

Social Monitoring Report

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Mongolia: Ulaanbaatar Urban Services and Ger Areas Development Investment Program (Tranche 2)

Prepared by Urban Future Planning Consultancy LLC (external land acquisition and resettlement monitoring firm) for Mongolia and the Asian Development Bank.

CURRENCY EQUIVALENTS

(as of 15 October 2021)

Currency unit	–	togrog (MNT)
MNT1.00	=	\$0.00035
\$1.00	=	MNT2,845.02

ABBREVIATIONS

ADB	Asian Development Bank
AH	affected household
AP	affected person
BHD	Bayanzurkh District
BIC	business incubator center
CHD	Chingeltei District
DLD	District Land Department
DDR	due diligence report
EMET	external monitoring and evaluation team
GADIP	Ulaanbaatar Urban Services and Ger Areas Development Investment Program
GOM	Government of Mongolia
GRM	grievance redress mechanism
HSES	household socioeconomic survey
LAR	land acquisition and resettlement
LARF	land acquisition and resettlement framework
LARP	land acquisition and resettlement plan
LARWG	land acquisition and resettlement working group
LMA	Land Management Authority
MUB	Municipality of Ulaanbaatar
NOSK	Capital City Housing Corporation
NSO	National Statistics Office of Mongolia
PMO	project management office
OSPF	Office of the Special Project Facilitator
SBD	Sukhbaatar District
SKhD	Songinokhairkhan District
SPS	Safeguard Policy Statement of ADB (2009)

NOTE

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	i
CHAPTER 1. EXTERNAL MONITORING OF ACQUISITION OF LAND UNDER THE PROGRAM	1
1.1 Introduction	1
1.2 Objectives of external monitoring and evaluation	1
1.3 Monitoring activities carried out during the reporting period	2
CHAPTER 2. APPROVED LARs FOR TRANCHE 2 AND ITS IMPLEMENTATION STATUS	4
2.1 Implementation status of Tranche 2 Land Acquisition and Resettlement Plan	5
2.1.1 LAR in Denjiin Myanga subcenter	5
2.1.2 LAR in Dambadarjaa subcenter	6
2.1.3 LAR in Bayankhoshuu subcenter	8
CHAPTER 3. LAR ACTIVITIES IMPLEMENTED in THE REPORTING PERIOD	14
3.1 Acquisition of land	14
3.2 Compensation payment to the affected persons	16
3.3 Carrying out the land and assets appraisal, and negotiating the compensation package with the affected persons	17
3.4 Relocation of land title holder and non-title holder AHs	19
3.5 Consultation and information disclosure to affected persons	21
3.6 Income restoration and livelihood improvement support	23
3.7 Grievance cases handled	24
3.8 Institutional arrangement for LAR implementation	26
CHAPTER 4. SOCIO-ECONOMIC IMPACTS OF LAND ACQUISITION AND RESETTLEMENT	29
4.1 Changes in the living condition and livelihoods of the affected households	30
CHAPTER 5. LAR IMPACTS ON WOMEN	34
CHAPTER 6. CONCLUSION AND RECOMMENDATIONS	38
Appendix 1: Terms of Reference	40
Appendix 2: 6 th External Monitoring Workplan	44
Appendix 3: Household survey results of Dambadarjaa subcenter	i
Appendix 4: Household survey questionnaire	87
Appendix 5. Summary of the Qualitative Research Findings	98
Appendix 6: Mayor's ordinance on the compensation payment to affected persons in Dambadarjaa subcenter	106

EXECUTIVE SUMMARY

1. In line with the provisions of the Resettlement Framework for the Ulaanbaatar Urban Services and Ger Areas Development Investment Program (Program), the lands required for infrastructure facilities and urban services development projects within subcenter and between subcenters under the Tranche 1, Tranche 2 and Tranche 3 of the Ulaanbaatar Urban Services and Ger Areas Development Investment Program (Program) were carried out in accordance with the respective “Land Acquisition and Resettlement Plan (LARP) and/or Due Diligence Report (DDR). The LARPs for the subcenter development subprojects under Tranche 2 were developed under the “Land Acquisition and Resettlement Framework” (LARF), which was initially formulated and approved in 2013, and updated and approved in November 2016 and March 2020, respectively.

2. As of 30 June 2021, detailed designs for the subprojects in Denjiin Myanga are being developed, and it is not required to acquire the land yet. As for Dambadarjaa subcenter, acquisition of a total of 62,800 m² land is required for the subprojects in accordance with three LAR documents prepared; LARP for Heating Plant, LARP for Roads and Infrastructure, and DDR for Kindergarten and Integrated Service Center for Information Telecommunications. Of which 5,161 m² land for Kindergarten and Integrated Service Center for Information Telecommunications project has already been acquired last year, and 19,040 m² land for Heating Plant and 38,557.4 m² land for roads and infrastructure are planned to be acquired in the third quarter of 2021. “Urban Future Planning Consultancy” LLC is carrying out an external monitoring and evaluation to provide an independent verification whether the land acquisition and resettlement carried out under the Program has been implemented in accordance with the approved LARPs and comply with the ADB’s Involuntary Resettlement Safeguards and acquisition of the required land for construction of infrastructure and social facilities shall be carried out in accordance with the respective LARPs.

3. This report presents the findings and conclusions of the external monitoring undertaken on the land acquisition implemented by the PMO between 1 January 2021 and 30 June 2021. This is the 6th external semiannual monitoring carried out in the course of the project implementation for the purposes of (i) assessing the effectiveness, impact and sustainability of land acquisition and resettlement activities; (ii) determining whether ADB Safeguard policy compliance has been met; and (iii) learning strategic lessons for future policy formulation and planning related to land acquisition and resettlement (LAR).

4. This report was developed on the analysis of primary quantitative data collected from 59 households affected by the land acquisition through household survey; and qualitative information gathered through individual interviews and focus group discussions with affected persons, interviews with the Project Management Office (PMO) Safeguards team, Capacity Building for Sustainable Livelihood Support in Ger Areas Program team, Resettlement Working Group members and Land Management Agency of Ulaanbaatar (LMA) specialists and desk study of other secondary sources of information.

5. The report provides assessment of whether the land acquisition and resettlement carried out during the reporting period had been implemented in accordance with the approved LARPs; whether the measures stipulated in the LARP have complied with the ADB’s Safeguard Policy Statement (SPS 2009) requirements on involuntary resettlement; whether the objectives of mitigating negative impacts on the affected persons have been met, and whether livelihood and living standards have been restored at least to pre-project level or enhanced, including those of non-titled displaced persons; and recommends the remedial actions when necessary.

6. This external monitoring report consists of a main report and 6 annexes. As stipulated in the Terms of Reference for an external monitoring and evaluation (see Appendix 1),

workplan plan for the reporting period, quantitative and qualitative data and information gathered for verification of actions reported by the PMO, list of APs and the relevant authorities and executive staffs met, and other relevant information and documents have been annexed to the report.

7. LAR activities carried out by the PMO during this reporting period were implemented in accordance with the LARP and were fully compliant with the ADB's SPS requirements. The LARP was cleared by ADB in July 2021 and placed in the ADB's website in September 2021. LARP covered Dambadarjaa subcenter Heating Plant component and was implemented in a manner that all potential adverse impact on the APs and AHs land and assets have been fairly compensated and livelihood support provided.

8. The results of the household survey, which were held with 59 affected households, show that the wellbeing and livelihoods of the APs, especially the APs with land title have been improved. Key findings are presented below:

- According to the household survey findings, the Program-induced land acquisition did not affect adversely the livelihoods of the affected households. 91.5% of the total surveyed AHs in Dambadarjaa subcenter reported that their livelihoods were not adversely affected by land acquisition and resettlement.
- APs were compensated at the rates higher than the market price for the land and assets loss. The average compensation amount for the land and affected assets paid to fully affected APs with land tenure rights was MNT79,522,410.96 in Dambadarjaa subcenter, which was higher than the market price of a residential land with a house in the area. The average compensation paid for the affected land and assets was higher by 60.2% compared to the year 2020 mean sale price of a plot of residential land with a house in Sukhbaatar district.
- APs' housing condition has improved after physical displacement, 59.6% (i.e., 28AHs) of the **fully affected HHs with land tenure rights** were living in apartment blocks, of which three-quarters (i.e., 22AHs) were living in apartments owned by the AP or members of the AHs and 21.4% lived in rented or rent-free apartment temporarily.
- The APs moved to live in apartments, have benefited more through living closer to the downtown residential areas, compared to the APs, who continue to live in ger areas. For instance, a distance from the current residence area to the city center is an average 11.2 km for the APs, who continue to live in ger areas and 4.4 km for the APs who moved into apartments.
- All APs surveyed in the household survey were physically displaced because the land fully acquired. One-third of respondents reported facing hardships during relocation, for instance, the most common difficulties were a shortage of manpower during removals (take down the affected structures and transporting salvageable construction materials), and finding a place to resettle. Female-headed households bore these difficulties twice as much as male-headed households: i.e., 63.6% of all female-headed AHs, and only 29.2% of male-headed AHs reported facing these difficulties.

9. Based on the lessons learned from land acquisition activities stipulated in the previous external monitoring reports, land acquisition measures implemented during the reporting period, and the best practices of other ADB member countries and international projects and programs; some land acquisition measures that can be implemented in the future have been recommended in the Chapter 6 on Conclusion and Recommendations.

CHAPTER 1. EXTERNAL MONITORING OF LAND ACQUISITION AND RESETTLEMENT UNDER THE GADIP

1.1 Introduction

1. The Ulaanbaatar Urban Services and *Ger* Areas Development Investment Program (hereinafter referred to as the GADIP Program) aims at developing the sustainable and inclusive urban development process, enhancing the quality and access of engineering infrastructure and basic services required for *ger* areas located in the middle area of the Ulaanbaatar City. Approximately, 400,000 citizens, living in these areas will directly benefit and the overall population of Ulaanbaatar city will indirectly benefit from this Program. Combining spatial and sector approaches, the Program will transform the current *ger* areas into livable, competitive, and inclusive sub centers, and support the socio-economic development of the sub centers and corridors. The Program will be implemented in three tranches or projects for a period of 10 years to 31 December 2023.

2. The land acquisition and resettlement for the subcenter development activities under the Tranche 1, Tranche 2 and Tranche 3 of the Program is being implemented in accordance with the “Land Acquisition and Resettlement Plans (LARPs), which have been developed within the “Land Acquisition and Resettlement Framework” (LARF), that was initially formulated and approved in 2013, and updated in Nov 2016 and Mar 2020, respectively.

3. “Urban Future Planning Consultancy” LLC (the Company) was selected through competitive bidding as a consultant firm to carry out an external monitoring and evaluation for reviewing whether the land acquisition and resettlement activities carried out under the Program has been implemented in accordance with the approved “Land Acquisition and Resettlement Plan” (LARP); whether the measures stipulated in the plan have been fully implemented; whether the objectives of mitigating potential negative impacts on the affected persons (APs) have been met, and whether livelihood and living standards have been restored at least to pre- project level or enhanced, including those of non-titled displaced persons. See TOR in Appendix 1.

1.2 Objectives of external monitoring and evaluation

4. Urban Future Planning Consultancy LLC has concluded a contract with the Municipality of Ulaanbaatar (MUB) on 5 May 2021 to conduct the external monitoring and evaluation of LAR activities carried out in three tranches of the Program for the period of May 2021 and June 2024. As set forth in the Terms of Reference for consultancy service (TOR), the monitoring process covers the following tasks: (i) review and verification of the internal monitoring reports of the Project Management Office (PMO); (ii) identification and selection of impact indicators; (iii) impact assessment through quantitative and qualitative surveys; (iv) 1. consultation with local stakeholders; (v) assessment of compliance with local laws, the ADB Safeguard Policy Statement (SPS), Resettlement Framework and the Land Acquisition and Resettlement Plans; (vi) recommendation of land acquisition process modification and adaptation measures; (vi) lessons learned for future land acquisition and resettlement policy formulation and planning.

5. The company has recruited the experienced consultants as required in the TOR and formed a core and support teams to carry out the consultancy service; the core team consists of a team leader-resettlement specialist, two social development specialists, the support team consists of 5 members that includes 4 interviewers and data analyst. This External Monitoring and Evaluation Team (EMET) has been working closely with the Safeguard Team, PMO and the affected persons (APs) by land acquisition and resettlement in three tranches of the Program.

6. Key research methodologies employed for monitoring include, but not limited to, (i) desk review of LARPs, internal monitoring and other reports; (ii) field visits to subproject sites to observe vacated land plots and construction works; (iii) household survey using a structured interview questionnaire; (iv) focus group discussions with the affected persons, who partially or fully affected, moved within or outside the ger areas or those who are in temporary housing; (v) key informant interviews with stakeholders such as officials in relevant agencies at Municipality of Ulaanbaatar, officials at khoroo and district Governor's Office, and PMO staff. Separate meetings have been held with representatives of women and vulnerable households. Qualitative and quantitative data analysis has been presented, and research findings have been disaggregated by gender and vulnerability, when applicable. The key indicators for monitoring and evaluation were provided in the TOR, see Appendix 1.

7. As outlined in the TOR, external monitoring required to be carried out for all household and entities affected by public facilities and as well as randomly selected households and entities affected by roads and infrastructures. Random sampling should be done at least on 20 per cent of all affected households and entities, refer to Appendix 1 for details.

1.3 Monitoring activities carried out during the reporting period

8. Since its commencement of the consultancy service EMET has developed and submitted the 5th external monitoring and evaluation report of the Program (first for the EMET of Urban Future Planning Consultancy LLC) covering the period of July to December 2020. This is the 6th external semiannual monitoring undertaken on the land acquisition implemented by PMO between 1 January and 30 June 2021.

9. The following monitoring actions have been performed for the preparation of this report:

- Reviewed all LARPs, eligibility and entitlements, compensation payments processes, and compliance with ADB Involuntary Resettlement Requirements,
- Reviewed all internal monitoring reports on land acquisition and LARP Progress reports for the period covered,
- Analyzed the lodged complaints and grievances by APs and assessed PMO grievance redress mechanism on registering and handling the complaints,
- Conducted a focus group discussion with to-be-affected persons of Dambadarjaa Heating Plant subproject, who have been informed of the forthcoming subproject since December 2019 and their affected land and assets were appraised in July 2020,
- Participated in contract negotiations and contract signing meetings with the APs of Dambadarjaa Heating Plant subproject as an observer,
- Interviewed valuation experts, resettlement consultants, consultants implementing the livelihood support program, PMO staff, officials from LMA at MUB, officials from District Governor's Office and Deputy Mayor of MUB,
- Provided training for all members of the EMET prior to field study; introduction on the Program, guidance on interviewing APs for household survey using the structured questionnaire, understanding of potential challenges face during a field work and ways to solve them,
- Conducted household survey with 59 APs of the subprojects in Dambadarjaa subcenter, and
- Undertaken field visits to the subproject sites in Dambadarjaa, Denjiin Myanga and Bayankhoshuu subcenters.

10. This report presents the findings and conclusions of primary and secondary research as well as qualitative and quantitative data analysis. Primary information collection for external monitoring has been carried out between 10th of August and 1st of September. Quantitative

data had been collected from 59 HHs affected by Heating plant, Kindergarten and Integrated Service Center for Information and Telecommunications subprojects in Dambadarjaa subcenter. Evidently, all subprojects are to construct a public facility, therefore all AHs needed to be interviewed as indicated in the TOR. One AP from each AH were interviewed, however, a few AHs were unreachable because phone number was changed, phone was switched off, and the AP was absent during the visit. The table below provides a summary of APs participated in the household survey.

Table 1.1 Total number of AHs and surveyed AH by subprojects

	Total of AHs	AHs surveyed		Of which	
		Number	Percentage	Titled	Non-titled
Kindergarten	15	12	80%	10	2
Integrated Service Center for Information and Telecommunications	2	2	100%	1	1
Heating Plant	50	45	90%	36	9
Total	67	59	88%	47	12

11. Quantitative data analysis was carried out using SPSS. Of all the APs participated in the household survey, 42.4% were men and 57.6% were women and 57.6% were head of household. 24.8% of surveyed AHs were female headed households. A summary of findings is presented in Appendix 3.

CHAPTER 2. APPROVED FOR TRANCHE 2 AND ITS IMPLEMENTATION STATUS

12. The planned urban development under the Tranche 2 covers 12.9 hectares of land in the northern part of Ulaanbaatar, namely, Dambadarjaa and Denjiin Myanga ger areas; and the engineering infrastructure and social facilities will be constructed in the Dambadarjaa and Denjiin Myanga subcenters as set forth in the City Development Master Plan. (Tranche 2 Location Map is shown below) Construction of several social facilities for the Bayankhoshuu and Selbe subcenters are being included in Tranche 2 as subprojects.

13. Dambadarjaa subcenter. In the case of heating plant, a total of 50 APs has been contracted, are awaiting compensation, and will be vacated once compensation is received in July 2021. As for kindergarten and united communications center, all land acquisition activities were completed and a livelihood support program has been implementing. For the road and infrastructure components, information on project land acquisition is provided to affected persons, and all further actions including negotiation, contracting, awarding of compensation and land acquisition will be carried out in 3rd quarter of 2021.

Figure 2.1. Tranche 2 Location Map



14. LAR activities under the Tranche 2 has started from January 2020 and are being implemented in accordance with the LARPs. As of 30 June 2021, a total of 6 LARPs and 9 DDRs were approved for the subprojects and acquisition of the required land for construction of infrastructure and social facilities shall be carried out in accordance with the respective LARPs. Effective LAR documents that guided the Program LAR activities and its implementation is being monitored are as follows:

- (i) Tranche 2: Land Acquisition and Resettlement Plan (2016);
- (ii) Dambadarjaa subcenter Heating Plant, LARP (2021);
- (iii) Dambadarjaa subcenter Roads and Infrastructure LARP (not completed yet);
- (iv) Bayankhoshuu external infrastructure connection for public facilities and flood dam, LARP (not completed yet);
- (v) Denjiin Myanga subcenter Heating Plant and Kindergarten, LARP (update not completed yet);
- (vi) Denjiin Myanga subcenter Roads and Infrastructure LARP (update not completed yet);
- (vii) Construction of Kindergarten and Integrated Service Center for Information and Telecommunications in Dambadarjaa subcenter, DDR (2021);
- (viii) Bayankhoshuu subcenter Kindergarten and Community Development Center, DDR (2021);
- (ix) Bayankhoshuu subcenter Sport Complex and Fire station, DDR (2021);
- (x) Bayankhoshuu subcenter Public Park, DDR (2021)

- (xi) Nalaikh-Eco District DDR;
- (xii) Social Housing Services, Basic Urban Utility Service Facilities, Shelter for victims of Gender based violence, DDR, (2020)

2.1 Implementation status of Tranche 2 Land Acquisition and Resettlement Plan

15. Preliminary LARP for the Tranche 2 was developed in December 2016 and placed at the ADB website. This plan has specified the land acquisition and resettlement activities to be carried out for four subprojects that is to build basic urban infrastructures, such as roads, bridges, flood dams, power lines, water supply and sewerage collector network, heating plant, and social facilities, such as kindergarten with a capacity 240 children in each subcenter, community development center in Dambadarjaa and Denjiin Myanga subcenters, sports complex in Bayankhoshuu and Dambadarjaa sub-centers, recreational park in Bayankhoshuu and Denjiin Myanga subcenters. At the time, a total 555 persons was estimated to be affected by LAR, of which 539 were households and 16 were government organizations. However, the predicted LAR impact has changed significantly following the finalized detailed design drawings and identification of project locations. Socio-economic surveys and assets valuation of the affected persons were conducted for a several subprojects in accordance with the final design and drawings.

16. As outlined in the LARP, the following urban infrastructures and social facilities are planned to be constructed in Dambadarjaa subcenter: (i) urban infrastructures, which include; (a) 2.8 km auto road, (b) 5 km water supply pipelines, (c) 4.6 km sewage draining pipelines, (d) 6.3 km communication line, (e) 12 km electricity line and electricity substation, (f) 3.2 km heating pipelines, heating station and substations; (ii) social facilities, which include; (a) kindergarten with a capacity of 240 children, (b) community development center, (c) an integrated information and communication service center. As of 30 June 2021, a total of 24,201 m² of land was acquired for the Heating plant, Kindergarten and Integrated Service Center for Information and Telecommunications subprojects in Dambadarjaa subcenter. Construction work has not been commenced in the reporting period (See Section 2.1.2 for more details).

17. The following urban infrastructures and social facilities are planned to be constructed in Denjiin Myanga subcenter: (i) urban infrastructures, which include; (a) 3.4 km roads, (b) 8.1 km water supply pipelines, (c) 5.7 km sewage collector pipelines, (d) 29 km electricity lines, (e) electricity substations, (f) 4.2 km heating pipelines, (g) heating plant, (h) 1.57 hectares of recreational park; (ii) social facilities, which include; (a) kindergarten with a capacity of 240 children, (b) community development center, and (c) information and communication center. As of 30 June 2021, acquisition of the lands has not been carried out in any of the above mentioned subprojects of Denjiin Myanga subcenter.

2.1.1 LAR in Denjiin Myanga subcenter

18. As of 30 June 2021, the LARP for Denjiin Myanga was not updated, and any DDR developed because the location of the Denjiin Myanga subcenter construction works has not been determined and technical design drawings of the construction works are being developed. This subcenter differs from other subcenters in that it is overlapping, partly, with the location of the MUB's ger area redevelopment projects. Since 2014, Barmon LLC is implementing redevelopment project to build 3,358 households' apartment housing in the 10th Khoroo of Chingeltei district near in Denjiin Myanga. This project, which applied a general principle of swapping the land for apartment units, has estimated one land plot to be swapped for one apartment unit. Consequently, the offset price for 1m² land at the project location increased to approximately MNT225,000-245,000. For example, under this project, a family with 300m² land can get 50m² apartment unit. As a result, citizens are valuing their land in the same way as the redevelopment project, which makes it difficult to acquire land for GADIP

project. For example, the cost of land acquisition compensation for the public park planned to be built in the subcenter was MNT 4 billion, which was too high and the construction of public park was canceled. Moreover, heating plant and kindergarten subprojects in the Denjiin Myanga subcenter are idled as to the uncertainty of the funding source for the compensation payment, although the location was determined.

19. Due to above-mentioned circumstance, it has been decided to build the roads and trunk infrastructure only on public lands between ger area streets, and the development of design drawing of roads and infrastructure has started. Currently, the development of design drawing of flood protection dam is 95% complete, and the design drawing of 240 children's kindergarten is 38% complete, and the rest has not yet begun¹. No land acquisition has been done within the subcenter due to incomplete work drawings. Therefore, EMET did not conduct any monitoring on this sub project.

2.1.2 LAR in Dambadarjaa subcenter

20. During the reporting period, a total of 320 households and business entities, of which 204 households fully, 34 households partially and 82 non-title holder households living in the Dambadarjaa subcenter will be affected by the land acquisition and resettlement activities for the construction of facilities, roads and trunk infrastructure. There are 17 APs who have fully received their compensation, which are affected by the construction of kindergarten, and integrated information and technology center. Negotiation with persons affected by the roads, trunk infrastructure and sports complex has not started yet and a number of affected people has not been finalized.

Table 2.1 Dambadarjaa subcenter's land acquisition information

Works	Number of land plots affected by LAR			Number of affected households				Land plots compensated	LAR completed
	Total	Full	Partial	Total	Full	Partial	Non-title holder		
Roads, pipelines	135	135	0	210	140	2	68	0	-
Heating station	41	41	0	50	41	0	9	0	-
Kindergarten	11	11	0	15	11	0	4	15	100%
Information center	1	1	0	2	1	0	1	2	100%
Sport complex	11	11	0	11	11	0	0	0	-
Heating network	32	0	32	32	0	32	0	0	-
Total	231	199	32	320	204	34	82	17	

DDR for the Construction of Kindergarten and Integrated Service Center for Information and Telecommunications

21. Land acquisition for the construction of kindergarten with a capacity of 240 children and Integrated Information and Telecommunication Service Center subproject has been 100% completed in July 2020. The land required for the subproject was 5,761 m², a total of 5,161 m² land was acquired from 12 land plots for the in Dambadarjaa sub-center. The remaining required 600 m² of land was substituted by public land/streets between the affected land plots. Land acquisition impacted on a total of 17 households residing on the affected land; of which 12 titled AHs and 5 non-titled AHs, who were closely related to the landowners, either a parent

¹ 2021, The first semi-annual report of PMO

or a child, and a total of 133 fixed assets in 22 categories were affected, including 15 residential houses, figure 2.2. below shows the vacated land areas for kindergarten and integrated service center for information and telecommunications subproject.

22. The land and assets were acquired on a voluntary basis through negotiating with the land and assets owners. Total of MNT1,093,506,742 was transferred to the bank accounts of the APs in July 2020 pursuant to the Mayor's Ordinance #A/863 dated 30 June 2020. The land acquisition and resettlement activities were implemented in accordance with the relevant Mongolian legislation and the ADB's Safeguards Policy Statement; and the "Due Diligence Report" was developed and submitted to ADB.

23. The construction work is planned to commence in 2022. As of 30 June 2021, the development of design drawing for kindergarten is 80% complete, and the design drawing for integrated information and technology center is 50% complete.

Figure 2.2 Vacated land plots for Kindergarten and Integrated Service Center for Information and Telecommunications subproject



Project site as of April, 2021

Implementation of LARP for Heating Plant in Dambadarjaa subcenter

24. The LARP for the subproject has been approved and placed at ADB website in June 2021. As planned, a total of 19,040 m² of land from 41 land plots near Takhilt area in the Khoroo No.19 of Chingeltei district will be acquired for constructing a coal-fired heating plant with the capacity of 63MWt. Upon PMO's enquiries for land needed for the construction of heating plant, the owners of 41 land plots expressed willingness to provide their land for the heating plant. The cut-off date for entitlement was set for 3 July 2020, and the affected assets were appraised in July 2020 and the assets valuation reports were presented to the affected people in August, but due to COVID-19 pandemic circumstances and funding resource complications, the compensation for affected assets was not paid last year, and the lands had not been acquired at the time. Figure 2.3 below shows project site for the heating plant in Dambadarjaa sub center.

25. The assets valuation has been updated in 2021. The price index has been calculated at 1.17 and accounted for the assets' valuation, taking into consideration of the construction materials' price increase. The valuation report is being re-introduced to the APs enabling the APs to review appraisal of their affected land and assets and accept the proposed compensation package. The Governor of the Capital City issued the Ordinance # A/526 on 30th June 2021, on financing the compensation for land acquisition and resettlement under Tranche 1, 2 and 3 from the funding sources of MON 3098 (OCR) of Tranche 1, MON-3526 (COL) and MON-3525 (OCR) of Tranche 2. At the end of the period covered by this report, based on this ordinance, a tripartite contracting process was ongoing between the APs, Land Agency and PMO. It is expected that compensation payment will be made to the APs in July and the lands will be vacated in the subsequent months. Information related with this will be given in detail in the next EMR VII.

Figure 2.3 Identified location for Heating Plant subproject



Project site depicted in blue polygon on the left corner

LAR for road and infrastructure construction in Dambadarjaa subcenter

26. Land acquisition for infrastructure development has not started during the reporting period. Detailed design drawing of 3.5 km water supply network, 4.5 km sewerage line, 1.5 km flood protection dam have been endorsed 100%; and the approval of the design drawings for 3.3 km road, 12 km electricity line, 5.6 km heating supply network was ongoing. According to the design, 135 land plots will be affected by the land acquisition and resettlement.

27. As of 30 June 2021, the following subprojects in Dambadarjaa subcenter are being idled, therefore LAR activities and construction works had been stalled.

- Dambadarjaa subcenter sports complex: The funds required for the land acquisition and resettlement compensation was not included in the 2021 Capital City budget, and land acquisition was not carried out due to the fact that the land contract and certificates have not been formalized and submitted and the design work discontinued. Currently, it is unclear whether a sports complex will be built in the future, as the procurement of the project contractor has been canceled.
- Community development center and affordable housing in Nalaikh district: It was planned to acquire the land from the area possessed by the Korean tree nursery in order to build the community development center in Dambadarjaa subcenter, however this organization responded that vacating the land is not possible. Consequently, the location of this facility has been changed and decided to be constructed in Nalaikh district based on the resolution issued by the former Mayor S. Amarsaikhan. However, the exact location within Nalaikh district has not been decided yet. Location of the business incubator building has been changed and it will be constructed in Nalaikh district.

2.1.3 LAR in Bayankhoshuu subcenter

28. Although the construction of social and economic facilities in Bayankhoshuu subcenter, including (a) kindergarten with a capacity of 240 children, (b) community development center (c) sports complex, public park, and flood protection dam, has started under the Tranche 1 within the scope of Bayankhoshuu subcenter development activities, it has been decided to continue these construction activities under Tranche 2. The construction of social housing in Bayankhoshuu subcenter, and flood protection dam in Tolgoit subcenter has been integrated into Tranche 2.

Due Diligence Report for Constructing an Affordable Housing Model

29. Land acquisition and resettlement for the pilot project of voluntary land swapping for affordable housing in the Bayankhoshuu subcenter has been completed in 2019. A total of 2,513 m² land of 4 land plots has been acquired and 6 households resided on these plots (2 households are non-title holders) and their land and assets, namely, 6 residential houses, 1 ger, fences, pit latrines, and metal gates were affected. Four landowners voluntarily transferred their land and assets to the project and signed a tripartite contract to receive an apartment equal to the value of their affected land and assets after the housing construction is completed.² Two non-title holder households will be entitled to choose from the newly constructed rental housing or an apartment using rent-to-own scheme. Currently, 4 landowners and 1 non-title holder households are living in the temporary housing apartment of the project in Bayankhoshuu subcenter. Another non-title holder household came from countryside and was living in the city temporarily; and moved to live with the relatives. Photo of the affordable houses is shown in the Figure 2.4. LAR for this pilot project is completed. Construction work has started in May 2020, as of 30 June 2021, the construction is 76% completed.

Figure 2.4 Affordable Housing Project in Bayankhoshuu subcenter



Construction progress of 20 households' affordable housing, 25 July 2021

Due Diligence Report for Constructing Public Park in Bayankhoshuu subcenter

30. Bayankhoshuu Khairkhan mountain in the 24th Khoroo of Songinokhairkhan district became locally specially protected area in 2019 by the Resolution #9/3 of the district Citizens' Representatives' Meeting. According to the DDR approved in January 2021, public park with water fountain, outdoor playground, basketball court, football field, sidewalk, parking lot and public restrooms will be built on 2 hectares of empty public land at this location. Public Park shall be directly connected to the main road, water supply will be provided by deep engineering well, sewage will be resolved through installing borehole to pump out, and electricity will be supplied by solar panels. Area for the public park is shown below in Figure 2.5. No acquisition of private land and properties is required to construct this infrastructure, all construction works are carried out on the public land. DDR indicates that there are no land acquisition and resettlement. But although not directly affected by the public park's land acquisition, one household, that resides next to newly planned public restroom location in Khoroo 9 submitted a complaint to the PMO expressing its unwillingness to live next to a public restroom in June 2021. The relevant specialists from the district governor's office submitted a proposal to the PMO to add a parking lot to the public park, and the PMO developed a design drawing for building a parking lot on 500m² land possessed by the above-mentioned household, who lodged a complaint, and submitted the design drawing to the Land Agency for endorsement. This person's land and assets were considered to be fully affected by the project. A certified

² Tripartite agreement between PMO, Land Agency and AP has been concluded in June 2020.

appraiser conducted the valuation of land and assets, and a contract was concluded. During the reporting period, the contract has not been signed by the Land Agency yet. The person vacated his land to enable the construction work to start. As of the first half of 2021, the construction performance is 20.08% complete.

