

Social Monitoring Report

Semestral Report #7
May 2022

Mongolia: Ulaanbaatar Urban Services and Ger Areas Development Investment Program – Tranche 3

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 May 2022)

Currency unit	–	togrog (MNT)
MNT1.00	=	\$0.00032
\$1.00	=	MNT3,110.25

ABBREVIATIONS

ADB	–	Asian Development Bank
AP	–	affected person
BIC	–	business incubator center
BZD	–	Bayanzurkh District
DLD	–	District Land Department
DDR	–	due diligence report
EMET	–	external monitoring and evaluation team
EMR	–	external monitoring report
GADIP	–	Ulaanbaatar Urban Services and Ger Areas Development Investment Program
GOM	–	Government of Mongolia
GRM	–	grievance redress mechanism
LAR	–	land acquisition and resettlement
LARF	–	land acquisition and resettlement framework
LARP	–	land acquisition and resettlement plan
LMA	–	Land Management Authority
MUB	–	Municipality of Ulaanbaatar
PMO	–	project management office
RWG	–	Resettlement Working Group
OSPF	–	Office of the Special Project Facilitator
SBD	–	Sukhbaatar District
SKhD	–	Songinokhairkhan District
SPS	–	Safeguard Policy Statement of ADB (2009)

NOTE

In this report, "\$" refers to United States dollars.

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EXECUTIVE SUMMARY

1. Land acquisition and resettlement for infrastructure facilities and urban development works within subcenters under the Tranche 1, Tranche 2 and Tranche 3 of the Ulaanbaatar Urban Services and Ger Areas Development Investment Program (Program), are being implemented in line with the provisions of the “Land Acquisition and Resettlement Plan” (LARP) from 2016 and 2020, which was approved basing on the “Land Acquisition and Resettlement Framework” (LARF), that was initially formulated and approved in 2013, and updated in November 2016 and March 2020. At present, two effective resettlement documents (one LARP and one DDR) are implemented under Tranche 33 and posted on the ADB website.
2. As of 31 December, 2021, none of resettlement activities have been carried out in Tolgoit and Sharkhad subcenters apart from development of the land acquisition and resettlement documents. “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 LARP (2020). This LARP is subject to updating.
3. This External Monitoring Report (EMR) presents the findings and conclusions of the external monitoring undertaken on the land acquisition status between 1 July and 31 December 2021. This is the 7th external 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 qualitative information gathered through individual interviews with one affected entity and 5 APs (two men and three women), interviews with 10 informants (5 men and 5 women) from the Project Management Office (PMO) Safeguards team, Resettlement Working Group members and Land Management Agency of Ulaanbaatar (LMA) specialists and desk study of other secondary sources of information.
5. This report provides assessment of whether the land acquisition and resettlement activities have been carried out during the reporting period, and if yes, whether these activities had been implemented in accordance with the approved LARPs; whether the measures stipulated in the LARP have complied with the ADB’s Safeguard policy statements on the involuntary resettlement.
6. This EMR VII includes a summary of the LARP status by each LARP and DDRs, quantitative and qualitative data and information gathered, notes of meetings with potential APs and the relevant authorities and executive staffes, and other relevant information and documents as stipulated in the terms of reference for an external monitoring and evaluation.
7. There were no land acquisitions made during the reporting period, and land acquisition documents were being processed. The LAR activities implemented by PMO during this monitoring period are fully compliant with ADB's safeguard requirements.
8. Business activities of two affected entities (one in Tolgoit subcenter and one in Sharkhad subcenter) which vacated the land in 2020 and the first half of the 2021 in accordance with the LARP, have not been adversely affected and their activities are being pursued normally. All information was given in EMR VI.

9. Based on the lessons learned from land acquisition activities described in the previous EMRs I-VI, some land acquisition measures that can be implemented in the future have been recommended in the Chapter 5 on Conclusion and Recommendations.

CHAPTER 1: EXTERNAL MONITORING OF THE LAR IMPLEMENTATION

10. **Introduction.** The Ulaanbaatar Urban Services and Ger Areas Development Investment Program (hereinafter referred to as the 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. The Program will be implemented in three tranches or projects for a period of 10 years to 31 December 2023.

