



Planning and Implementation of Housing and Slum Upgrading

**ULAANBAATAR
CITY**

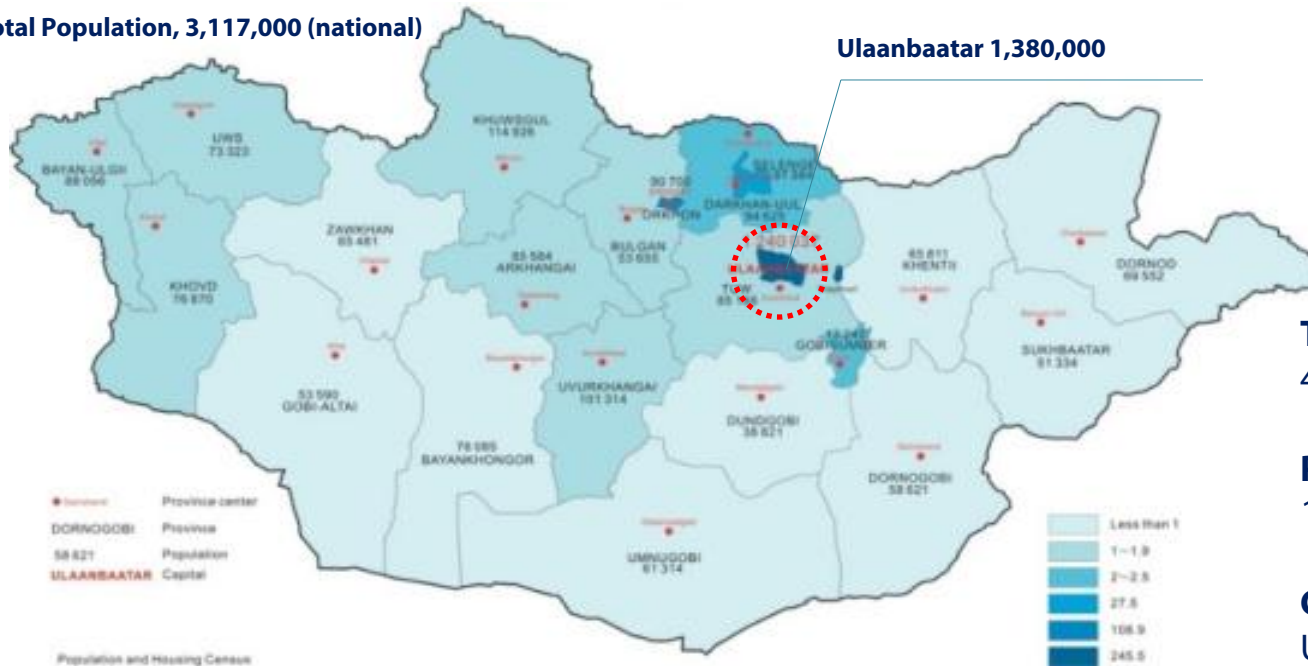
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1. INTRODUCTION
2. GER AREA /SLUM DISTRICT/
3. CURRENT ISSUE OF ULAANBAATAR
4. GOAL/ OBJECTIVES
5. ACTION PLAN
6. SDG-11 GOAL

1. INTRODUCTION

BACKGROUND & CURRENT SITUATION OF ULAANBAATAR CITY

Total Population, 3,117,000 (national)



TERRITORY

4700 km² (0.3% of Mongolia)

POPULATION

1.3 million (46% of Mongolia)

GDP

USD 6138 mil (64% of National GDP)

LOANS and SAVINGS

(78% of National Balance)

AUTOMOBILE

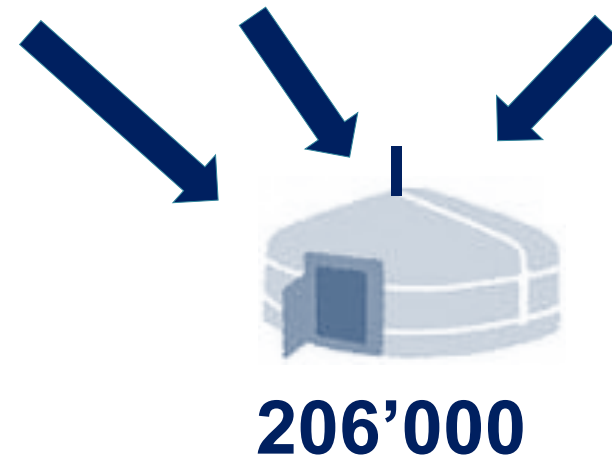
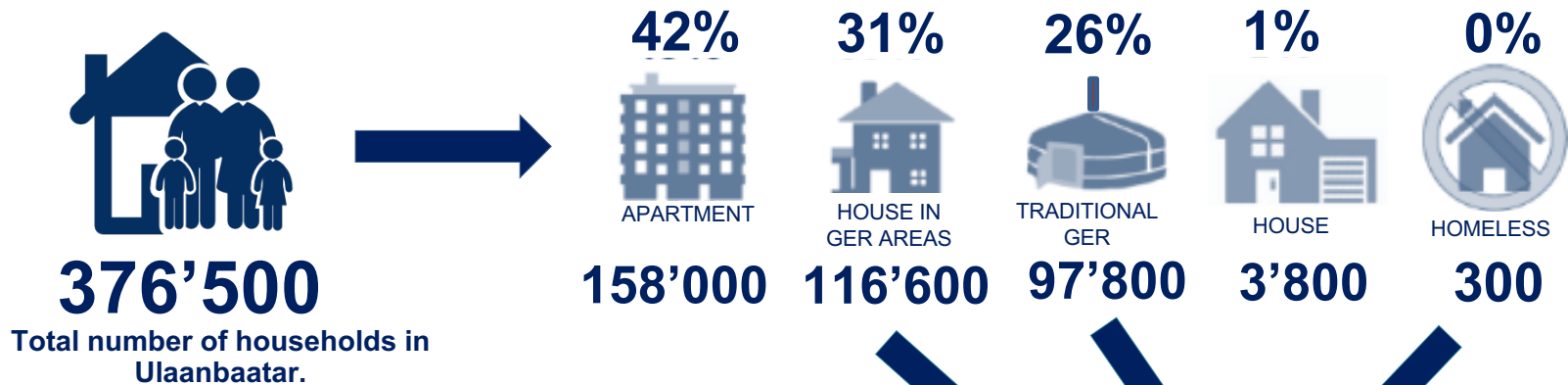
(62.1% of National Total)