Figure 2.5 Public Park in Bayankhoshuu subcenter



Project site as of May 2021

DDR for constructing Sport Complex and Fire Brigade building in Bayankhoshuu subcenter

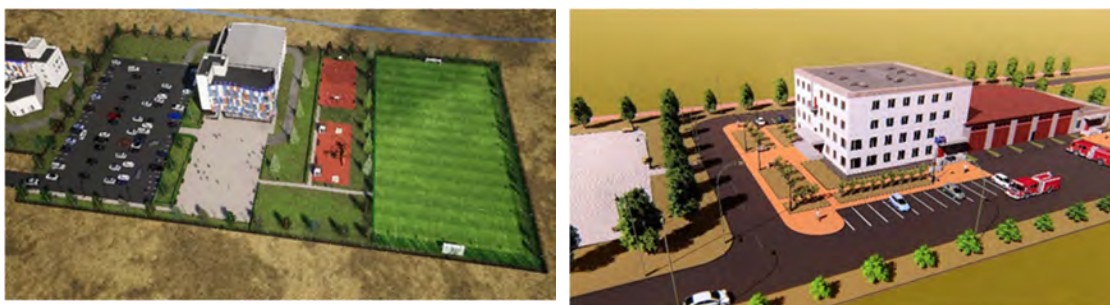
31. DDR was approved in June 2021 and posted on the ADB website. Sports complex with 650 seats is 4-storey building with a basement. The sports complex building is 57.65mx42.7m in size and will be built on 213mx8m land. Fire Brigade building will be located 160 meters south of the sports complex building. The Fire Brigade building consists of 3 blocks measuring 24mx24m, 24mx30m and 12mx24m respectively. These buildings will be built on the land owned by the Ulaanbaatar City's Emergency Management Agency, thus no land acquisition is required. The construction design drawing has been completed and approved. Sports complex in Bayankhoshuu sub-center is planned to be built on a vacant land possessed by the Fire Brigade, thus, there will not be any land acquisition triggered. Project site is shown below in Figure 2.6.

32. These buildings will be connected by 50m sewerage, 120m water and heating supply network, 710m electricity lines and 700m communication lines. It is planned to connect these buildings to the main road crossing the existing 4 streets. Land acquisition will be required during the construction of secondary connections of trunk infrastructure to the sports complex and the Fire Brigade buildings. Currently, the impact of land acquisition has not yet been determined and the LARP has not been developed.

Figure 2.6 Sports complex and the building of Fire Brigade



Project site as of May 2021



Planned Sports Complex and Fire Brigade building

DDR for constructing Kindergarten and Community Development Center in Bayankhoshuu subcenter

33. DDR has been approved in January 2021 and posted on the ADB website. Based on the citizen's request, it has been mutually agreed to build the kindergarten with a capacity of 240 children and a community development center in Bayankhoshuu sub-center on 15,509 m² vacant land owned by a citizen, who resides in the 7th Khoroo, and a total compensation of MNT220,018,456 has been paid to the AP pursuant to the Mayor's Ordinance #A/1020 dated 1 October 2019. Of which, 0.67 hectares of land was transferred to the Ulaanbaatar City's Education Department and 0.84 hectares of land to the Ulaanbaatar City's Family, Children and Youth Development Authority. This land possessor approached MUB/LMA and offered her land in summer of 2019 when MUB was looking for sites to construct public facilities. It was voluntary negotiations with this AP and the plot was vacant and not utilized by the land possessor for residential or business purposes. Figure 2.7 below shows the vacant land for the kindergarten and community development center.

34. Construction performance of a kindergarten with a capacity of 240 children on 3,100 m² land, and a playground on 1,168 m² land is 5.2%, and the construction progress of a 3-storey, two-blocks community development center is 4.38%.

35. A total of 670m sewerage, 450m water and heating supply, 980m electricity lines from the location of Mon Laa company in Baruun Salaa, and 3,000m communication lines from Khilchin town will be constructed, consequently, kindergarten and community development center buildings in Bayankhoshuu subcenter will be connected to infrastructure networks. It is planned to be connected with the main road crossing the existing streets. Currently, the impact of land acquisition has not yet been determined and the LARP has not been developed.

Figure 2.7 Kindergarten and Community Development Center





Project site as of May 2021

LARP for trunk infrastructure construction for the Community Development Center and flood protection dam in Bayankhoshuu subcenter

36. Flood protection dam in Bayankhoshuu sub-center: A total of 5,130 m² land of 27 affected persons and their other assets were affected by the land acquisition and a total compensation of MNT505,699,640 was paid to the APs. LARP for the flood protection dam is being formulated. This LARP will include the secondary connection for the sport complex, fire station as well as access roads to these facilities. As of 30 June 2021, the construction of the Bayankhoshuu sub-center flood protection dam is 81.8% completed. Photo of the flood protection dam is shown in Figure 2.8.

Figure 2.8 Flood protection dam



Project site as of August 2021

DDR for constructing Social Housing, Basic Infrastructure and Networks in New Settlement Area and Shelter for Victims of Domestic Violence

37. Within the scope of this program, the “Construction of Social Housing” sub-project will be implemented near Khanyn Material area in the territory of the 6th Khoroo of Songinokhairkhan district. Two 9-storey buildings for a total of 126 households’ apartment unit will be built on 325m² land that is located in the northern part of the land possessed by the Capital City Housing Corporation NOSK. The area is vacant area designated for construction of social housing in December 2017 by MUB. The area was previously under the land possession of the Songinokhairkhan District of MUB and was transferred to NOSK for MUB’s housing projects. The land possession certificate was issued by the LMA of MUB on 12 December, 2017. There is no land acquisition impact. The construction performance of the social housing for 126 households is 15.66%. This is not the main activity in the ger area, but the construction of these facilities is funded by this program. See purposed structures in Figure 2.9.

Figure 2.9 Planned 126-households' Social Housing



Source: Capital City Housing Corporation website

38. Basic infrastructure and networks to be built in new settlement area” sub-project will be implemented on the land in Moringiin Davaa, possessed by the Capital city Housing Corporation in the 10th Khoroo territory of Khan-Uul District. In 2017, 114 hectares of undeveloped vacant public land was allocated to the Municipality's Housing Corporation, of which 17 hectares was later transferred to the GADIP. Under the program, 3.6 km water supply network, 3.4 km sewerage networks, 6.5 km power lines, 2 power substations and 4 km communication lines will be constructed. In addition, 250 m² land plot at this location has been allocated to each of 117 non-title holder households affected by land acquisition of the subprojects implemented under Tranche 1. Acquisition of land is not required for the construction work. Project site is shown below in Figure 2.10.

Figure 2.10 New resettlement site at Moringiin Davaa



EMET Field observation on August 25, 2021

39. In Tolgoi subcenter, only the construction of flood protection dam and channel will be carried out under the Tranche 2. LARP for the flood protection dam in Tolgoi sub-center is being developed. During the reporting period, there is no LAR or construction work was carried out.

CHAPTER 3. LAR ACTIVITIES IMPLEMENTED IN THE REPORTING PERIOD

40. This chapter provides more details of the monitored LAR activities undertaken during the reporting period of 1 January 2021 until 30 June 2021 whether LAR activities were carried out in accordance with the LARPs. During the monitored period the PMO has prepared the following reports on LAR, and the reports are publicly disclosed at ADB website. A LARP was prepared for the subproject that entails physical and/or economic displacement whereas Due Diligence Report was prepared for the subprojects for which no new land acquisition is required to identify and plan appropriate measures to address outstanding compliance issues if any. However, some DDR is prepared in the sub projects where it involved LAR, but all LAR activities have been done without preparation LARP.

- Construction of Kindergarten and Unified Service Center for Information, Electricity and Telecommunications for Dambadarjaa Subcenter Due Diligence Report January 2021
https://www.adb.org/sites/default/files/project-documents/45007/45007-005-sddr-en_2.pdf
- Construction of Public Park for Bayankhoshuu subcenter Resettlement Due Diligence Report January 2021
https://www.adb.org/sites/default/files/project-documents/45007/45007-005-sddr-en_0.pdf
- Construction of Kindergarten and Community Development and Service center for Bayankhoshuu subcenter April 2021
https://www.adb.org/sites/default/files/project-documents/45007/45007-005-sddr-en_1.pdf
- Construction of Bayankhoshuu Sports Complex and Fire Station Resettlement Due Diligence Report June 2021
https://www.adb.org/sites/default/files/project-documents/45007/45007-005-sddr-en_3.pdf
- Dambadarjaa Heating Plant Land Acquisition and Resettlement Plan June 2021
<https://www.adb.org/sites/default/files/project-documents/45007/45007-005-rp-en.pdf>

41. Moreover, periodic internal monitoring reports of LARP implementation for the ongoing subprojects were prepared and submitted to the MUB. The internal monitoring covers the following aspects of LAR: (i) proper execution of the responsibilities of key stakeholders; (ii) participation of affected people in internal monitoring; (iii) protection of the rights of affected entities under Mongolian laws, the ADB Safeguard Requirements, LARF and the subprojects LARPs; (iv) adequate and prompt payment of compensation; and (v) timely grievance redress.

3.1 Acquisition of land

42. No land acquisition was carried out for the period covered by this report, except for 500 m² of land from one plot that located in proximity to the public park in Bayankhoshuu subcenter. Although not directly affected by the subproject, the land title holder of the nearby plot lodged a complaint to the PMO in June 2021, expressing his frustration at a public restroom that happened to be built next door to his land parcel. As District Governor's Office officials requested to establish a parking lot in the vicinity of the public park, the PMO has developed a design drawing for building a parking lot on 500 m² of land possessed by the complainant. Consequently, the plot is fully affected, a certified appraiser conducted the valuation of the affected land and assets, and a contract was concluded with the AP. As of 30 June 2021, the contract has not been approved by the LMA yet. However, the land had already been vacated to enable the construction work start immediately.

43. Under the Tranche 2 of the Program, as of 30 June 2021, a total of 47,453 m² of land was acquired for the subprojects in Dambadarjaa and Bayankhoshuu subcenters, and summary of the land acquisition is provided in the table below.

Table 3.1 Total size of land acquired for the subprojects in Tranche 2 as of June 2021

No	Subprojects in Tranche 2	Total size of acquired land (m ²)	Compensation payment (MNT)	Date of the Mayor's Ordinance
Dambadarjaa subcenter				
1.	Construction of Kindergarten and Unified Service Center for Information, Electricity and Telecommunications	5,161	1,093,506,742	25 June 2020
2.	Heating Plant*	19,040	3,119,295,215	30 June 2021
Bayankhoshuu subcenter				
3.	Construction of Kindergarten and Community Development and Service Center for Bayankhoshuu	15,109	220,018,456	01 Oct 2019
4.	Flood Protection Dam	5,130	505,699,640	Mar-Oct 2020
5.	Construction of Public Park	500	pending	pending
6	Affordable Housing	2,513	Land swapped for ³ an apartment	June 2021

*The contracting process is completed and the land will be vacated within 14-21 calendar days upon receipt of the compensation payment.

44. Land acquisition for the roads and infrastructure subproject in Dambadarjaa subcenter is planned to be carried out in the coming summer months of 2021. According to the design and drawings, 135 land plots will be affected.

45. Moreover, acquisition of land will be required for the connection to the trunk infrastructure such as roads, water, sewerage, heating, electricity and telecommunications for kindergarten, community development and service center, sport complex and fire station. To date, 15 land parcels, out of which 4 fully and 11 partially, are expected to be affected for construction of water supply and heating pipes. For these components with LAR impacts, LARP will be prepared as part of the LARP being prepared for the construction of Bayankhoshuu flood protection dam.⁴

46. The EMET visited all subproject sites that is reported no acquisition of land required in the respective DDRs, to observe and be assured of no impacts of LAR. See site pictures presented in the previous Chapter. During the field observation it was affirmative that planned public facilities such as Sport Complex, Public Park, and Fire Brigade in the Bayankhoshuu subcenter will be constructed on 30,905 m² vacant land possessed by the agencies at MUB as stated in the DDRs.

47. No land was acquired without the consent of its owners and all AHs were compensated at fair market value before vacating the affected land (See Table 3.1 and Table 3.1.1 Appendix 3).

48. No civil works commenced until affected households have been satisfactorily compensated, assisted and relocated. The APs expressed their disappointment during focus group discussions that civil works need to start immediately after APs vacated their land,

³ As specified in the DDR for the pilot 20 affordable housing project, total budget for the LAR compensation shall be MNT465,391,139, and it will be included as one component for the Affordable Housing and Urban Resilient Project.

⁴ Resettlement Due Diligence Report, June 2021, Construction of Bayankhoshuu Sports Complex and Fire Station, page 5

otherwise, the project site became littered. This causes inconvenience for the residents, at least could put fence around the project site. See Figure 2.2 in the Chapter 2.

3.2 Compensation payment to the affected persons

49. In the period covered by this report, two APs were compensated for the loss of land and assets, pursuant to the Mayor's Ordinance #A/368 issued on 17 May 2021, a total of MNT5,181,533 was paid (See Appendix 7). Both APs were already vacated their affected land and assets in 2020 for the construction of additional heating network and flood protection dam subprojects in Bayankhoshuu subcenter.⁵ However, the compensation payment was not paid at the time due to MUB budget deficit caused by COVID-19.

50. The hardships caused by COVID-19 pandemic had imposed challenges on LAR of the Program, for instance, the budget for LAR compensation could not be allocated to GADIP by MUB in the 2020 and 2021 fiscal years. As a result, acquisition of the land for Dambadarjaa Heating Plant was postponed to May 2021 after the valuation of affected land and assets were carried out in July 2020, and the APs reviewed and accepted the valuation reports in August 2020. PMO and MUB informed of this situation ADB, and MUB and ADB agreed to provide the LAR compensation for the Tranche 2 subprojects from ADB loan. Based on this decision, PMO has received the LAR compensation budget from ADB through the Ministry of Finance and MUB. The LAR activities resumed starting from May 2021, and by 30 June 2021, negotiations with the AHs on the compensation package were completed. Subsequently, a total of MNT 3,119,295,215 compensation payment has been disbursed to the APs as outlined in the LARP.⁶ All surveyed APs of Dambadarjaa heating plant subproject reported that they have received the compensation payment to their respective bank accounts in July 2021.

51. Addition to the value of the affected land and assets, the compensation package for the APs includes transaction costs, relocation, and transitional period assistance. Transaction cost includes any fees for the preparation of cadastral maps, issuance of cadastral maps, issuance of land possession certificates, issuance and registration of land title certificate or other required service fees. Relocation and transitional period assistance for 6 months, amounting to 1,800,000 MNT (300,000 MNT/per month x 6 months) was provided for fully affected and physically displaced AHs.

52. As specified in the LARP, the landowners and possessors have a right to choose whether to receive cash compensation or replacement land for the affected land. However, all APs have chosen to receive cash compensation. The APs participated in the focus group discussion expressed that *"it's better to receive compensation in cash instead of receiving replacement land or swapping the land for an apartment. We prefer to choose a place to live by ourselves."*⁷

53. As presented in the below Table 3.2, the average compensation amount for the land and affected assets paid to fully affected APs with land tenure rights was MNT79,522,410.96 in Dambadarjaa subcenter, which was higher than the market price of a residential land with a house in the district. The average compensation paid for the affected land and assets was higher by 60.2% compared to the year 2020 median sale price of a plot of residential land with a house in Sukhbaatar district. The recorded median sales price of a residential land plot with a house in last five years is presented in the below Table 3.3.

⁵ External Monitoring Report V, July 2021, para.36

⁶ Land Acquisition and Resettlement Plan, 2021 Dambadarjaa Heating Plant, page 25

⁷ Focus group discussion with the APs of Dambadarjaa Heating plant, May 2021

Table 3.2. An amount of compensation paid for the affected land and assets to the fully affected APs, by land title types and subcenters

	Land tenure rights			
	With land title			
	Count	Maximum	Minimum	Mean
Total compensation for lost assets (tugrug)	47	151,843,347.00	26,845,540.00	79,522,410.96
Land tenure rights				
Ownership	45	151,843,347.00	26,845,540.00	79,731,611.13
Possession	2	94,030,814.00	55,600,000.00	74,815,407.00
Land acquired for the subprojects				
Kindergarten	10	129,303,513.00	53,682,914.00	83,163,451.00
ICT	1	95,164,486.00	95,164,486.00	95,164,486.00
Heating plant	36	151,843,347.00	26,845,540.00	78,076,508.86

Source: Household survey, EMET, August 2021

Table 3.3 Median sale price of a residential land plot with a house on the real estate market in 2017-2020, by districts

Districts	2016	2017	2018	2019	2020
Bayangol	52,196,825	53,032,258	53,717,410	55,852,140	61,351,487
Bayanzurkh	38,043,750	39,940,829	35,725,418	36,986,522	43,280,741
Songinokhairkhan	30,142,238	30,330,652	36,957,490	39,854,711	38,572,178
Sukhbaatar	41,389,241	42,447,215	42,906,542	46,771,485	47,913,254
Khan-Uul	40,808,871	39,243,510	48,700,000	49,008,214	52,780,587
Chingeltei	32,598,595	30,669,785	35,836,415	36,265,874	37,851,470

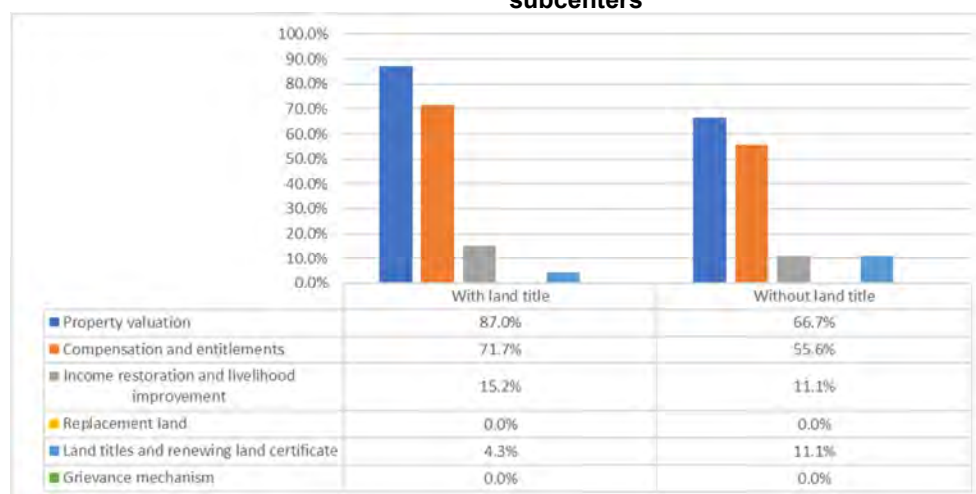
Source: Bank of Mongolia, Tenkhleg Zuuch LLC, Ulaanbaatar Real Estate Market Research Report-Quarter 2021/1 (tz.mn)

3.3 Carrying out the land and assets appraisal, and negotiating the compensation package with the affected persons

54. During the reporting period, valuation of affected land and structures were carried out by certified appraisers of “Fine Estimate” LLC for the Dambadarjaa Heating Plant subproject as well as for the Dambadarjaa roads and infrastructure subproject in accordance with the principles for ADB Safeguard Policy Statement, 2009, and relevant legislation of Mongolia. An individual valuation report was developed for each AHs and the APs were given an opportunity to review and comment on the valuation reports. Moreover, if the AP disagrees with the valuation report, s/he can hire an independent third-party certified appraiser, but its cost should be borne by the AP. The valuation report presents list of all affected structures, including residential and non-residential properties and any improvement made on the affected land, and the estimated full replacement cost for each affected item.

55. The valuation experts visited every AH to examine the affected assets and calculated the compensation amount in consideration of the AP's comments and requests. The valuation experts were the foremost consulted persons with the APs as 62.7% of the surveyed APs responded that they have met and consulted with valuation experts (See Table 3.1.4 Appendix 3). Correspondingly, the APs of the Dambadarjaa heating plant subproject were able to negotiate and be engaged in the property valuation process and are satisfied with the valuation of their affected properties. As shown in the Figure 3.1, 87% of the land title holder APs, and 66.7% of the non-title holder APs in Dambadarjaa subcenter, responded that they were consulted fairly on appraisal of the affected assets.

Figure 3.1 Percentage of the APs been consulted on LAR, by issues consulted and by subcenters



Source: Household survey, EMET, August 2021

56. Immovable property valuation has been carried out on a full replacement-cost basis, without subtracting its depreciation, which was in compliance with the ADB's Safeguard Policy Statements. As for Dambadarjaa Heating Plant subproject a total of 449 affected structures on the 41 affected land plots, such as houses, wooden fences, latrines, garages, gates, paved area, pit for wastewater, doghouse etc. were appraised for compensation purposes. The affected structures appraisal was carried out a year ago, in July 2020. However, the APs participated in focus group discussion expressed their concerns that "they might not be able to replace the affected land and assets at the negotiated value if they do not receive compensation payment immediately because the valuation of the affected assets was carried out a year ago, and since then price of commodities and immovable properties has been soaring".⁸ Their concerns have been addressed by the PMO, and the valuation experts re-examined the market rate of construction materials in Apr-May 2021 to adjust full replacement cost of the affected structures. Furthermore, the Minister of Construction and Urban Development has issued Order #93 dated on 16 April 2021 for approving the 2020 price index for the construction facilities. Based on this, the estimated full replacement cost for the affected structures has been increased at 1.08 to 1.17 price index, depending on the type of materials utilized. Consequently, compensation package to all AHs of Dambadarjaa subcenter has been increased by between 2.34% - 13.52%.⁹ Property appraisal for Dambadarjaa roads and infrastructure subproject is continued.

57. The property appraisers had estimated the market price of land approximately MNT40,000 in the Dambadarjaa Heating Plant area. During negotiations, the landowners expressed that they would agree to provide their land for MNT80,000 or higher per m², as much as to the land prices paid to the AHs in the previous subprojects of Selbe and Dambadarjaa subcenters. As the results of negotiations, LMA and PMO, and the APs reached an agreement that compensation for land loss will be MNT80,000 per m² of land. This agreement is based on the Governor's Order for Acquisition of Citizens Land with Compensation.¹⁰ The LARWG decided to provide the land compensation to the affected persons in Dambadarjaa, Denjiin 1000, Tolgoit and Sharkhad subcenters, based on a "negotiated settlement" principle specified in the Section 25 of Appendix 2 to the ADB's Safeguard Policy Statements. Following this decision, the Ulaanbaatar City Mayor's

⁸ Focus group discussion with the APs of Dambadarjaa Heating plant subproject, May 2021

⁹ ADB, 2021, Final report of the Special Project Facilitator, Mongolia: Ulaanbaatar Urban Services and Ger Areas Development Investment Program (Tranche 2), page 4

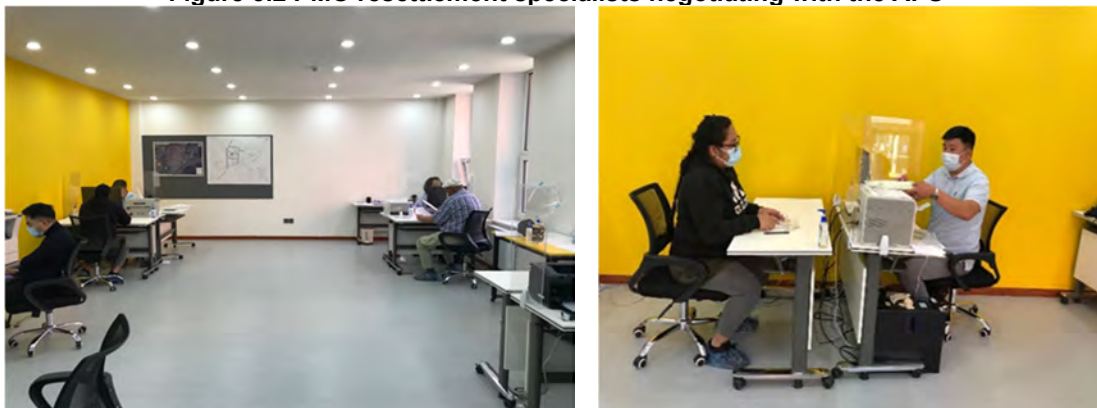
¹⁰ Land Acquisition and Resettlement Plan, 2021 Dambadarjaa Heating Plant, Annex 11

Ordinance #A/855 was issued on 25 June 2020, and 1m² land price was set to be MNT80,000 for the Dambadarjaa subcenter, the same rate used for the Selbe subcenter.

58. Negotiations with the APs for the Heating plant subproject in Dambadarjaa subcenter has resumed on 24 June 2021 and the external monitoring consultant participated as an observer. The property appraisers were present during the negotiations, upon the request, if any clarification needed or disputes arose on valuation of the affected land assets.¹¹

59. All land and property owner APs were invited for a negotiation on the appointed date and time; however, the schedule was flexible at a time that is convenient to the APs. If affected assets are registered in joint ownership of household members, all persons listed on the Property Certificate were asked to be present at the negotiation, if cannot be present in-person a power of attorney should be issued to the person to act on his/her behalf. All interested members of AHs are welcomed to take a part in a negotiation, however, when the meeting room is overcrowded some household members were asked to leave a room to maintain social distancing. The negotiating room setting is shown in the Figure 3.2.

Figure 3.2 PMO resettlement specialists negotiating with the APS



Pictures taken on 24 June 2021 by EMET at the ICT in Selbe subcenter

60. Negotiation room was well set up to accommodate undisturbed and effective negotiations between the APs and the PMO resettlement specialists. The APs were free from intimidation, coercion, or manipulation.

3.4 Relocation of land title holder and non-title holder AHs

61. The land title holder AHs of fully affected land plot are entitled to replacement land plot as an alternative to cash compensation in relocation site in Moringin Davaa, in the territory of 10th Khoroo, Khan-Uul District. However, all the AHs of the Dambadarjaa subprojects opted for cash compensation for land, which was negotiated and agreed with MUB. Thus, no relocation measures required.

62. The non-title holder AHs of the affected land plot are entitled to rental or rent-to-own apartment in designated social housing. This entitlement for the non-title holder AHs is given to the affected people affected by LAR implemented under the Tranche 2 and Tranche 3.¹² During the negotiations, all the non-title holder AHs, were informed about the possibility of relocation to the 126-units social housing to be built in Khanyin material area, the 6th Khoroo

¹¹ Interview with a certified property appraiser on July 20, 2021.

¹² According to the Table 5: Eligibility and Entitlement of the new LARF approved in 2020, the AP, who lost more than 50% of his land may choose between the following options (i) rental apartment housing at subsidized Governmental rates; or (ii) rent-to-own apartment house at subsidized Governmental rates. The APs who do not want to choose either of these options, will still be entitled to receive relocation and transitional period assistance.

territory of Songino Khaikhan district, and stay in temporary housing in Selbe subcenter until the social housing is built. Social housing and public building for the replacement housing element is shown in Figure 3.3. However, all expressed no interest in social housing scheme and none of the affected people used this entitlement in Dambadarjaa subcenter.

Figure 3.3 50-units temporary housing apartment in Selbe and social housing with 126 rent-to-own apartments to be built in Bayankhoshuu



Temporary housing apartment
Source: EMET Field observation, September 2021

Social housing apartment

63. As stated in Table 2.1 of Chapter 2, a total of 53 land plots were fully affected by the construction of kindergarten, ICT and heating plant subprojects, which were accommodating nearly 300 people from 67 households. Out of all AHs, 20.1% (14 AHs) were non-titled, co-resident households resided on the affected plot. Most of them were living on the affected land free of charge without paying any rent and are close relatives of the landowners such as parents, children, and siblings¹³. 53.2% (25 AHs) of the surveyed title holder AHs were living with co-resident HHs on the affected and 88% (22 AHs) of them reported that they co-resided with close relatives and friends. Table 3.2 presents proportion of the surveyed title holder AHs with co-resident HHs on the affected land, evidently majority of them were co-residing with close relatives and friends across all subcenters /See Table 4.6 of Appendix 3/.

Table 3.2 Number of land title holder AHs with co-resident HHs on the affected land, by subcenters

		Bayankhoshuu subcenter	Selbe subcenter	Dambadarjaa subcenter
Number of land title holder AHs surveyed		142	120	47
Of which	Percentage of land title holder AHs with co-resident HHs	61.9%	65%	53.2%
Number of land title holder AHs with co-resident HHs		88	78	25
Of which	Percentage of land title holder AHs co-residing with close relatives and friends	95%	89.7%	88%

Source: Household Survey, EMET, August 2021

64. Currently, the 126-units social housing in Khayn material area is under construction and will be commissioned on the first quarter of 2022. It has 126-units rental apartment with floor space ranging from the smallest 27.17 m² and the largest 57.89 m². The APs can choose from two tenancy options, either to rent or own an apartment through rent-to-own scheme; (i) rent scheme requires monthly rent payment of MNT6,000 per 1m² pursuant to the Resolution #25 of 2017 issued by the Minister of Construction and Urban Development, or (ii) rent-to-own scheme offers purchase of an apartment for the cost of 1 m² area MNT1,807,630 as stipulated in the Appendix "Regulation on Ownership of Rental Apartments" to the Cabinet Decree #138 of 2019. Applicants for the rent-to-own scheme must pay down payment in addition to the

¹³ ADB, 2021, Land Acquisition and Resettlement Plan, Mongolia: Ulaanbaatar Urban Services and Ger Areas Development Investment Program(Tranche 2)-Dambadarjaa Heating Plant (DAHP), para 13, page 4

rental fee for up to 5 years or till the required amount of down payment has been paid, which is 30% of the selling price. Once down payment is fully paid, the tenant is entitled apply for a mortgage loan to purchase; 5-year mortgage for social housing projects funded from local budget or local development fund sources; and 15-years mortgage for social housing projects funded from other sources such as, private sector investment, foreign and national loans or grants¹⁴. In addition to the rental fee, the households will be responsible for paying the utilities payment. As shown in the table 3.2 above, majority of AHs were residing on rental-free land, therefore moving to a rental apartment might be a big decision to relocate.