11. The land acquisition and resettlement for the subcenters development activities under the Tranche 3 of the GADIP is starting to be implemented in accordance with the draft “Land Acquisition and Resettlement Plan (LARP), March 2020, which has been developed in compliance with the updated “Land Acquisition and Resettlement Framework” (LARF), that was approved in March 2020 and is subject to updating. As of 31 December 2021, locations of some public facilities are not determined and technical design drawings are not completed yet. The Internal Monitoring Report of PMO of 2021 mentioned that land acquisition and resettlement for the planned development works of the Tolgoit and Sharkhad subcenters will affect a total of 2,300 land parcels and will require a total of MNT 96 billion for compensation. (**Appendix 4**) Therefore, the relevant authorities are exploring alternatives to reduce the scope and budget of land acquisition.

12. Urban Future Planning Consultancy” LLC (the Company) has been selected through competitive bidding as a consultant firm to carry out an external monitoring and evaluation for reviewing whether the land acquisition and resettlement 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.

13. **Objectives of external monitoring and evaluation.** 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. Terms of Reference for the consultancy service is presented on **Appendix 1**.

14. 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.

15. Most of information of this Chapter can be found in EMR VI¹ which was uploaded in ADB website.

16. **Monitoring activities carried out during the reporting period.** Since its commencement of the consultancy service EMET has developed and submitted two external monitoring report of the Program (EMR V and EMR VI) covering the period of July to December 2020 and January to June 2021. This is the 7th external semiannual monitoring undertaken on the land acquisition implemented by PMO between 1 July and 31 December 2021.

17. The following monitoring actions have been performed for the preparation of this report:
- Reviewed RF, LARP, eligibility and entitlements, consultation, 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,
 - Conducted interviews with one affected entity of Sharkhad (a man) and 5 APs of Tolgoit subcenters (2 men and three women).
 - Interviewed 10 key informants (5 men and 5 women), namely, officials from SKHD, resettlement consultants, PMO staff, and officials from LMA at MUB.
 - Undertaken field visits to the subproject sites in Tolgoit and Sharkhad subcenters.
 - Analyzed the lodged complaints and grievances by APs and assessed PMO grievance redress mechanism on registering and handling the complaints.

CHAPTER 2: APPROVED LARPS FOR TRANCHE 3 AND ITS IMPLEMENTATION STATUS

18. Resolution #125 of the Capital City Citizens' Representatives' Leading Members' Meeting issued on 31 July 2020 has redefined the location and size of the Tolgoit subcenter in the western part of Ulaanbaatar and Sharkhad subcenter in the eastern part in accordance with the City Master Plan. This includes: (i) Partial Master plan of 23rd Micro-district for Tolgoit subcenter in Khoroo 1, 2, 3, 34, 35 of Songinokhairkhan district, 736.9 hectares of area; (ii) Partial Master plan of Sharkhad subcenter in Khoroo 8, 9, 10, 17, 19 and 24 of Bayanzurkh district, 507 hectares of area². (Tranche 3 location map is shown below in Figure 1.)

¹ <https://www.adb.org/sites/default/files/project-documents/45007/45007-009-smr-en.pdf>

² The first half of 2021 report by the PMO.

Figure 1: Location Map



Tolgoit subcenter

Sharkhad subcenter



19. As of 31 December 2021, for infrastructure and public facilities construction works under Tranche 3, the draft LARP has been approved in March 2020, two new LARPs are in their early stages of development, two LARPs are pending and DDR for the construction of training center and green public space substation in Tolgoit has been developed and it is waiting for clearance by ADB³. The draft LARP for Tranche 3 was prepared during feasibility study will be updated in 2022 based on the detailed technical design.

