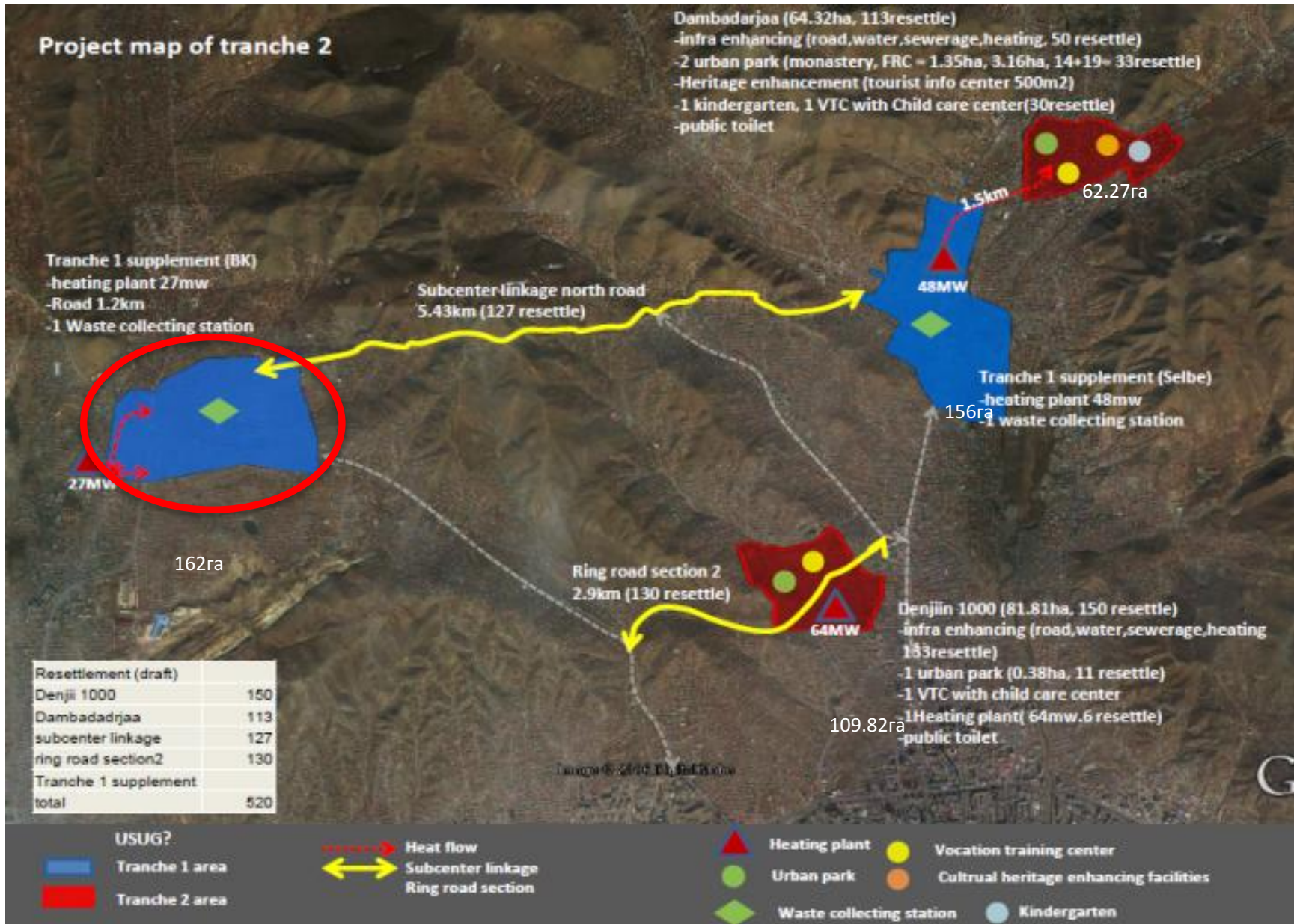
Background



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



Bayankhoshuu Subcenter Development