65. Moreover, rental and rent-to-own an apartment scheme requires to meet certain criteria to be admitted to social housing. During the field work in Selbe subcenter some non-title holder APs of Tranche 1, who accepted this entitlement, shared their concerns with the EMET consultants regarding the rent-to-own apartment scheme. *Firstly*, the scheme has certain requirements for admittance that are difficult for young or elderly persons and persons outside wage work to comply with. “It requires the applicant to have a regular income (Clause 3.1.3), been employed, at least, a year for the current job (Clause 3.2.3), paid social insurance contributions, has no outstanding loans, has no bad credit history (Clause 3.1.5).¹⁵ How young people manage to work that many years. Nowadays a person without an outstanding loan is rare, almost every person has consumption loans for household electronic appliances and/or furniture”. *Secondly*, rent-to-own housing scheme was offered 3 years ago at the purchase price of MNT1,807,630 per m², “would the price per square meter remain the same at the time construction work is completed in March 2022”. *Thirdly*, the entitlement is non-transferable, “the AP’s employment status changes, for example, get retired, would this entitlement be transferrable to his children”. The APs have many questions to be clarified and fears that they might be left neither rental apartment nor replacement land.¹⁶

66. Social housing is more affordable than housing on the open market and it helps to people who cannot afford rent or buy a home on the open market. Interestingly, all non-title holder AHs in Dambadarjaa subcenter refused the social housing entitlement, and the reasons shall be explored in next monitoring and evaluation. Currently, four AHs of a total 12 surveyed non-title holders AHs had managed to get an own place to live; of which three AHs settled in ger area on the land plot with land tenure rights, and one AH settled in an apartment owned by the AP or members of the AHs.

3.5 Consultation and information disclosure to affected persons

67. Following the first domestic transmission of COVID-19, the Government of Mongolia imposed strict lockdown measures from 12 November 2020, and the lockdown was extended three times till June 30, 2021. During the monitored period the strict lockdown measures were imposed from December 23, 2020 to January 5, 2021, from February 11, 2021 to February 23, 2021 and between April 10, 2021 and May 8, 2021 to combat the spread of COVID-19 in Ulaanbaatar. The strict lockdown measures included workplace closure, public gathering ban, restricted mobility of residents; and lockdowns substantially had slowed down the Program implementation.

68. Social media applications are extensively used for the purposes of information dissemination and consultations with the APs during the lockdowns. Information for the APs has been disseminated on the Facebook group “Дамбадаржаа дэд төв” which was created in April 2019 and has grown to 370 members living in the vicinity of subproject sites of

¹⁴ <https://legalinfo.mn/mn/detail/14343/2/209744>

¹⁵ Section 3. Requirements for Citizens, Regulation on providing rental housing for target group citizens of Ulaanbaatar, Appendix to Resolution #114 dated on 04 July 2019 issued by Citizens' Representative Khural of Ulaanbaatar City.

¹⁶ Focus group discussion with non-title holder APs with entitlement for rent-to-own apartment, 17 August 2021, Selbe subcenter, EMET

Dambadarjaa subcenter. The purpose of the group is the online sharing of information and exchange views on planning among the residents of the subproject area, including the APs and engage communities in project implementation. The 5 types of news are periodically shared: project news, group meeting news, mapping, planning news, community engagement goals, and capacity building projects such as Build4skills.

69. Another Facebook group of MSME businesspeople was created in June 2021 for the residents of Dambadarjaa and Denjiin Myanga subcenters. The Facebook group aims to disseminate MSME information and activities, trainings, and other related information. Currently, the Dambadarjaa MSME group has 138 members and the Denjiin Myanga MSME group has 87 members. All Facebook groups are closed, and membership is only open for the residents of each subcenter. The respective group admins including community mobilizers will add the targeted members in cooperation with Khoroo kheseg leaders in subcenters.

70. Moreover, the information on the Program activities and construction works in the subcenters has been posted regularly on the Program's Facebook page named "Гэр хорооллыг хөгжүүлэх хөрөнгө оруулалтыг дэмжих хөтөлбөр" and it has 30,025 followers as of June 30, 2021.

71. The APs interviewed in household survey identified the channels for LAR information as 76.3% reported public consultation meetings are the most prominent channel, and the APs' Facebook group took the third place as 45.8% of respondents reported that the APs' Facebook group is the channel, they tuned in to receive information. (See Table 3.1.6 Information disclosure and its channels, Appendix 3) However, some APs admitted that they felt pressured by posts on the APs' Facebook group during a negotiation, "neighbors post on the group requesting us to meet the LMA officials immediately for negotiation". Table 3.3 shows information disclosure on safeguard requirements, by land tenure rights of affected people.

Table 3.3 Information disclosure on safeguard requirements, by land tenure rights of APs

		Land tenure rights					
		With land title		Without land title		Total	
		Count	%	Count	%	Count	%
Land acquisition and resettlement plan	I know	43	91.5%	9	75.0%	52	88.1%
	I do not know	4	8.5%	3	25.0%	7	11.9%
	Total	47	100.0%	12	100.0%	59	100.0%
Statement on Land Acquisition issued by District Land Office	I know	42	89.4%	9	75.0%	51	86.4%
	I do not know	5	10.6%	3	25.0%	8	13.6%
	Total	47	100.0%	12	100.0%	59	100.0%
Notification of Cut-off date	I know	40	85.1%	7	58.3%	47	79.7%
	I do not know	7	14.9%	5	41.7%	12	20.3%
	Total	47	100.0%	12	100.0%	59	100.0%
Grievance redress mechanism	I know	20	42.6%	2	16.7%	22	37.3%
	I do not know	27	57.4%	10	83.3%	37	62.7%
	Total	47	100.0%	12	100.0%	59	100.0%
Entitlements of affected persons	I know	19	40.4%	3	25.0%	22	37.3%
	I do not know	28	59.6%	9	75.0%	37	62.7%
	Total	47	100.0%	12	100.0%	59	100.0%

Source: Household Survey, EMET, August 2021

72. As shown in the above table, the APs interviewed were familiar with the safeguard policy requirements of involuntary resettlement. They have confirmed that they have been consulted on the matters of land acquisition and resettlement directly with the PMO specialists and through the community leaders, and they were satisfied with their participation for land acquisition.

3.6 Income restoration and livelihood improvement support

73. Income restoration and livelihood improvement supports are planned to be provided under the ADB's transactional technical assistance MON-9749: Capacity Building for Sustainable Livelihoods Support in Ger Areas Program to the APs of Dambadarjaa and Denjiin Myanga subcenters in Tranche 2. Livelihood support actions are being as an integral part of the LARPs and its primary target groups are; (i) AHs with livelihood activities on the affected land; (ii) vulnerable households whose livelihoods are at more risk of being adversely affected by land acquisition; and (iii) AHs with a household income below the minimum standard of living¹⁷ set in Ulaanbaatar.

74. Community Development Specialists of the Program consult with the eligible APs to explore the means to increase household income, and their standard of living and identify the tailored livelihood support in collaboration with the Safeguard Team Specialists, PMO. Based on the household's needs assessment that reveals capabilities and skills of household members, livelihood resources they have, immediate, mid-term and long-term needs of the AHs, and goals and future aspirations to achieve in life, various livelihood supports are provided to the APs including skills training, professional development training, assisting in exploring additional income generation sources to increase the household income, providing equipment required for running family-based businesses, providing job mediation services.

75. Community development specialist of the Sustainable Livelihood Support Program has been working with the six AHs of the Dambadarjaa kindergarten subproject, who were expressed in their interest and agreed participating in the program. Household needs assessment was conducted to identify the best suited livelihood support that responds well to the needs of the given household and built upon capabilities of household members and the available resources. Following the first domestic transmission of COVID-19, the Government of Mongolia imposed strict lockdown measures from 12 November 2020, which includes a restricted business, activity and undertaking of in-class trainings, the APs are expected to receive planned supports in July 2021.

Figure 3.4 Planned livelihood support to the APs of Dambadarjaa kindergarten subproject

Expected Livelihood support in 2021 (Dambadarjaa Tranche 2)				
No	Name	Equipment support	Training support	Tranche
9	DDK5	Sewing machine straight stitch Double overlock		Tranche 2
10	DDK7	Computer with display Podcast equipments		Tranche 2
12	DDK4		TBC	Tranche 2
13	DDIT1	Sewing machine straight stitch		Tranche 2
			Sewing training	Tranche 2
14	DDK1		Cook course	Tranche 2
18	DDK4-1		Communication training, job placement	Tranche 2
11	DDK7-1		Graider operator training	Tranche 2

76. TRTA team has carried out rapid screening of livelihoods of a total 45 AHs affected by the Dambadarjaa heating plant project, of which 36 AHs were land title holder AHs, and nine AHs were without a title to land. One third of the title holder AHs (13 AHs) and nearly half of non-titled AHs (4 AHs), were belonging to vulnerable groups, such as the elderly and/or female

¹⁷ According to the Mongolia's law on setting minimum standard of living, the National Statistical Office of Mongolia establishes the minimum living standard for population on the basis of minimum consumption. The minimum living standard is used for determining amounts of minimum wage, social insurance and welfare allowances, pension and benefits, and other government assistance to people. The minimum standard of living for year 2021 is MNT238,700 in Ulaanbaatar.

headed households, single parent household with children under 18 years of age, and household with a disabled member. Only five AHs reported that productive assets were affected, and two AHs reported that job places were affected. As stated in the LARP for Heating Plant subproject, the fully affected persons with and without land rights, vulnerable APs and APs whose business and job place affected by LAR are entitled to livelihood restoration measures.¹⁸ Guided by the LARP, Community Development Specialists of the Program are working with the target AHs to provide livelihood support in post-resettlement period if required to restore or improve their livelihoods.

3.7 Grievance cases handled

77. During the reporting period between January 1, 2021 and June 30, 2021, no complaints were registered regarding to land acquisition process into the GRM system. The PMO has received an inquiry of update on land acquisition for the Dambadarjaa road and infrastructure subproject. The local resident has requested in written to have a meeting with the prospective APs on the commencement of land acquisition. Because of lockdown restrictions of a public gathering, the inquire is being responded by an official letter addressed to Damdadarjaa residents on March 12, 2021, issued by the Program Coordinator of the Program.

78. During the reporting period, the PMO has resolved grievances of four affected households of the Dambadarjaa subcenter with OSPF facilitation. On 28 December 2020, four affected people, supported by “Oyu Tolgoi Watch” and “Zurgaan Buudal Citizens’ Interests Protection Association” NGOs, lodged a complaint with the Office of the Special Project Facilitator (OSPF). The OSPF registered the complaint on 4 January 2021 and declared the complaint to be eligible for problem-solving on 18 January 2021.

79. The complaints raised issues on (i) delayed payment of compensation as *“they negotiated compensation packages for land and property during July-August in 2020 and expected to receive compensation payments in the fall of the same year, so that they could resettle before the succeeding winter”*, (ii) land and property valuations, for instance *“complainants’ land was valued at MNT60,000/square meter (m²) in Selbe, while other APs had already negotiated and agreed to land value of MNT80,000/m²”*, (iii) land acquisition and compensation, (iv) lack of reliable and meaningful consultation, namely *“there has been little to no information on issues such as how compensation was being calculated, including the methodology for valuation; the appraisers who carried out the valuations; copies of valuation reports”*, and (v) an ineffective project grievance mechanism as identified by the complainants *“stressing the application of pressure and intimidation, organizing households into groups, and spreading misinformation, particularly with comments that the authorities have the right to evict the complainants”*.¹⁹

80. A series of joint, bilateral, and individual case-by-case negotiations were conducted from 24 February 2021 to 10 June 2021. There were three to five negotiation meetings for each complainant, wherein the parties negotiated on the compensation package including the assets’ value, livelihood, transitional and moving assistance.

81. In conjunction with the problem-solving process, two important government orders were issued, which contributed to expediting the negotiation of the compensation package. First, the Order #93 of the Minister of Construction and Urban Development on approving the 2020 price index for the construction facilities was issued on 16 April 2021. Following this order, the valuation of the complainants’ assets was reassessed and, eventually, as a result of case-specific negotiations, the complainants’ compensation packages were increased by

¹⁸ LARP, June 2021 Dambadarjaa Heating Plant, Table 8: Eligibility and Entitlement, page 13

¹⁹ www.adb.org/sites/default/files/page/632626/mon-45007-005-review-assessment-report.pdf

2.34%– 13.52%. The increase in the compensation package differs for each household, depending on their assets.²⁰

82. Second, the Mayor's Ordinance #A/526 on transferring responsibilities for payment of resettlement compensation to APs from the MUB to the Ulaanbaatar Urban Services and Ger Areas Development Investment Program (or GADIP) PMO was issued on 30 June 2021. This ordinance aims to (i) ensure sufficient fund allocation for financing the resettlement compensation payments in line with ADB and national requirements, and (ii) expedite compensation payments to APs by authorizing the PMO to carry out the compensation payments directly. Following this ordinance and the negotiated case-specific agreements with the complainants from the Dambadarjaa subcenter, two complainants received their payments on 9 July 2021; one complainant received payment on 21 July 2021; and the final complainant received payment on 24 July 2021.

83. As a result of the problem-solving process, facilitated by the OSPF, the parties agreed on the compensation package to be paid by 10 July 2021 and the OSPF is monitoring the implementation. Moreover, as a result of this problem-solving process, not only these 4 complainants' but also the compensation all 188 households' (about 220 households including non-title holders) affected by the road and heating plant in Dambadarjaa subcenter shall be increased at 1.17 price index, which will result increased compensation package to all APs of Dambadarjaa subcenter road and heating plant.

84. GADIP's GRM is a system, harmonized with MUB's grievance redress procedures and systems. Since GADIP is integrated into the MUB's system, the affected persons can lodge their grievances by visiting MUB's office in-person or submitting the grievance by selecting the most convenient channel for him/herself from the given channels to lodge grievance such as short message service (SMS), smart UB application, phone, or website of MUB grievance system. Within this system, the grievance recipient of MUB will convey it to PMO through a web portal where PMO is registered and has access to its designated window where the grievances are posted. Although the APs can lodge their grievances using the many options provided by MUB grievance system, they also can directly approach GADIP PMO to present their concern, grievance and suggestion. Grievances that are submitted to the PMO by telephone are registered by the Social Welfare and Gender Specialist of the PMO Safeguards team and presented to the PMO coordinator for resolution. Grievances that cannot be resolved within the PMO are referred to the relevant agencies at MUB and if still unresolved the grievance will be submitted to the LARWG, which is presided by MUB Vice-Mayor.

85. The Resettlement Specialists of the PMO Safeguard team communicates with APs on their concern and grievance, most of the times, resolved them outside the GRM. Cases which could not be solved informally were resolved using the GRM. The APs interviewed in household survey was asked whether they have made any requests, complaints or claims regarding the implementation of the LARP and compensation, 8.5% replied that they have, and their requests were accepted. Information related with the grievances are shown below in the Table 3.4.

²⁰ ADB, 2021 Final report of the Special Project Facilitator, Ulaanbaatar Urban Services and Ger Areas Development Investment Program (Tranche 2)

Table 3.4 Requests, complaints or claims made, by land tenure rights of APs

		Land tenure rights			
		With land title		Without land title	
		Count	Column N %	Count	Column N %
Have you made any requests, complaints or claims regarding the implementation of the LARP and compensation?	Yes	4	8.5%	0	0.0%
	No	43	91.5%	12	100.0%

Source: Household survey, EMET, August 2021

86. The APs were consulted prior to land acquisition and LARP and its content has been presented to all stakeholders, including APs. The APs interviewed confirmed that they were consulted and are familiar with LAR process. Most of the APs with land tenure rights were knowledgeable about LARP (91.5%), cut-off date (85.1%), and were least knowledgeable on GRM (42.6%) and entitlements and eligibility for LAR activities (40.4%). See Table 3.1.7 Appendix 3. This indicates the need of reminding the existing GRM to the APs during consultations, or periodic activities at the project site, or on posting Facebook groups, to ensure the APs are aware of that there is a support line to address their concerns and how to make use of it.

87. The grievance handling of the PMO resettlement specialists and LAR WG has greatly enhanced owing to OSFP facilitation of grievances received from a group of APs in Tranche 1 represented by three NGOs: You Tolgoi Watch, Zurgan Buudal, and Land Acquisition and Citizens' Rights and Interests. OSPF facilitated a series of roundtable discussions with MUB, PMO, ADB project team, and the complainants. The OSPF facilitation process helped various stakeholders understand the importance of soft skills to communicate with APs and reach an agreement. Moreover, OSPF has developed a case study document on the experiences and lessons learnt in the implementation of GRM in Tranche 1 that provides great insights in grievances handling and practical recommendations to enhance project-level GRM.

3.8 Institutional arrangement for LARP implementation

88. As outlined in the RF, a Land Acquisition and Resettlement Working Group (LAR WG) for the Tranche 2 and Tranche 3 is established by the Resolution A/192 of the Mayor of Ulaanbaatar city issued on 14 February 2020. The LAR WG is chaired by the First Deputy Governor of the Capital City in charge of Development Policy and supported by the Coordinator of the Ulaanbaatar City's Ger Area Development Investment Program as a secretary. The members include the Head of the Development Policy and Planning Division of the Capital City Governor's Office, Head of the Program Monitoring and Coordination Division, Head of the Capital City's Land Management Agency, Executive Director of the "Capital City's Housing Corporation" joint stock company (JSC), Head of the Capital City's Property Use and Management Department, Head of the Capital city's Housing Infrastructure Department, Head of the Capital City's Road Development Department, Head of the "Water Authority" state-owned enterprise, and District Governors, Heads of the District State Registration Division and a representative of APs of Songino Khaikhan, Sukhbaatar, Chingeltei and Bayanzurkh districts where the project will be implemented.

89. The LAR WG is responsible for the overall management and supervision of the LAR activities for all the subprojects, and for timely decisions for LAR issues. The LAR WG will have quarterly meetings to discuss the progress of LAR activities and resolve the grievances that could not be resolved by the PMO. Where necessary, LAR WG will have more meetings by the request of LMA and PMO on urgent matters that need immediate decisions and actions.

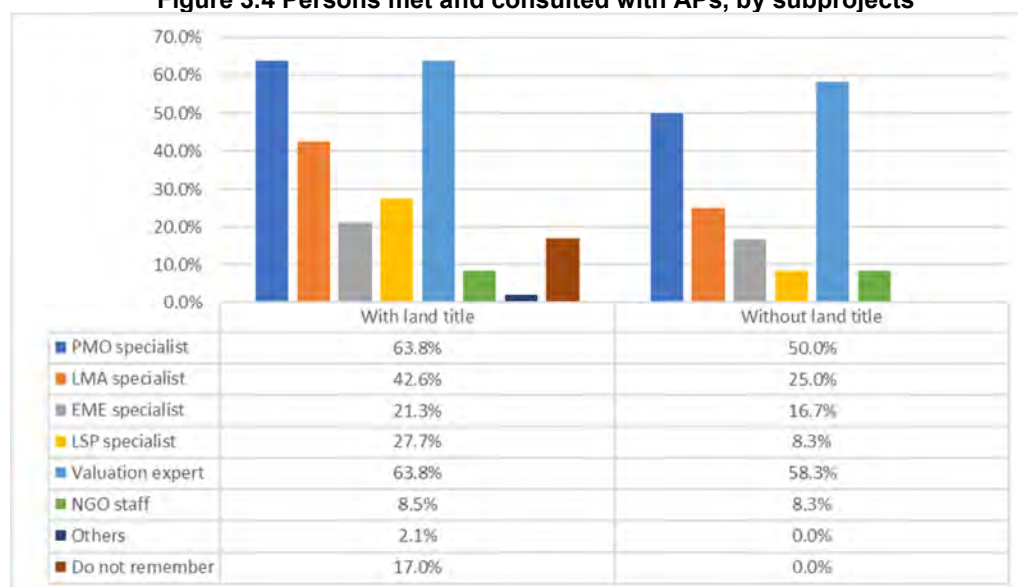
90. The last LAR WG meeting held on 19 May 2020 and discussed the complaints lodged by the APs from Dambadarjaa subcenter regarding appraisal of the affected land and assets

and decision was made in favor of the complainants. The LAR WG did not convene during the reporting period. The EMET consultant interviewed two of the LAR WG members, they have assured that although LAR WG does not regularly meet as outlined in the RF, some challenging LAR matters are decided at the Governor's Advisory Council, where all LAR WG members are associated in accordance with their positions and responsibilities, and which is convened more frequently than the LAR WG.²¹

91. The implementation of the LARP will be the responsibility of the LMA, under the guidance of LAR WG and with close coordination and support of the PMO. The LMA is responsible for all LAR of the government and donor-funded projects on the territory of the city districts. The projects with significant LAR impact such as the USGADIP drastically increase their workload, however, human resource and necessary equipment has not been adequately adjusted corresponding to their workload. During the interview with the EMET consultant, director of the LMA has highlighted the need of trainings or study tours on involuntary resettlement for its staff and provision of a vehicle for fieldworks, which are conducted frequently during LAR in the subprojects.²² This request has been discussed at the joint meeting held on 8 June 2021 engaging ADB, LMA, PMO, GADIP Consultant team. Participants of this meeting also discussed about implementing technical assistance project to support the Municipality's Urban Development Agency, LMA, progress of preparing the project proposal, possibility of relocating the Land Relations Department of the Chingeltei District to the Business Incubator Center located in Selbe subcenter and handing over the vehicle as a part of support to LMA and agreed potential solutions.

92. The PMO Safeguards Team with support of an international and national LAR consultants and four resettlement assistants of the CS-02 Consultant Team is managing the LARP implementation. During the reporting period, two LAR specialists were employed by the PMO and two resettlement assistants from the CS-02 Consultant Team work at the PMO to support the day-to-day operations of the LAR. According to the household survey, the PMO Resettlement specialists were the most interacted persons with the APs along with valuation experts. As presented in Figure 3.4 below, two thirds of the interviewed APs in Dambadarjaa subcenter responded that they met and consulted with the PMO Resettlement specialists.

Figure 3.4 Persons met and consulted with APs, by subprojects



Source: Household survey, EMET, August 2021

²¹ Key informant interview with the LAR WG member, LMA

²² Key informant interview with the Director of LMA, June 2021

93. Specialists of the PMO Safeguards Team were fully provided with the working space and necessary equipment. Moreover, the meeting rooms at the Business Incubator Center and 50-units temporary housing in Selbe subcenter were available for consultation with the APs, which is located close to the Dambadarjaa subcenter and convenient to the APs to reach.

CHAPTER 4. SOCIO-ECONOMIC IMPACTS OF LAND ACQUISITION AND RESETTLEMENT

94. ADB's involuntary resettlement safeguards aim to avoid involuntary resettlement wherever possible, and to minimize involuntary resettlement by exploring project and design alternatives because involuntary resettlement can cause considerable distress and worry for affected people. When involuntary resettlement is unavoidable it must be carefully planned from an early stage and undertaken with the informed and active participation of displaced persons and other relevant stakeholders in order to minimize and address negative impacts. LARP is a document that sets out the structure and approach to identify and implement the measures to enhance, or at least restore, the livelihoods of all displaced persons in real terms relative to pre-project levels; and to improve the standards of living of the displaced poor and other vulnerable groups. LAR imposes risks; however, these risks are experienced differently by different social groups and the extent of LAR impact they have been exposed. Household Socio-Economic Survey (HSES) conducted in planning of LAR has identified the economic and sociocultural conditions of the displaced persons, and potential impacts on the identified vulnerable individuals and groups. Based on HSES findings the appropriate actions were planned in the LARP to address LAR risks on vulnerable groups and their different needs pre- and post- displacement.

95. Previous chapters described the implementation of the LARP, and this chapter aims at analyzing whether the measures, implementation structure and mechanism specified in the LARP were able to achieve the goals of enhancing, or at least restoring the livelihoods of all displaced persons, based on the findings of the household survey carried out interviewing the APs from 59 affected households. Of all the respondents (APs) participated in the household survey, 57.6% were head of the household and 42.4% were men and 57.6% were women. Majority of the surveyed AHs had secured land tenure rights before displacement, about 20.3% of the surveyed AHs were non-title holder AHs co-residing with the title holder AHs on the affected land plot (See Chapter 2. Appendix 3).

96. EMET has assessed the post-resettlement livelihoods of a total of 384 AHs in a reporting period of EME VI and selected demographic characteristics of total surveyed AHs is presented in Table 4.1 below. This report presents data of the surveyed 59 AHs of Dambadarjaa subcenter and provide insights to post-displacement livelihood of 210 APs living in these households. Total of the surveyed 59 households in Dambadarjaa subcenter 18.6% were female-headed households, and 32.2% were vulnerable AHs and none of AHs were in the lowest decile of income, in other words, do not receive the Food Stamp Support. Household size of the surveyed AHs was an average of 3.5 household members, the total dependency ratio²³ is higher than the national dependency ratio 54.8 of Mongolia. Children under 18 years of age constitute 34.2% and old people 14.7% of the APs. Refer to Chapter 2 of Appendix 3 for more detailed information.

Table 4.1 Household size and composition of the surveyed affected households

	Bayankhoshuu	Selbe	Dambadarjaa	Total
Number of surveyed AHs	176	149	59	384
Total number of APs live in these AHs	731	603	210	1,544
Children under 18 years old	259	220	72	551
Members, who require permanent care and treatment	4	2	0	6
Members with disabilities	27	20	5	52
Elderly	97	91	31	219

²³ Dependency ratios are a measure of the age structure of a population. They relate the number of individuals that are likely to be economically "dependent" on the support of others. Dependency ratios contrast the ratio of youths (ages 0-14) and the elderly (ages 60+) to the number of those in the working-age group (ages 15-60).

	Bayankhoshuu	Selbe	Dambadarjaa	Total
Able-bodied, working-age adults	345	270	101	716

Source: Household survey, EMET, August 2021

4.1 Changes in the living condition and livelihoods of the affected households

97. According to the household survey findings, the Program-induced land acquisition did not affect adversely the livelihoods of the affected households. 91.5% of the total surveyed AHs in Dambadarjaa subcenter reported that their livelihoods had not been adversely affected by land acquisition and resettlement. The APs of the kindergarten subproject resettled a year ago whereas the APs of the heating plant subproject vacated their land a month ago.

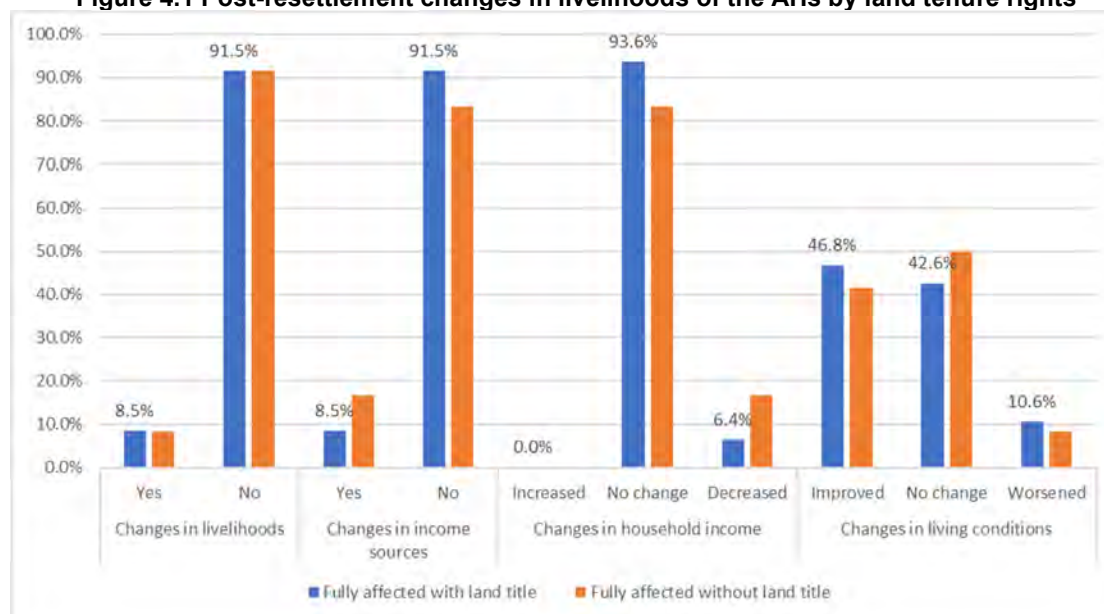
The APs of Damdadarjaa subcenter reported no adverse impact on their livelihoods as follows:

- 91.5% of all fully affected persons with land tenure rights,
- 91.7% of all non-title holder AHs on the affected land,
- 90.9% of the female headed AHs, and
- 84.2.0% of the vulnerable AHs and 95% of non-vulnerable AHs,

98. Few APs reported having been adversely affected by land acquisition and resettlement, 8.5% or 4 AHs with land tenure rights, and 8.3% or one non-title holder AH. Out of these households, three AHs reported their social support network has broken down, and two AHs face job losses and their household income decreased. (See Table 4.2 Appendix 3).

99. At the time of the household survey, 59.6% (i.e., 28AHs) of the **fully affected HHs with land tenure rights** were living in apartment blocks, of which three-quarters (i.e., 22AHs) were living in apartments owned by the AP or members of the AHs and 21.4% lived in rented or rent-free apartment (See Table 2.13 and 2.14 Appendix 3). The fully affected persons with land tenure rights are more satisfied with their post-resettlement changes in their living conditions and livelihoods, especially the APs who live in an apartment (See Table 4.4 Appendix 3). The fully affected persons with land tenure rights have reported that their living standards and livelihoods had improved (46.8%) or had not changed (42.6%) and 10.6% consider that their living standards and livelihoods had worsened (See Table 4.3 Appendix 3).

Figure 4.1 Post-resettlement changes in livelihoods of the AHs by land tenure rights

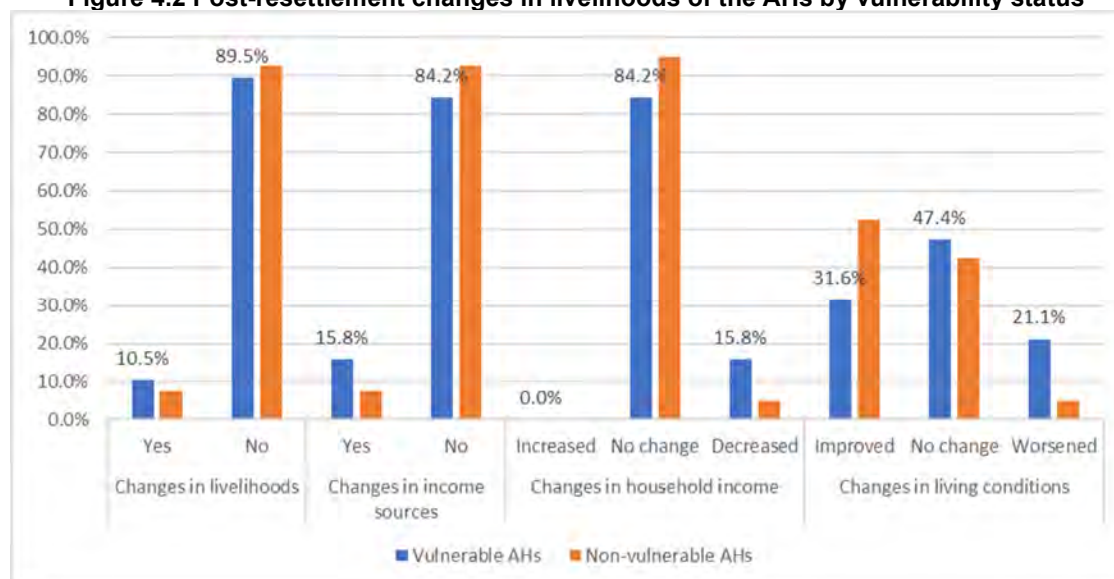


Source: Household survey, EMET, August 2021

100. As shown in the figure 4.1 above, there is insignificant difference in livelihoods between the AHs with land title and the **AHs without land title** after physical displacement. However, changes in accommodation greatly differ between the AHs with land title and the AHs without land title. One-fourth of the AHs without land title were living apartments, two-thirds were living in rented or rent-free apartment (See Table 2.13 and 2.14 Appendix 3). Four AHs of a total 12 surveyed non-title holders AHs had managed to get an own place to live; of which three AHs settled in ger area on the land plot with land tenure rights, and one AH settled in an owned apartment by the AP or members of the AHs. The fully affected persons without land tenure rights have reported that their living standards and livelihoods had improved (41.7%) or had not changed (50.0%) and 8.3% consider that their living standards and livelihoods had worsened (See Table 4.3 Appendix 3).