20. The total number of required LARPs and DDRs is listed below:

- (i) Tranche 3: Land Acquisition and Resettlement Plan (2020); <https://www.adb.org/sites/default/files/project-documents/45007/45007-009-rp-en.pdf>
- (ii) DDR for Training center and Green public space in Tolgoit subcenter;
- (iii) <https://www.adb.org/sites/default/files/project-documents/45007/45007-009-sddr-en.pdf>
- (iv) LARP for Tolgoit Flood protection and drainage in Tolgoit subcenter (ongoing);
- (v) LARP for Family health center in Tolgoit subcenter (pending);
- (vi) LARP for road and infrastructure in Tolgoit subcenter (in the early stage);
- (vii) LARP for road and infrastructure in Sharkhad subcenter (pending);

21. Implementation status of Tranche 3 Land Acquisition and Resettlement Plan.

Pursuant to the draft LARP for Tranche 3 (2020), a total of 168,301 m² land (497 land parcels, 283 fully and 214 partially affected) and 6,602 assets in the Sharkhad subcenter and a total of 129,439 m² land and (348 land parcels, 141 fully and 158 partially affected) 2,291 assets in the Tolgoit subcenter are to be affected by LAR.

22. The following works are planned to be implemented in Tolgoit subcenter under Tranche 3: (i) 7.69 km roads, 17.26 km water supply pipes, 6.8 km sewage pipes, 14 km electricity lines, 1000 m³ water reservoir, 5.78 km heating supply network, 2.74 hectares of park, 2 bridges; (ii) social and economic facilities, including (a) kindergarten with a capacity of 240 children, (b) business incubator center, vocational training center, (c) community development center and (d) health care center.

23. The following works are planned to be carried out in Sharkhad subcenter under this Tranche: (i) 8.65 km road, 11 km water supply pipes, 3 km sewage pipes, 5.5 km communication lines, 23 km electricity lines, 2.58 km heating supply network, reservoir, 2.65 hectares of park and flood protection dam; (ii) social and economic facilities, including (a) kindergarten with a capacity of 240 children, (b) community development center (c) information and communication center (d) sports complex and (f) training center.

24. WAPCOS LIMITED and its subconsultants, including PCDP, Richwell, JEMR LLC wereselected to provide a consulting service of land acquisition for the Tranche 3 and commenced their work since June 2021. Based on the design of the construction works planned to do at the subcenters, the company is working on determining the scope of LAR impacts. According to the preliminary estimation, 726 land parcels or 1090 households of Tolgoit subcenter and 797 land parcels or 1197 households of Sharkhad subcenter have the potential to be affected by the LAR of the infrastructure and public facilities as of December 2021. The technical designs of sub projects have been changed several times and have not been finalized yet.

³ The DDR has since been cleared and uploaded in ADB's website in January, 2022.

25. LARP for Tranche 3 (2020) has not yet been updated. It will be updated upon the detailed technical design route planning and right of way (ROW) preliminary consensus with relevant MUB organizations such as Urban Development Agency, Road Development Agency and other utilities/infrastructure organizations and companies. This one draft LARP for T3 will be split into twoLARPs, LARP for road and infrastructure in Tolgoit subcenter, and LARP for road and infrastructure in Sharkhad subcenter.

26. **Due Diligence Report for Training center-Public green space in Lot 2 in Tolgoit subcenter.** During the reporting period, the DDR for Training Center-Public Green space in Tolgoit subcenter was submitted for approval to ADB and subsequently cleared and posted on the ADB website in January 2022. This DDR was prepared for two sub projects – (i) Construction of Green public spaces in Tolgoit subcenter – Lot 2,L and (ii) Construction of the Training center in Tolgoit subcenter, subproject No. TBC. As a vacant area of 9,000m² along the Tolgoit street #40-51 located in the territory of the 1st Khoroo of Songino Khaikhan district is possessed by Songino Khaikhan District Governor's Office, there will be no land acquisition and resettlement impacts for the construction of the green spaces in Tolgoit subcenter. For the subproject of constructing the training center and the water and heating transmission station, a business entity expressed willingness to provide 3,920m² vacant land with compensation for the subproject. This entity explained that it sees this subproject as an opportunity for creating a favorable environment for its future planned apartments construction project, as the subproject will bring trunk infrastructure connections closer to its construction site. According to the Capital City Mayor's Ordinance No. A / 1043 dated August 17, 2020, compensation payment of MNT139,600,300 (one hundred thirty-nine million six hundred thousand three hundred) was paid to the AP on 29 September 2020. The business is operating normally.