ULAANBAATAR CITY

1. INTRODUCTION

HOUSING SUPPLY AND DEMAND SURVEY



The number of households in ger areas /SLUM/ which are not connected to basic infrastructure

1. INTRODUCTION

INCOME LEVEL OF HOUSEHOLDS

TABLE 1: INCOME DISTRIBUTION IN ULAANBAATAR			
Income percentile	Adj. HH Income (MNT)	Percentage of Median Income	Income Classification
90 th % percentile	2,791,800	320%	High income
80 th % percentile	1,658,300	190%	Middle income
70 th % percentile	1,318,000	151%	
60 th % percentile	1,096,400	126%	
50 th % percentile	933,300	107%	Moderate income
40 th % percentile	808,000	93%	
30 th % percentile	696,200	80%	
20 th % percentile	581,600	67%	Low income
10 th % percentile	468,800	54%	
			Very low income

Source: "Affordable housing strategy of Ulaanbaatar city",

Monthly household income is
under **480 USD** in Ger
Area /SLUM/

**TARGET
GROUP**

218'500
HOUSEHOLDS

The number of middle and low
income households who do
not to meet requirements of
commercial mortgage loans.

ULAANBAATAR CITY

1. INTRODUCTION

GER AREA HOUSEHOLDS MORTGAGE LOAN CONDITION

CRITERIA		QUALIFIED HOUSEHOLDS
CRITERIA1	Payer of Social Insurance Premium	90'387 households /73%/
CRITERIA2	Capacity to pay 30% or above of the total apartment price ahead	22'230 households /18%/
CRITERIA3	45% of the household pretax income is sufficient to pay the monthly loan payment	12'449 households /10%/
CRITERIA4	Household members do not have any outstanding loans to banking and financial institutions, if having the loan they must pay off the loan at the time of buying apartment	11'252 households /9%/
CRITERIA5	The age of the citizen applying for apartment loan no more than 45	8'956 households /7%/