101. Nearly one-third (32.2%) of the surveyed AHs were **vulnerable households** and 82.2% of vulnerable APs reported that their livelihoods not affected adversely by land acquisition and resettlement, which was the lowest among the other AH groups. 73.7% of the surveyed vulnerable AHs were headed by the elderly, who lives on the social welfare benefits. At the time of the household survey, 31.6 percent of affected vulnerable AHs and twice as much as non-vulnerable AHs (61.5%) were living in apartments; but land and property ownership did not show significant disparity between the vulnerable and non-vulnerable APs; around 68% of APs in both groups were living in the owned by the AP or members of the AHs. As shown in figure 4.2 livelihood of the surveyed AHs had not changed in post-resettlement period however, proportion of vulnerable AHs reported as no changes in livelihood and household income is slightly lower than the non-vulnerable AHs.

Figure 4.2 Post-resettlement changes in livelihoods of the AHs by vulnerability status

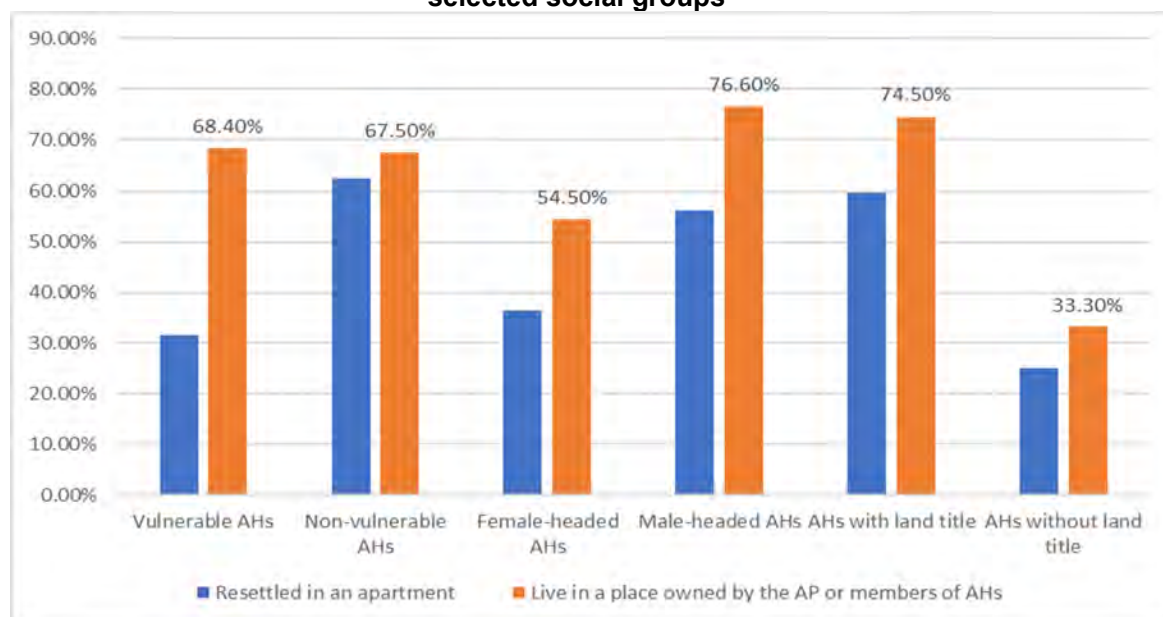


Source: Household survey, EMET, August 2021

102. All affected land plots were used for residential purposes, therefore changes in housing condition and property ownership were the key indicators of the monitoring of LAR impacts on living standards and livelihoods of the physically displaced persons. More than half of the surveyed APs (55.9%) reported that housing condition had improved after resettlement; i.e., 61.7% of AHs with land tenure rights, and 62.5% of non-vulnerable AHs. **10.5% of all surveyed vulnerable AHs** (i.e 2 AHs) reported on worsening of their housing condition. However, at the time of the household survey it has been a month passed since they had vacated their land and they did not find a permanent place to settle in yet. EMET shall have closer look on them for the subsequent winter months. Figure 4.3 shows changes occurred after resettlement in accommodations and ownership of properties namely, apartment, land,

and assets by AHs' characteristics. As for non-vulnerable surveyed AHs, 67.5% were living in a place owned by the AH, and 62.5% moved into apartment. The compensation payment to AHs of Dambadarjaa heating plant subproject was transferred shortly before the time of household survey, therefore some AHs were still in search of a place to settle, therefore percentage of AHs living in owned place is expected to be increased in next monitoring period.

Figure 4.3 Post-resettlement changes in accommodations and property ownership, by selected social groups



Source: Household survey, EMET, August 2021

103. The APs moved to live in apartments, have benefited more through living closer to the downtown residential areas, compared to the APs, who continue to live in ger areas. For instance, a distance from the current residence area to the city center is an average 11.2 km for the APs, who continue to live in ger areas and 4.4 km for the APs who moved into apartments (See table below). More APs currently live in an apartment than APs live in ger areas report on improved public and social services (See Table 4.4 Appendix 3). Moreover, their perception of the safety of residential area much higher than those live in ger areas (See Table 2.18 Appendix 3).

Table 4.2 Relocation site distance to the city center by the gender of head of AHs

Gender of head of the household			How far is it from the city center?			
			Count	Maximum	Minimum	Mean
Male	Currently reside in ger area		21	45.0	3.0	11.9
		Currently reside in an apartment	27	18.0	1.0	4.6
	Female	Currently reside in ger area	7	16.0	4.0	9.7
		Currently reside in an apartment	4	4.0	2.0	3.0
Total	Currently reside in ger area		28	45.0	3.0	11.2
		Currently reside in an apartment	31	18.0	1.0	4.4

Source: Household survey, EMET, August 2021

104. Dambadarjaa subcenter is located 9 km further away from the city center in the northern part of Ulaanbaatar. The calculation is shown in the above table indicates that the 28 AHs resettled in ger areas have moved to outer skirts of the city, i.e. approximately 11.2 km away from the city center. In addition, a size of the land plot owned/possessed by the APs,

who continue to live in ger areas after physical displacement, had increased for the non-vulnerable AHs from the average of 514 m² of pre-displacement land plot area to 605 m² of plot area, whereas it had been reduced to 428 m² of plot area for vulnerable AHs. These changes may affect their livelihoods and needs to be monitored thoroughly for the subsequent months.

Table 4.3 Land size of the relocated land plot by vulnerability status

	Vulnerability of HHH							
	Vulnerable				Non vulnerable			
	Count	Maximum	Minimum	Mean	Count	Maximum	Minimum	Mean
What is the land size of your khashaa (in meter square)?	19	700	109	428	40	700	411	605

Source: Household survey, EMET, August 2021

105. One-third of respondents reported facing hardships during relocation, for instance, the most common difficulties were a shortage of manpower during removals (take down the affected structures and transporting salvageable construction materials) and finding a place to resettle. Female-headed households and vulnerable AHs bore these difficulties twice as much as male-headed households and non-vulnerable AHs: i.e., 63.6% of all female-headed AHs, 57.9% of all vulnerable AHs and only 29.2% of male-headed AHs, 25% of all non-vulnerable AHs reported facing these difficulties (See Table 4.1 Appendix 3)

CHAPTER 5. LAR IMPACTS ON WOMEN

106. This section aims to provide insights on the gendered effects of resettlement, (i) whether men and women were treated equally in the land acquisition and resettlement process, (ii) whether the entitlements provided in the LARP adequately address the needs of women and girls (iii) whether women's land tenure and property rights were adversely affected and (iv) whether the living standards and livelihoods of women and girls have worsened after land acquisition and resettlement. Generally, women in society experience disadvantages because of their social roles and responsibilities habituated by tradition, especially in the private sphere. Women spend on average three times as many hours on unpaid domestic and caring work than men. Women's economic activity is often interrupted by childbearing and attaining the combination of reproductive empowerment, along with decent work, is a challenge. There is risk that women and girls might be more exposed and vulnerable to LAR impacts because of their disadvantaged status.

107. EMET has undertaken a gender impact analysis to determine how the land acquisition is impacting people differently based on gender, and the gender impact analysis is presented in this section based on the findings of the household survey which has covered a total of 59 AHs, female headed households account for 18.6 percent (11 AHs) of all surveyed households. Out of a total of thirty-four female APs were interviewed (57.6 percent of the respondents), and ten were heads of the AHs (See Table 5.1 Appendix 3).

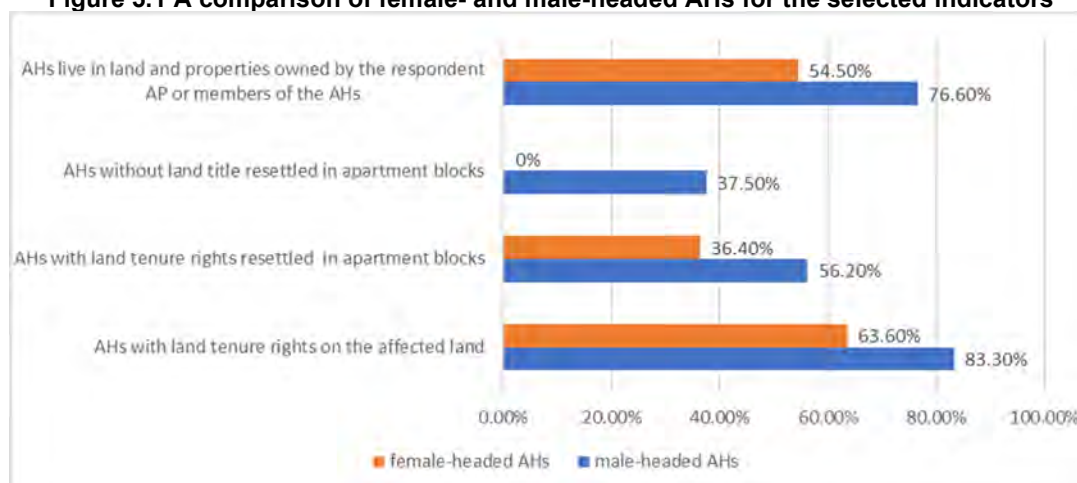
108. All respondents regardless of their gender were supportive of the project and had no objection to vacating their land for the construction of a heating plant and kindergarten in the ger area they lived in. In fact, the 12 landowners had voluntarily come together to have their lands utilized for the construction of the kindergarten and ICT center subproject. The APs shared their hopes with EMET in focus group discussions that they believe the development of the planned infrastructure and public facilities will benefit not only local communities in the vicinity but all who dwell in Ulaanbaatar by reducing air pollution which reaches an alarmingly high level during the winter months.

109. Compared to men, women were somewhat dissatisfied with the changes in their lives after physical displacement. At the time of the household survey, 60 percent of affected men and, 47% of affected women were living in apartment blocks, and 20.9% of the affected men, and 32.3% of the affected women lived in rented or rent-free accommodations (See Table 5.8 Appendix 3). Men are more satisfied with their current residence area whereas women's satisfaction was slightly lower than men's (See Table 5.10 Appendix 3). All affected men have reported that their living standards and livelihood had improved (52%) or had not changed (48%) after physical displacement, whereas 17.6% of the affected women consider that their living standards and livelihoods had worsened, and 41.2% of women perceive their living standards and livelihoods to have improved. The remaining 41.2% think that their living standards have not been affected by physical displacement. More women than men report on the worsening of their livelihoods; 14.7% of women responded that their household income had been declined, and 23.5% of women responded that their employment status had been worsened (Table 5.3 Appendix 3). When considering household well-being, women's opinions have more weight because women manage daily household resources and make decisions on their children's nutritional and educational needs.

110. Household survey findings showed that gender of head of AH was highly significantly associated with land tenure, settled residence area, and property ownership. Significant difference in land tenure rights and property ownership have been observed between female- and male-headed AHs surveyed. 83.3% of a total of 48 male-headed AHs and 63.6% of a total of 11 female-headed AHs had land tenure rights on the affected land. At the time of the household survey, 56.2% of male-headed AHs and 36.4% of female-headed AHs were resettled in apartment blocks (See Table 5.5 Appendix 3), and 76.6% of male-headed AHs

were living on land and properties owned by the respondent or members of the AHs, whereas only 54.5% of female-headed AHs reported the same (See Table 5.9 Appendix 3).

Figure 5.1 A comparison of female- and male-headed AHs for the selected indicators



Source: Household survey, EMET, August 2021

111. One-third of respondents reported facing hardships during relocation, for instance, the most common difficulties were a shortage of manpower during removals (take down the affected structures and transporting salvageable construction materials), and finding a place to resettle. Although the affected land and structures were fully compensated at replacement cost, AHs were keen to take down their structures by themselves as gently as possible to salvage some materials. Inevitably, it required some muscles and had increased workload of moving. As reported by the respondents, female-headed households bore these difficulties twice as much as male-headed households: i.e. 63.6% of all female-headed AHs, and only 29.2% of male-headed AHs reported facing these difficulties (See Table 5. Appendix 3).

112. The importance of women's ownership and control of assets has long been recognized as a key element for the empowerment of women. Women's ownership of assets is positively associated with a number of important development outcomes for the household, including food security; child nutrition and education; a reduction in vulnerability and poverty if and when the household dissolves and increased bargaining power in the household. Land and property rights can be measured by three proxies:²⁴

- Having own name on a legally recognized document;
- Having the right to sell;
- Having the right to bequeath

113. Mongolian women are given equal property rights by the country's statutory laws, for instance, Law of Mongolia on Promotion of Gender Equality states "gender based restriction of the right of a family member to participate in the determination of his or her share in the family property, to manage and dispose that share and to engage in income generating and other activities to cater for the needs of the family shall be prohibited" (Article 14.5). While men and women have equal rights to own and purchase land and properties, in practice patriarchal tradition and customs bestow more advantages on men regarding property rights as a head of household, and inheritance rights to sons as the carrier of the family bloodline. Women's land and property rights were not affected by physical displacement, compared to national figures whereby "the level of property ownership by men is 1.8 times more than that

²⁴ United Nations, 2019, Guidelines for Producing Statistics on Asset Ownership from a Gender Perspective, page 109

for women”²⁵; the proportion of men owning land is 6.2% higher than for women, and the proportion of men owning an apartment is 8.7% higher than that for women. Out of all AHs surveyed, two-thirds (i.e., 39 AHs) were living in places owned by the AP or members of AHs at the time of the household survey. Twenty-three AHs were living in an apartment owned by the AP or members of AHs, of which 39.1% reported that the property ownership certificate was registered in the husband’s name as sole ownership; 30.4% were registered in the wife’s name as sole ownership, and 26.1% were registered as joint ownership of members of the household. A total of 16 APs were living in ger areas on titled land plots, of which 43.7% reported that the land tenure certificate was registered in the husband’s name as sole ownership; 37.5% was registered in the wife’s name as sole ownership, and the remaining 18.7% was either registered as joint ownership of members of the household or as sole ownership in the other household member’s name (See Table 5.6 Appendix 3).

114. As for non-title holder AHs, two-thirds are living in rental (4AHs) or rent-free (4 AHs) accommodation. Although all female-headed, non-titled AHs are living in ger area, half of them hold land tenure rights for the land plot they have settled on. It can be concluded that female-headed, non-title holder AHs are better-off following physical displacement, because when title to land is secured, families are able to make structural improvements, and access social services, resulting in better sanitation and living conditions. The AHs without land tenure rights were entitled to the rent-to-own schemes in social housing, however, none of them applied for this support at the time of the interview. The table 5.1 below presents a summary of their current residence and ownership status.

Table 5.1 Residence of non-title holder AHs after physical displacement

		AHs without land title					
		Sex of the head of AHs					
		Male		Female		Total	
		Count	%	Count	%	Count	%
Land plot	Ownership	1	12.5%	1	25.0%	2	16.7%
	Possession, up to 15 years	0	0.0%	1	25.0%	1	8.3%
	Rented	1	12.5%	1	25.0%	2	16.7%
	Temporarily live on other HH's land plot	3	37.5%	1	25.0%	4	33.3%
	Living in an apartment block	3	37.5%	0	0.0%	3	25.0%
	Total	8	100.0%	4	100.0%	12	100.0%
Apartment	Owned by the AP or members of the AHs	1	12.5%	0	0.0%	1	8.3%
	Rental apartment	2	25.0%	0	0.0%	2	16.7%
	Living in ger area	5	62.5%	4	100.0%	9	75.0%
	Total	8	100.0%	4	100.0%	12	100.0%

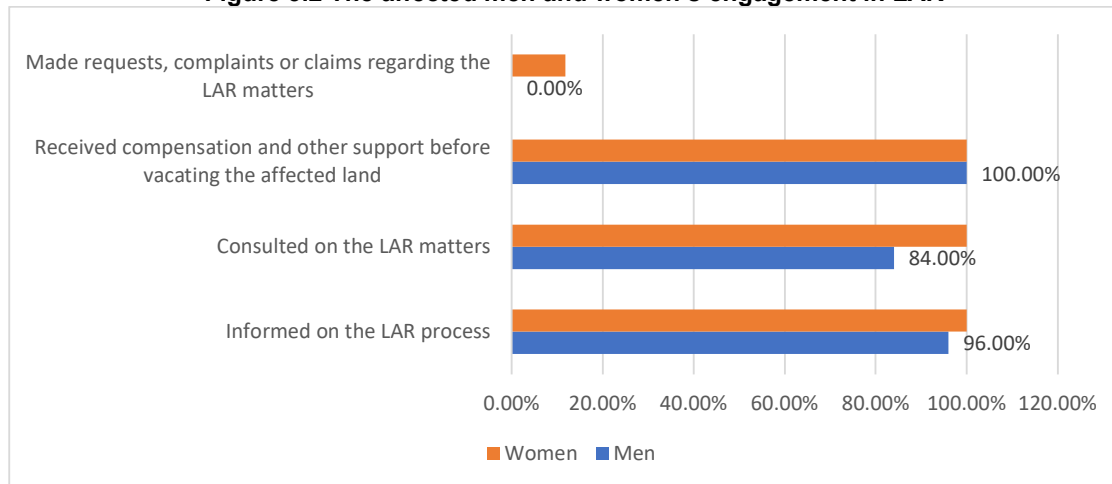
Source: Household survey, EMET, August 2021

115. Based on the findings of the household survey and individual meetings with the APs, it can be concluded that men and women are treated equally in the land acquisition process of the Program. All men and women were informed and consulted on LARP, and public information disclosure and consultation meetings were open to all interested APs; men and women, young and old, with land titles and without land titles, property owners and non-property owners. There were no entitlements that were specific to men or women. All APs were compensated for the loss of land and assets regardless of age, sex and land tenure rights (Table 3.1 Appendix 3) and were entitled to income restoration and livelihood improvement support. As shown in figure 5.2, women were more actively engaged than men

²⁵ NSO, 2018, Pilot Survey on Measuring Asset Ownership and Entrepreneurship from a Gender Perspective, Ulaanbaatar

in land acquisition and resettlement process and voiced their request, complaints or claims. Refer to Chapter 3.7 Grievance cases handled of this report.

Figure 5.2 The affected men and women's engagement in LAR



Source: Household survey, EMET, August 2021

116. The APs who were met with, including women, during field visits expressed their hopes that resettlement would lead to greater opportunities for them. In order not to fail in their expectations, the following areas of the Program could be strengthened:

- Work with communities to listen and identify the needs and concerns of those most vulnerable (including women, children, people with disabilities, the elderly and non-titled persons) to ensure that the assistance provided meets everyone's needs and concerns in an equitable manner;
- Disaggregate the Program data to ensure women and vulnerable groups are being reached and supported.

CHAPTER 6. CONCLUSION AND RECOMMENDATIONS

117. The land acquisition and resettlement for the subcenter development activities under Tranche 2 of the Program is being implemented in accordance with the “Land Acquisition and Resettlement Plans and the ADB Safeguard Policy Statement requirements for involuntary resettlement and the principles adopted for the Program were followed. The PMO Safeguards team consisting of two land acquisition and resettlement specialist and one international consultant, one national consultant and 2 support staff for LAR from the CS-02 Project Implementation Support Consultancy Team has been working on the LARP implementation. PMO’s Safeguards team is staffed sufficiently and equipped with required devices, and has successfully managed the implementation of the LARP.

118. LAR imposes risks, although these risks are experienced differently by the different social groups. This has been recognized and addressed in LARP documents of the Program. The pre-displacement HSES has identified the affected vulnerable groups, LAR impacts on these people, including women and the appropriate actions were planned in the LARP to address their diverse needs pre-and post- displacement. LARP was implemented in a manner that all potential adverse impact on the APs and AHs land and assets have been fairly compensated and livelihood support provided. All compensations, assistance and benefits adopted in the proposed entitlements matrix, corresponded to the APs received benefits that they were entitled.

119. There is an established mechanism to enable meaningful participation and consultation with the APs, the consultations confirmed that affected persons are well informed about the Program, resettlement strategy, compensation entitlements, grievance mechanisms, process of valuation of affected buildings and structures and the base for the land price determination. To enhance meaningful consultation, it is recommended:

- (i) the contents of consultative and information dissemination meetings to APs to be prepared in the form of a matrix that includes dates of meetings, participant groups for instance, project beneficiaries, APs, vulnerable groups, complainants etc., and specialists attended from PMO, other relevant authorities, their titles, discussion topics and information, key issues and concerns raised by the participants, meeting outcomes and commitments or follow-up after the meeting. It recommends to carefully consult the following matters with the APs:
- (ii) Separately consult with APs, whose land and assets, that are jointly owned or possessed, are partially affected. Inform all adult co-owners and co-possessioners of the land and assets, who are recorded in land or real estate registration certificates, about an option of acquiring the land and assets with cash compensation or an option of swapping the land for land. Discuss whether there will be any risks associated with the co-owners and/or co-possessioners and assist them to jointly decide and choose the best option of compensation either cash or replacement land and housing.
- (iii) Introduce the assets valuation methodology for valuing affected assets using full replacement cost to APs, in particular ensure that APs understand that buildings of the same design and size are valued and compensated at the same amount regardless of the depreciation of the building.²⁶

²⁶ “We are satisfied with the compensation. Everything was considered to calculate the compensation. Our dog shelter was compensated as well. Our house is 10 years old and comparatively new house in this area, we repaired the roof last year, and we improve our house every year. I am very dissatisfied with one thing, why an old, depreciated house was compensated in exactly the same way as ours...” an interview with the AP women in Dambadarjaa subprojects, July 2021

- (iv) The GRM needs to be strengthened following the recommendations of the OSPF²⁷; and if needed employ a full-time problem-solving specialist during the LARP implementation and construction phases to resolve the complaints at the Program level;
- (v) Regularly inform the APs on the existing GRM during consultation, or periodic activities at the project site, or on posting Facebook groups, to ensure the APs are aware of that there is a support line to address their concerns. Get their
- (vi) Document all entitlements were offered to AHs, but rejected by AHs, for example, refusal of rental or rent-to-own social housing scheme for non-titled AHs.

120. The LARP implementation is considered successful in terms of ensuring equal land tenure rights for both women and men; equal participation of men and women in land acquisition process; and provided supports those who are to be resettled – both women and men – with the information, skills and resources they need to restore their livelihood in the post-resettlement period.

121. The following actions can be taken to ensure that the Program benefits are distributed uniformly across the project area and enhance the expected social outcomes.

- Work with communities to listen and identify the needs and concerns of those most vulnerable (include women, children, people with disabilities, the elderly and non-titled persons) to ensure that the assistance provided meets everyone's needs and concerns in an equitable manner;
- Disaggregate the Program data to ensure women and vulnerable groups are being reached and supported.

²⁷ ADB, 2020, Office of the Special Project Facilitator's Lessons Learned Ulaanbaatar Urban Services and Ger Areas Development Investment Program, Tranche 1, page 36

Appendix 1: Terms of Reference

External Land Acquisition and Resettlement Monitoring

Background

1. Ulaanbaatar city is home to more than 1.4 million people. The city's core largely comprises of apartment blocks served by comprehensive utility services, including district heating, piped water supply, and waste water collection and treatment. Surrounding the core is a vast and low-density peri-urban area (so-called *ger* areas) with poor infrastructure that accommodates about 60% of the city's population (about 840,000 inhabitants).²⁸ *Ger* areas have spread and expanded through successive waves of migration.²⁹ These low-and medium-income household settlements are characterized by loosely aligned plots, creating irregular pathways that remain unpaved.³⁰ The majority of households have land tenure. A lack of basic urban services affects the *ger* area residents' health and living conditions through (i) severe air pollution generated by unimproved individual coal stoves used by most residents during winter;³¹ (ii) poor sanitation from almost exclusive reliance on open pit latrines; (iii) poor solid waste collection; (iv) limited access to portable water (supplied by water kiosks); and (v) traffic congestion caused by unmanaged road network. Finally, *ger* areas have a critical lack of public space, public facilities, commercial areas, and economic opportunities.

2. Investment program. On 12 December 2013, the Asian Development Bank (ADB) approved the Ulaanbaatar Urban Services and Ger Areas Development Investment Program (GADIP) using the multi-tranche financing facility (MFF) modality. The program's framework financing agreement (FFA) was signed on 9 December 2013 and ratified by the Mongolian Parliament on 23 May 2014. The program supports the Ulaanbaatar city master plan in upgrading priority services and developing economic hubs (subcenters) in *ger* areas. The implementation period is 9 years (December 2013–December 2022) and comprises of three tranches. The program is geographically targeted with multisector interventions. Responding to the urgent demand for basic urban services and the ongoing densification, it proposes an integrated solution to initiate a redevelopment process in *ger* areas and develop urban subcenters as catalysts for growth. Improving infrastructure within the *ger* area subcenters is critical for the city's inclusive development. Better urban planning combined with infrastructure along priority roads will initiate the structural change of subcenters. This will (i) improve residents' access to basic urban services, public space, and socioeconomic facilities; (ii) support local economic development; (iii) allow residents and businesses to take advantage of urban economies; and (iv) provide better housing options. The changes in land use and urban density will improve efficiency and financial sustainability of water, sanitation, and heating services delivery. The first tranche is financing priority infrastructure, facilities, and capacity building to develop the Selbe and Bayankhoshuu subcenters. The second and third tranche will finance additional investments in subcenters under tranche 1, and extend investments in priority infrastructure, public facilities, and capacity building to develop DenjiinMyanga and Dambadarjaa subcenters (tranche 2), and Tolgoit and Sharkhad subcenters (tranche 3), respectively. For more information about the project, including information on poverty, social and gender dimensions, environment and resettlement, please refer to the ADB website: <https://www.adb.org/projects/45007-005/main#project-documents> and GADIP website: <http://www.ub-subcenter.mn/>.

²⁸ Almost 56% of the *ger* area population lives in solid houses and 44% lives in traditional *gers*

²⁹ Since 2010, the estimated average population growth in *ger* areas was 25,000 in habitats per year. This represents more than the city's 3.8% annual growth rate. If this trend continues, the population of the *ger* areas will grow by 250,000 over the next 10 years, fueled by both in-migration and natural growth.

³⁰ The average household monthly income in *ger* areas is \$380.

³¹ In winter, the rate per cubic meter (m³) of particulate matter smaller than 2.5 micrometers is seven times higher than what is allowed by the WHO. Winter in Mongolia lasts up to 5 months.

3. Project Implementation Arrangements. Municipality of Ulaanbaatar (MUB), the executing agency of GADIP, has Planning and Strategic Department that is responsible for coordinating the program implementation. Program management office (PMO) has been established under the first deputy vice mayor in charge of development policy. A program steering committee, chaired by the mayor of Ulaanbaatar and comprised of government officials, has been established to provide strategic and policy guidance. Under the PMO, two consultancy services were hired to support the implementation of tranche 2, (i) T2-CS01: Consultancy services for detailed engineering design and supervision; and (ii) T2-CS02: Consultancy services for institutional strengthening and capacity building.

4. The construction of roads and infrastructures, and public facilities in the tranche 2 and tranche 3 subcenters of GADIP, Dambadarjaa and DenjiinMyanga (tranche 2), and Tolgoit and Sharkhad (tranche 3) are to start from 2021 and the land acquisition and resettlement (LAR) activities are starting from 2020. It is vital for GADIP to commence the independent external monitoring and evaluation of LAR activities to ensure the compliance of LAR activities with ADB Safeguard Policy Statement, 2009, (SPS), especially its requirements on Involuntary Resettlement, to protect the rights and interests of the people affected by land acquisition and resettlement. This terms of reference (TOR) is prepared for selection and recruitment of consultancy services for LAR external monitoring and evaluation. The details of the consultancy services are provided in the sections below.

Objectives

5. External monitoring and evaluation (EM) will be conducted to (i) assess the effectiveness, impact and sustainability of land acquisition and resettlement activities; (ii) determine whether Safeguard compliance has been met; and (iii) learn strategic lessons for future policy formulation and planning related to land acquisition and resettlement (LAR).

Methodologies

6. Monitoring methodologies will be, but not limited to, as follows: desk review and field visits; use of structured questionnaires; meetings with stakeholders such as departments and organizations of Municipality of Ulaanbaatar (MUB), local officials, and affected households, and other relevant stakeholders; focus group discussions; and key informant interviews. Separate meetings will be held with representatives of women and vulnerable households. Monitoring indicators and findings will be disaggregated by gender, if applicable. Households who moved outside the ger areas or those who are in temporary housing within or outside the ger areas will be covered in the external monitoring.

7. EM need to be carried out for all household (HH) and entities affected by public facilities and as well as randomly selected households and entities affected by roads and infrastructures. Random sampling should be done at least on 20 per cent of all affected households (AH) and entities. Moreover, consultant need to consult with stakeholders involved in LAR implementation such as Land Management Agency of MUB, khoroo and kheseg leaders and Capacity building for Sustainable Livelihood support in ger areas TRTA team.

Scope of work

8. LAR external monitoring need to be carried out for all subprojects being implemented under Tranche 1 and for all packages considered in Tranche 2 and Tranche 3.

Process and Indicators

9. The EM process will include the following: (i) review and verification of the internal monitoring reports of the PMO; (ii) identification and selection of impact indicators; (iii) impact assessment through quantitative and qualitative surveys; (iv) consultation with local

stakeholders; (v) assessment of compliance with local laws, the ADB Safeguard Policy Statement (SPS), Resettlement Framework (RF) and the Land Acquisition and Resettlement Plans (LARPs); (vi) recommendation of land acquisition process modification and adaptation measures; (vi) lessons learned for future land acquisition and resettlement policy formulation and planning. All data collection and analysis will be disaggregated by gender and vulnerability.