Project Information



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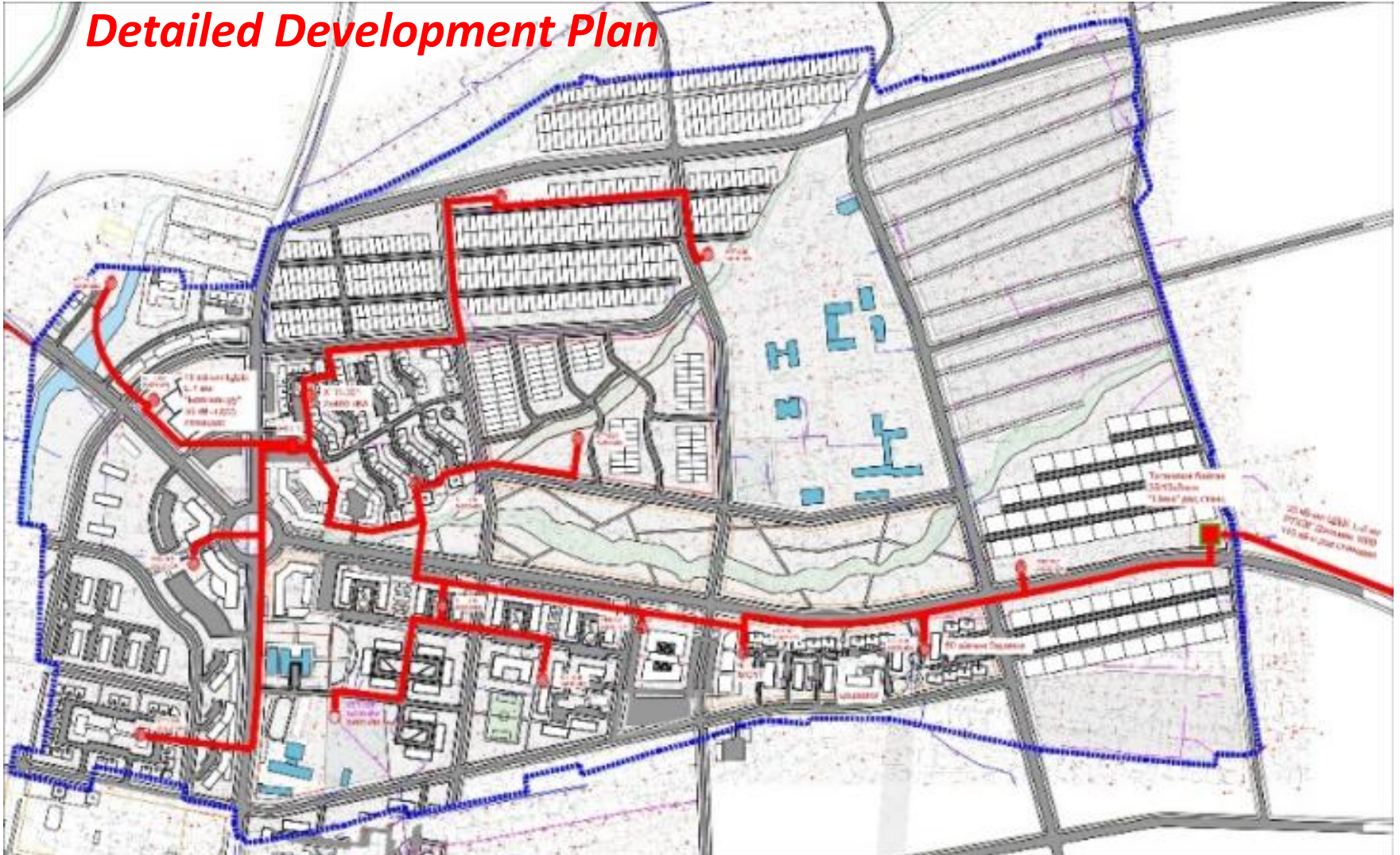
Project Information