**HOUSEHOLDS THAT DO NOT MEET
MORTGAGE LOAN REQUIREMENTS**
114'403
households



1. INTRODUCTION

VIDEO

1. INTRODUCTION

HOUSING POLICY OF ULAANBAATAR CITY



CITY HOUSING AND INFRASTRUCTURE DEVELOPMENT PROGRAM

2016-2021 midterm policy
documents



New
settlements

5
PROJECTS

4'000 **3'520**
SME BUSINESSES HOUSING SUPPLY



Rental Housing

2
PROJECTS

RENT
RENT TO OWN

5'400
HOUSEHOLDS



Ger Area
Re-
Development

8
PROJECTS

20
COMPANIES

16'000
HOUSEHOLDS



Thermo-
technical
renovation

88 **7'300**
PREFABRICATED HOUSEHOLDS
APARTMENTS

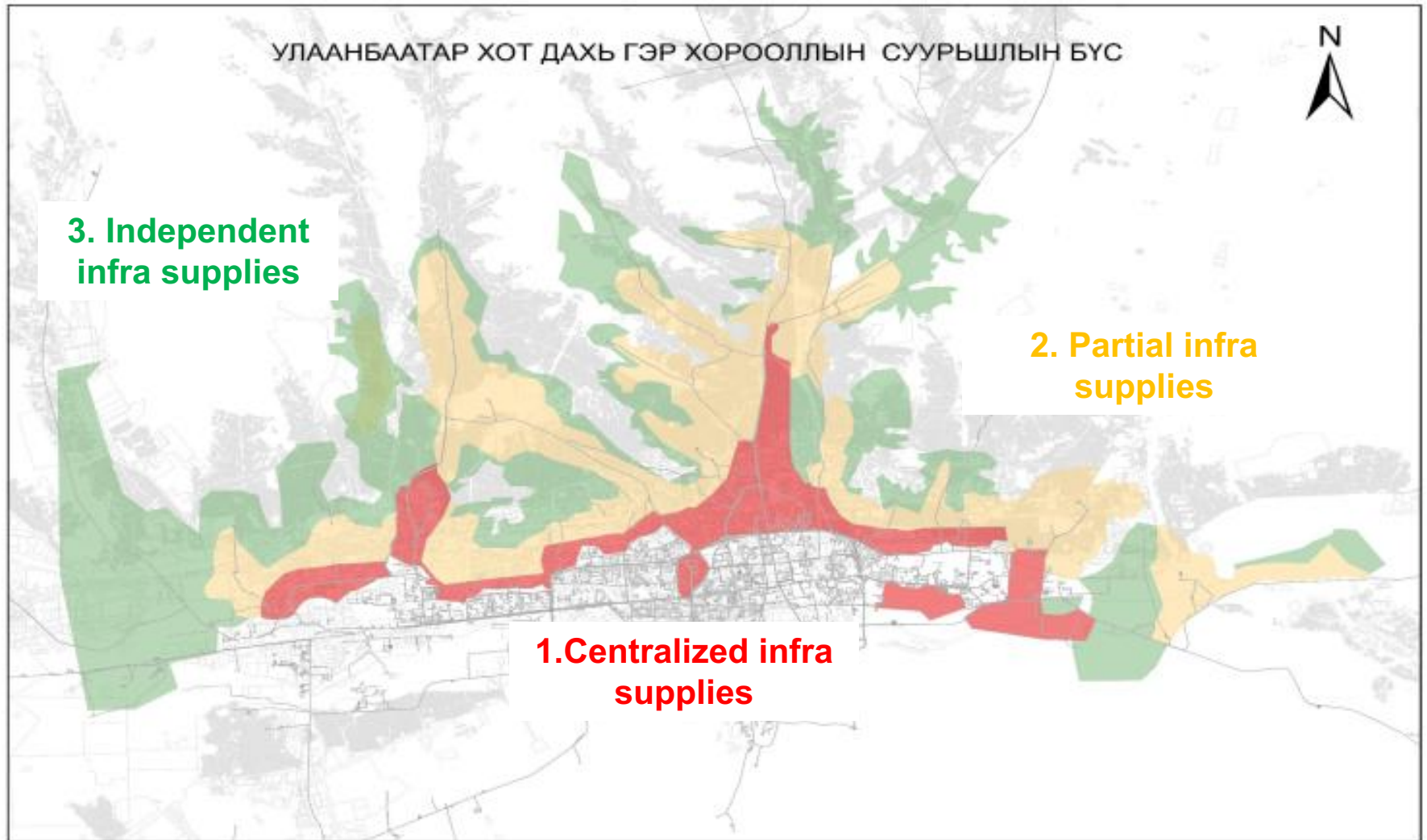


Reconstruction
old apartment

26 **2'897**
BUILDING HOUSEHOLDS

ULAANBAATAR CITY

2. GER AREA /SLUM DISTRICT/

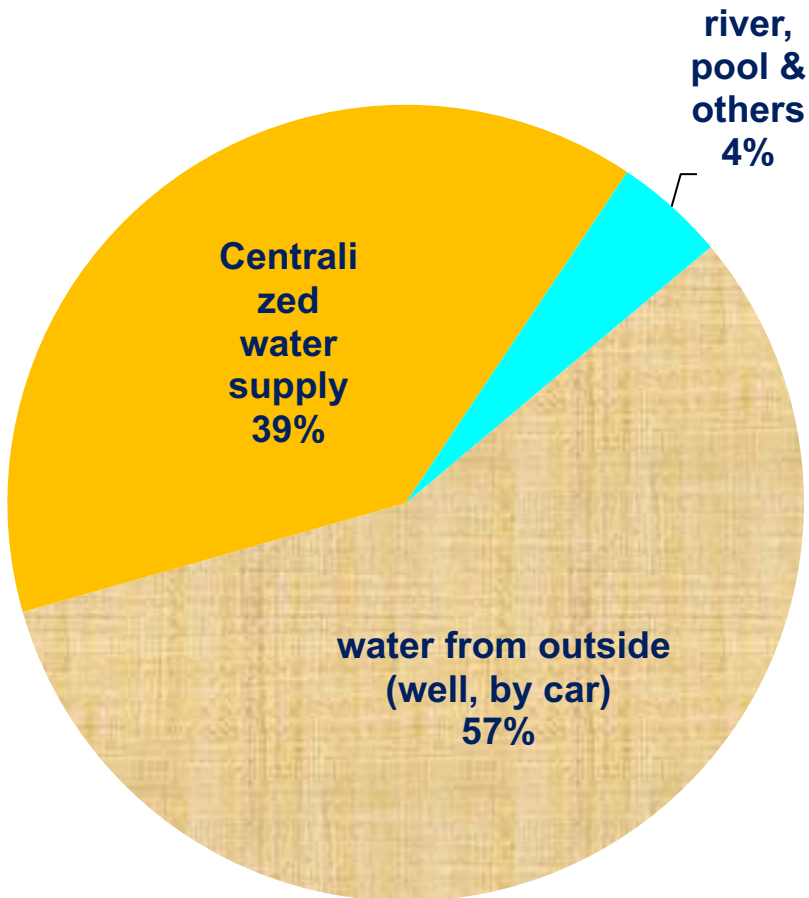


24 LOCATION OF GER AREA REDEVELOPMENT APPROACHED BY CITY COUNCIL

[illegible]

2. GER AREA /SLUM DISTRICT/

HOUSEHOLDS BY TYPE OF WATER SUPPLY

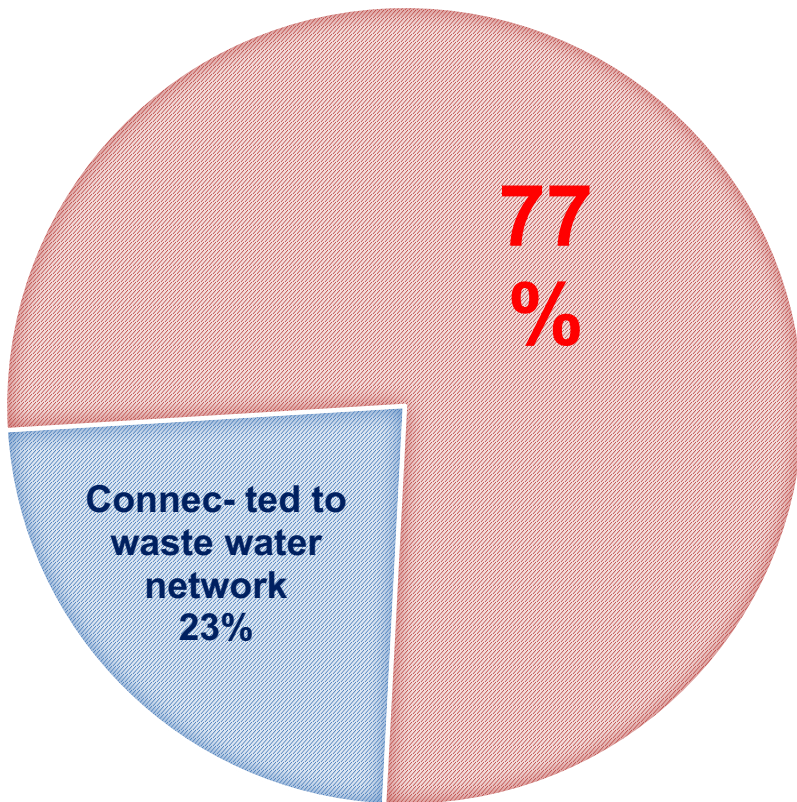


Water consumption per person:

- Average - **88** Liter/day
- Ger area - **5** L/day
- Convention area – **210** L/day