10. The following are some of the external monitoring key indicators:
- Economic status of affected households, including employment, income and household assets. This assessment will be done against the pre-project baseline information.
 - Status of vulnerable persons, in terms of food security, household demographics, livelihoods and health. This assessment will be done against the pre-project baseline information.
 - Impact of land acquisition on women, children, elderly, the poor and other vulnerable groups. This assessment will be done against the pre-project baseline information.
 - Degree of support the AHs received during relocation and in restoring income activities and livelihood restoration
 - Degree of support the vulnerable households received during relocation and in restoring income activities and livelihood restoration
 - Perceptions of affected households regarding the implementation of the land acquisition and resettlement process.
 - Participation and involvement of affected households in LARP implementation.
 - Effectiveness and fairness of valuation, compensation, assessment and disbursement measures.
 - Implementation and effectiveness of income restoration measures.
 - Effectiveness and fairness of Grievance Redress Mechanisms (GRM).
 - Level of satisfaction among affected entities in the post-resettlement period.
 - Adequacy of LAR funds, their timely availability and results of financial audits.
 - Level of satisfaction among the AHs in the post-resettlement phase.
 - Performance of LARP implementing agencies (PMO, Land Management Office, project consultants).
11. The EM will also report on any outstanding LAR issues or potential issues and propose time-bound action plan in order to resolve them.

Reporting and Deliverables

12. EM will be carried out semi-annually during the implementation of LARPs. The external monitor will also carry out post-implementation evaluation on the basis of the socio-economic baseline surveys within 1 year after the completion of LAR activities in each subcenter, to ascertain whether the subproject was able to implement the objectives and provisions of the LARP. If the objectives have not been achieved, the EM will recommend remedial measures.

13. The consultant is responsible for presenting and delivering good quality outputs including work plan, reports, documents and procedures developed under the consultancy service. The report need to include separate sections for the 3 tranches and the structure should consult with PMO.

14. All monitoring reports will be written in English and Mongolian languages. The content and format of the report will be prepared by the consultant and discussed and agreed with the PMO and ADB. The external monitor will submit monitoring reports to the PMO and ADB within 15 calendar days after completion of each monitoring activity. The external monitor is also required to revise the reports based on comments received from the PMO and ADB and submit the revised reports to the PMO and ADB within 10 working days. Deliverables list and

deadline is attached in Annex 1. Work plan, photos, minutes of meetings, attendance sheets, held with various stakeholders will be attached in the reports. Documents obtained during monitoring will also be attached as necessary.

Consulting Services and Requirements of Qualifications

15. A national consulting firm or team of consultants will be recruited by ADB in accordance with the ADB "Guidelines on the Use of Consultants by the Asian Development Bank and its Borrowers" (2013 as amended from time to time) using Consultant's Qualifications Selection (CQS) method.

16. The consulting firm or team must meet the following minimum requirements:

- Minimum 15 years of experience in social and research field;
- Key staff with minimum of 10 years' experiences in LAR planning and implementation, and LAR monitoring and evaluation in urban areas, especially ger areas;
- Strong verbal and communications skills in both English and Mongolian;
- Strong management skills, human resources and technical capacity to conduct above mentioned service.

17. In the proposal, the firm or team must also indicate the proposed staff and qualifications for each of positions based on the following minimum requirements:

- Team leader/LAR expert: plans, supervises and manages the team to prepare the deliverables. Minimum of 10 years relevant working experience in social field, with focus in land acquisition and resettlement, quantitative and qualitative surveys, focus group discussions and key informant interviews, monitoring and evaluation of land acquisition and resettlement activities, working with ADB or other international development financing institutions, working in ger areas, bachelors, or higher degree in social, land management, urban development, engineering or other relevant fields. The team leader must have strong analytical, facilitation, and communication skills, and knowledge and application of ADB SPS and its Involuntary Resettlement requirements. S/he must be fluent in Mongolian and English both oral and written.
- **Social development expert (2 positions):** develops necessary documents and conducts surveys, discussions and interviews under the instruction of the team leader. Minimum 5 years of prior working experience in social development, research and community relations/engagement field, working in ger areas, bachelors or higher degree in social, land management, urban development, engineering or other relevant fields, prior work experiences with land acquisition and resettlement activities in ger areas will be an advantage. S/he must have strong interpersonal and communications skills.

Appendix 2: 6th External Monitoring Workplan

No	ACTIVITIES	June		July				August				September				October			
		III	IV	I	II	III	IV	I	II	III	IV	I	II	III	IV	I	II	III	IV
1	Desk study, review and analyse the internal monitoring reports and all other relevant reports of the PMO produced during the reporting period																		
2	Analyse the implementation of measures specified in the LARP																		
3	Field visits to the project sites /take photos of pre and post LAR/ T1, T2, T3																		
3a	Take pre-LAR photos of livelihoods & conduct survey of households, who are affected by the road in Dambadarjaa, and concluded the LAR contracts /30%/																		
4	Enter the information of APs engaged in the survey into the Excel																		
5	Modify, copy and prepare the survey instruments																		
6	Training for the survey team																		
7	Take the household survey from the APs																		
7a	Bayankhoshuu/qualitative survey from 30 HHs & non-title holder households 15HHs, total 45 HHs/																		
7b	Selbe/qualitative survey from 30 HHs & non-title holder households 15HHs, total 45 HHs/																		
7B	Dambadarjaa heating station 45 HHs																		
8	Enter the socio-economic survey information into Excel																		

9	Monitor and guide during the data collection for the survey																		
10	Verify and clean the data																		
11	Prepare the structure of the survey information to be processed using SPSS, convert the information entered in Excel																		
12	Process, integrate, compare and produce graphs of the survey data																		
13	Prepare the integrated survey data tables in English and Mongolian to be used for Appendix																		
14	Develop the guidance and discussion questions for focus group discussions																		
15	Organize focus group discussions with APs and record the notes																		
15a	Bayankhoshuu /fully affected, partially affected, vulnerable households, total 30 HHs/																		
15b	Selbe /fully affected, partially affected, vulnerable households, total 30 HHs/																		
15c	Dambadarjaa /fully affected, partially affected, vulnerable households, total 20 HHs/																		
15r	Non-title holders /110 HHs, who have received the land in Moringiin Davaa, 81 HHs in other locations, 34 HHs, who have chosen to receive rental housing through rent-to-own scheme, total 30 HHs/																		
156	Conduct individual meetings with business pursuing AHs																		
16	Interview key informants, select the interviewees, develop the interview questions																		

16a	Interview key informants individually																		
17	Prepare meeting notes of the stakeholders, prepare registration sheets of the participants of the meetings /attendance sheet signed by the APs/																		
18	Data processing of the household survey																		
18a	Tranche 1																		
18b	Tranche 2																		
18b	Tranche 3																		
19	Edit the external monitoring and evaluation report #2 /Mongolian/																		
20	Translate the report																		
21	Edit the external monitoring and evaluation report #2 /English/																		
22	Send the report electronically for comments																		
23	Improve and modify the reports based on the comments																		
24	Print and prepare the report, send a formal letter and invoice to PMO																		
25	Payment settlement																		

Appendix 3: Household survey results of Dambadarjaa subcenter

Chapter 1. LAR impacts on the affected households	50
Table 1.1 Projects acquired land, by LAR impacts	50
Table 1.2 Plot size before LAR and size of affected land	50
Table 1.3 Initial area of the affected land and affected size	50
Table 1.4 Affected assets and land, properties and other losses	50
Table 1.5 Number of APs received compensations for affected assets, by LAR impacts	51
Table 1.6 The amount received for the affected assets of APs with land title (in tugrugs)	52
Table 1.7 The amount received for the affected assets of APs without land title (in tugrugs)	52
Chapter 2. Socio-economic information of the affected households	53
Table 2.1 Head of households interviewed, by respondents' sex	53
Table 2.2 Characteristics of head of households	53
Table 2.3 Low-income households	53
Table 2.4 Household composition, and characteristics of vulnerability	53
Table 2.5 Household income source by living location	54
Table 2.6 Average Monthly Income of the affected households, in tugrug	54
Table 2.7 Average monthly income by income source and living area	55
Table 2.8 Average monthly income by income source and land title	55
Table 2.9 Household members and vulnerability indicators	56
Table 2.10 Employment status of household members over 15 years age	57
Table 2.11 Average age and employment of Household members over 15 years	57
Table 2.12 Current land size of the affected households in ger areas, in sq.m	58
Table 2.13 Present land title of the APs living in ger areas	58
Table 2.14 Property rights of the APs living in apartment blocks	58
Table 2.15 Distance from living area to the city center in km	59
Table 2.16 Reasons for selecting a living area	60
Table 2.17 Reasons for selecting current place of settlement	61
Table 2.18 Safety of residence area by ger residence and apartment	62
Table 2.19 Safety of residence area by land tenure right	63
Chapter 3. Compensation and other assistance provided to the APs during resettlement	65
Table 3.1 Compensation for the affected assets and other support provided to the APs	65
Table 3.2 Compensation and supports provided, by types	65
Chapter 3.1 Compliance with ADB SPS requirements	66
Table 3.1.1 Compensation provided prior to the land vacating	66
Table 3.1.2 Fees or charges deducted from the compensation	66
Table 3.1.3 Restoration of the affected assets	67
Table 3.1.4 Consultation carried out with APs	68
Table 3.1.5 Subjects consulted with the APs	69
Table 3.1.6 Information disclosure and its channels	70
Table 3.1.7 Knowledge of APs on LAR related matters	71
Table 3.1.8 Grievance lodging and handling	71
Chapter 4. Changes in living conditions and standards of the APs as result of LAR	72
Table 4.1 Difficulties encountered during resettlement	72
Table 4.2 LAR impact on livelihoods of the APs	73
Table 4.3 LAR impact on livelihoods of the APs, by residence area	74
Table 4.4 LAR impact on livelihoods of the APs	75
Table 4.5 Income restoration and livelihood support provided	76
Table 4.6 Living with co-residents before LAR	77
Table 4.7 Living with co-residents after LAR, by land title	78
Table 4.8 Living with co-residents after LAR, by living area	79
Chapter 5. Gender impacts of LAR	80
Table 5.1 Respondents' sex, by land loss and residence area	80

Table 5.2 Property rights of land and housing, by registered household members and by land title	80
Table 5.3 Property rights of land and housing, by registered household members and by Respondents' sex	81
Table 5.4 Present living area, by respondent's gender	83
Table 5.5 Present living area, by gender of HH head	83
Table 5.6 Ownership and/or possession of land and/or apartment, by present living area	83
Table 5.7 Ownership and/or possession of land and/or apartment, by land tenure titlement	84
Table 5.8 Safety of residence area, by respondents' sex	85
Table 5.9 Ownership and/or possession of land and/or apartment, by gender of HHH	85
Table 5.10 Changes in living conditions and livelihoods after LAR, by respondents' sex	85

Chapter 1. LAR impacts on the affected households

Table 1.1 Projects acquired land, by LAR impacts

In which project vacate its land and properties	LAR impact as planned			
	Full		Partial	
	Count	%	Count	%
Kindergarten building	12	20.3%	0	0.0%
ICT center	2	3.4%	0	0.0%
Heating plant	45	76.3%	0	0.0%
Total	59	100.0%	0	0.0%

Table 1.2 Plot size before LAR and size of affected land

Land title before LAR	LAR impact as planned			
	Full		Partial	
	Count	%	Count	%
ownership	45	76.3%	0	0.0%
possession	2	3.4%	0	0.0%
temporary living on someone's yard	12	20.3%	0	0.0%
Total	59	100.0%	0	0.0%

Table 1.3 Initial area of the affected land and affected size

	N	Min.	Max.	Sum	Mean
Total area of land before LAR (sq.m)	47	232.00	700.00	21770.61	463.2045
Size of affected land (sq.m)	47	232.00	700.00	21770.61	463.2045
Valid N (listwise)	47				

In which project vacate its land and properties	Size of affected land (sq.m)				
	Count	Max.	Min.	Mean	Sum
Kindergarten building	12	579.00	252.00	423.76	4,237.61
Business Incubator center	2	316.00	316.00	316.00	316.00
Heating plant	45	700.00	232.00	478.25	17,217.00
Total	59	700.00	232.00	463.20	21,770.61

Table 1.4 Affected assets and land, properties and other losses

Affected assets		Land tenure rights					
		With land title		Without land title		Total	
		Count	%	Count	%	Count	%
Land loss	Yes	47	100.0%	0	0.0%	47	79.7%
	No	0	0.0%	12	100.0%	12	20.3%
	Total	47	100.0%	12	100.0%	59	100.0%

Residential property	Yes	36	76.6%	0	0.0%	36	61.0%
	No	11	23.4%	12	100.0%	23	39.0%
	Total	47	100.0%	12	100.0%	59	100.0%
Non-residential property	Yes	46	97.9%	6	50.0%	52	88.1%
	No	1	2.1%	6	50.0%	7	11.9%
	Total	47	100.0%	12	100.0%	59	100.0%
Job loss	Yes	1	2.1%	0	0.0%	1	1.7%
	No	46	97.9%	12	100.0%	58	98.3%
	Total	47	100.0%	12	100.0%	59	100.0%
Business income loss	Yes	0	0.0%	0	0.0%	0	0.0%
	No	47	100.0%	12	100.0%	59	100.0%
	Total	47	100.0%	12	100.0%	59	100.0%
Productive asset loss	Yes	4	8.5%	0	0.0%	4	6.8%
	No	43	91.5%	12	100.0%	55	93.2%
	Total	47	100.0%	12	100.0%	59	100.0%
Social network	Yes	9	19.1%	1	8.3%	10	16.9%
	No	38	80.9%	11	91.7%	49	83.1%
	Total	47	100.0%	12	100.0%	59	100.0%
Other	Yes	3	6.4%	1	8.3%	4	6.8%
	No	44	93.6%	11	91.7%	55	93.2%
	Total	47	100.0%	12	100.0%	59	100.0%

Table 1.5 Number of APs received compensations for affected assets, by LAR impacts

Were you compensated or received support for the losses?		Land tenure rights					
		With land title		Without land title		Total	
		Count	%	Count	%	Count	%
Land	Yes	47	100.0%	0	0.0%	47	79.7%
	No	0	0.0%	0	0.0%	0	0.0%
	Not affected	0	0.0%	12	100.0%	12	20.3%
	Total	47	100.0%	12	100.0%	59	100.0%
Residential house	Yes	36	76.6%	0	0.0%	36	61.0%
	No	0	0.0%	0	0.0%	0	0.0%
	Not affected	11	23.4%	12	100.0%	23	39.0%
	Total	47	100.0%	12	100.0%	59	100.0%
Non-residential facility	Yes	46	97.9%	6	50.0%	52	88.1%
	No	0	0.0%	0	0.0%	0	0.0%
	Not affected	1	2.1%	6	50.0%	7	11.9%
	Total	47	100.0%	12	100.0%	59	100.0%
Jobs	Yes	1	2.1%	0	0.0%	1	1.7%
	No	0	0.0%	0	0.0%	0	0.0%
	Not affected	46	97.9%	12	100.0%	58	98.3%

	Total	47	100.0%	12	100.0%	59	100.0%
Business Income	Yes	0	0.0%	0	0.0%	0	0.0%
	No	0	0.0%	0	0.0%	0	0.0%
	Not affected	47	100.0%	12	100.0%	59	100.0%
	Total	47	100.0%	12	100.0%	59	100.0%
Productive Assets	Yes	4	8.5%	0	0.0%	4	6.8%
	No	0	0.0%	0	0.0%	0	0.0%
	Not affected	43	91.5%	12	100.0%	55	93.2%
	Total	47	100.0%	12	100.0%	59	100.0%
Social network etc.	Yes	1	2.1%	0	0.0%	1	1.7%
	No	8	17.0%	1	8.3%	9	15.3%
	Not affected	38	80.9%	11	91.7%	49	83.1%
	Total	47	100.0%	12	100.0%	59	100.0%
Other	Yes	2	4.3%	1	8.3%	3	5.1%
	No	1	2.1%	0	0.0%	1	1.7%
	Not affected	44	93.6%	11	91.7%	55	93.2%
	Total	47	100.0%	12	100.0%	59	100.0%

Table 1.6 The amount received for the affected assets of APs with land title (in tugrugs)

Amount received for affected assets	Land tenure rights				
	With land title				
	Count	Max.	Min.	Mean	Sum
Value of affected land (tugrug)	47	56,000,000.00	14,880,000.00	35,469,974.47	1,667,088,800.00
Compensation_1 (tugrug)	47	79,335,167.00	13,810,176.00	39,863,551.41	1,474,951,402.00
Compensation_2 (tugrug)	47	42,074,389.00	927,211.00	12,945,937.20	595,513,111.00
Total compensation for lost assets (tugrug)	47	151,843,347.00	26,845,540.00	79,522,410.96	3,737,553,315.00

Table 1.7 The amount received for the affected assets of APs without land title (in tugrugs)

Amount received for affected assets	Land tenure rights				
	Without land title				
	Count	Max.	Min.	Mean	Sum
Value of affected land (tugrug)	12
Compensation_1 (tugrug)	12
Compensation_2 (tugrug)	12	4,124,205.00	2,050,000.00	2,432,420.50	24,324,205.00
Total compensation for lost assets (tugrug)	12	4,124,205.00	2,050,000.00	2,432,420.50	24,324,205.00

Chapter 2. Socio-economic information of the affected households

Table 2.1 Head of households interviewed, by respondents' sex

Is the respondent head of the household?	Land tenure rights					
	With land title		Without land title		Total	
	Count	%	Count	%	Count	%
Yes	26	55.3%	8	66.7%	34	57.6%
No	21	44.7%	4	33.3%	25	42.4%
Total	47	100.0%	12	100.0%	59	100.0%

Table 2.2 Characteristics of head of households

Characteristics of Head of Households		Land tenure rights					
		With land title		Without land title		Total	
		Count	%	Count	%	Count	%
Head of the household's sex	Male	40	85.1%	8	66.7%	48	81.4%
	Female	7	14.9%	4	33.3%	11	18.6%
	Total	47	100.0%	12	100.0%	59	100.0%
Head of the household is:	Senior	10	21.3%	4	33.3%	14	23.7%
	Disabled	4	8.5%	0	0.0%	4	6.8%
	Single parent	1	2.1%	0	0.0%	1	1.7%
	Non vulnerable	32	68.1%	8	66.7%	40	67.8%
	Total	47	100.0%	12	100.0%	59	100.0%

Table 2.3 Low-income households

Does your household receive food stamps?	Land tenure rights			
	With land title		Without land title	
	Count	%	Count	%
Yes	0	0.0%	0	0.0%
No	47	100.0%	12	100.0%
Total	47	100.0%	12	100.0%

Table 2.4 Household composition, and characteristics of vulnerability

Main source of household income /choose the most relevant/	Land tenure rights					
	With land title		Without land title		Total	
	Count	%	Count	%	Count	%
Salaried employee	32	68.1%	9	75.0%	41	69.5%
Self-employed, receives remuneration	2	4.3%	0	0.0%	2	3.4%
Retired	13	27.7%	3	25.0%	16	27.1%
Total	47	100.0%	12	100.0%	59	100.0%

Table 2.5 Household income source by living location

Main source of household income /choose the most relevant/	Currently living in apartment block		Currently living in ger area	
	Count	%	Count	%
Salaried employee	22	71.0%	19	67.9%
Self-employed, receives remuneration	2	6.5%	0	0.0%
Retired	7	22.6%	9	32.1%
Total	31	100.0%	28	100.0%

Table 2.6 Average Monthly Income of the affected households, in tugrug

Average Monthly Income	Count	Max.	Min.	Mean
Salary and wages (tugrug)	59	3,000,000.00	420,000.00	1,269,024.39
Profit of business, manufactory and services (tugrug)	59	2,000,000.00	1,000,000.00	1,433,333.33
Pensions, benefits and similar income (tugrug)	59	1,300,000.00	100,000.00	424,645.83
Last months total income	59	3,900,000.00	200,000.00	1,193,440.68

Table 2.7 Average monthly income by income source and living area

Average Monthly Income	Currently living in apartment block				Currently living in ger area			
	Count	Max.	Min.	Mean	Count	Max.	Min.	Mean
Salary and wages (tugrug)	31	3,000,000.00	420,000.00	1,383,181.82	28	2,000,000.00	500,000.00	1,136,842.11
Profit of business, manufactory and services (tugrug)	31	2,000,000.00	1,000,000.00	1,433,333.33	28	.	.	.
Pensions, benefits and similar income (tugrug)	31	1,300,000.00	100,000.00	442,086.96	28	1,000,000.00	100,000.00	408,600.00
Last months total income	31	3,900,000.00	200,000.00	1,409,612.90	28	2,550,000.00	350,000.00	954,107.14

Table 2.8 Average monthly income by income source and land title

Average Monthly Income	Land tenure rights							
	With land title				Without land title			
	Count	Max.	Min.	Mean	Count	Max.	Min.	Mean
Salary and wages (tugrug)	47	3,000,000.00	420,000.00	1,307,187.50	12	2,500,000.00	600,000.00	1,133,333.33
Profit of business, manufactory and services (tugrug)	47	2,000,000.00	1,000,000.00	1,500,000.00	12	1,300,000.00	1,300,000.00	1,300,000.00
Pensions, benefits and similar income (tugrug)	47	1,300,000.00	100,000.00	467,583.33	12	500,000.00	100,000.00	295,833.33
Last months total income	47	3,200,000.00	200,000.00	1,182,191.49	12	3,900,000.00	350,000.00	1,237,500.00

Table 2.9 Household members and vulnerability indicators

	Land tenure rights														
	With land title					Without land title					Total				
	Count	Max.	Min.	Mean	Sum	Count	Max.	Min.	Mean	Sum	Count	Max.	Min.	Mean	Sum
Number of family members	47	7	1	4	165	12	6	1	4	45	59	7	1	4	210
Number of children under 18	47	4	0	1	52	12	4	0	2	20	59	4	0	1	72
Number of children under 16	47	4	0	1	51	12	4	0	1	17	59	4	0	1	68
Orphan child	47	0	0	0	0	12	0	0	0	0	59	0	0	0	0
Persons need full-time care	47	0	0	0	0	12	0	0	0	0	59	0	0	0	0
Persons with disability	47	2	0	0	5	12	0	0	0	0	59	2	0	0	5
Elderly person	47	2	0	1	27	12	1	0	0	4	59	2	0	1	31
Working age and able-bodied adults	47	5	0	2	81	12	4	0	2	20	59	5	0	2	101

Table 2.10 Employment status of household members over 15 years age

HH members employment	Responses	
	N	Percent
Salaried employee	47	34.3%
Self-employed, receives remuneration	18	13.1%
Business owner, manufacturer and service provider	6	4.4%
Unemployed, searching for job	11	8.0%
Student	10	7.3%
Support family members, staying at home	10	7.3%
Chronically ill, persons with disability	4	2.9%
Retired	31	22.6%
Total	137	100.0%

Table 2.11 Average age and employment of Household members over 15 years

Employment of HHM	Age of HHM1	Age of HHM2	Age of HHM3	Age of HHM4	Age of HHM5	Average
Salaried employee	40	37	29	32		34.5
Self-employed, receives remuneration	42	42	27	29	31	33.9
Business owner, manufacturer and service provider	39	31				34.8
Unemployed, searching for job	37	37		22		32.0
Student			21		16	18.6
Support family members, staying at home	54	39				46.5
Chronically ill, persons with disability	38	33	35			35.2
Retired	64	58				61.1

Table 2.12 Current land size of the affected households in ger areas, in sq.m

What is the land size of your khashaa (in meter square)?	Land tenure rights							
	With land title				Without land title			
	Count	Max.	Min.	Mean	Count	Max.	Min.	Mean
Square.meters	47	700	109	514	12	700	335	468

Table 2.13 Present land title of the APs living in ger areas

Currently living in apartment block	Land tenure rights		
	With land title	Without land title	Total
	Count	Count	Count
Ownership	10	2	12
Possession, up to 15 years	3	1	4
Rented	1	2	3
Temporarily living in other HH's yard	5	4	9
Not applicable	28	3	31
Total	47	12	59

Table 2.14 Property rights of the APs living in apartment blocks

Currently living in ger area	Land tenure rights		
	With land title	Without land title	Total
	Count	Count	Count
Own or Family property	22	1	23
Rental apartment	4	2	6
Rent-to-own apartment	0	0	0
Room rental or a boarding house	1	0	1
Other	1	0	1
Temporary residence	0	0	0
Not applicable	19	9	28
Total	47	12	59

Table 2.15 Distance from living area to the city center in km

How far is it from the city center?	Land tenure rights														
	With land title					Without land title					Total				
	Count	Valid N	Max.	Min.	Mean	Count	Valid N	Max.	Min.	Mean	Count	Valid N	Max.	Min.	Mean
	47	43	45.0	1.0	7.8	12	10	12.0	2.0	6.1	59	53	45.0	1.0	7.5

How far is it from the city center?	Currently living in apartment block					Currently living in ger area				
	Count	Valid N	Max.	Min.	Mean	Count	Valid N	Max.	Min.	Mean
	31	29	18.0	1.0	4.4	28	24	45.0	3.0	11.2

Table 2.16 Reasons for selecting a living area

Reasons for selecting present living area		Currently living in apartment block		Currently living in ger area	
		Count	%	Count	%
Father, mother and/or children live here.	Yes	4	12.9%	7	25.0%
	No	27	87.1%	21	75.0%
	Total	31	100.0%	28	100.0%
Married, my spouse lived here.	Yes	5	16.1%	0	0.0%
	No	26	83.9%	28	100.0%
	Total	31	100.0%	28	100.0%
My hometown friends and acquaintances live here.	Yes	1	3.2%	1	3.6%
	No	30	96.8%	27	96.4%
	Total	31	100.0%	28	100.0%
The cost and expenses were affordable (purchase price and rent)	Yes	7	22.6%	7	25.0%
	No	24	77.4%	21	75.0%
	Total	31	100.0%	28	100.0%
Improved living condition with convenient location and social services close by	Yes	15	48.4%	2	7.1%
	No	16	51.6%	26	92.9%
	Total	31	100.0%	28	100.0%
Got a job nearby or to get closer to the job.	Yes	2	6.5%	0	0.0%
	No	29	93.5%	28	100.0%
	Total	31	100.0%	28	100.0%
To run a business, manufactory or service.	Yes	0	0.0%	0	0.0%
	No	31	100.0%	28	100.0%
	Total	31	100.0%	28	100.0%
Carry out a small home-based business activity.	Yes	0	0.0%	0	0.0%
	No	31	100.0%	28	100.0%
	Total	31	100.0%	28	100.0%
To enroll/ get close to my children to school or kindergarten.	Yes	2	6.5%	2	7.1%
	No	29	93.5%	26	92.9%
	Total	31	100.0%	28	100.0%
Rented own land and accommodation.	Yes	0	0.0%	0	0.0%
	No	31	100.0%	28	100.0%
	Total	31	100.0%	28	100.0%
No place to live.	Yes	6	19.4%	10	35.7%
	No	25	80.6%	18	64.3%
	Total	31	100.0%	28	100.0%
Khashaa or land was offered for free (vacant land)	Yes	0	0.0%	1	3.6%
	No	31	100.0%	27	96.4%
	Total	31	100.0%	28	100.0%
Other	Yes	0	0.0%	1	3.6%
	No	31	100.0%	25	89.3%

Moved to Zavkhan	0	0.0%	1	3.6%
Still looking for a place	0	0.0%	1	3.6%
Total	31	100.0%	28	100.0%

Table 2.17 Reasons for selecting current place of settlement

Reasons for selecting present living area		Land tenure rights					
		With land title		Without land title		Total	
		Count	%	Count	%	Count	%
Father, mother and/or children live here.	Yes	5	10.6%	6	50.0%	11	18.6%
	No	42	89.4%	6	50.0%	48	81.4%
	Total	47	100.0%	12	100.0%	59	100.0%
Married, my spouse lived here.	Yes	5	10.6%	0	0.0%	5	8.5%
	No	42	89.4%	12	100.0%	54	91.5%
	Total	47	100.0%	12	100.0%	59	100.0%
My hometown friends and acquaintances live here.	Yes	2	4.3%	0	0.0%	2	3.4%
	No	45	95.7%	12	100.0%	57	96.6%
	Total	47	100.0%	12	100.0%	59	100.0%
The cost and expenses were affordable (purchase price and rent)	Yes	12	25.5%	2	16.7%	14	23.7%
	No	35	74.5%	10	83.3%	45	76.3%
	Total	47	100.0%	12	100.0%	59	100.0%
Improved living condition with convenient location and social services close by	Yes	15	31.9%	2	16.7%	17	28.8%
	No	32	68.1%	10	83.3%	42	71.2%
	Total	47	100.0%	12	100.0%	59	100.0%
Got a job nearby or to get closer to the job.	Yes	2	4.3%	0	0.0%	2	3.4%
	No	45	95.7%	12	100.0%	57	96.6%
	Total	47	100.0%	12	100.0%	59	100.0%
To run a business, manufactory or service.	Yes	0	0.0%	0	0.0%	0	0.0%
	No	47	100.0%	12	100.0%	59	100.0%
	Total	47	100.0%	12	100.0%	59	100.0%
Carry out a small home-based business activity.	Yes	0	0.0%	0	0.0%	0	0.0%
	No	47	100.0%	12	100.0%	59	100.0%
	Total	47	100.0%	12	100.0%	59	100.0%
To enroll/ get close to my children to school or kindergarten.	Yes	3	6.4%	1	8.3%	4	6.8%
	No	44	93.6%	11	91.7%	55	93.2%
	Total	47	100.0%	12	100.0%	59	100.0%
Rented own land and accommodation.	Yes	0	0.0%	0	0.0%	0	0.0%
	No	47	100.0%	12	100.0%	59	100.0%
	Total	47	100.0%	12	100.0%	59	100.0%
No place to live.	Yes	13	27.7%	3	25.0%	16	27.1%
	No	34	72.3%	9	75.0%	43	72.9%
	Total	47	100.0%	12	100.0%	59	100.0%

khashaa or land was offered for free (vacant land)	Yes	1	2.1%	0	0.0%	1	1.7%
	No	46	97.9%	12	100.0%	58	98.3%
	Total	47	100.0%	12	100.0%	59	100.0%
Other	Yes	1	2.1%	0	0.0%	1	1.7%
	No	45	95.7%	11	91.7%	56	94.9%
	Moved to Zavkhan	0	0.0%	1	8.3%	1	1.7%
	Still looking for a place	1	2.1%	0	0.0%	1	1.7%
	Total	47	100.0%	12	100.0%	59	100.0%