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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LR & UR principles – Initial Ideas

Current situation – 24 land parcels



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LR & UR principles – Initial Ideas

Land Pooling

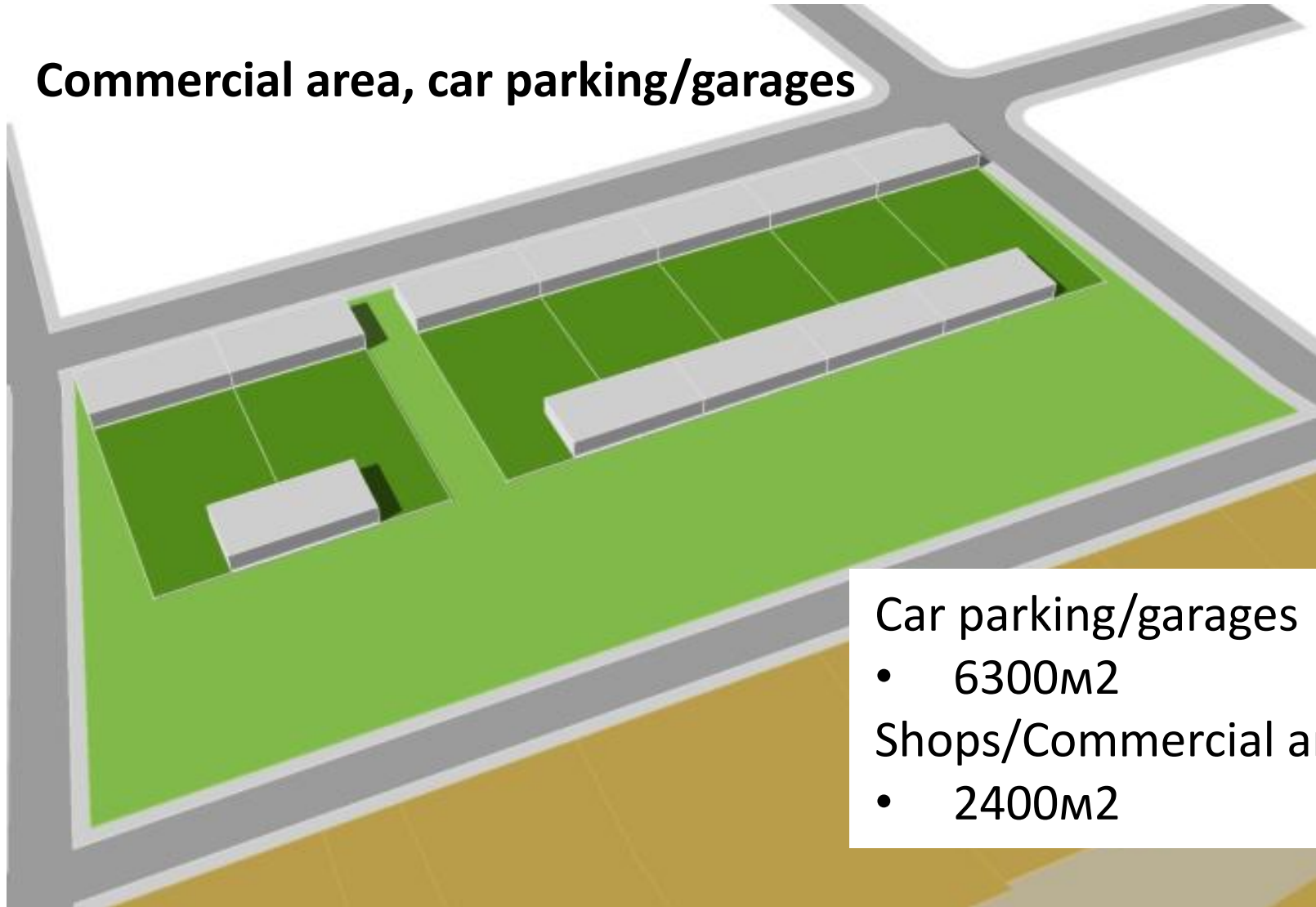


12,760m²

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LR & UR principles – Initial Ideas