2. GER AREA /SLUM DISTRICT/

BUILDING FACILITIES BY TYPE SEWERAGE

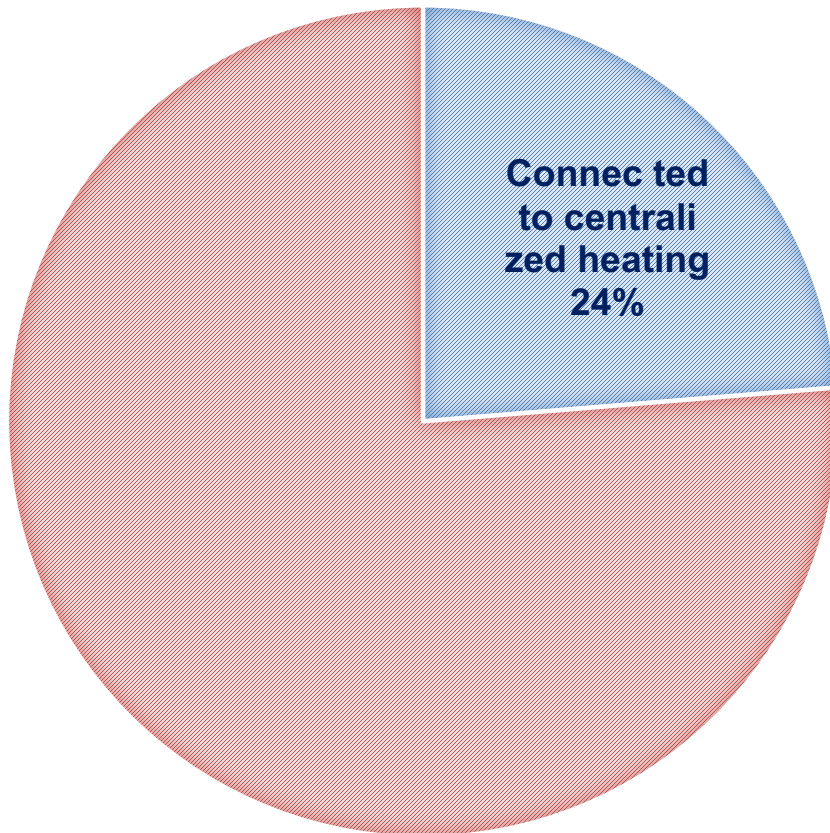


In ger area:

- 150,000 HH in no connected wastewater removal system
- over 70% of HH no waste removal points
- Solid waste collection - extremely insufficient
- Latrines main form of sanitation

2. GER AREA /SLUM DISTRICT/

HOUSEHOLDS BY HEATING SUPPLY



The major sources of air pollution:

- Smoke of 275 heating boilers & 170,000 stoves of HH
- smoke from 93,000 cars
- Smoke from burning open waste points & open toilets



3. CURRENT ISSUE OF ULAANBAATAR

ULAANBAATAR CITY'S PROBLEM IS GER AREA CONDITIONS

- One of the largest and difficult issues as urban development, land utilization, social welfare and service, environmental pollution and housing supply is development perspective of ger area
- Ger area is expanding without any planning and permission, disorder land utilization is emerging and imbalance of nature is derived because one third of Ulaanbaatar population is people from countryside and also it affects policy on urban development and planning of the capital city

3. CURRENT ISSUE OF ULAANBAATAR

One of the priority issues that need to be resolved in Ulaanbaatar city is the improvement of living conditions in Ger area

WATER

LIFE

AIR

WASTE

3. CURRENT ISSUE OF ULAANBAATAR

ULAANBAATAR CITY'S PROBLEM

URBAN PLANNING:



City planned for 1/3 the current population, requires re-zoning and planning for growth, SME support and affordable housing.

INFRASTRUCTURE:



Heating, potable water and sewerage supplies only to central area of the city, with costs to expand to ger areas prohibitive.

ENVIRONMENTAL ISSUES:



Coal consumption has increased air pollution and soil pollution is worsened by lack of proper sanitation.

DEMOGRAPHICS:



Large-scale in-migration since 1991 places extreme pressure on infrastructure, housing supply, jobs and social facilities.

AFFORDABILITY & SUPPLY ISSUES:



Insufficient supply of 'affordable' new homes, lack of rental housing, zoning improvements needed to cater to affordable housing development.

HOUSING FINANCE:



Despite interest rate subsidies by Government, housing finance remains expensive.

ULAANBAATAR CITY

3. CURRENT ISSUE OF ULAANBAATAR

GER AREAS - PROBLEM

- **Water is transported and distributed by water distribution units.**
- **Latrines are a main form of sanitation**
- **Meandering streets no lightning**
- **Road is poorly developed and difficult access**
- **Solid waste collection is extremely insufficient.**