Table 2.18 Safety of residence area by ger residence and apartment

Assess the risk with a score of 1-5, 5 is considered very high risk		Currently living in apartment block		Currently living in ger area	
		Count	%	Count	%
Flood	2	1	3.8%	2	8.0%
	3	5	19.2%	0	0.0%
	4	1	3.8%	10	40.0%
	5	19	73.1%	12	48.0%
	Not answered	0	0.0%	1	4.0%
Storms	2	4	14.8%	0	0.0%
	3	0	0.0%	6	24.0%
	4	4	14.8%	9	36.0%
	5	19	70.4%	9	36.0%
	Not answered	0	0.0%	1	4.0%
Earthquakes	3	7	25.9%	3	12.0%
	4	5	18.5%	12	48.0%
	5	15	55.6%	9	36.0%
	Not answered	0	0.0%	1	4.0%
Air pollution	2	5	18.5%	0	0.0%
	3	6	22.2%	5	20.0%
	4	2	7.4%	7	28.0%
	5	14	51.9%	12	48.0%
	Not answered	0	0.0%	1	4.0%
Soil pollution	2	3	11.1%	0	0.0%
	3	4	14.8%	5	20.0%
	4	4	14.8%	10	40.0%
	5	16	59.3%	9	36.0%
	Not answered	0	0.0%	1	4.0%
Fire	2	1	3.7%	2	8.0%
	3	1	3.7%	2	8.0%
	4	11	40.7%	11	44.0%
	5	14	51.9%	9	36.0%

	Not answered	0	0.0%	1	4.0%
Crime	2	1	3.7%	1	4.0%
	3	3	11.1%	3	12.0%
	4	10	37.0%	11	44.0%
	5	13	48.1%	9	36.0%
	Not answered	0	0.0%	1	4.0%
Traffic safety	2	3	11.1%	1	4.0%
	3	4	14.8%	5	20.0%
	4	6	22.2%	10	40.0%
	5	14	51.9%	8	32.0%
	Not answered	0	0.0%	1	4.0%
Accidents and injuries	2	0	0.0%	2	8.0%
	3	1	3.8%	3	12.0%
	4	10	38.5%	10	40.0%
	5	15	57.7%	9	36.0%
	Not answered	0	0.0%	1	4.0%
Other	2	2	11.8%	2	12.5%
	4	0	0.0%	1	6.3%
	5	11	64.7%	5	31.3%
	Not answered	4	23.5%	8	50.0%

Table 2.19 Safety of residence area by land tenure right

Assess the risk with a score of 1-5, 5 is considered very high risk /		Land tenure rights			
		With land title		Without land title	
		Count	%	Count	%
Flood	2	2	5.1%	1	8.3%
	3	3	7.7%	2	16.7%
	4	8	20.5%	3	25.0%
	5	25	64.1%	6	50.0%
	Not answered	1	2.6%	0	0.0%
	Total	39	100.0%	12	100.0%
Storms	2	3	7.5%	1	8.3%
	3	3	7.5%	3	25.0%
	4	10	25.0%	3	25.0%
	5	23	57.5%	5	41.7%
	Not answered	1	2.5%	0	0.0%
	Total	40	100.0%	12	100.0%
Earthquakes	3	7	17.5%	3	25.0%
	4	15	37.5%	2	16.7%
	5	17	42.5%	7	58.3%
	Not answered	1	2.5%	0	0.0%

	Total	40	100.0%	12	100.0%
Air pollution	2	4	10.0%	1	8.3%
	3	7	17.5%	4	33.3%
	4	8	20.0%	1	8.3%
	5	20	50.0%	6	50.0%
	Not answered	1	2.5%	0	0.0%
	Total	40	100.0%	12	100.0%
Soil pollution	2	2	5.0%	1	8.3%
	3	6	15.0%	3	25.0%
	4	11	27.5%	3	25.0%
	5	20	50.0%	5	41.7%
	Not answered	1	2.5%	0	0.0%
	Total	40	100.0%	12	100.0%
Fire	2	1	2.5%	2	16.7%
	3	3	7.5%	0	0.0%
	4	18	45.0%	4	33.3%
	5	17	42.5%	6	50.0%
	Not answered	1	2.5%	0	0.0%
	Total	40	100.0%	12	100.0%
Crime	2	1	2.5%	1	8.3%
	3	4	10.0%	2	16.7%
	4	16	40.0%	5	41.7%
	5	18	45.0%	4	33.3%
	Not answered	1	2.5%	0	0.0%
	Total	40	100.0%	12	100.0%
Traffic safety	2	3	7.5%	1	8.3%
	3	6	15.0%	3	25.0%
	4	13	32.5%	3	25.0%
	5	17	42.5%	5	41.7%
	Not answered	1	2.5%	0	0.0%
	Total	40	100.0%	12	100.0%
Accidents and injuries	2	2	5.1%	0	0.0%
	3	2	5.1%	2	16.7%
	4	17	43.6%	3	25.0%
	5	17	43.6%	7	58.3%
	Not answered	1	2.6%	0	0.0%
	Total	39	100.0%	12	100.0%
Other	2	3	11.5%	1	14.3%
	4	1	3.8%	0	0.0%
	5	11	42.3%	5	71.4%
	Not answered	11	42.3%	1	14.3%
	Total	26	100.0%	7	100.0%

Chapter 3. Compensation and other assistance provided to the APs during resettlement

Table 3.1 Compensation for the affected assets and other support provided to the APs

Did you / your household receive compensation and other support when vacating the land?	Land tenure rights			
	With land title		Without land title	
	Count	%	Count	%
Yes	47	100.0%	12	100.0%
No	0	0.0%	0	0.0%
Total	47	100.0%	12	100.0%

Table 3.2 Compensation and supports provided, by types

		Land tenure rights			
		With land title		Without land title	
		Count	%	Count	%
Land	Yes	47	100.0%	0	0.0%
	No	0	0.0%	0	0.0%
	Not affected	0	0.0%	12	100.0%
	Total	47	100.0%	12	100.0%
Residential house	Yes	36	76.6%	0	0.0%
	No	0	0.0%	0	0.0%
	Not affected	11	23.4%	12	100.0%
	Total	47	100.0%	12	100.0%
Non-residential facility	Yes	46	97.9%	6	50.0%
	No	0	0.0%	0	0.0%
	Not affected	1	2.1%	6	50.0%
	Total	47	100.0%	12	100.0%
Jobs	Yes	1	2.1%	0	0.0%
	No	0	0.0%	0	0.0%
	Not affected	46	97.9%	12	100.0%
	Total	47	100.0%	12	100.0%
Business Income	Yes	0	0.0%	0	0.0%
	No	0	0.0%	0	0.0%
	Not affected	47	100.0%	12	100.0%
	Total	47	100.0%	12	100.0%
Productive Assets	Yes	4	8.5%	0	0.0%
	No	0	0.0%	0	0.0%
	Not affected	43	91.5%	12	100.0%
	Total	47	100.0%	12	100.0%
Social network etc	Yes	1	2.1%	0	0.0%
	No	8	17.0%	1	8.3%
	Not affected	38	80.9%	11	91.7%

	Total	47	100.0%	12	100.0%
Other	Yes	2	4.3%	1	8.3%
	No	1	2.1%	0	0.0%
	Not affected	44	93.6%	11	91.7%
	Total	47	100.0%	12	100.0%

Chapter 3.1 Compliance with ADB SPS requirements

Table 3.1.1 Compensation provided prior to the land vacating

Did you / your household receive compensation for the affected land and property before vacating the land?		Land tenure rights			
		With land title		Without land title	
		Count	%	Count	%
	Yes	45	95.7%	12	100.0%
	No	2	4.3%	0	0.0%
	Total	47	100.0%	12	100.0%
If not, how long did it take to receive the compensation?	within 1 month	0	0.0%	0	0.0%
	after 1-3 months	2	100.0%	0	0.0%
	after 3-6 months	0	0.0%	0	0.0%
	within 1 year	0	0.0%	0	0.0%
	Total	2	100.0%	0	0.0%
Did you receive the compensation in full in accordance with the terms and conditions specified in the Compensation contract?	Yes	47	100.0%	12	100.0%
	No	0	0.0%	0	0.0%
	Do not remember	0	0.0%	0	0.0%
	Total	47	100.0%	12	100.0%

Table 3.1.2 Fees or charges deducted from the compensation

Did you / your household have any fees or charges deducted from the compensation or other monetary assistance received?		Land tenure rights					
		With land title		Without land title		Total	
		Count	%	Count	%	Count	%
Yes		0	0.0%	0	0.0%	0	0.0%
No		42	89.4%	8	66.7%	50	84.7%
Do not know		5	10.6%	4	33.3%	9	15.3%
Total		47	100.0%	12	100.0%	59	100.0%

Table 3.1.3 Restoration of the affected assets

Were you able to restore/rebuild the affected structures?		Land tenure rights					
		With land title		Without land title		Total	
		Count	%	Count	%	Count	%
Land	Yes	37	78.7%	0	0.0%	37	62.7%
	No	10	21.3%	0	0.0%	10	16.9%
	Not applicable	0	0.0%	12	100.0%	12	20.3%
	Total	47	100.0%	12	100.0%	59	100.0%
if yes, was the compensation sufficient?	Yes	31	81.6%	0	0.0%	31	62.0%
	No	7	18.4%	0	0.0%	7	14.0%
	Not applicable	0	0.0%	12	100.0%	12	24.0%
	Total	38	100.0%	12	100.0%	50	100.0%
Residential House	Yes	29	61.7%	0	0.0%	29	49.2%
	No	7	14.9%	0	0.0%	7	11.9%
	Not applicable	11	23.4%	12	100.0%	23	39.0%
	Total	47	100.0%	12	100.0%	59	100.0%
if yes, was the compensation sufficient?	Yes	26	65.0%	0	0.0%	26	50.0%
	No	3	7.5%	0	0.0%	3	5.8%
	Not applicable	11	27.5%	12	100.0%	23	44.2%
	Total	40	100.0%	12	100.0%	52	100.0%
Non Residential Facility	Yes	34	72.3%	2	16.7%	36	61.0%
	No	11	23.4%	4	33.3%	15	25.4%
	Not applicable	2	4.3%	6	50.0%	8	13.6%
	Total	47	100.0%	12	100.0%	59	100.0%
if yes, was the compensation sufficient?	Yes	29	78.4%	2	22.2%	31	67.4%
	No	6	16.2%	1	11.1%	7	15.2%
	Not applicable	2	5.4%	6	66.7%	8	17.4%
	Total	37	100.0%	9	100.0%	46	100.0%
Jobs	Yes	0	0.0%	0	0.0%	0	0.0%
	No	0	0.0%	0	0.0%	0	0.0%
	Not applicable	45	100.0%	11	100.0%	56	100.0%
	Total	45	100.0%	11	100.0%	56	100.0%
if yes, was the compensation sufficient?	Yes	0	0.0%	0	0.0%	0	0.0%
	No	0	0.0%	0	0.0%	0	0.0%
	Not applicable	45	100.0%	11	100.0%	56	100.0%
	Total	45	100.0%	11	100.0%	56	100.0%
Business Income	Yes	0	0.0%	0	0.0%	0	0.0%
	No	0	0.0%	0	0.0%	0	0.0%
	Not applicable	47	100.0%	12	100.0%	59	100.0%
	Total	47	100.0%	12	100.0%	59	100.0%
if yes, was the compensation sufficient?	Yes	0	0.0%	0	0.0%	0	0.0%
	No	0	0.0%	0	0.0%	0	0.0%

	Not applicable	47	100.0%	12	100.0%	59	100.0%
	Total	47	100.0%	12	100.0%	59	100.0%
Productive Assets	Yes	1	2.2%	0	0.0%	1	1.7%
	No	3	6.5%	0	0.0%	3	5.2%
	Not applicable	42	91.3%	12	100.0%	54	93.1%
	Total	46	100.0%	12	100.0%	58	100.0%
if yes, was the compensation sufficient?	Yes	1	2.3%	0	0.0%	1	1.8%
	No	0	0.0%	0	0.0%	0	0.0%
	Not applicable	42	97.7%	12	100.0%	54	98.2%
	Total	43	100.0%	12	100.0%	55	100.0%
Social network etc.	Yes	3	6.4%	0	0.0%	3	5.1%
	No	6	12.8%	1	8.3%	7	11.9%
	Not applicable	38	80.9%	11	91.7%	49	83.1%
	Total	47	100.0%	12	100.0%	59	100.0%
if yes, was the compensation sufficient?	Yes	1	2.5%	0	0.0%	1	2.0%
	No	1	2.5%	0	0.0%	1	2.0%
	Not applicable	38	95.0%	11	100.0%	49	96.1%
	Total	40	100.0%	11	100.0%	51	100.0%
Other	Yes	1	2.2%	1	8.3%	2	3.4%
	No	1	2.2%	0	0.0%	1	1.7%
	Not applicable	44	95.7%	11	91.7%	55	94.8%
	Total	46	100.0%	12	100.0%	58	100.0%
if yes, was the compensation sufficient?	Yes	1	2.2%	1	8.3%	2	3.5%
	No	0	0.0%	0	0.0%	0	0.0%
	Not applicable	44	97.8%	11	91.7%	55	96.5%
	Total	45	100.0%	12	100.0%	57	100.0%

Table 3.1.4 Consultation carried out with APs

Have you and your family members been consulted on the LAR matters?		Land tenure rights					
		With land title		Without land title		Total	
		Count	%	Count	%	Count	%
	Yes	46	97.9%	9	75.0%	55	93.2%
	No	1	2.1%	3	25.0%	4	6.8%
	Total	47	100.0%	12	100.0%	59	100.0%
Officer of the Project Management Unit	Yes	30	63.8%	6	50.0%	36	61.0%
	No	9	19.1%	3	25.0%	12	20.3%
	Not applicable	8	17.0%	3	25.0%	11	18.6%
	Total	47	100.0%	12	100.0%	59	100.0%
Officer of the Capital City and District Land Offices	Yes	20	42.6%	3	25.0%	23	39.0%
	No	19	40.4%	6	50.0%	25	42.4%
	Not answered	8	17.0%	3	25.0%	11	18.6%

	Total	47	100.0%	12	100.0%	59	100.0%
External monitoring specialist	Yes	10	21.3%	2	16.7%	12	20.3%
	No	29	61.7%	7	58.3%	36	61.0%
	Not answered	8	17.0%	3	25.0%	11	18.6%
	Total	47	100.0%	12	100.0%	59	100.0%
Livelihood support program specialist	Yes	13	27.7%	1	8.3%	14	23.7%
	No	26	55.3%	8	66.7%	34	57.6%
	Not answered	8	17.0%	3	25.0%	11	18.6%
	Total	47	100.0%	12	100.0%	59	100.0%
Real estate appraiser	Yes	30	63.8%	7	58.3%	37	62.7%
	No	9	19.1%	2	16.7%	11	18.6%
	Not answered	8	17.0%	3	25.0%	11	18.6%
	Total	47	100.0%	12	100.0%	59	100.0%
Member of Non-governmental organizations	Yes	4	8.5%	1	8.3%	5	8.5%
	No	35	74.5%	8	66.7%	43	72.9%
	Not answered	8	17.0%	3	25.0%	11	18.6%
	Total	47	100.0%	12	100.0%	59	100.0%
Others	Yes	1	2.1%	0	0.0%	1	1.7%
	No	38	80.9%	9	75.0%	47	79.7%
	Not answered	8	17.0%	3	25.0%	11	18.6%
	Total	47	100.0%	12	100.0%	59	100.0%
Do not remember	Yes	8	17.0%	0	0.0%	8	13.6%
	No	38	80.9%	9	75.0%	47	79.7%
	Not answered	1	2.1%	3	25.0%	4	6.8%
	Total	47	100.0%	12	100.0%	59	100.0%

Table 3.1.5 Subjects consulted with the APs

		Land tenure rights					
		With land title		Without land title		Total	
		Count	%	Count	%	Count	%
Subjects consulted with the AP							
	Property valuation						
	Yes	40	87.0%	6	66.7%	46	83.6%
	No	6	13.0%	3	33.3%	9	16.4%
	Total	46	100.0%	9	100.0%	55	100.0%
Compensation and entitlements	Yes	33	71.7%	5	55.6%	38	69.1%
	No	13	28.3%	4	44.4%	17	30.9%
	Total	46	100.0%	9	100.0%	55	100.0%
Income restoration and livelihood improvement	Yes	7	15.2%	1	11.1%	8	14.5%
	No	39	84.8%	8	88.9%	47	85.5%
	Total	46	100.0%	9	100.0%	55	100.0%
Replacement land	Yes	0	0.0%	0	0.0%	0	0.0%
	No	46	100.0%	9	100.0%	55	100.0%

	Total	46	100.0%	9	100.0%	55	100.0%
Land titles and renewing land certificate	Yes	2	4.3%	1	11.1%	3	5.5%
	No	44	95.7%	8	88.9%	52	94.5%
	Total	46	100.0%	9	100.0%	55	100.0%
Grievance mechanism	Yes	0	0.0%	0	0.0%	0	0.0%
	No	46	100.0%	9	100.0%	55	100.0%
	Total	46	100.0%	9	100.0%	55	100.0%
Other	Yes	1	2.2%	0	0.0%	1	1.8%
	No	45	97.8%	9	100.0%	54	98.2%
	Total	46	100.0%	9	100.0%	55	100.0%

Table 3.1.6 Information disclosure and its channels

		Land tenure rights					
		With land title		Without land title		Total	
		Count	%	Count	%	Count	%
Were you informed about land acquisition and resettlement?	Yes	46	97.9%	12	100.0%	58	98.3%
	No	1	2.1%	0	0.0%	1	1.7%
	Total	47	100.0%	12	100.0%	59	100.0%
1-Project web page/ Facebook account	Yes	7	14.9%	3	25.0%	10	16.9%
	No	40	85.1%	9	75.0%	49	83.1%
	Total	47	100.0%	12	100.0%	59	100.0%
2-Residents or APs' group on Facebook	Yes	22	46.8%	5	41.7%	27	45.8%
	No	25	53.2%	7	58.3%	32	54.2%
	Total	47	100.0%	12	100.0%	59	100.0%
3-Brochure and leaflet	Yes	9	19.1%	2	16.7%	11	18.6%
	No	38	80.9%	10	83.3%	48	81.4%
	Total	47	100.0%	12	100.0%	59	100.0%
4-Public meetings	Yes	37	78.7%	8	66.7%	45	76.3%
	No	10	21.3%	4	33.3%	14	23.7%
	Total	47	100.0%	12	100.0%	59	100.0%
5-Individual meetings	Yes	25	53.2%	5	41.7%	30	50.8%
	No	22	46.8%	7	58.3%	29	49.2%
	Total	47	100.0%	12	100.0%	59	100.0%
6-Other	Yes	1	2.1%	0	0.0%	1	1.7%
	No	46	97.9%	12	100.0%	58	98.3%
	Total	47	100.0%	12	100.0%	59	100.0%

Table 3.1.7 Knowledge of APs on LAR related matters

		Land tenure rights					
		With land title		Without land title		Total	
		Count	%	Count	%	Count	%
Land acquisition and resettlement plan	I know	43	91.5%	9	75.0%	52	88.1%
	I do not know	4	8.5%	3	25.0%	7	11.9%
	Total	47	100.0%	12	100.0%	59	100.0%
Statement on Land Acquisition issued by District Land Office	I know	42	89.4%	9	75.0%	51	86.4%
	I do not know	5	10.6%	3	25.0%	8	13.6%
	Total	47	100.0%	12	100.0%	59	100.0%
Notification of Cut-off date	I know	40	85.1%	7	58.3%	47	79.7%
	I do not know	7	14.9%	5	41.7%	12	20.3%
	Total	47	100.0%	12	100.0%	59	100.0%
Grievance redress mechanism	I know	20	42.6%	2	16.7%	22	37.3%
	I do not know	27	57.4%	10	83.3%	37	62.7%
	Total	47	100.0%	12	100.0%	59	100.0%
Entitlements of affected persons	I know	19	40.4%	3	25.0%	22	37.3%
	I do not know	28	59.6%	9	75.0%	37	62.7%
	Total	47	100.0%	12	100.0%	59	100.0%

Table 3.1.8 Grievance lodging and handling

		Land tenure rights					
		With land title		Without land title		Total	
		Count	%	Count	%	Count	%
Have you made any requests, complaints or claims regarding the implementation of the LARP and compensation?	Yes	4	8.5%	0	0.0%	4	6.8%
	No	43	91.5%	12	100.0%	55	93.2%
	Total	47	100.0%	12	100.0%	59	100.0%
If answered Yes, has your requests, complaints or claims resolved?	Yes	3	100.0%	0	0.0%	3	100.0%
	No	0	0.0%	0	0.0%	0	0.0%
	Total	3	100.0%	0	0.0%	3	100.0%

Chapter 4. Changes in living conditions and standards of the APs as result of LAR

Table 4.1 Difficulties encountered during resettlement

Did you / your household face any difficulties as a result of the land acquisition?		Land tenure rights					
		With land title		Without land title		Total	
		Count	%	Count	%	Count	%
	Yes	15	31.9%	6	50.0%	21	35.6%
	No	32	68.1%	6	50.0%	38	64.4%
	Total	47	100.0%	12	100.0%	59	100.0%
1-Struggled to relocate due to lack of manpower	Yes	6	12.8%	4	33.3%	10	16.9%
	No	9	19.1%	2	16.7%	11	18.6%
	Not applicable	32	68.1%	6	50.0%	38	64.4%
	Total	47	100.0%	12	100.0%	59	100.0%
2-Uncomfortable to live at the reduced size of the land	Yes	0	0.0%	0	0.0%	0	0.0%
	No	15	31.9%	6	50.0%	21	35.6%
	Not applicable	32	68.1%	6	50.0%	38	64.4%
	Total	47	100.0%	12	100.0%	59	100.0%
3-Struggled to rebuild the affected house and other facilities paid in full	Yes	2	4.3%	0	0.0%	2	3.4%
	No	13	27.7%	6	50.0%	19	32.2%
	Not applicable	32	68.1%	6	50.0%	38	64.4%
	Total	47	100.0%	12	100.0%	59	100.0%
4-Wearisome to renew the civil registration business back on track	Yes	0	0.0%	0	0.0%	0	0.0%
	No	15	31.9%	6	50.0%	21	35.6%
	Not applicable	32	68.1%	6	50.0%	38	64.4%
	Total	47	100.0%	12	100.0%	59	100.0%
5-Struggled to find place and land plot to relocate	Yes	8	17.0%	3	25.0%	11	18.6%
	No	7	14.9%	3	25.0%	10	16.9%
	Not applicable	32	68.1%	6	50.0%	38	64.4%
	Total	47	100.0%	12	100.0%	59	100.0%
6-Struggled to update, renew, extend the permits and licenses registered at the old location	Yes	0	0.0%	0	0.0%	0	0.0%
	No	15	31.9%	6	50.0%	21	35.6%
	Not applicable	32	68.1%	6	50.0%	38	64.4%
	Total	47	100.0%	12	100.0%	59	100.0%
7-Struggled to access social services in the relocated	Yes	1	2.1%	0	0.0%	1	1.7%
	No	14	29.8%	6	50.0%	20	33.9%
	Not applicable	32	68.1%	6	50.0%	38	64.4%
	Total	47	100.0%	12	100.0%	59	100.0%
8- Struggled get the business back on track	Yes	0	0.0%	0	0.0%	0	0.0%
	No	15	31.9%	6	50.0%	21	35.6%
	Not applicable	32	68.1%	6	50.0%	38	64.4%
	Total	47	100.0%	12	100.0%	59	100.0%
	Yes	1	2.1%	0	0.0%	1	1.7%

9-The compensation was not paid on time	No	14	29.8%	6	50.0%	20	33.9%
	Not applicable	32	68.1%	6	50.0%	38	64.4%
	Total	47	100.0%	12	100.0%	59	100.0%
10-The compensation was not paid in full	Yes	0	0.0%	0	0.0%	0	0.0%
	No	15	31.9%	6	50.0%	21	35.6%
	Not applicable	32	68.1%	6	50.0%	38	64.4%
	Total	47	100.0%	12	100.0%	59	100.0%
11-The received compensation fell short to restore all lost assets	Yes	2	4.3%	0	0.0%	2	3.4%
	No	13	27.7%	6	50.0%	19	32.2%
	Not applicable	32	68.1%	6	50.0%	38	64.4%
	Total	47	100.0%	12	100.0%	59	100.0%
12-Other	Yes	3	6.4%	1	8.3%	4	6.8%
	No	12	25.5%	5	41.7%	17	28.8%
	Not applicable	32	68.1%	6	50.0%	38	64.4%
	Total	47	100.0%	12	100.0%	59	100.0%

Table 4.2 LAR impact on livelihoods of the APs

Has the LAR had any negative impact on your livelihoods?		Land tenure rights					
		With land title		Without land title		Total	
		Count	%	Count	%	Count	%
Lost job	Yes	1	2.1%	0	0.0%	1	1.7%
	No	3	6.4%	1	8.3%	4	6.8%
	Not applicable	43	91.5%	11	91.7%	54	91.5%
	Total	47	100.0%	12	100.0%	59	100.0%
Lost business	Yes	0	0.0%	0	0.0%	0	0.0%
	No	4	8.5%	1	8.3%	5	8.5%
	Not applicable	43	91.5%	11	91.7%	54	91.5%
	Total	47	100.0%	12	100.0%	59	100.0%
Lost productive assets	Yes	0	0.0%	0	0.0%	0	0.0%
	No	4	8.5%	1	8.3%	5	8.5%
	Not applicable	43	91.5%	11	91.7%	54	91.5%
	Total	47	100.0%	12	100.0%	59	100.0%
Reduced business income	Yes	0	0.0%	0	0.0%	0	0.0%
	No	4	8.5%	1	8.3%	5	8.5%
	Not applicable	43	91.5%	11	91.7%	54	91.5%
	Total	47	100.0%	12	100.0%	59	100.0%
Fewer HH members able to work	Yes	0	0.0%	0	0.0%	0	0.0%
	No	4	8.5%	1	8.3%	5	8.5%
	Not applicable	43	91.5%	11	91.7%	54	91.5%
	Total	47	100.0%	12	100.0%	59	100.0%
Reduced HH income	Yes	0	0.0%	1	8.3%	1	1.7%

	No	4	8.5%	0	0.0%	4	6.8%
	Not applicable	43	91.5%	11	91.7%	54	91.5%
	Total	47	100.0%	12	100.0%	59	100.0%
Lost social network and support	Yes	3	6.4%	0	0.0%	3	5.1%
	No	1	2.1%	1	8.3%	2	3.4%
	Not applicable	43	91.5%	11	91.7%	54	91.5%
	Total	47	100.0%	12	100.0%	59	100.0%
No negative impact at all	Yes	43	91.5%	11	91.7%	54	91.5%
	No	4	8.5%	1	8.3%	5	8.5%
	Not applicable	0	0.0%	0	0.0%	0	0.0%
	Total	47	100.0%	12	100.0%	59	100.0%

Table 4.3 LAR impact on livelihoods of the APs, by residence area

		Land tenure rights					
		With land title		Without land title		Total	
		Count	%	Count	%	Count	%
How your life/your household living conditions has changed after resettlement?	Improved	22	46.8%	5	41.7%	27	45.8%
	No change	20	42.6%	6	50.0%	26	44.1%
	Worsened	5	10.6%	1	8.3%	6	10.2%
	Total	47	100.0%	12	100.0%	59	100.0%
Housing conditions	Improved	29	61.7%	4	33.3%	33	55.9%
	No change	16	34.0%	8	66.7%	24	40.7%
	Worsened	2	4.3%	0	0.0%	2	3.4%
	Total	47	100.0%	12	100.0%	59	100.0%
Water supply	Improved	28	59.6%	3	25.0%	31	52.5%
	No change	17	36.2%	9	75.0%	26	44.1%
	Worsened	2	4.3%	0	0.0%	2	3.4%
	Total	47	100.0%	12	100.0%	59	100.0%
Heat and electricity supply	Improved	23	48.9%	2	16.7%	25	42.4%
	No change	22	46.8%	10	83.3%	32	54.2%
	Worsened	2	4.3%	0	0.0%	2	3.4%
	Total	47	100.0%	12	100.0%	59	100.0%
Health and medical services /access/	Improved	14	29.8%	2	16.7%	16	27.1%
	No change	24	51.1%	7	58.3%	31	52.5%
	Worsened	9	19.1%	3	25.0%	12	20.3%
	Total	47	100.0%	12	100.0%	59	100.0%
Children's school	Improved	14	29.8%	2	16.7%	16	27.1%
	No change	27	57.4%	7	58.3%	34	57.6%
	Worsened	6	12.8%	3	25.0%	9	15.3%
	Total	47	100.0%	12	100.0%	59	100.0%
Public transport	Improved	16	34.0%	2	16.7%	18	30.5%

	No change	23	48.9%	8	66.7%	31	52.5%
	Worsened	8	17.0%	2	16.7%	10	16.9%
	Total	47	100.0%	12	100.0%	59	100.0%
Job availability	Improved	5	10.6%	1	8.3%	6	10.2%
	No change	39	83.0%	10	83.3%	49	83.1%
	Worsened	3	6.4%	1	8.3%	4	6.8%
	Total	47	100.0%	12	100.0%	59	100.0%
Your job	Improved	2	4.3%	1	8.3%	3	5.1%
	No change	38	80.9%	9	75.0%	47	79.7%
	Worsened	7	14.9%	2	16.7%	9	15.3%
	Total	47	100.0%	12	100.0%	59	100.0%

Table 4.4 LAR impact on livelihoods of the APs

		Currently living in apartment block		Currently living in ger area	
		Count	%	Count	%
How your life/your household living conditions has changed after resettlement?	Improved	20	64.5%	7	25.0%
	No change	8	25.8%	18	64.3%
	Worsened	3	9.7%	3	10.7%
	Total	31	100.0%	28	100.0%
Housing conditions	Improved	23	74.2%	10	35.7%
	No change	6	19.4%	18	64.3%
	Worsened	2	6.5%	0	0.0%
	Total	31	100.0%	28	100.0%
Water supply	Improved	23	74.2%	8	28.6%
	No change	7	22.6%	19	67.9%
	Worsened	1	3.2%	1	3.6%
	Total	31	100.0%	28	100.0%
Heat and electricity supply	Improved	21	67.7%	4	14.3%
	No change	9	29.0%	23	82.1%
	Worsened	1	3.2%	1	3.6%
	Total	31	100.0%	28	100.0%
Health and medical services /access/	Improved	13	41.9%	3	10.7%
	No change	13	41.9%	18	64.3%
	Worsened	5	16.1%	7	25.0%
	Total	31	100.0%	28	100.0%
Children's school	Improved	11	35.5%	5	17.9%
	No change	17	54.8%	17	60.7%
	Worsened	3	9.7%	6	21.4%
	Total	31	100.0%	28	100.0%
Public transport	Improved	15	48.4%	3	10.7%

	No change	11	35.5%	20	71.4%
	Worsened	5	16.1%	5	17.9%
	Total	31	100.0%	28	100.0%
Job availability	Improved	5	16.1%	1	3.6%
	No change	25	80.6%	24	85.7%
	Worsened	1	3.2%	3	10.7%
	Total	31	100.0%	28	100.0%
Your job	Improved	2	6.5%	1	3.6%
	No change	25	80.6%	22	78.6%
	Worsened	4	12.9%	5	17.9%
	Total	31	100.0%	28	100.0%