Commercial area, car parking/garages



Car parking/garages

- 6300m²

Shops/Commercial area

- 2400m²

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LR & UR principles – Initial Ideas



Apartments

- 133 (80m²)

Townhouses (12)

- 24 units

Total of 5,760m²

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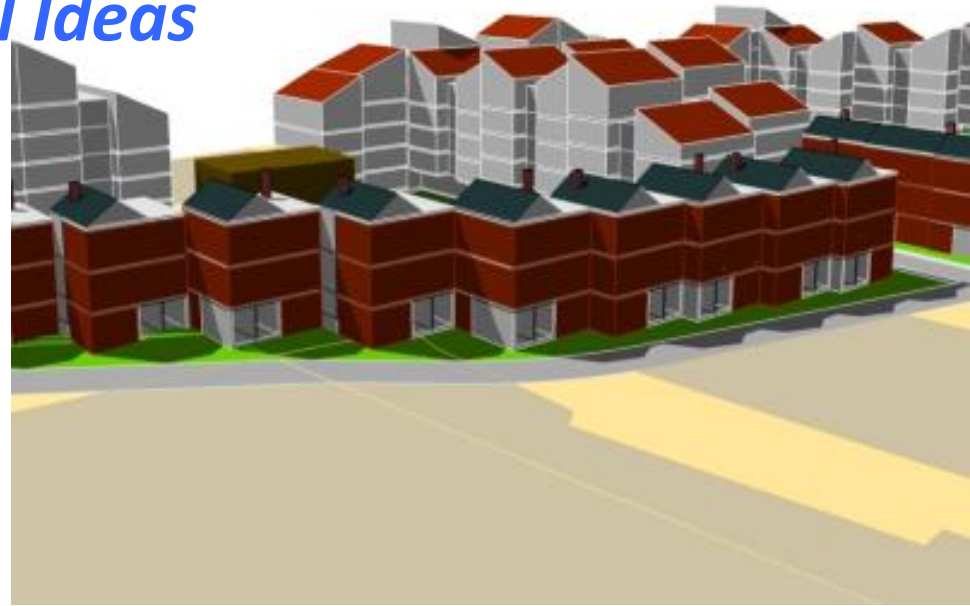
LR & UR principles – Initial Ideas