27. The design drawings of the flood protection at Tolgoit subcenter has been finalized and a construction contractor has been selected and contracted in March 2021. However the construction is not started during the reporting period as the design and price adjustment into the contract amount due to the price increase were to be finalized in 2022. The preparation of the LARP for flood protection and drainage is started.

28. **Sharkhad subcenter.** During the reporting period it was unclear whether public facilities such as sports complex, kindergarden and school of Sharkhad subcenter will be built under the Tranche 3. Updating and preparation of the LARPs will be commenced after finalizing which development subprojects from previously planned works will actually be done within this program. Detailed information will be given in the next external monitoring report. However, detailed design of all planned subprojects under Tranche 3 are ongoing. During the reporting period, , design development process of road, engineering network, water supply and heat transmission center - 1, flood protection, pump station, water basin, and IT buildings were above 42%.

29. Due Diligence Report was developed for a business entity which carried out in the first half year of 2021 in Sharkhad subcenter, and construction of school, kindergarden and BIC in Selbe subcenter as joint LAR document with Tranche 2. The business entity in Sharkhad subcenter was partially affected; vacated 221 m2 possessed land, 100m2 of brick building with a guard unit on the roof built on the affected land through a negotiated settlement. The business entity agreed to transfer its 221 m2 of the possessed land to the government free of charge for construction of the heating and water supply network, but in exchange of permitting connection of the Wood Market to the water and heating distribution substation. The compensation of MNT 114,893,535 was only paid for the affected building and small structure. The DDR is submitted to ADB for further clearance.

CHAPTER 3: LAR ACTIVITIES IMPLEMENTED DURING THE REPORTING PERIOD

30. This chapter describes the monitoring of the implementation of measures taken pursuant to the LARP, and LAR activities carried out under Tranche 3 within the reporting period of 1 July 2021 until 31 December 2021.

31. During the reporting period, no land acquisition has been carried out and neither any affected households nor businesses have vacated their land or other properties for the subcenters.

32. **Tolgoit subcenter:** No LAR has been carried out because of uncertainty of the construction location of the public facilities and ongoing detailed technical design of the subcenter. LAR officers of PMO conducted socio-economic survey of potential APs during Oct-Nov 2021 and Fine Estimate LLC carried out inventory census of the affected properties of APs in September 2021.

33. **Cut-off-date.** On 30th of August 2021, Land Management Agency of MUB, PMO, land acquisition officers of the consulting team, external monitoring consultant, contractor and affected people held the meeting at school # 106 of Songinokhairkhan District. The LMA set a cut off date for people affected by flood protection and drainage of the subproject as of 30th of August 2021. Cut-off-date notification distributed presented in Annex 5.

34. Detailed technical designs of roads, heating networks, water supply and sewerage pipelines are under preparation.

35. **Sharkhad subcenter.** Due to the high cost of the works and the cost of land acquisition compensation, the construction works to be carried out were unclear. Land acquisition activities to be carried out will be clear after MUB and other relevant organizations make final decision on which construction works will be included under Tranche 3. Details of the Project LAR will be provided in the next external monitoring report. List of LAR documents prepared is given in Para 19 of the previous chapter.

36. During the reporting period, the preparation of detailed technical designs of roads, utilities, water supply and heating transmission center-1, flood dams, pump stations, reservoirs and information and communication facilities were more than 42%.

37. EMR VI recommended for the program to present its information and raise awareness of the relevant taxation authorities on the issue of imposing and deducting income taxes on the compensation paid to the affected persons and business entities, that has been recorded as an income in its bookkeeping. According to the recommendation, Senior Financial Officer of PMO contacted financial officer of the affected entity of Sharkhad subcenter and advised how to include compensation in their financial statements. Accordingly, the AP made correction on its 2021 financial statement and received back 10% of the compensation withheld and recorded as revenue previously. Please refer to **Appendix 6** for letter by AP.