Table 4.5 Income restoration and livelihood support provided

		Land tenure rights					
		With land title		Without land title		Total	
		Count	%	Count	%	Count	%
Has the resettlement affected you and your family members employment or business activities?	Yes	4	8.5%	1	8.3%	5	8.5%
	No	43	91.5%	11	91.7%	54	91.5%
	Total	47	100.0%	12	100.0%	59	100.0%
HH income	Increased	0	0.0%	0	0.0%	0	0.0%
	No change	44	93.6%	10	83.3%	54	91.5%
	Decreased	3	6.4%	2	16.7%	5	8.5%
	Total	47	100.0%	12	100.0%	59	100.0%
Has the resettlement affected your HH income sources?	Yes	4	8.5%	2	16.7%	6	10.2%
	No	43	91.5%	10	83.3%	53	89.8%
	Total	47	100.0%	12	100.0%	59	100.0%

Table 4.6 Living with co-residents before LAR

		Land tenure rights					
		With land title		Without land title		Total	
		Count	%	Count	%	Count	%
Did you have any household living jointly in your khashaa before the resettlement?	Yes	25	53.2%	0	0.0%	25	52.1%
	No	22	46.8%	1	100.0%	23	47.9%
	Total	47	100.0%	1	100.0%	48	100.0%
If yes, where did they move after resettlement?	Did not move, still living jointly	5	20.0%	0	0.0%	5	20.0%
	Move soon to the allocated land	1	4.0%	0	0.0%	1	4.0%
	Moved to the allocated land	1	4.0%	0	0.0%	1	4.0%
	Moved to live near the old located	1	4.0%	0	0.0%	1	4.0%
	Moved to live at the different location	14	56.0%	0	0.0%	14	56.0%
	Do not know	3	12.0%	0	0.0%	3	12.0%
	Total	25	100.0%	0	0.0%	25	100.0%
If yes, how they were related to you?	Co-owner or name on the certificate	1	4.0%	0	0.0%	1	4.0%
	Landlord	1	4.0%	0	0.0%	1	4.0%
	Relatives or friends	8	32.0%	0	0.0%	8	32.0%
	An adult child who is not a co-owner	8	32.0%	0	0.0%	8	32.0%
	Parent's or in-laws who are not a co-owners	5	20.0%	0	0.0%	5	20.0%
	Other	2	8.0%	0	0.0%	2	8.0%
	Total	25	100.0%	0	0.0%	25	100.0%

Table 4.7 Living with co-residents after LAR, by land title

		Land tenure rights					
		With land title		Without land title		Total	
		Count	%	Count	%	Count	%
Do you currently have any coresident household living in your khashaa and/or apartment?	Yes	15	31.9%	6	50.0%	21	35.6%
	No	32	68.1%	6	50.0%	38	64.4%
	Total	47	100.0%	12	100.0%	59	100.0%
If answered Yes, what is your relationship to that household?	Co-owner or name on the certificate	0	0.0%	0	0.0%	0	0.0%
	Landlord	0	0.0%	2	33.3%	2	9.5%
	Relatives or friends	2	13.3%	2	33.3%	4	19.0%
	Non-related HH	1	6.7%	0	0.0%	1	4.8%
	An adult child who is not a co-owner	7	46.7%	2	33.3%	9	42.9%
	Parent's or in-laws who are not a co-owners	4	26.7%	0	0.0%	4	19.0%
	Other	1	6.7%	0	0.0%	1	4.8%
	Total	15	100.0%	6	100.0%	21	100.0%

Table 4.8 Living with co-residents after LAR, by living area

		Living in apartment block	Living in ger area	Total	
		Count	Count	Count	Count
Do you currently have any coresident household living in your khashaa and/or apartment?	Yes	12	9	21	35.6%
	No	19	19	38	64.4%
	Total	31	28	59	100.0%
If answered Yes, what is your relationship to that household?	Landlord	1	1	2	9.5%
	Relatives or friends	4	0	4	19.0%
	Non-related HH	0	1	1	4.8%
	An adult child who is not a co-owner	5	4	9	42.9%
	Parent's or in-laws who are not a co-owners	2	2	4	19.0%
	Other	0	1	1	4.8%
	Total	12	9	21	100.0%

Chapter 5. Gender impacts of LAR

Table 5.1 Respondents' sex, by land loss and residence area

		Respondent's gender			
		Male		Female	
		Count	%	Count	%
Land tenure rights	With land title	21	84.0%	26	76.5%
	Without land title	4	16.0%	8	23.5%
	Total	25	100.0%	34	100.0%

		Head of the household's sex			
		Male		Female	
		Count	%	Count	%
Land tenure rights	With land title	40	83.3%	7	63.6%
	Without land title	8	16.7%	4	36.4%
	Total	48	100.0%	11	100.0%

Table 5.2 Property rights of land and housing, by registered household members and by land title

		Do you recognize the development project as an activity to improve the living conditions of the residents of your khoroo			
		Yes		No	
		Count	%	Count	%
Respondent's gender	Male	25	42.4%	0	0.0%
	Female	34	57.6%	0	0.0%
	Total	59	100.0%	0	0.0%

Table 5.3 Property rights of land and housing, by registered household members and by Respondents' sex

		Respondent's gender					
		Male		Female		Total	
		Count	%	Count	%	Count	%
How your life/your household living conditions has changed after resettlement?	Improved	13	52.0%	14	41.2%	27	45.8%
	No change	12	48.0%	14	41.2%	26	44.1%
	Worsened	0	0.0%	6	17.6%	6	10.2%
	Total	25	100.0%	34	100.0%	59	100.0%
Housing conditions	Improved	16	64.0%	17	50.0%	33	55.9%
	No change	9	36.0%	15	44.1%	24	40.7%
	Worsened	0	0.0%	2	5.9%	2	3.4%
	Total	25	100.0%	34	100.0%	59	100.0%
Water supply	Improved	15	60.0%	16	47.1%	31	52.5%
	No change	10	40.0%	16	47.1%	26	44.1%
	Worsened	0	0.0%	2	5.9%	2	3.4%
	Total	25	100.0%	34	100.0%	59	100.0%
Heat and electricity supply	Improved	11	44.0%	14	41.2%	25	42.4%
	No change	14	56.0%	18	52.9%	32	54.2%
	Worsened	0	0.0%	2	5.9%	2	3.4%
	Total	25	100.0%	34	100.0%	59	100.0%
Health and medical services /access/	Improved	7	28.0%	9	26.5%	16	27.1%
	No change	17	68.0%	14	41.2%	31	52.5%
	Worsened	1	4.0%	11	32.4%	12	20.3%
	Total	25	100.0%	34	100.0%	59	100.0%
Children's school	Improved	8	32.0%	8	23.5%	16	27.1%
	No change	14	56.0%	20	58.8%	34	57.6%
	Worsened	3	12.0%	6	17.6%	9	15.3%
	Total	25	100.0%	34	100.0%	59	100.0%
Public transport	Improved	10	40.0%	8	23.5%	18	30.5%
	No change	14	56.0%	17	50.0%	31	52.5%
	Worsened	1	4.0%	9	26.5%	10	16.9%
	Total	25	100.0%	34	100.0%	59	100.0%
Job availability	Improved	2	8.0%	4	11.8%	6	10.2%
	No change	22	88.0%	27	79.4%	49	83.1%
	Worsened	1	4.0%	3	8.8%	4	6.8%
	Total	25	100.0%	34	100.0%	59	100.0%
Your job	Improved	1	4.0%	2	5.9%	3	5.1%
	No change	23	92.0%	24	70.6%	47	79.7%
	Worsened	1	4.0%	8	23.5%	9	15.3%
	Total	25	100.0%	34	100.0%	59	100.0%

Has the resettlement affected you and your family members employment or business activities?	Yes	1	4.0%	4	11.8%	5	8.5%
	No	24	96.0%	30	88.2%	54	91.5%
	Total	25	100.0%	34	100.0%	59	100.0%
HH income	Increased	0	0.0%	0	0.0%	0	0.0%
	No change	25	100.0%	29	85.3%	54	91.5%
	Decreased	0	0.0%	5	14.7%	5	8.5%
	Total	25	100.0%	34	100.0%	59	100.0%

Table 5.4 Present living area, by respondent's gender

	Respondent's gender					
	Male		Female		Total	
	Count	%	Count	%	Count	%
Currently living in apartment block	15	100.0%	16	100.0%	31	100.0%
Currently living in ger area	10	100.0%	18	100.0%	28	100.0%

Table 5.5 Present living area, by gender of HH head

	Head of the household's sex			
	Male		Female	
	Count	%	Count	%
Currently living in apartment block	27	100.0%	4	100.0%
Currently living in ger area	21	100.0%	7	100.0%

Table 5.6 Ownership and/or possession of land and/or apartment, by present living area

On whose name is the certificate of ownership and/or possession of land and/or apartment you live registered?	Currently living in apartment block		Currently living in ger area			
	Own or Family property		Ownership		Possession, up to 15 years	
	Count	%	Count	%	Count	%
Wife's	7	30.4%	4	33.3%	2	50.0%
Husband's	9	39.1%	5	41.7%	2	50.0%
Joint	6	26.1%	1	8.3%	0	0.0%
Children's	1	4.3%	1	8.3%	0	0.0%
Parent's	0	0.0%	1	8.3%	0	0.0%
Total	23	100.0%	12	100.0%	4	100.0%

Table 5.7 Ownership and/or possession of land and/or apartment, by land tenure titlement

On whose name is the certificate of ownership and/or possession of land and/or apartment you live registered?	Currently living in ger area				Currently living in apartment block							
	Own or Family property				Ownership				Possession, up to 15 years			
	Land tenure rights				Land tenure rights				Land tenure rights			
	With land title		Without land title		With land title		Without land title		With land title		Without land title	
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
Wife's	7	31.8%	0	0.0%	3	30.0%	1	50.0%	1	33.3%	1	100.0%
Husband's	8	36.4%	1	100.0%	4	40.0%	1	50.0%	2	66.7%	0	0.0%
Joint	6	27.3%	0	0.0%	1	10.0%	0	0.0%	0	0.0%	0	0.0%
Children's	1	4.5%	0	0.0%	1	10.0%	0	0.0%	0	0.0%	0	0.0%
Parent's	0	0.0%	0	0.0%	1	10.0%	0	0.0%	0	0.0%	0	0.0%
Total	22	100.0%	1	100.0%	10	100.0%	2	100.0%	3	100.0%	1	100.0%

Table 5.8 Safety of residence area, by respondents' sex

On whose name is the certificate of ownership and/or possession of land and/or apartment you live registered?	Respondent's gender			
	Male		Female	
	Count	%	Count	%
Wife's	2	8.3%	11	32.4%
Husband's	11	45.8%	5	14.7%
Joint	4	16.7%	3	8.8%
Children's	1	4.2%	1	2.9%
Parent's	1	4.2%	3	8.8%
Relative's, friend's or acquaintance's	4	16.7%	8	23.5%
Rent	1	4.2%	3	8.8%
Total	24	100.0%	34	100.0%

Table 5.9 Ownership and/or possession of land and/or apartment, by gender of HHH

On whose name is the certificate of ownership and/or possession of land and/or apartment you live registered?	Head of the household's sex			
	Male		Female	
	Count	%	Count	%
Wife's	10	21.3%	3	27.3%
Husband's	16	34.0%	0	0.0%
Joint	5	10.6%	2	18.2%
Children's	1	2.1%	1	9.1%
Parent's	4	8.5%	0	0.0%
Relative's, friend's or acquaintance's	9	19.1%	3	27.3%
Rent	2	4.3%	2	18.2%
Total	47	100.0%	11	100.0%

Table 5.10 Changes in living conditions and livelihoods after LAR, by respondents' sex

Assess the risk with a score of 1-5, 5 is considered very high risk		Respondent's gender					
		Male		Female		Total	
		Count	%	Count	%	Count	%
Flood	2	0	0.0%	3	10.0%	3	5.9%
	3	3	14.3%	2	6.7%	5	9.8%
	4	4	19.0%	7	23.3%	11	21.6%
	5	13	61.9%	18	60.0%	31	60.8%
	Not answered	1	4.8%	0	0.0%	1	2.0%
Storms	2	1	4.5%	3	10.0%	4	7.7%
	3	1	4.5%	5	16.7%	6	11.5%
	4	7	31.8%	6	20.0%	13	25.0%
	5	12	54.5%	16	53.3%	28	53.8%

	Not answered	1	4.5%	0	0.0%	1	1.9%
Earthquakes	3	3	13.6%	7	23.3%	10	19.2%
	4	6	27.3%	11	36.7%	17	32.7%
	5	12	54.5%	12	40.0%	24	46.2%
	Not answered	1	4.5%	0	0.0%	1	1.9%
Air pollution	2	1	4.5%	4	13.3%	5	9.6%
	3	4	18.2%	7	23.3%	11	21.2%
	4	3	13.6%	6	20.0%	9	17.3%
	5	13	59.1%	13	43.3%	26	50.0%
	Not answered	1	4.5%	0	0.0%	1	1.9%
Soil pollution	2	1	4.5%	2	6.7%	3	5.8%
	3	2	9.1%	7	23.3%	9	17.3%
	4	5	22.7%	9	30.0%	14	26.9%
	5	13	59.1%	12	40.0%	25	48.1%
	Not answered	1	4.5%	0	0.0%	1	1.9%
Fire	2	1	4.5%	2	6.7%	3	5.8%
	3	0	0.0%	3	10.0%	3	5.8%
	4	8	36.4%	14	46.7%	22	42.3%
	5	12	54.5%	11	36.7%	23	44.2%
	Not answered	1	4.5%	0	0.0%	1	1.9%
Crime	2	1	4.5%	1	3.3%	2	3.8%
	3	0	0.0%	6	20.0%	6	11.5%
	4	9	40.9%	12	40.0%	21	40.4%
	5	11	50.0%	11	36.7%	22	42.3%
	Not answered	1	4.5%	0	0.0%	1	1.9%
Traffic safety	2	2	9.1%	2	6.7%	4	7.7%
	3	1	4.5%	8	26.7%	9	17.3%
	4	6	27.3%	10	33.3%	16	30.8%
	5	12	54.5%	10	33.3%	22	42.3%
	Not answered	1	4.5%	0	0.0%	1	1.9%
Accidents and injuries	2	0	0.0%	2	6.9%	2	3.9%
	3	1	4.5%	3	10.3%	4	7.8%
	4	7	31.8%	13	44.8%	20	39.2%
	5	13	59.1%	11	37.9%	24	47.1%
	Not answered	1	4.5%	0	0.0%	1	2.0%
Other	2	0	0.0%	4	26.7%	4	12.1%
	4	1	5.6%	0	0.0%	1	3.0%
	5	11	61.1%	5	33.3%	16	48.5%
	Not answered	6	33.3%	6	40.0%	12	36.4%

Appendix 4: Household survey questionnaire

Questionnaire sheet

This survey is being conducted to monitor the implementation of the Land Acquisition and Resettlement Plan (LARP) for the projects implemented under the “Ulaanbaatar Ger Area Development Investment Promotion Program”. You are being approached by the member of UFPC team as you are a member of an affected household. We would like to understand your LAR experiences and livelihood changes as result of the resettlement. The information you provide will be kept confidential and will not be used for any other purpose.

General Information	
Date of interview	2021/08/.....
Enumerator name and telephone	
Project area	1. <input type="checkbox"/> Bayankhoshuu sub-center 2. <input type="checkbox"/> Selbe sub-center 3. <input type="checkbox"/> Dambadarjaa sub-center 4. <input type="checkbox"/> Denjiin 1000 sub-center
1. Background Information on affected persons (APs) and households	
AP surname and name	
No. on the sampling list	
³² Respondent's surname, name	
Respondent's gender	1. <input type="checkbox"/> Male 2. <input type="checkbox"/> Female
In which project did you /your family vacate its land and properties?	1. <input type="checkbox"/> Kindergarten building 2. <input type="checkbox"/> Business incubator center 3. <input type="checkbox"/> Road construction work 4. <input type="checkbox"/> Telecommunication work 5. <input type="checkbox"/> Construction of flood protection canals and installation of flood protection fences 6. <input type="checkbox"/> Construction of reservoirs, pumping stations and supply and installation of water supply pipelines 7. <input type="checkbox"/> Reinforced concrete bridge construction 8. <input type="checkbox"/> Heating and other infrastructure works 9. <input type="checkbox"/> Heating plant 10. <input type="checkbox"/> Other 11. <input type="checkbox"/> Do not remember
Do you recognize the development project as an activity to improve the living conditions of the residents of your khoroo?	1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No

³² Only household member who was included in the HH at the time of LAR shall be interviewed.

If answered No, why you do not support the project?	
Do you / your household still live on the affected land?	1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No
If answered Yes, why?	If answered No, why?
1. <input type="checkbox"/> Did not receive the compensation. 2. <input type="checkbox"/> Contract has not been made. 3. <input type="checkbox"/> Not enough manpower to resettle. 4. <input type="checkbox"/> Did not find a place to resettle. 5. <input type="checkbox"/> Partially affected, therefore living on the remained area. 6. <input type="checkbox"/> Other	1. <input type="checkbox"/> The land was fully affected and vacated, moved to a different area. 2. <input type="checkbox"/> Live in a temporary housing provided by the project. 3. <input type="checkbox"/> Sold the land and property, now live in a different area. 4. <input type="checkbox"/> Rents out affected land and a house, live in a different area. 5. <input type="checkbox"/> Temporarily live in a different place 6. <input type="checkbox"/> Other
If you currently live in ger area, what is the land title your family hold for the occupied land?	1. <input type="checkbox"/> Ownership 2. <input type="checkbox"/> 15 years of possession 3. <input type="checkbox"/> Up to 5 years of usage 4. <input type="checkbox"/> No permit/non-titled 5. <input type="checkbox"/> Rental khashaa 6. <input type="checkbox"/> Temporarily live on someone's khashaa
What is the land size of your khashaa (in meter square)?	
If you were affected partially, was the Land certificate re-issued according to the remaining land size?	1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No
If you currently live in an apartment, do you own the apartment?	1. <input type="checkbox"/> Own/Family property 2. <input type="checkbox"/> Rental apartment 3. <input type="checkbox"/> Rent-to-own apartment 4. <input type="checkbox"/> Room rental or a boarding house 5. <input type="checkbox"/> Other
On whose name is the certificate of ownership and/or possession of land and/or apartment you live registered?	1. <input type="checkbox"/> Wife's 2. <input type="checkbox"/> Husband's 3. <input type="checkbox"/> Joint 4. <input type="checkbox"/> Children's 5. <input type="checkbox"/> Parents' 6. <input type="checkbox"/> Other
Do you currently have any coresident household living in your khashaa and/or apartment?	1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No

If answered Yes, what is your relationship to that household?		1. <input type="checkbox"/> Co-owner /Name on the certificate/ 2. <input type="checkbox"/> Landlord/tenant 3. <input type="checkbox"/> Relatives, friends 4. <input type="checkbox"/> Non-related households 5. <input type="checkbox"/> An adult child who is not a co-owner 6. <input type="checkbox"/> Parents, or in-laws who are not a co-owner 7. <input type="checkbox"/> Other
Did you have any household co-residing in your khashaa before the resettlement?		1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No
If yes, where did they move after resettlement?		1. <input type="checkbox"/> Did not move, still co-residing. 2. <input type="checkbox"/> Will move soon to the allocated land. 3. <input type="checkbox"/> Moved to the allocated land. 4. <input type="checkbox"/> Moved to a temporary housing provided by the project. 5. <input type="checkbox"/> Moved to live near the old location. 6. <input type="checkbox"/> Moved to live at the different location. 7. <input type="checkbox"/> Do not know
If yes, how they were related to you?		1. <input type="checkbox"/> Co-owner /Name on the certificate/ 2. <input type="checkbox"/> Landlord/tenant 3. <input type="checkbox"/> Relatives, friends 4. <input type="checkbox"/> Non-related households 5. <input type="checkbox"/> An adult child who is not a co-owner 6. <input type="checkbox"/> Parents, or in-laws who are not a co-owners 7. <input type="checkbox"/> Other
2. Affected household information and living standards		
Is the respondent head of the household?		1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No
Head of the household's sex		1. <input type="checkbox"/> Male 2. <input type="checkbox"/> Female
Head of the household is:		1. <input type="checkbox"/> Senior 2. <input type="checkbox"/> Disabled 3. <input type="checkbox"/> Single parent /with children under 18 years age/
Number of family members		
Of which	Number of children under 18	
	Of which	Number of children under 16
		Orphan child
	Persons need full-time care	
	Persons with disability	
	Elderly person	

Able-bodied working age adults									
Employment of household members /Ask all family members over 15 years of age/ Age		1	2	3	4	5	6	7	8
1. <input type="checkbox"/> Salaried employee 2. <input type="checkbox"/> Self-employed /receives remuneration / 3. <input type="checkbox"/> Self-employed business owner, manufacturer and service provider 4. <input type="checkbox"/> Unemployed, searching for employment 5. <input type="checkbox"/> Student 6. <input type="checkbox"/> Support family members, stay at home 7. <input type="checkbox"/> Chronically ill, persons with disability 8. <input type="checkbox"/> Retired		1. <input type="checkbox"/> 2. <input type="checkbox"/> 3. <input type="checkbox"/> 4. <input type="checkbox"/> 5. <input type="checkbox"/> 6. <input type="checkbox"/> 7. <input type="checkbox"/> 8. <input type="checkbox"/>	1. <input type="checkbox"/> 2. <input type="checkbox"/> 3. <input type="checkbox"/> 4. <input type="checkbox"/> 5. <input type="checkbox"/> 6. <input type="checkbox"/> 7. <input type="checkbox"/> 8. <input type="checkbox"/>	1. <input type="checkbox"/> 2. <input type="checkbox"/> 3. <input type="checkbox"/> 4. <input type="checkbox"/> 5. <input type="checkbox"/> 6. <input type="checkbox"/> 7. <input type="checkbox"/> 8. <input type="checkbox"/>	1. <input type="checkbox"/> 2. <input type="checkbox"/> 3. <input type="checkbox"/> 4. <input type="checkbox"/> 5. <input type="checkbox"/> 6. <input type="checkbox"/> 7. <input type="checkbox"/> 8. <input type="checkbox"/>	1. <input type="checkbox"/> 2. <input type="checkbox"/> 3. <input type="checkbox"/> 4. <input type="checkbox"/> 5. <input type="checkbox"/> 6. <input type="checkbox"/> 7. <input type="checkbox"/> 8. <input type="checkbox"/>	1. <input type="checkbox"/> 2. <input type="checkbox"/> 3. <input type="checkbox"/> 4. <input type="checkbox"/> 5. <input type="checkbox"/> 6. <input type="checkbox"/> 7. <input type="checkbox"/> 8. <input type="checkbox"/>	1. <input type="checkbox"/> 2. <input type="checkbox"/> 3. <input type="checkbox"/> 4. <input type="checkbox"/> 5. <input type="checkbox"/> 6. <input type="checkbox"/> 7. <input type="checkbox"/> 8. <input type="checkbox"/>	
Main source of household income /choose the most relevant/		1. <input type="checkbox"/> Salary and wages 2. <input type="checkbox"/> Profit of self-employed business, manufactory and services 3. <input type="checkbox"/> Pensions, allowances, benefits, and similar income 4. <input type="checkbox"/> Interest on deposits, dividend on shares and similar income 5. <input type="checkbox"/> Other sources of income							
What percentage of total income comes from the main source of household income and other secondary sources?	Source	Monthly amount				%			
	1. Salary and wages					(.....)%			
	2. Profit of business, manufactory and services					(.....)%			
	3. Pensions, allowances, benefits, and similar income					(.....)%			
	4. Interest on deposits, dividend on shares and similar income					(.....)%			
5. Other sources of income						(.....)%			
What was the average monthly household income for the last 12 months?									
Does your household receive food stamps?		1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No							
3. Compensation and other support for APs and AHs									

Did you / your household receive compensation and other support when vacating the land?		1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No		
What kind of support did you get? / select all support received /		1. <input type="checkbox"/> Cash compensation for the land 2. <input type="checkbox"/> Cash compensation for a house 3. <input type="checkbox"/> Cash compensation for non-residential facility 4. <input type="checkbox"/> Replacement land in a new location 5. <input type="checkbox"/> A temporary housing 6. <input type="checkbox"/> Moving costs in cash 7. <input type="checkbox"/> Cash compensation for the loss of business income 8. <input type="checkbox"/> Transitional livelihood assistance in cash 9. <input type="checkbox"/> Provided with temporary employment 10. <input type="checkbox"/> Participated in a livelihood support program 11. <input type="checkbox"/> Social welfare assistance from District Labor, Social Protection Service Division 12. <input type="checkbox"/> Other		
What kind of loss of assets did land acquisition and resettlement cause to you/your household?		1. <input type="checkbox"/> Land 2. <input type="checkbox"/> Residential house 3. <input type="checkbox"/> Non-residential facility 4. <input type="checkbox"/> Jobs 5. <input type="checkbox"/> Business income 6. <input type="checkbox"/> Productive assets / fruit bearing trees, vegetable garden, garage for rent, and storage space for rent etc./ 7. <input type="checkbox"/> Established social support network, i.e., community, and neighbors, and relatives' support 8. <input type="checkbox"/> Other		
Were you compensated or received support for the losses?		1. Yes	2. No	3. Not affected
Loss of	Land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Residential house	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Non-residential facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Jobs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Business income	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Productive assets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Established social network, community, and neighbors, and relatives' support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Did you / your household receive compensation for the affected land and property before vacating the land?		1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No		

If not, how long did it take to receive the compensation?		1. <input type="checkbox"/> within 1 month 2. <input type="checkbox"/> after 1-3 months 3. <input type="checkbox"/> after 3-6 months 4. <input type="checkbox"/> within 1 year	
Did you receive the compensation in full in accordance with the terms and conditions specified in the Compensation contract?		1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No	
If not, please describe the reason that you did not receive the compensation in full?			
Did you / your household have any fees or charges deducted from the compensation or other monetary assistance received?		1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No 3. <input type="checkbox"/> Do not know	
If answered Yes, what type of fee and how much was deducted?			
Affected assets		Were you able to restore/rebuild the affected structures?	if yes, was the compensation sufficient?
Losses occurred	Land	1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No	1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No
	Residential house	1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No	1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No
	Non-residential facility	1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No	1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No
	Jobs	1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No	1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No
	Business income	1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No	1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No
	Productive assets	1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No	1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No
	Established social network, community, and neighbors, and relatives' support	1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No	1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No
	Other	1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No	1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No
Did you / your household face any difficulties as a result of the land acquisition?		1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No	

<p>If answered Yes, what was the difficulty? / select the three most important /</p>	<ol style="list-style-type: none"> 1. <input type="checkbox"/> Struggled to relocate due to lack of manpower. 2. <input type="checkbox"/> Uncomfortable to live at the reduced size of the land. 3. <input type="checkbox"/> Struggled to rebuild the affected house and other facilities 4. <input type="checkbox"/> Wearisome to renew the civil registration. 5. <input type="checkbox"/> Struggled to find place and land plot to relocate. 6. <input type="checkbox"/> Struggled to update, renew, extend the permits and licenses registered at the old location. 7. <input type="checkbox"/> Struggled to access social services in the resettled area 8. <input type="checkbox"/> Struggled get the business back on track. 9. <input type="checkbox"/> The compensation was not paid on time. 10. <input type="checkbox"/> The compensation was not paid in full. 11. <input type="checkbox"/> The received compensation fell short to restore all lost assets. 12. <input type="checkbox"/> Other 	
4. Information disclosure and consultation with APs		
<p>Were you informed about land acquisition and resettlement?</p>	<ol style="list-style-type: none"> 1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No 	
<p>If yes, how?</p>	<ol style="list-style-type: none"> 1. <input type="checkbox"/> Project web page/ Facebook page 2. <input type="checkbox"/> Residents or APs' group on Facebook 3. <input type="checkbox"/> Brochure and leaflet 4. <input type="checkbox"/> Public meetings 5. <input type="checkbox"/> Individual meetings 6. <input type="checkbox"/> Other 	
<p>What do you know about land acquisition and resettlement, and the entitlement of affected persons to receive assistance?</p>	<p>Land acquisition and resettlement plan</p>	<ol style="list-style-type: none"> 1. <input type="checkbox"/> I know 2. <input type="checkbox"/> I do not know
	<p>Statement on Land Acquisition issued by District Land Office</p>	<ol style="list-style-type: none"> 1. <input type="checkbox"/> I know 2. <input type="checkbox"/> I do not know
	<p>Notification of Cut-off date</p>	<ol style="list-style-type: none"> 1. <input type="checkbox"/> I know 2. <input type="checkbox"/> I do not know
	<p>Grievance redress mechanism</p>	<ol style="list-style-type: none"> 1. <input type="checkbox"/> I know 2. <input type="checkbox"/> I do not know
	<p>Entitlements of affected persons</p>	<ol style="list-style-type: none"> 1. <input type="checkbox"/> I know 2. <input type="checkbox"/> I do not know
<p>Have you and your family members been consulted on the LAR matters?</p>	<ol style="list-style-type: none"> 1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No 	

<p>If answered Yes, who consulted with you? /multiple choice /</p>	<ol style="list-style-type: none"> 1. <input type="checkbox"/> Officer of the Project Management Office 2. <input type="checkbox"/> Officer of the Capital City and District Land Offices 3. <input type="checkbox"/> External monitoring specialist 4. <input type="checkbox"/> Livelihood support program specialist 5. <input type="checkbox"/> Real estate appraiser 6. <input type="checkbox"/> Member of non-governmental organizations 7. <input type="checkbox"/> Do not remember
<p>What matters related to land acquisition have been discussed with you and your family members? /multiple choice /</p>	<ol style="list-style-type: none"> 1. <input type="checkbox"/> Property valuation 2. <input type="checkbox"/> Compensation and entitlements 3. <input type="checkbox"/> Income restoration and livelihood improvement 4. <input type="checkbox"/> Replacement land 5. <input type="checkbox"/> Issue land title and certificate 6. <input type="checkbox"/> Address grievance 7. <input type="checkbox"/> Other
<p>Have you made any requests, complaints or claims regarding the implementation of the LARP and compensation?</p>	<ol style="list-style-type: none"> 1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No
<p>If answered Yes, has your requests, complaints or claims resolved?</p>	<ol style="list-style-type: none"> 1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No
<p>Summary of your requests, complaints or claims:</p>	
<p>Please describe brief information about how your requests, complaints, or claims were handled. Who and how it was resolved and how long did it take to resolve? Were you satisfied with the outcome?</p>	
<p>5. Impact of land acquisition and resettlement on affected persons and households</p>	

<p>What is the main reason that you and your family choose to live in this place?</p> <p>/Select 3 most relevant answers/</p>	<ol style="list-style-type: none"> 1. <input type="checkbox"/> Father, mother and/or children live here. 2. <input type="checkbox"/> Married, my spouse lived here. 3. <input type="checkbox"/> My hometown friends and acquaintances live here. 4. <input type="checkbox"/> The cost and expenses were affordable (purchase price and rent fee) 5. <input type="checkbox"/> Improved living condition with convenient location, better infrastructure and social services close by 6. <input type="checkbox"/> Got a job nearby or to get closer to the job. 7. <input type="checkbox"/> To run a business, manufactory or service. 8. <input type="checkbox"/> Carry out a small home-based business activity. 9. <input type="checkbox"/> To enroll/ get close to my children to school or kindergarten. 10. <input type="checkbox"/> Rented out own land and accommodation. 11. <input type="checkbox"/> No place to live. 12. <input type="checkbox"/> The owner of khashaa or land permitted to reside for free (as a property guardian on the vacant land) 13. <input type="checkbox"/> Other 	
<p>How far is it from the city center?</p>	<p>Aboutkm.</p>	
<p>What is the main use of the occupied land?</p>	<ol style="list-style-type: none"> 1. <input type="checkbox"/> Residential 2. <input type="checkbox"/> Run a business, manufactory, or service. 3. <input type="checkbox"/> Carry out a small home-based business activity. 4. <input type="checkbox"/> Mixed 5. <input type="checkbox"/> Rental 	
<p>Has the resettlement changed the use of occupied land?</p>	<ol style="list-style-type: none"> 1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No 	
<p>If yes, how?</p>		
<p>Living on this plot/area, how protected do you feel from natural disasters and catastrophes, such as floods, fires, storms, and earthquakes?</p> <p>/Assess the risk with a score of 1-5, 5 is considered excellent and 1 is very poorly /</p>	<ol style="list-style-type: none"> 1. <input type="checkbox"/> Flood 2. <input type="checkbox"/> Storms 3. <input type="checkbox"/> Earthquakes 4. <input type="checkbox"/> Air pollution 5. <input type="checkbox"/> Soil pollution 6. <input type="checkbox"/> Fires 7. <input type="checkbox"/> Crime and attacks 8. <input type="checkbox"/> Traffic safety 9. <input type="checkbox"/> Accidents and injuries 10. <input type="checkbox"/> Other 	<ol style="list-style-type: none"> 1. ____ 2. ____ 3. ____ 4. ____ 5. ____ 6. ____ 7. ____ 8. ____ 9. ____ 10. ____

Has the LAR had any negative impact on your livelihoods?	1. <input type="checkbox"/> Lost job 2. <input type="checkbox"/> Lost business 3. <input type="checkbox"/> Lost key income generating assets 4. <input type="checkbox"/> Reduced business income. 5. <input type="checkbox"/> Fewer family members able to work. 6. <input type="checkbox"/> Reduced household income. 7. <input type="checkbox"/> Lost social support network 8. <input type="checkbox"/> No negative impact
How your life/your household living conditions has changed after resettlement?	1. <input type="checkbox"/> Improved 2. <input type="checkbox"/> No change 3. <input type="checkbox"/> Worsened
If answered worsened, how?	
Housing condition	1. <input type="checkbox"/> Improved 2. <input type="checkbox"/> No change 3. <input type="checkbox"/> Worsened
Water supply	1. <input type="checkbox"/> Improved 2. <input type="checkbox"/> No change 3. <input type="checkbox"/> Worsened
Heat and electricity supply	1. <input type="checkbox"/> Improved 2. <input type="checkbox"/> No change 3. <input type="checkbox"/> Worsened
Health and medical services /access/	1. <input type="checkbox"/> Improved 2. <input type="checkbox"/> No change 3. <input type="checkbox"/> Worsened
Children's school	1. <input type="checkbox"/> Improved 2. <input type="checkbox"/> No change 3. <input type="checkbox"/> Worsened
Public transport	1. <input type="checkbox"/> Improved 2. <input type="checkbox"/> No change 3. <input type="checkbox"/> Worsened
Labour market access	1. <input type="checkbox"/> Improved 2. <input type="checkbox"/> No change 3. <input type="checkbox"/> Worsened
Your employment and career	1. <input type="checkbox"/> Improved 2. <input type="checkbox"/> No change 3. <input type="checkbox"/> Worsened
Has the resettlement affected you and your family members employment or business activities?	1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No
If yes, how?	
Household income	1. <input type="checkbox"/> Increased 2. <input type="checkbox"/> No change 3. <input type="checkbox"/> Decreased
Has the household income source changed after resettlement?	1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No
If yes, how?	
Did you and your family member participate in the livelihood support program?	1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No
If participated, how did your household benefit from the program?	