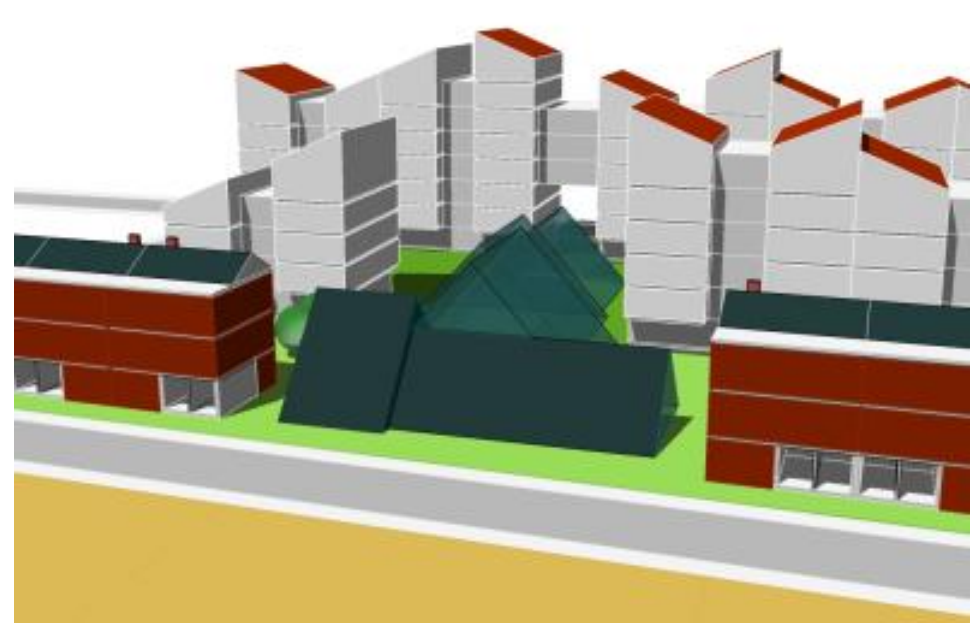
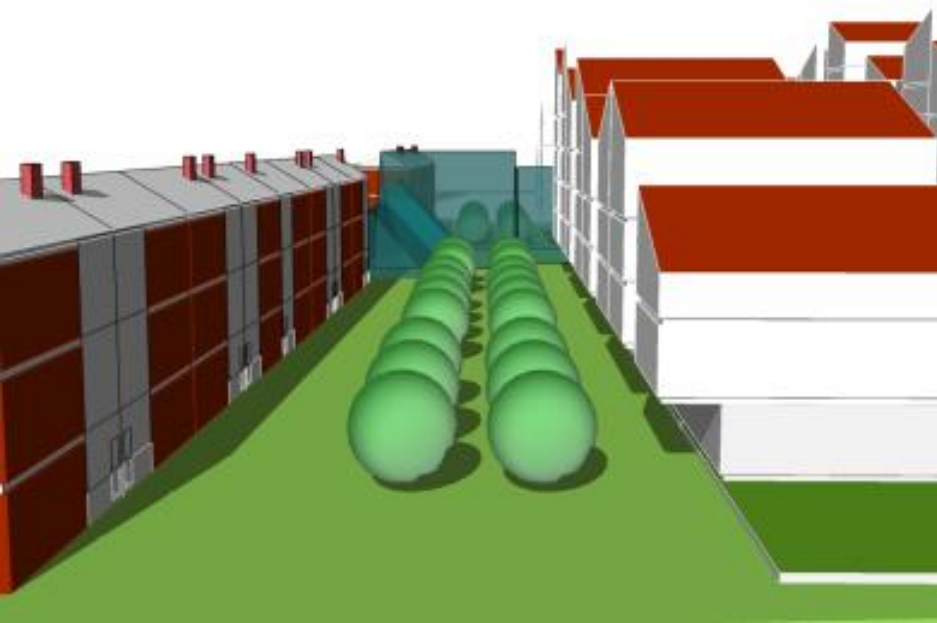
Services & public
facilities
- 1,260m²