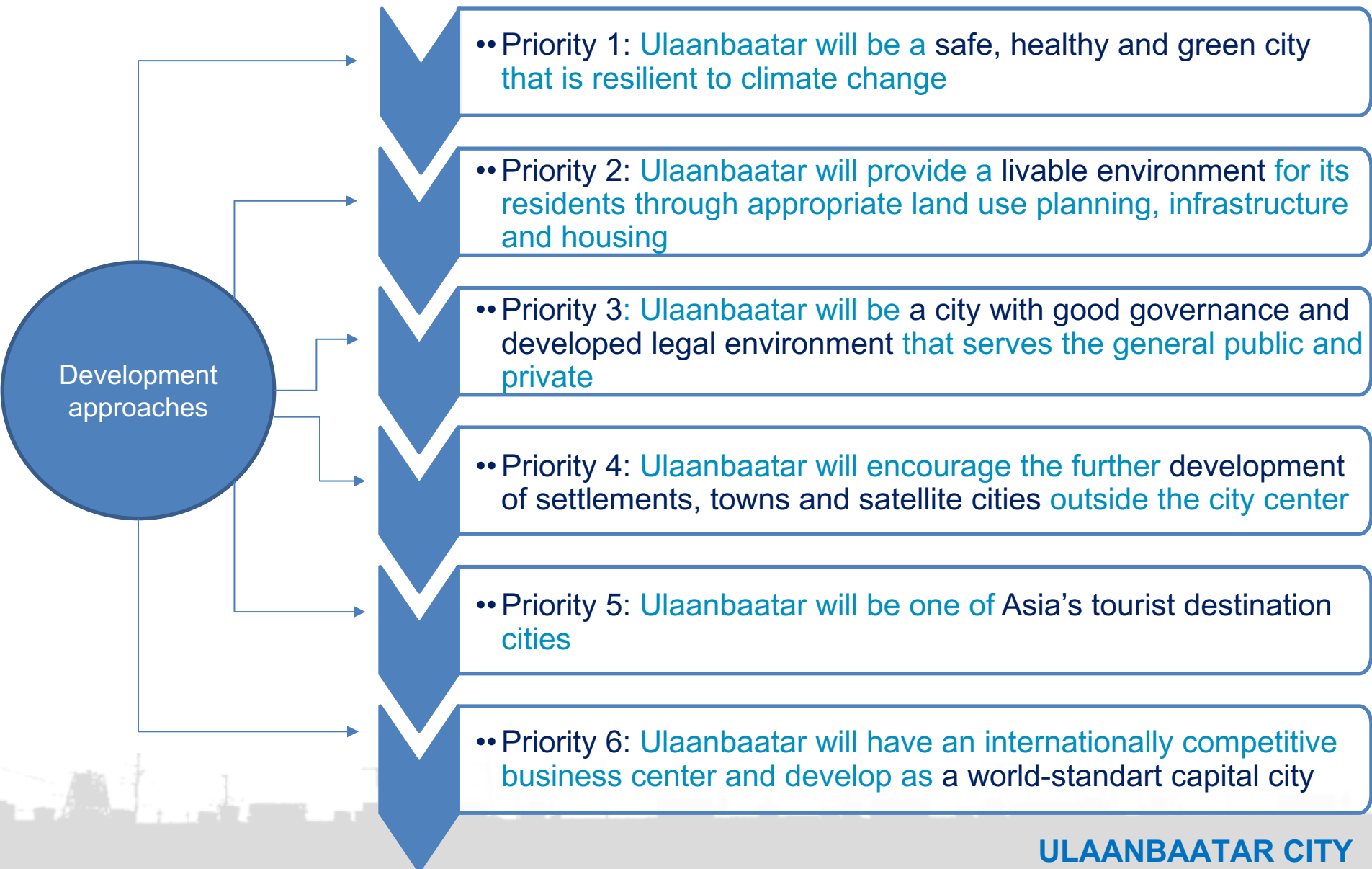
3. CURRENT ISSUE OF ULAANBAATAR

GER AREAS - PROBLEM

- It is not possible to provide citizens by emergency due to expanding of ger area, failings of norms supply on urban planning and settling oh people on mountain
- Smoke of ger area which is located on high places and around buildings is main source of the air pollution of the capital city
- Soil of the capital city is polluted and some of water source is in danger to be polluted due to small waste centers, holes for sewage and over 120 thousands of common toilets of ger area
- Flooding dam is polluted and blocked and normal activities of defending building for flooding disaster are failed due to waste of ger area

4. GOAL / OBJECTIVE

ULAANBAATAR CITY'S PRIORITY OF MASTERPLAN-2030



5. ACTION PLAN /SELECTED SITE/

I. Research & Investigation stage

- Land use survey
- Engineering, geology and environmental survey
- Socio-economic survey (population, households, residential apartments, schools etc.)
- Infrastructure Survey (heat and power supply, sewage system etc.)



5. ACTION PLAN /SELECTED SITE/

II. Overall Result and Conclusion of the Survey

- Evaluation on Urban Planning**
- SWOT**
- PEST**



5. ACTION PLAN /SELECTED SITE/

III. Planning Stage

- Land readjustment plan
- Road Planning
- Construction and Architecture Planning
- Green area Planning
- Infrastructure Planning
- Planning shall be done in 2 to 3 versions.



5. ACTION PLAN /SELECTED SITE/

IV. Comments and ideas will be welcomed from the residents, local administration and specialized institutions for inclusion in planning before the final versions are made available.

V. To estimate the funds or investment required for the implementation of the renewed plan and prepare and develop a business plan.

VI. To submit the finalized renewed plan to the relevant specialized institution for review and approval at their meeting.

VII. To cooperate with local government and other organizations to implement the renewed plan.

5. ACTION PLAN

EXPECTED OUTPUT

For urban planning sector:

- Improvement of Living Environment
- Efficient Land Use

For socio-economic sector:

- Access to urban services

For Housing sector:

- Affordable housing supply

For environmental sector:

- Air, soil pollution will be decreased.
- Volume of solid waste will be decreased.

5. ACTION PLAN

DEVELOPMENT OF SMALL AND MEDIUM ENTERPRISES TO INCREASE INCOMES TO THE TARGET GROUP

2.2 YARMAG PROJECT
hectares



11 KHAIRKHAN PROJECT
hectares



107.6 ULIATAI PROJECT
hectares



129 MORIN DAWAA PROJECT
hectares



89.9 BIO-SONGINO PROJECT
hectares



Souvenir and
Handmade SMEs



Re-export
Processing
Facilities



Family Sport and
Recreation Center



Agriculture Cluster



Four Season
Greenhouse

LAND
HOUSING
INCOME **MIXED** >

WORKPLACES: 14'000
AFFORDABLE HOUSING: 4'400
HOUSING SUPPLY: 10'000

5. ACTION PLAN

RENTAL HOUSING



Project Plan	RENTAL HOUSING PROJECT
Project location	SonginoKhairkhan district, 7,2 km from city central
Project area	9.2 hectare
Unit plan	1002 units
Workplace	113 workplace
Investment	20.000.000 \$ for first phase
Investment Source	Development bank of China
Duration of Project	2017-2019
Project process	Complete design plan
Land right of Project area	Land acquisition has been completed