38. **Information dissemination, consultation.** During the reporting period, PMO held consultation meetings among potentially affected people of Tolgoit flood protection and drainage in Tolgoit subcenter and shared information on ADB Safeguard Policy Statement (2009), contractor's activities/operations and cut-off-date (30th of August 2021). Total 23 people of which 13 or 56.5% were women attended in the meetings. During the meetings, brochures on Tolgoit subcenter development activities, LAR booklet, which contains information on eligibility and

entitlements, were distributed to all the APs. Appendix 7: Public Consultation Participants, provides the list of participants of the meeting.

39. At the public consultation meetings, information on (i) GADIP and its progress as well as the planned road, infrastructures and social facilities, and the flood protection and drainage; (ii) detailed information on ADB's SPS, RF, eligibility and entitlements, compensation valuation, GRM, Mongolian legislation; and (iii) detailed information on the LAR implementation procedures, was provided. Also, the livelihood support activities are introduced to the APs.

40. During the meeting staff from PMO, LMA and contractor answered attendees' various questions. The following issues and concerns were raised by the APs:

- Information on construction works to be done in subcenters;
- Will infrastructure be constructed along the flood protection?
- We are living here many years without any land permission. Will we get compensated?
- How do we know if we are affected fully or partially?
- When construction of flood protection will be start?
- We bought the plot, but did not transfer the land certificate into our name. What will happen?

41. In response to the issues and concerns raised by the APs, the resettlement specialists from the GADIP consulting team and PMO, have explained in detail that LAR will be implemented in accordance with the relevant legislation of Mongolia and ADB SPS and procedures. Information on procedures for LAR implementation, expected timeline and eligibility and entitlements of the different APs were explained in detail. The main concern expressed by the APs during the individual as well as public consultations were the compensation valuation for land and structures. It was clarified that the compensation valuation will be based on full replacement value and emphasized that one of ADB's main principles is negotiated and mutually agreed LAR and that the existing LAR practice and legislation of Mongolia is based on the negotiated agreement, therefore APs will be able to negotiate and agree on the issues related to LAR with MUB. Also, it was informed that each AP will be provided with the details of their compensation valuation and that they will be given sufficient time to consider the proposed compensation and discuss among themselves.

42. No consultation meeting has been held for Sharkhad subcenter.

43. Under the GADIP program, approximately 14,000 handouts and leaflets of total 18 types have been prepared and disseminated in 2021. Among them, only 135 materials have been disseminated for Tolgoit subcenter. As for Sharkhad subcenter, no materials have been disseminated as there were no public meetings carried out.

44. **Grievance redress mechanism.** The Program Management Unit applies the "Procedures for resolving citizens' complaints to local administrative organizations and officials of the capital city" approved by the Mayor's Ordinance # A/1086 of 2013 when implementing the project level grievance redress mechanism. This is in full compliance with four-step grievance redress mechanism stipulated in the LARP, and majority of the complaints are resolved at the PMO level.

45. In some cases, comments, requests and complaints from APs and residents are directly submitted in writing to the Capital City Mayor's Office and those grievances are referred to the

PMO through this system. 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 Municipality.

46. During the reporting period, PMO has received 4 requests from APs of Tolgoit subcenter on 24 November 2021 under Tranche 3. All these letters had the same meaning. These APs who obtained the title to 700m² land for 15 years of period according to the ordinance No. A/330 of the Governor of Songinokhairkhan District dated May 14, 2021 wanted to know whether their land has been affected or not and requested PMO to inform them officially. PMO responded to them within 30 days, informing that their plots were affected by flood protection and drainage in Tolgoit subcenter, and LAR activities to be started since April 2022. Also, it informed that LAR specialists will contact them to carry out SES for the project.

CHAPTER 4: COMPLIANCE WITH THE REQUIREMENTS OF THE ADB'S SAFEGUARD POLICY STATEMENT (2009)

47. This chapter describes the evaluation on whether the land acquisition and resettlement activities pursuant to the LARP under the Program, have been compliant with the ADB's Safeguard Policy Statements. The Program classified as the category A program for land acquisition and resettlement. If the project requires to resettle 200 or more people, and they are losing 10% or more of their income-generating property, that project's land acquisition and resettlement is classified as category A.