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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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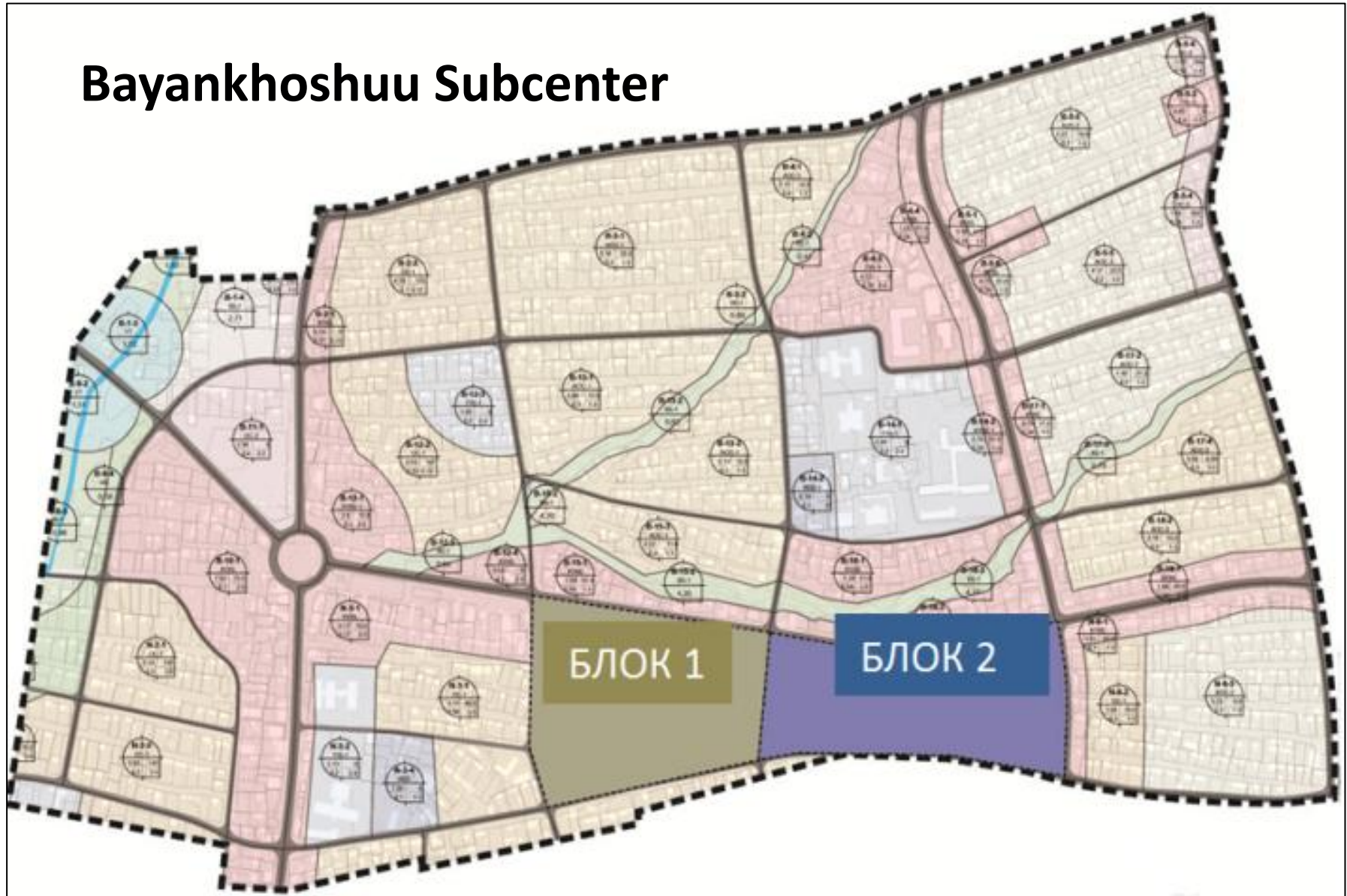
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Project Information

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Project Information

Potential sub-blocks for development

	Block1	Block 2	Total	%
Block area /ha/	7,67	6,84	14,5	
Plot /ha/	4,58	4,8	9,4	65%
Street /ha/	1,824	2,01	5,1	35%
Household number	187	152	339	
Population number	641	602	1243	
Number of plots	107	103	210	