5. ACTION PLAN

RENTAL HOUSING



9, 12, 15 floor apartment – 45m² for each units

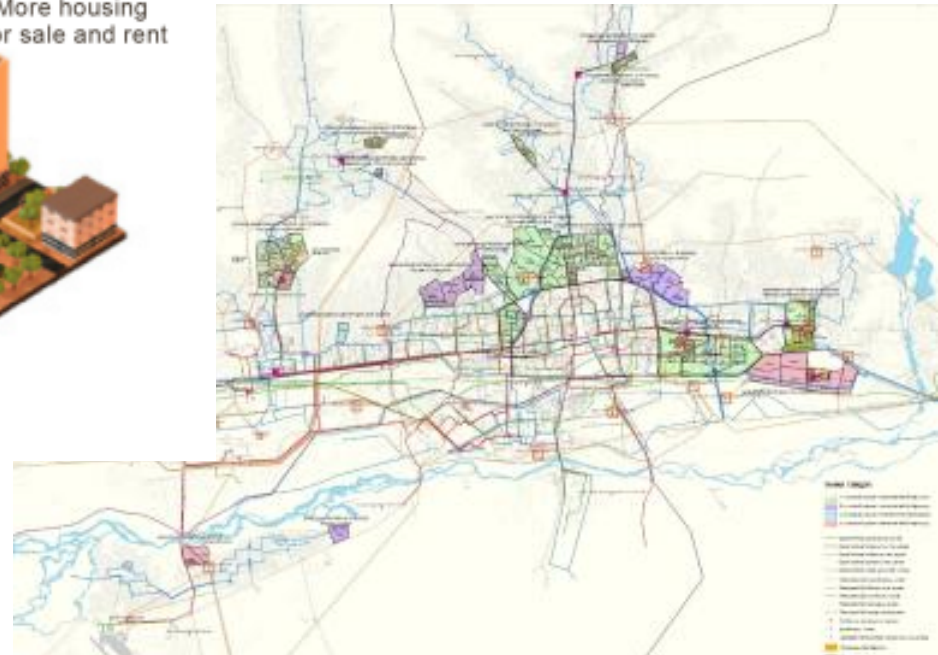
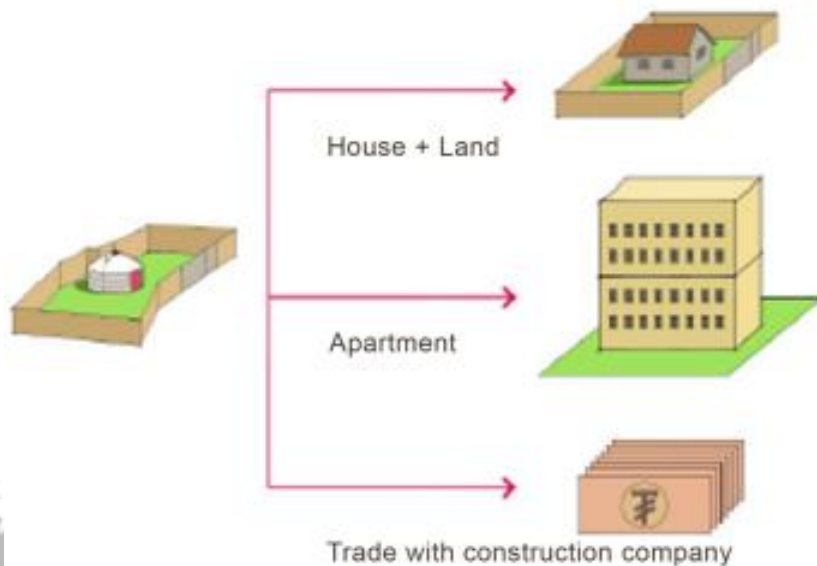