48. **Institutional arrangement for LARP implementation.** A Resettlement Working Group mandated to supervise and organize the land acquisition and resettlement activities required for constructing buildings, road and engineering infrastructure in the subcenters developed under the Tranche 1 since the implementation of the Program has launched; ensure the implementation of the plan; address and resolve the issues of non-title holder households affected by the land acquisition, has been restructured 5 times. During the reporting period, the last RWG with 20 members, that was established by the Mayor's Ordinance #A/192 issued on 14 February 2020, was still operating. This working group is responsible for managing the LAR of Tranche 1, Tranche 2, Tranche 3 or Selbe, Bayankhoshuu, Dambadarjaa, Denjiin 1000, Tolgoit and Sharkhad subcenters, ensuring the implementation of the plan, and resolving the land-related issues of non-title holder households affected by land acquisition.

49. Chair of the WG is the First Deputy Governor of the Capital City in charge of Development Policy, and the secretary is the Coordinator of the Ulaanbaatar City's Ger Area Development Investment Program. The RWG consists of 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, Governors of Songino Khairkhan, Sukhbaatar, Chingeltei and Bayanzurkh districts where the project will be implemented, Heads of the State Registration Departments, and a representative of APs from each district.

50. The WG did not meet during the reporting period. The Capital City Governor's Advisory Council members also serve for a working group on LAR in accordance with their occupational

title and responsibilities. Thus, some challenging issues on LAR are also decided at the Governor's Advisory Council meetings.

51. The PMO Safeguards Team is managing the implementation of the LAR. During the reporting period, the safeguards team consisted of two LAR specialists. One international consultant, one national consultant, four land acquisition and resettlement assistants of the LAR consultancy team provide support to the PMO's safeguards team to provide CS-02 project implementation support. Two assistants from the consultancy team work at the PMO to support the day-to-day operations of the LAR. The PMO's safeguards team and LAR specialists are fully equipped with necessary equipment and work places.

52. Public consultation and information dissemination activities, valuation of immovable properties during the implementation of the project were in compliance with the ADB's Safeguard Policy Statement. The APs were informed and invited to the public consultation meetings through invitations delivered to each affected land plots. The booklets and brochures were distributed to all APs as well.

CHAPTER 5: CONCLUSION AND RECOMMENDATIONS

53. The land acquisition and resettlement for the subcenter development activities under the Tranche 3 of the Program is starting to be implemented in accordance with the "Land Acquisition and Resettlement Plan (LARP), which has been developed in compliance with the "Land Acquisition and Resettlement Framework" (LARF), that was approved in March 2020.

54. The PMO Safeguards Team is managing the implementation of the LAR. During the reporting period, the safeguards team consisted of two LAR specialists. One international consultant, one national consultant, four land acquisition and resettlement assistants of the LAR consultancy team provide support to the PMO's safeguards team to provide CS-02 project implementation support. Two assistants from the consultancy team work at the PMO to support the day-to-day operations of the LAR. The PMO's safeguards team and LAR specialists are fully equipped with necessary equipment and work places.

55. During the reporting period, no resettlement activities have not been carried out except for preparation of LARPs and DDRs.

56. Officers of government agency/Land Management Agency who are responsible for LAR of the Project are often replaced. Therefore, it is necessary for the GADIP consulting team and PMO to conduct LAR of the project and ADB Safeguard Policy Statement related trainings and supply information to newly appointed officers.

57. An official letter No. 198 to the Program (GADIP) dated October 3, 2017 from the Employment Department, the implementing agency of the MUB, stated that the MUB would support the GADIP in a number of areas. For instance the Department agreed to provide assistance to affected persons in programs such as employment skills development, employment, youth employment and start-up support, vocational guidance, and job placement. There is no clear information on whether these activities have been carried out under Tranche 1 and Tranche 2, how many APs have been involved and the outcomes as a result of such assistance. Therefore, it is necessary to support the affected people of Tranche 3 from the beginning and involve them in social projects and programs funded by the state and the capital city, while increasing the real support to reach the APs through WG members (District Governors).