Average plot size: 450m²

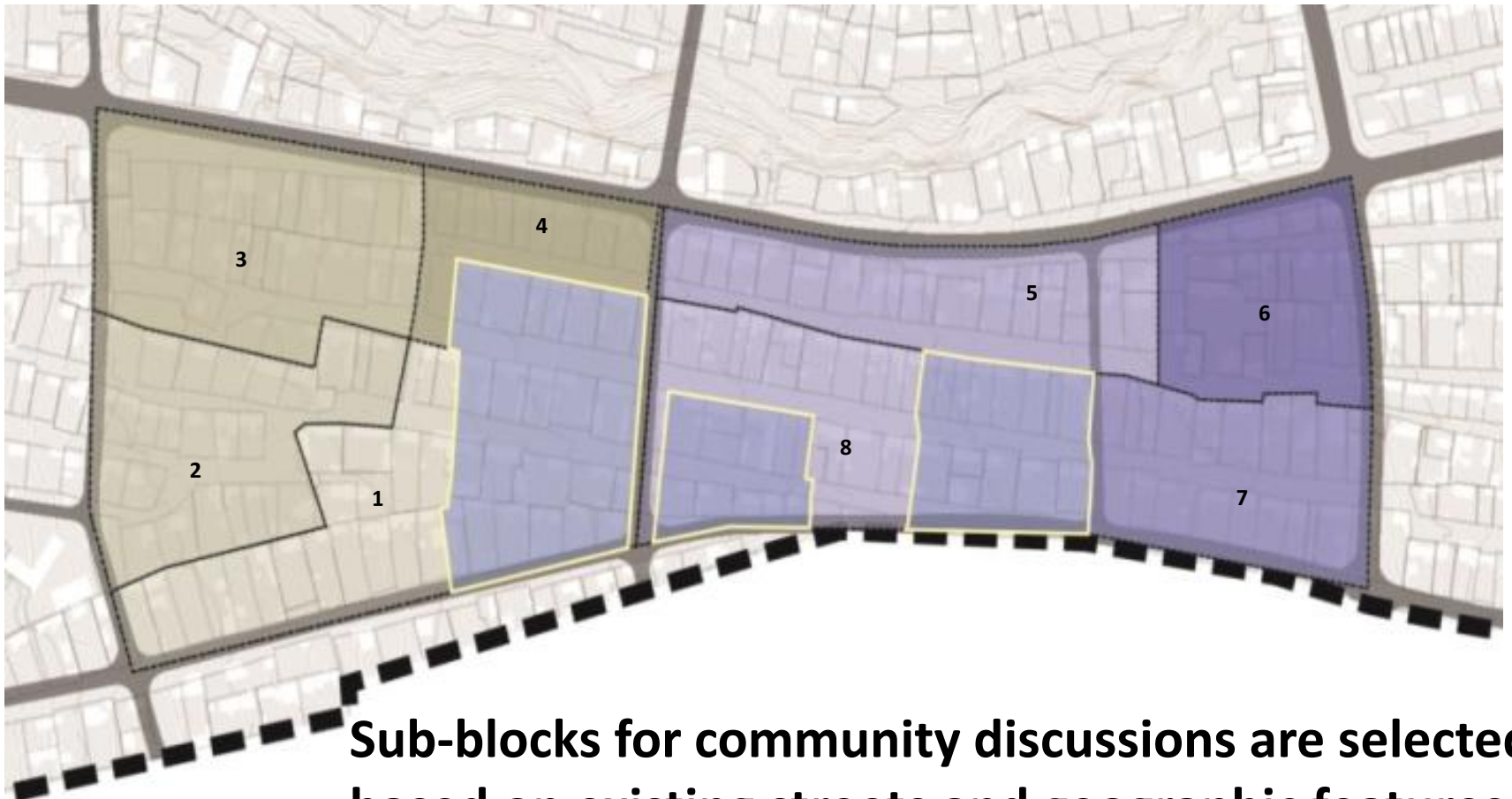
Households per plot: 1.6

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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Project Information