House – 74m² for each units



5. ACTION PLAN

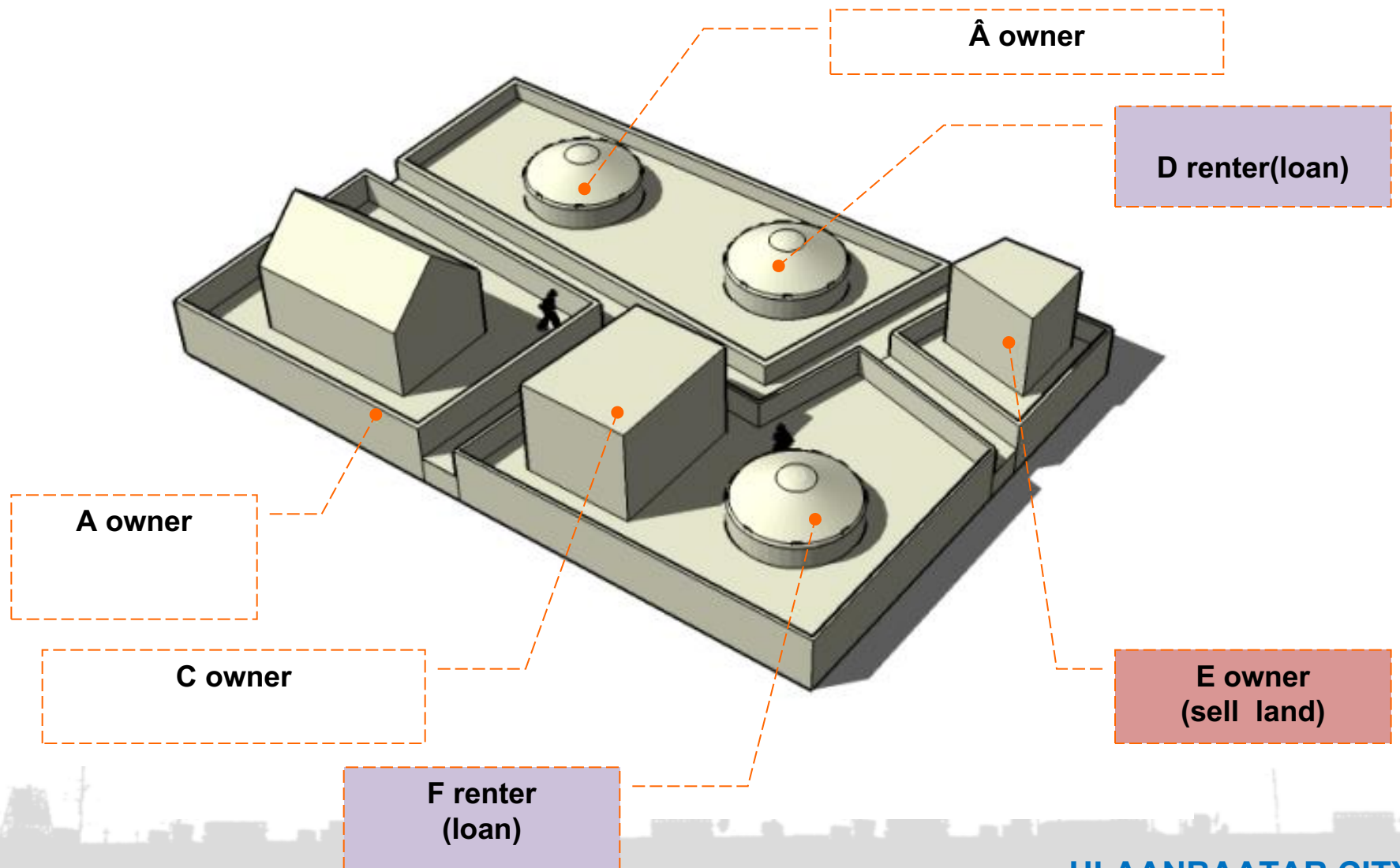
GER DISTRICT REDEVELOPMENT



Location	Hectare	Parcel	Partial area
24	1506.1	16109	75

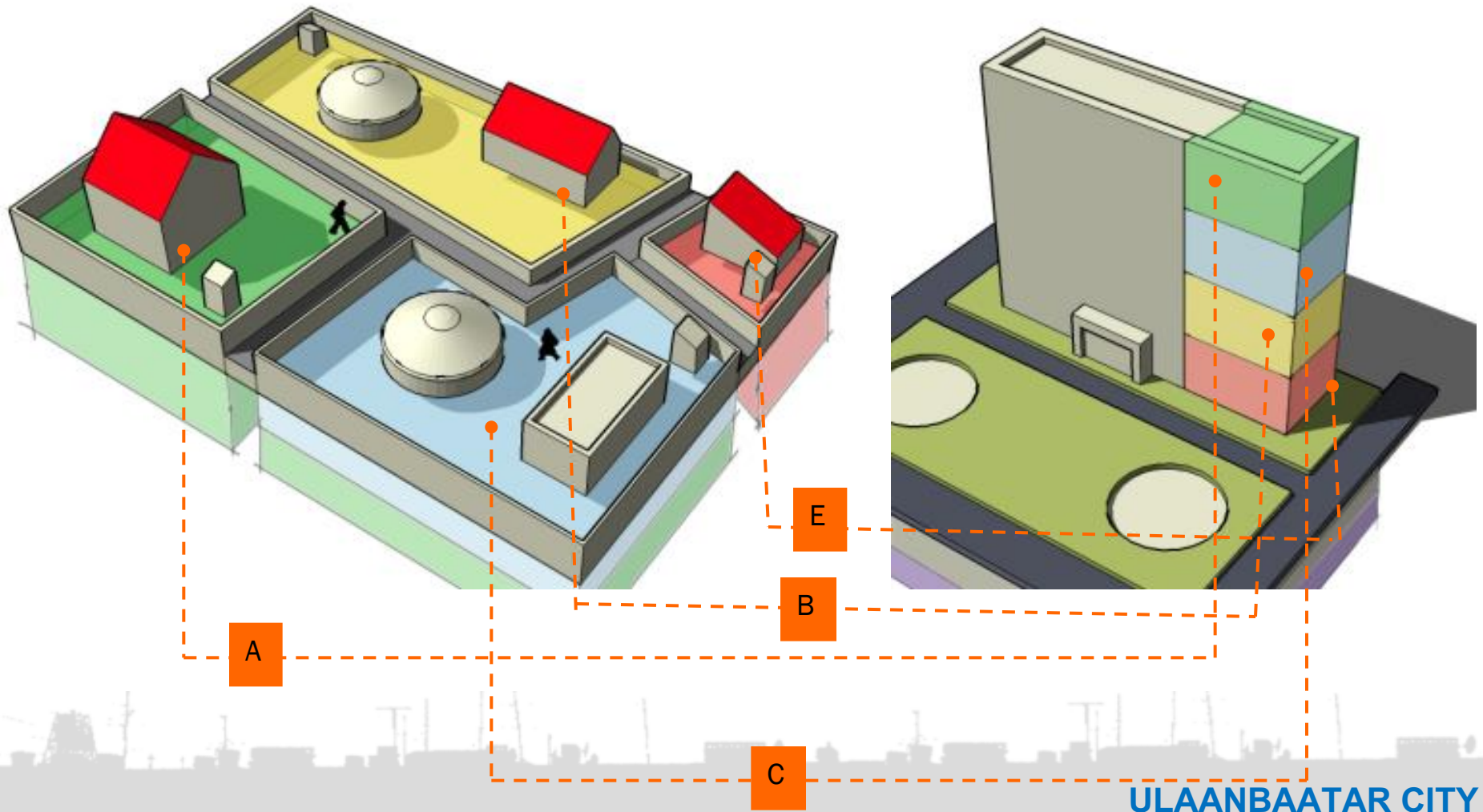
5. ACTION PLAN

GER DISTRICT REDEVELOPMENT



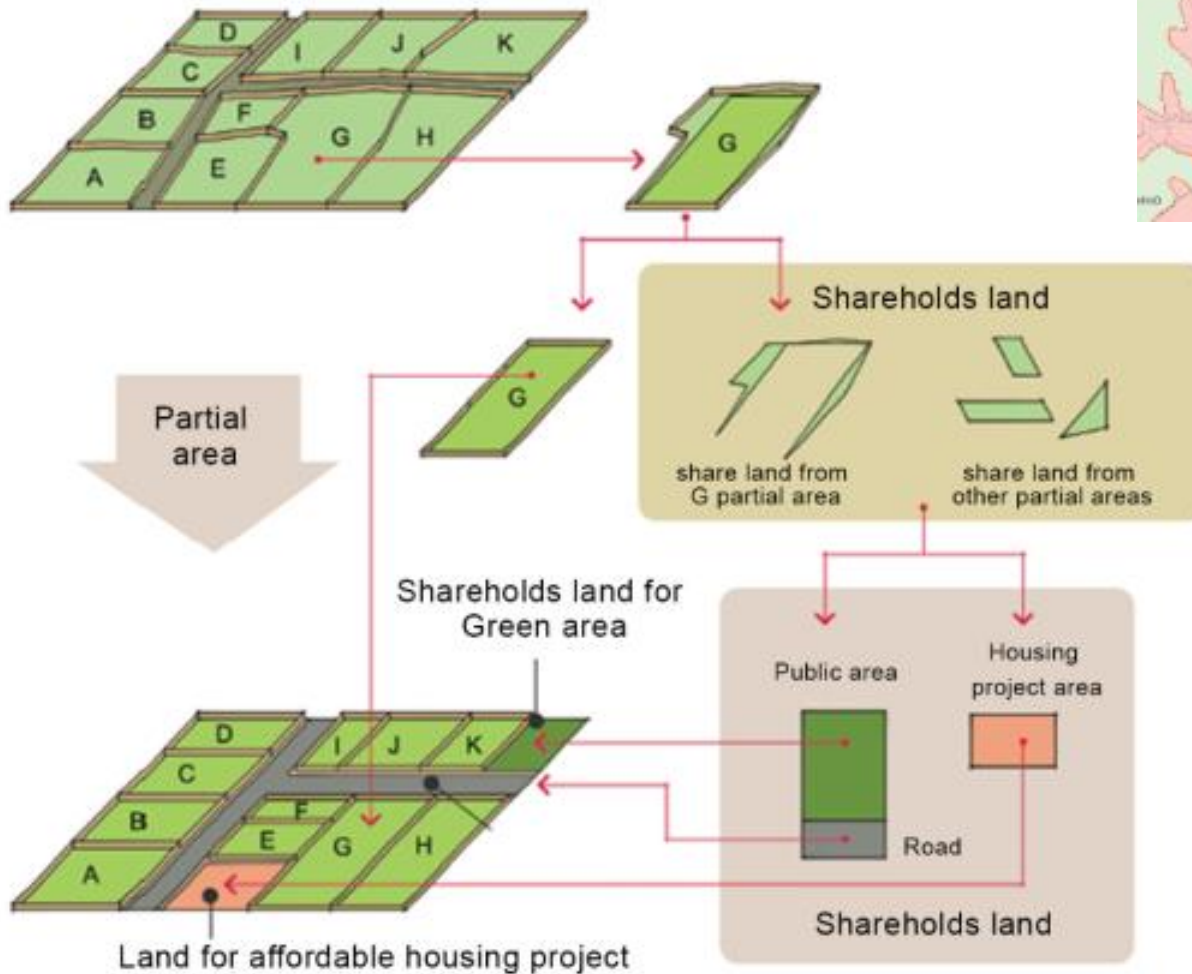
5. ACTION PLAN

GER DISTRICT REDEVELOPMENT



5. ACTION PLAN

GER DISTRICT LAND RE-ADJUSTMENT



No	Location /district/	Area, ha
1	Bayangol	10.0
2	Chingeltei	9.2
3	Sukhbaatar	9.74
4	Bayanzurkh	16.0
5	Bayanzurkh	12.0
6	Khan-Uul	18.4
7	Songinokhairkhan	9.8
8	Songinokhairkhan	24

Total 109.14

5. ACTION PLAN

TEMPORARY HOUSING FOR CITIZENS INVOLVED IN GER DISTRICT RE-DEVELOPMENT PROJECTS



2 **100**
BLOCK **HOUSEHOLDS**

One block has a capacity of 50 households and has a capacity of 3288,32 m² area and 1,6 storey building with 69054,72 m³ cubic meter and commissioned by the state commission

5. ACTION PLAN

GER DISTRICT REDEVELOPMENT “TSAIZ” PROJECT



Project Plan	Re-development project
Project location	Bayanzurkh district, 19 th khoroo
Project area	9.2 hectare
Unit plan	847 units
Population	3135 people
Investment Source	Outsource
Duration of Project	2017-2019
Project process	Complete design plan, approved general plan
Land right of Project area	Citizens group established that agreed re-development project

5. ACTION PLAN

THERMO-TECHNICAL RENOVATION

PREFABRICATED APARTMENT BUILDINGS OF ULAANBAATAR CITY



45 462
HOUSING
UNITS

1077

PREFABRICATED
APARTMENT /BUILT
1970-1990/



149

EARTHQUAKE
ASSESSMENT
TEST

87

EARTHQUAKE
RESISTANT



ROOF
INSULATION AND
MAINTENANCE

INNOVATION OD
OUTSIDE WALL

CHANGE
THE
WINDOW

CHANGE
THE
OUTSIDE
DOOR

B1 FLOOR
INSULATION

6. SDG – 11 GOALS

SDG 11'S 10 TARGETS

11.1 Inadequate housing and slums

11.2 Sustainable transport

11.3 Participatory planning

11.4 Cultural heritage

11.5 Disaster reduction

11.6 Air quality and waste management

11.7 Public spaces

11.a Rural-urban and regional planning

11.b Mitigation of climate change, resilience

11.c Financial and technical support (LDCs) for sustainable buildings

ACTIVITIES UNDERTAKEN TO BE IMPLEMENTED BY MONGOLIA WITH RESPECT TO SDG

- The law on Development Policy and Planning of Mongolia was adopted on November, 2015, to define the steps, principles of planning, implement, monitor and assess the Mongolia's development documents, the right and obligations of stakeholders and establish the integrated systems of development policy and planning.