APPENDIX 1: TERMS OF REFERENCE FOR THE EXTERNAL MONITORING AND EVALUATION

External Land Acquisition and Resettlement Monitoring and Evaluation

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)⁴. *Ger* areas have spread and expanded through successive waves of migration⁵. These low-and medium-income house hold settlements are characterized by loosely aligned plots, creating irregular path ways that remain unpaved⁶. 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 the majority of residents during winter⁷; (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)⁸; 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

⁴ Almost 56% of the *ger* area population lives in solid houses and 44% lives in traditional *gers* area.

⁵ Since 2010, the estimated average population growth in *ger* areas was 25,000 inhabitants per year. This represents more than half of 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.

⁶ The average household monthly income in *gers* is \$380.

⁷ 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.

⁸ Water consumption in *ger* areas is 8–10 liters per capita per day (more than half the recommended minimum by the WHO in similar contexts). Residents pay 2–10 times more than non-*ger* area residents.

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/>.

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. 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).

10. 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

11. 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.

12. 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.

13. 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

14. 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.

15. 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.

16. 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 inter personal and communications skills.

APPENDIX 2: WORK PLAN

WORK PLAN																	2022 on			
No	Activities	March				pril				May				June						
		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																			
4	Enter the information of APs engaged in the survey into Excel																			
5	Develop and translate household survey questionnaire for Tranche 1																			
6	Submit the questionnaire for T1 to PMO and ADB for further approval.																			
7	Modify, copy and prepare the survey instruments																			
8	Training for the survey team																			
9	Take the household survey from the APs																			
9a	Bayankhoshuu/Selbe (350 HHs)																			
9b	Dambadarjaa Heating Stations-50, Kindergarten-17,Road-70 HHs																			
10	Enter the socio-economic survey information into Excel																			
11	Monitor and guide during the data collection for the survey																			
12	Verify and clean the data																			
13	Prepare the structure of the survey information to be processed using SPSS, convert the information entered in Excel																			
14	Process, integrate, compare and produce graphs of the survey data																			
15	Prepare the integrated survey data tables to be used for Appendix																			
16	Develop the guidance and discussion questions for focus group discussions																			
17	Organize focus group discussions with APs and record the notes																			
17a	Conduct individual meetings with business pursuing AHs																			
18	Interview key informants, select the interviewees, develop the interview questions																			
19	Prepare meeting notes, registration sheets of the participants of the meetings																			
20	Process the report																			
20a	Tranche 1																			
20b	Tranche 2																			
20c	Tranche 3																			
21	Edit the external monitoring and evaluation report #3 /Mongolian/																			
22	Translate the report																			
23	Edit the external monitoring and evaluation report #3 /English/																			
24	Send the report electronically for comments																			
25	Improve and modify the reports based on the comments																			
26	Print and prepare the report, send a formal letter and invoice to PMO																			
27	Payment settlement																			

APPENDIX 3: QUALITATIVE SURVEY INFORMATION

1. Notes of the meetings held with the affected persons

Chief Executive Officer of Tsaiz LLC /by phone/

Last year, the Bayanzurkh district Tax Department withheld 10% of our compensation payments and I mentioned about it during a meeting with external monitoring experts. At the time, we did not have specific information or knowledge on whether to deduct the tax from compensation and how to include it in the entity's financial statements. We are very happy that we were able to get back the 10% upon correction of the financial statement as instructed and recommended the PIU financial officer. Many thanks to the PIU and Monitoring Team for their financial advice and guidance. I wish you every success in your future endeavors.

SKHD, 1st khoroo, 7-70 non title holder

The family lives with their three children and wife in their uncle's yard. Grandmother lives in this yard too. The head of household runs private business cleaning carpets. The spouse looks after for a baby. Monthly household income is 1.5 million MNT which earns from the cleaning service. The landowner does not live in this plot. He lives in the apartment. The family received LAR-related information September 2021. My uncle said he would buy a plot elsewhere when he receive the compensation and two HHs will be moved together.

SKHD, 1st khoroo, 17-8, owner

The family consists of 5. A total of 500m² of owned land was fully affected. The owner runs processing of secondary raw materials in different location. Net monthly household income is 3-4 million MNT. There are 2 non titled households in the plot. They support the project. His older sister lives in a separate ger and they plan to move together once get the compensation. The owner expressed his interest to participate in the Livelihood Support Program implemented under the project.