If not participated, why?	
Has the construction work caused any disturbances to your lifestyle?	1. <input type="checkbox"/> Yes, always 2. <input type="checkbox"/> Yes, sometimes 3. <input type="checkbox"/> Not at all
If any disturbances caused, how did it affect your life?	

Enumerator notes:

Do you have any further comments?

THANK YOU!

Appendix 5. Summary of the Qualitative Research Findings

1. Notes of the focus group discussions held with the affected persons

During the monitoring and evaluation, 2 focus group discussions have been organized in order to listen to the APs' feedback and concerns on the land acquisition and resettlement and explore the lessons learned for the future land acquisition and resettlement practices.

Focus group discussion 1:

The first focus group discussion was organized at 11:20-12:40 on 22 May 2021 in the meeting room of the Khangai Development Center located in the 19th Khoroo of Chingeltei district. Total of 9 APs representing 38 households affected by the LAR for the Dambadarjaa sub-center heating plant had participated in a focus group discussion. Four (33.3 %) of total participants were men and 8 (66.66 %) were women.

Issues discussed at the focus groups:

- Since December 2019, we started hearing the rumors that our land will be acquired. Then we received a written notification in March 2020. D.Avirmed, the PMO Coordinator, met with us and provided information on the project progress. It is already May 2021 since we started waiting. It has been said that resolution will be made in late May, but nothing has happened. We want the officials to meet with us and tell exactly when our land will be acquired, consequently, we need to choose our place to resettle earlier and move during the summer.
- We are well-informed on how the land acquisition and resettlement is carried out. We also know that a Memorandum of Understanding has been signed between ADB, project affected people and their representing NGOs. We exchange information through Facebook chat groups.
- We are all fully affected by the project and will move soon. It has been agreed that all affected assets will be valued and compensated.
- We agree with the valuation and proposed compensation package. We do not want to extract everything again, and re-negotiate, which will waste more time. Compensation need to be paid immediately, in order to acquire the land. Everybody knows that this place, where we live is not a good place to live with high air and soil pollution, swampy soil, and flood danger.
- We will vacate the land upon receiving the compensation 100%.
- Valuation of the assets has been carried out in July 2020, and now in May 2021, price of everything is going up. We need to accelerate the process. N. Bolormaa, a specialist from the PMO, said that the compensation will be increased by 0.3% based on the inflation. We lodged a complaint and as a result, it has been decided to increase the compensation.
- We are confident that our lives will be better off, and we will live in a more comfortable environment.
- Uncertain expectations have put our lives to pause. We even cannot fix our house, that has been flooded; cannot change the wallpaper, assuming that we will move soon. I lost my 1 year's income due to not being able to nurture my assets and grow vegetables because of such unclear expectations.
- We just want to vacate the land and move immediately from this place in order settle our life in a better place.



Group discussion in Dambadarjaa subcenter 22 May 2021.

Focus group discussion 2:

The second focus group discussion was organized at 11:00-12:20 on 3 June 2021 in the meeting room of the One-Stop-Shop, located in the 8th Khoroo of Songino Khaikhan district. Total of 9 APs affected by the LAR for the roads and engineering network construction works and 5 team members from the PMO had participated in a focus group discussion. Six (42.86%) of total participants were men and 8 (57.14%) were women. Out of total 9 affected persons, 8 were fully and 1 partially affected by the project.

Issues discussed at the focus groups:

- We started hearing rumors about the land acquisition in June 2019. Affected households have signed contracts and received full compensation.
- Addition compensation for land (the difference between the market value and previously paid compensation for land), has been paid. Compensation was higher than the market rate.
- Information about the road needed to be provided. In some cases, the road level is higher than the residents' fence gate. It needed to be consulted with the people very well.
- The project staff need to have good communication skills. When asked, they often say they don't know. It is not clear who knows. Road engineer, Lkhagva always respond he does not know.
- During the construction, our comfortable life has been disturbed a lot. It lasted much longer than the expected construction period. It's been a long time with a big hole in the neighborhood, which was very dangerous to walk by.
- Safety protection measures was very poor. It needs to be improved in the future. The compliance with occupational health and safety guidelines need to be closely monitored.
- Residents welcomes this road and infrastructure project. Some families even want to get connected to the clean and sewage water network.
- People came and made a presentation on dividing the *ger* area streets into blocks and swapping their land with affordable housing. But it is not clear exactly how this will be implemented.
- We support the *ger* area redevelopment projects.
- The construction work of the contractor companies is slowing down. When we demand them to accelerate their construction work, they started being mean. We like having a road in the neighborhood. But please don't make the same mistake of delaying the construction work again.
- One-time compensation is not a guarantee to our life. The project thinks that they gave us a lot of money. No. For example, our land became the 4-way junction, thus we cannot have an access road to our land plot. Our land was partially affected, and we moved and rebuilt our house. But our access gate is much higher than the road embankment, so we cannot transport the water from the water distribution kiosks; there is no way that we can park our car inside our land plot; we are parking our car in someone's land plot for almost a year now. Consequently, it has been decided to fully acquire our land. I wanted to talk to the person, whom I concluded

the contract. But I could not find his phone number. In general, I think the land compensation is low.



Focus group discussion in Bayankhoshuu subcenter, 03 June 2021

2. Notes of the meetings held with the affected persons

ChD, 19, Takhilt 4-127 (group leader)

We have been organized as groups since we've been informed about the location of the heating plant. We reviewed the compensation valuation reports prepared last year and everyone agreed with proposed compensation. But it took a long time to implement. We had 320m² of land. It was troublesome for us to wait long time after the valuation has been carried out. However, in 2021, the compensation package has been increased by a certain coefficient. We planned to purchase new apartment near the western road junction and paid the down payment. After receiving the compensation, we fully paid off our new apartment payment. There are no changes in our income sources and employment status due to land acquisition. There wasn't any problem when we moved. On the contrary, I think our living conditions have improved.

ChD 19, Takhilt 4-137

I used to own 608m² land, which was fully affected by the heating plant to be built in Dambadarjaa. My family has 3 members. We received compensation for our land and property. There was no problem when we moved. With the compensation money, I bought a two-room apartment in 27th Khoroo of Songino Khaikhan district. I think our household livelihood and living conditions have improved. I was well informed about the project, but I did not know about the livelihood support program. I don't even know how to get involved. If there is such a program, please convey my request to be engaged in the program.

ChD 19, Takhilt 4- 114 (AP's mother)

We have been told that the construction work will start in 2020, but it did not start. We have received a letter notifying us that the land acquisition will be implemented in March 2021, May and then in June 2021. I am a complainant. We had 328m² land and 3-4 families live together on our land parcel. Transitional assistance and moving expense, altogether MNT1.8 million has to be provided to each household separately. But only one household received such support, making the other citizens to incur loss. Our assets valuation has been carried out based on 2016 valuation procedures. But this is 2021. Inflation should have been calculated.

Note: According to the Definition of terms of the LARP for the Dambadarjaa Heating Plant, June 2021, all persons residing under one roof and eating from the same kitchen, who are adversely affected by the project, or any of its components, may consists of a single nuclear family or an extended family group. Eventough there were three households living in the same house, they were not registered separately and were eating from the same kitchen. Therefore, EMET is considered that allocating the transitional period assistance as per one household is complied with the LARP and none of violation of the social safeguard policy is done. In addition, the compensation was calculated based on a 1.7 increase in the value of the previous compensation.

ChD 19, Takhilt 4-108

We owned 676m² land. The Land Agency and PMO specialists provided us with the relevant information. They met with LAR affected people individually and in groups. D. Avirmed, the PMO Coordinator met with us and provided information related to the project implementation progress. It has been agreed that all affected assets will be valued and compensated. An assets valuation specialist appointed by the Municipality valued our property in 2020. As the valuation was conducted last year, a certain coefficient has been used this year to increase the compensation package and we received a total compensation of MNT112.0 million. In July 2020, we were planning to sell our land to someone, who operates auto repair shop, but instead we decided to sell our land to the project. We supported the government's work. I don't have other comments.

ChD, 19, Takhilt 4-130

Our 316m² land was fully affected. The quality of the land in this area is poor and air pollution is extremely high. Since 2018, we encountered frequent flood problems. Thus, I think it's a good thing that we were affected by this project. Value of the land is much higher than the actual value of this land. We have 3 families living on our land plot. We have been told that transitional assistance and moving expenses will be provided to only one household. But I'm not complaining, instead I support the project and I'm satisfied.

Note: According to the Definition of terms of the LARP for the Dambadarjaa Heating Plant, June 2021, all persons residing under one roof and eating from the same kitchen, who are adversely affected by the project, or any of its components, may consists of a single nuclear family or an extended family group. The case is the same with ChD 19, Takhilt 4- 114.

SBD, 17, Dambadarjaa 37-516

Our 551m² owned land was affected by the Information Technology Integrated Service Center to be built in Dambadarjaa subcenter. We completely vacated the land. My family has 5 members. We received a total compensation of MNT95.1 million in July 2020. There were no negative impacts on us due to the project. Our employment status and income sources haven't changed and we had no obstacles in moving. As a result of being affected by this project, we are improving our living conditions. I paid an advance payment for an apartment from the compensation money and now I live temporarily with my mother-in-law. I am very satisfied with the compensation package and valuation. But every now and then, when I pass by my old place, I see a lot of trash, and I feel sorry to see that it became like a solid waste dump. Please convey my message to the project to clean up the area quickly and start the construction without turning the area into a solid waste dump. We fully support the project.

ChD 19, Takhilt 4-111

A total of 412m² land, which I owned was fully affected by the heating plant construction in Dambadarjaa subcenter. We are a family of 2. I received a lump sum compensation according to the contract. I purchased a new land with a decent house on it, which is located closer to the area where we used to live, for my mother, who is the non-title holder. Then I paid an advance payment for an apartment, located near Seoul Hospital in Sukhbaatar District, using the remaining compensation money. Our living conditions have improved and there is nothing to worse off. We support the project.

ChD 19, Takhilt 4-132

My 406 m² owned land was fully affected by the heating plant construction in Dambadarjaa subcenter. Family of 1, the elderly, who lives alone. In the past, my children used to live with me on my land in a separate house. I am very upset, because the compensation for my 112m² land was not calculated with the explanation that the cadastral map for my land had different registration records. I don't have many people who can help me to move, it is difficult to rebuild my house, and it was very difficult to get social services in my new residential place. It was

also difficult to find a place to move and relocate, so I rented an apartment next to the Gandan school. For me, I am very unsatisfied with the situation and my life highly depreciated.

Note: The AP had some land without permission. She extended her fence blocking entrance and exits to the street and it was unable to allocate permission as well as a compensation for the extended piece of land. Besides, she has preferred to receive relocation cost in cash and never asked PMO to assist her to move.

4. Livelihood Improvement Program Specialist

MON-9528 Livelihood Support Demonstration in Ger Areas program was implemented for the affected people from June 2018 to November 2019. This program was implemented in order to take immediate actions in response to the complaints lodged by some affected people of GADIP. Needs assessment has been carried out to determine livelihood support needs of a total 323 households affected by Tranche 1. Out of them, 1) 34 households were from highly vulnerable household category; 2) 171 households were from potentially vulnerable household category; 3) 95 APs had business activities on their land plots; 4) 23 households were from other categories. According to the list of households provided by the PMO, each household from all categories was surveyed and their livelihood support needs have been verified. Households were selected based on criteria such as whether an AP is a single parent heading the household, or poor, or running a business activity on the land. The implementation of this program was helpful to resolve the complaints lodged by the APs. People spoke about this program very positively, as the program intended to provide immediate assistance to the complainants only during one year period of time. Based on the AP's livelihood support needs and interests, equipment and tools that can enhance the productivity, and increase household income in the long-run, within a budget of US\$1000 per household have been provided to the APs. In order to process such procurement, quotes from 3 different vendors are collected and compared and chooses the vendor, where an AP wants to use. This program did not intend to only buy simple equipment or engage APs in some training, rather it aimed at finding needs of that household based on the assessment, which is very different from household to household. For example, we discussed with a household on what kind of employment or job can be helpful or effective in making a sick person healthier, and jointly decide on the support measures. Within this program, a total of 98 APs were contracted and MNT134,334,400 was disbursed.



Building skills. Few of Mr Odkhuu's productions after completing the welding training.



Income diversification. Beneficiary Ms Gantsetseg started earning by producing more than six types of maternity and baby products.



Selecting service providers. The livelihood program ensured that the skill training offered practical work skills in addition to theory.

Source: MON-9528 TA Final Report.

3. Notes of the face-to-face meetings with the key informants and the members of the working group

Deputy Governor of the Capital city J. Sandagsuren

A very large-scale land acquisition and resettlements are being carried out under ADB-supported GADIP. It became a great experience for us. The results are very satisfactory. Infrastructure development works are being implemented at vacated sites. There are many areas, where we can learn and apply from the ADB's Safeguard Policy Statement, especially in terms of avoiding and mitigating from potential negative impacts. Generally, I see the ADB's Safeguard Policy Statements to be appropriate and legitimate. A number of affected people lodged the complaints. We will probably continue to receive the grievances in the future. Some complaints were legitimate and well-grounded, but others were irrational and ridiculous. It depends on the person.

Head of Chingeltei District Land Management Department

I used to work at the LMA before joining this department, so I am knowledgeable about this project. I used to be responsible for the land acquisition and resettlement for the heating plant in Selbe subcenter. Compensation and valuation of the assets are high for this project. Land acquisition must be carried out without harming the people in one hand, and without obstructing the work of the government. In terms of this ADB-supported project, it is less problematic and is being implemented through mutual consultation and negotiation between the government and affected persons. In particular, it addresses the issue of non-title holders. Internal family issues also arise related to the land. The government-funded projects only provide moving expense to non-title holders, who are affected by that projects. But the ADB-supported projects provide transitional assistance and moving expense to non-title holders, who are affected by those projects. Generally, it is commendable that the ADB's Safeguard Policy Statement aims at not harming the citizens, better communicating with all affected persons, and providing information in open and transparent manner. But I understand that some people, who want to make a profit out of this process, lodge the complaints in the name of non-governmental organizations and pressure the government. ADB needs to pay more attention to this and avoid accepting every complaint, which may pander these people with different interests. Our district land department has never received any complaints regarding the land acquisition of this project. Generally, the district land department does not carry out

the land acquisition at the district level, all land acquisitions are handled at the Municipality. We are responsible for renewing the land certificates of partially affected persons and terminating the land certificates of fully affected persons. The Land Council was established under the Governor's Office in 2020. The Deputy Governor in charge of infrastructure and planning chairs this Council and it decides all land-related matters.

Joint meeting

Joint meeting has been held on 25 August 2021 from 2:00PM to 3:30PM at the office of Governor of the 10th Khoroo of Khan-Uul district. Mr. Ts. Chinzorigt, Governor of the 10th Khoroo, Ts. Davaasuren, Social and Gender Specialist of the PMO, S. Tsengelmaa, team leader of the TRTA Livelihood Support Program, and D. Purevsuren, team leader of the EMET participated in this meeting.

Governor: Total of 2880 people from more than 800 households live in Moringiin Davaa. Starting August 2020, I began to hear rumors that I allocated and/or sold the land at Moringiin Davaa. First of all, Khoroo Governors do not allocate the land, we only implement the decisions made by upper level authorities. Politics may be involved here. Members of the democratic party are deliberately attacking us on social media to make the people to believe that I sold the land. Consequently, the main residents of Moringiin Davaa are very angry and frustrated. Because when they apply for possessing the land here, the applications are usually rejected explaining that apartment housing will be built in the area. Residents of Moringiin Davaa are disappointed with the allocation of land to residents of other districts and expanding the *ger* areas in our community. Your project made the Municipality to issue the land allocation ordinance. I forward the complaints lodged by the citizens to the district. Mr Kh. Aldarjavkhlán, District Governor and N. Myagmar, a representative of the Capital City's Citizens' Representatives Meeting elected from this constituency, oppose this ordinance and are planning to change the location of these land allocations. Currently, 4 gers of 3 households resettled in this area, who are directly related to your project. Recently, there has been an increase in thefts at the Moringiin Davaa, and children from newly arrived families are roaming the streets with dogs and making the dogs to fight at night. Citizens also report that one newly settled household has a member with a mental illness, who is incapable of behaving properly in society insulted and threatened others in public. One of the newly arrived household did not even know his former residential address. In general, there are problems between the residents and new-settlers in Moringiin Davaa. The apartment buildings to be built under the MUB Housing Corporation project will be designed for 21,000 people. According to the district development plan for 2020-2030 it envisages to build a total of 5 schools and new hospital. However, the most profitable flat land has been allocated to the people in relation to your project. The location of the planned houses and apartments seems to have changed from the original plan.

Khoroo Governor provided the following recommendations:

- You need to meet with the District Governor. We need to negotiate on whether to allow settlement of these households in Moringiin Davaa or not. Only after that, we will need to provide residential addresses. The district's address issuing council decides where and what address to issue. The address is usually written on the land certificate. Then that residential address is entered in the state registry of the Khan-Uul district. Newly settled households will be able to access social services after being registered and proper street titles are issued.
- We would like to be informed about your project and households to be resettled in this area.

The external monitoring and evaluation team is providing the following recommendations:

- Meet with the district governor and negotiate on the resettlement of the households in Moringiin Davaa;
- Provide information on the project to the residents of Moringiin Davaa;

- Determine which of the 110 people, who have received the land in Moringiin Davaa, moved and settled in Moringiin Davaa;
- Carry out activities to prepare the community for handing over;
- Determine what issues need to be addressed in the future in connection with the allocation of land in Moringiin Davaa (access to schools and kindergartens, etc.)


In the first phase of new residential area to be established near Moringiin Davaa in cooperation with the Capital City's Governor's Office and MUB's Housing Corporation, it is planned to build apartments for 1,705 households, hospital with 100-beds, school for 640 children and kindergarten for 240 children in 2020-2022.



25 August 2021. There are 4 gers of 3 households in total. Large-scale fencing work started surrounding the whole land allocated to all households.

During the reporting period, 3 households moved and settled in Moringiin Davaa. One of them is Ts Byambasuren's household. He used to live in 18th Khoroo of Chingeltei district. It is a family of 3. His wife E. Uyanga works nearby. They have one child with disability. They receive health care services from the Maternal and Child Health Research Center. Husband Ts. Byambasuren stays home to take care of a child, unemployed. Last winter they stayed in Khan-Uul district's storage land parcel. This year, we will stay here throughout the winter if the electricity is provided. Land possession certificate to possess 250m² land has been issued to his wife E. Uyanga on 20 December 2020. We have eco-toilet facility. We transport our water. The only thing, we want is the residential address now. District's address issuing council provides residential addresses to the land allocated only by the district. They say that the district does not issue the address to the land allocated by the Municipality or the project. We want to have our electricity to be connected immediately through the Customer Service Center.

Appendix 6: Mayor's ordinance on the compensation payment to affected persons in Dambadarjaa subcenter


**НИЙСЛЭЛИЙН ЗАСАГ ДАРГЫН
ЗАХИРАМЖ**

2021 оны 05 сарын 17 өдөр Дугаар А/368 Улаанбаатар хот

Г Нөхөх олговрын хөрөнгө гаргах тухай Г

Монгол Улсын Засаг захиргаа, нутаг дэвсгэрийн нэгж, түүний удирдлагын тухай хуулийн 29 дүгээр зүйлийн 29.2, Төсвийн тухай хуулийн 14.2.3, 41 дүгээр зүйлийн 41.2.2, Захиргааны ерөнхий хуулийн 104 дүгээр зүйлийн 104.1, 104.3, Иргэний хуулийн 189 дүгээр зүйлийн 189.1, Газрын тухай хуулийн 42, 43 дугаар зүйл, Хот суурин газрыг дахин хөгжүүлэх тухай хуулийн 14 дүгээр зүйлийн 14.4.2 дахь заалт, Монгол Улсын Засгийн газар, Азийн хөгжлийн банк хооронд 2013 оны 12 дугаар сарын 09-ний өдөр байгуулсан "Гэр хорооллыг хөгжүүлэх хөрөнгө оруулалтыг дэмжих хөтөлбөрийн санхүүжилтийн ерөнхий хэлэлцээр", Засгийн газрын 2018 оны 222 дугаар тогтоол, Нийслэлийн иргэдийн Төлөөлөгчдийн Хурлын 2020 оны 02/11, 02/12 дугаар тогтоолыг тус тус үндэслэн ЗАХИРАМЖЛАХ нь:


1. Азийн хөгжлийн банкны хөнгөлттэй зээлийн хөрөнгөөр баригдах Баянхошуу дэд төвийн нөлөөлөлд өртөж газар, үл хөдлөх болон эд хөрөнгийн нөхөх олговор авах 3 (гурав) иргэн, аж ахуйн нэгжийн жагсаалтыг хавсралтаар баталсугай.

2. Энэ захирамжийн хавсралтад заасан иргэн, аж ахуй нэгжийн нөхөх олговор олгоход шаардагдах 7,814,013 (долоон сая найман зуун арван дөрвөн мянга арван гурав) төгрөгийг нийслэлийн 2021 оны төсөвт тусгагдсан гадаадын зээл тусламжаар хэрэгжих төслүүдийн нийслэлийн хариуцах хөрөнгөөс санхүүжүүлэхийг нийслэлийн Засаг даргын Тамгын газрын Санхүү, төрийн сангийн хэлтэс (Н.Наранбаатар)-т зөвшөөрсүгэй.

3. Нөхөх олговрын гэрээг холбогдох хууль тогтоомжийн дагуу байгуулахыг нийслэлийн Газар зохион байгуулалтын алба (А.Энхманлай)-нд даалгасугай.

4. Нөхөх олговрын гэрээнд заасан гүйцэтгэлд хяналт тавьж, санхүүжүүлэхийг Улаанбаатар хотын гэр хорооллыг хөгжүүлэх, хөрөнгө оруулалтыг дэмжих хөтөлбөр төсөлд даалгасугай.

НИЙСЛЭЛИЙН ЗАСАГ ДАРГА
БӨГӨӨД УЛААНБААТАР
ХОТЫН ЗАХИРАГЧ


Д.СУМЬЯАБАЗАР

111020001855



БҮТЭЭН БАЙГУУЛАЛТЫН АЖЛЫН НӨЛӨӨЛӨЛД ӨРТСӨН ИРГЭНД ОЛГОХ НӨХӨХ ОЛГОВРЫН ЖАГСААЛТ

д/д	Газар өмчлөгчийн нэр /регистрийн дугаар/	Хаяг	Нэгж талбарын дугаар	Үндсэн талбайн хэмжээ /м2/	Эдэлбэрийн хэлбэр	Нөлөөлөлд өртсөн газрын үнэлгээ		Хөрөнгийн нөхөх олговрын хэмжээ, үнэ /төгрөг/		Нийт нөхөх олговор /төгрөг/
						Хэмжээ /м2	Үнэ /төгрөг/	Үл хөдлөх хөрөнгө	Эд хөрөнгө	
0	1	2	3	4	5	6	7	8	9	10
Баянхошуу дэд төв										
1	76-р сургууль /9123962/	Сонгинохайрхан дүүргийн 9-р хороо, Баянхошууны гудамж С76, С76/1 тоот	18637315331332	19300	зээмших	0	-	-	2,632,480	2,632,480
2	Баттогтох Уламбаяр /ДН86073018/	Сонгинохайрхан дүүргийн 7-р хороо, Монгол 8-14а тоот	1802400077	563	өмчлөх	0	-	-	1,003,500	1,003,500
3	Эрдэнэчимэг Мөнхзул /УУ90051861/	Сонгинохайрхан дүүргийн 8-р хороо, Баянцагаан 4-36 тоот	1800804243	86	зээмших	44	2,640,000	-	1,538,033	4,178,033
НИЙТ				19,949	-	44	2,640,000	-	5,174,013	7,814,013

Unofficial translation
ORDINANCE OF THE MAYOR OF ULAANBAATAR AND
GOVERNOR OF THE CAPITAL CITY

17 May 2021

Reference #: A/368
Ulaanbaatar

On disbursing the fund for compensation

It ORDERS based on the Clause 29.2 of the Article 29 of the Mongolian Law on Administrative and Territorial Units and their Governance; Paragraph 14.2.3 of the Article 14 and Paragraph 41.2.2 of the Article 41 of the Law on Budget; Paragraph 104.1, 104.3 of the Article 104 of the Law on General Administration, Paragraph 189.1 of the Article 189 of the Civil Code, Article 42 and 43 of the Law on Land, Paragraph 14.4.2 of the Article 4 of the Law on Redevelopment of Urban Settlements, General Negotiation of Financing Ger Area Development Investment Program” concluded by and between the Government of Mongolia and the Asian Development Bank signed on December 9, 2013; Cabinet decree #222 of 2018, and the Capital City Council Meeting decrees #02/11 and #02/12 of 2020:

1. To approve the compensation budget for the land and assets of 3 (three) persons and business entity, affected by Bayankhoshuu subcenter development work supported by the Asian Development Bank’s soft loan financing, as shown in the Appendix.
2. To permit the Finance and Treasury Department of the Ulaanbaatar City Mayor’s Office (N. Naranbaatar) to disburse MNT7,814,013 (seven million eight hundred fourteen thousand thirteen) required for paying the compensation from the Municipality funds allocated for projects implemented with foreign aid and loans, that was reflected in the 2021 Municipality Budget.
3. To charge the Land Management Agency of the Capital City (A. Enkhmanlai) to conclude the compensation payment agreement with the affected person as stipulated in the relevant laws and regulations.
4. To charge the Ulaanbaatar city Ger Areas Development Investment Program to transfer and monitor the implementation of the actions specified in the compensation payment agreement.

CITY MAYOR OF ULAANBAATAR AND GOVERNOR OF THE CAPITAL

D. SUMIYABAZAR

(Stamp and signature)

Attachment to the Mayor's Ordinance
#A/368 dated 17 May 2021

Compensation budget to be paid to the affected persons and business entity
impacted by the urban development work

#	Name of the Land owner (registration number)	Address	Land plot ID	Original land size	Type of ownership/possession	Valuation of affected land		Compensation for affected assets (MNT)		Total compensation (MNT)
						Size (m²)	Price (MNT)	Immovable property	Other assets	
Bayankhoshuu subcenter										
1	School 76 /9123962/	9 th Khoroo, SKhD, BKh street, C76, C76/1	18637315331332	19300	possess	0	-	-	2,632,480	2,632,480
2	Battogtokh Ulambayar /ДН86073018/	SKhD, 7 th Khoroo, Monlaa 8-14a	1802400077	563	own	0	-	-	1,003,500	1,003,500
3	Erdenechimeg Munkhzul /УУ90051861/	SKhD, 7 th Khoroo, Bayantsagaan, 4-3b	1800804243	86	possess	44	2,640,000	-	1,538,033	1,538,033
Total							2,640,000	-	5,174,013	7,814,013