Community meetings

Баянхошуу дэд төвийн олон нийтийн уулзалт



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Project Information



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Project Information

Community decision to start the conceptual design

Баянхошуу дэд төвийн олон нийтийн уулзалт

5 сарын 14



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Project Information

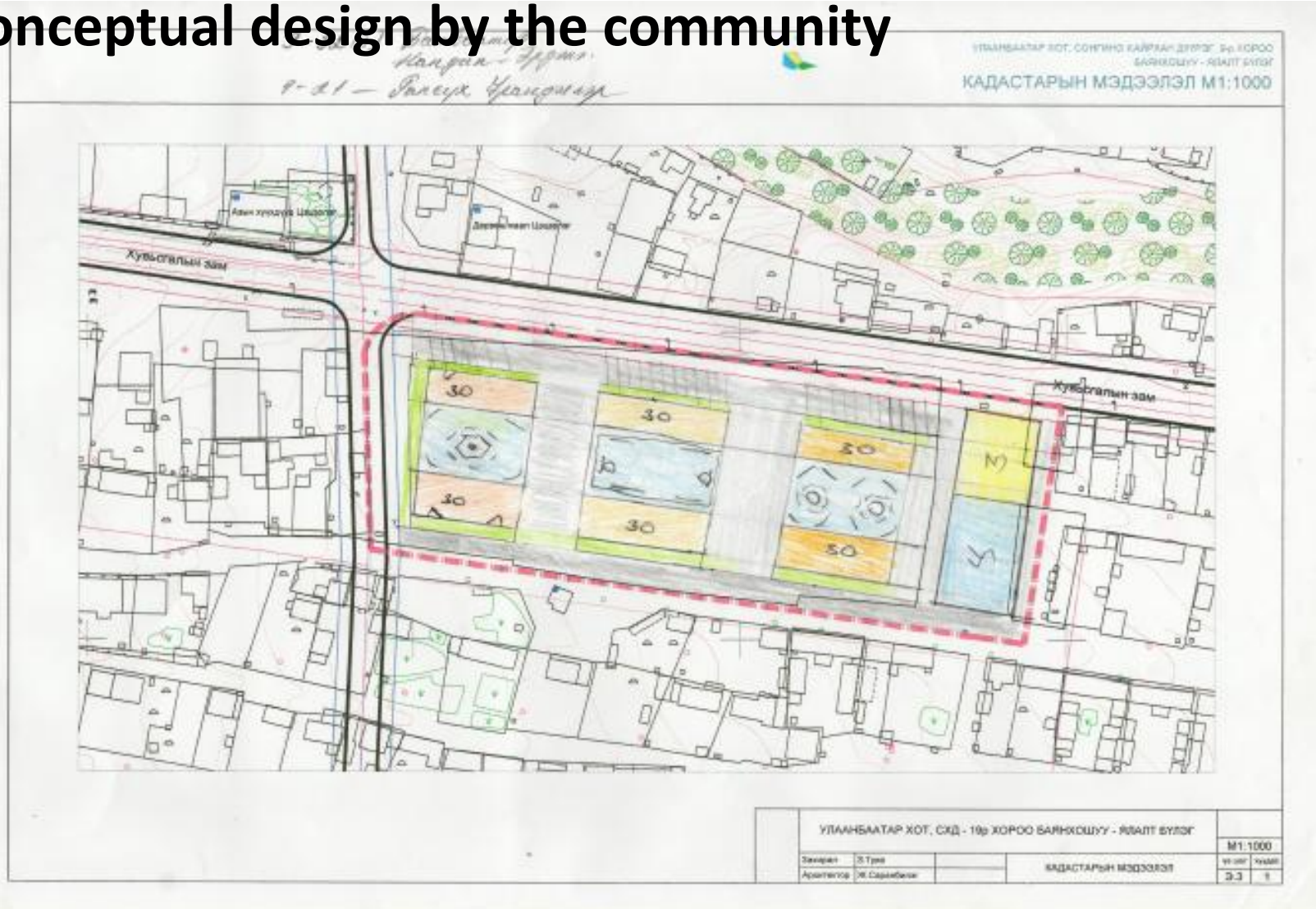
Conceptual design – example by the consultant team



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Project Information

Conceptual design by the community



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Project Information

Conceptual design by the community



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Project Information

Conceptual design by the community



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!