- Mongolia Sustainable Development Vision-2030 was approved by Parliament of Mongolia in February, 2016. 17 goals, 169 targets of Global SDGs are aligned with 4 priorities, 44 targets of Mongolia Sustainable Development vision-2030 as follows:

6. SDG – 11 GOALS

SUSTAINABLE DEVELOPMENT GOALS AND SUSTAINABLE DEVELOPMENT VISION-2030 ALIGNMENT



6. SDG – 11 GOALS

- According to a Decree by the Prime Minister, 9 Task Forces entrusted with determining national SDG indicators, methods and data sources have been set up under the supervision of the National Committee.
- The Subcommittee on the Sustainable Development Goals has been set up under the standing Committee on Social Policy, Education, Culture and Science of the Parliament. It is chaired by H.E Mr. S.Chinzorig, Member of the Parliament.
- In Mongolia, three assessments of the availability of the SDG indicators were conducted.

6. SDG – 11 GOALS

Assessment 1. Official and administrative statistics were covered. Joint Review of National Data Availability for SDGs by NSO and UNDP, 224 indicators were covered. First assessment was made in 2015. [Click here](#) for more details

Assessment 2: Official statistics were covered. A re-assessment of National Data Availability for SDGs by NSO, 241 indicators were covered. Second assessment was made in 2017. [Click here](#) for more details

Official and administrative statistics were covered. Joint Review of National Data Availability for SDGs by NSO, 244 indicators were covered. Third assessment was made on Oct. 2017. [Click here](#) for more details

	Indicators	%
1.Total SDG	224	
2. Not applicable to MGL	13	
3. Total SDG assessed, (1-2)	211	
3.1 Number of indicators split from SDG	17	
3.2 Split	63	
4.SDG indicators applicable to Mongolia, (3-3.1+3.2)	257	
4.1 Readily available	45	17.5%
4.2 Available after little effort	64	24.9%
4.3 Available after more effort	28	10.9%
4.4 From external institution	5	1.9%
4.5 Available if data collection changed	72	28.0%
4.6 Not available	43	16.7%

	Indicators	%
1. Total SDG	241	
2. Not applicable to MGL	13	
3. SDG indicators applicable to MGL, (1-2)	228	
3.1 Readily available	60	26.3
3.2 Available after additional calculation	11	4.8
3.3 Not available	157	68.9

	Indicators	%
1.Total SDG	244	
2.Not applicable to MGL	11	
3.SDG indicators applicable to MGL, (1-2)	233	
3.1 Readily available	134	57.5
3.2 Not available	99	42.5

6. SDG – 11 GOALS





Thank you!

[E-mail
Telephone
Name
Position
Organization]



International Urban Training Center
Training Leaders For a Sustainable Future

UN HABITAT
FOR A BETTER URBAN FUTURE

ULAANBAATAR CITY