SKHD, 1st khoroo, 17-8, non title holder

A female head of household lives with her daughter in the separate ger in her brother's plot. She does not want to move away from his younger brother because of her poor health as she occasionally falls unconscious. She got information on LAR through her brother and also wants to join the livelihood support program.

SKHD, 1st khoroo, Tolgoit 47-659b, owner

The family consists of 4. Land owner lives with mother (retired), husband and children. Works in private sector with husband. The monthly household income is about 3 million MNT, including the mother's pension. There is another family lives in a separate ger in this plot. A total of 472m² of owned land was fully affected. All news and information were received in full. The family is still does not decide on where to move and where to live in the future.

SKHD, 1st khoroo, 17-9, owner

The family has 5 members including spouses and their 3 children. The owner and her husband work in construction sector seasonally and earn about MNT 3 million, including pensions and benefits. Her mother (retired) lives in a separate ger in this plot. She said that: "We have three children, ages 4-16, and they don't want to move out of school, so we plan to find plot in the near locations. A total of 403m² of our owned land was fully affected. LAR statements and information were obtained only at the time of signing the contract. There are no complaints related to LAR activities or asset valuation. But it would be better to solve the LAR problem quickly. Because we have a seasonal job, it is difficult to move during the intensive work."

2. Noted of the face-to-face meetings with the key informants

Head of the Law Division, LMA

A legal division has been established newly at the LMA this year. The new “Land Law Package” is currently under discussion in Parliament, and there is currently no clear legal acts on LAR. We intend to pay attention to the Asian Development Bank’s safeguard policy and make sure that land is replaced as much as possible, relocated to appropriate locations, and valued at market-prices so as not to harm affected persons.

ADB seems to be paying more attention to the livelihood of APs that is good. However, in my opinion, some people are coming together to represent the APs and demand higher compensation than they have to be. I think you should pay attention to this as well. Currently, we are not yet involved any meetings, discussions or trainings on LAR.

Head of the Financial Division, LMA

In the fourth quarter of 2021, no new ordinances related to ADB funded project were issued. As before, the Finance Division LMA is still signing the negotiation page with APs, and the director of the LMA is signing the contract agreement. I heard that about 42 billion MNT was included into the city budget for compensation of the resettlement out of which 10% will be spent for ADB funded projects. Our finance department is familiar with ADB's safeguard policy and our staff will soon participate in training held by PIU. I think LAR activities of the project are to the favor of APs by valuating the affected assets and land at market value no matter its size compensating them in the best interests of the people.

Deputy Governor of SKHD

The district governor has 3 deputies. Each of them takes turns to meet with citizens every week, listen to their comments and suggestions, and resolve issues. I am in charge of social sector projects and have been working as a district CRH representative since 2020. At this time, our district is implementing three major health projects in the social sector. In addition, ADB-funded “Health Sector Development Program-4” project has built a modern, fully equipped hospital in 19th khoroo of Songinokhairkhan district. Previously, we were not able to detect fetal malformations. Now we can do it at the district hospital level. The social sector, including land acquisition, is a very important issue in human life. We try to solve problems for the people’s favor. In some cases, complaints, grievances related to LAR and compensation continue for many years, and some APs try to resolve family issues through land acquisition. This is what happened to me during the last election. Last year, no written complaints were received in the district regarding LARs and compensation. In the past, up to MNT 2 million cash assistance has been provided to three vulnerable and very poor households by the Governor’s order. There are no specific records or notes were taken on ADB-funded projects and activities.

Specialist in charge of the grievances of SKHD

In the past, no complaints have been received regarding ADB-funded ger area projects. In general, there are many complaints come from citizens about land issues. May be some complaints were from affected persons of the project. But, no writing complaints were received. Generally, we have a principle to solve any problem as soon as possible for the citizens.

**APPENDIX 4: TOTAL LAND PARCELS TO BE AFFECTED IN TRANCHE 3 AND
PRELIMINARY BUDGET FOR LAR**

Works	Affected HHs	Affected land m²	Affected land parcels	Preliminary budget for compensation
Sharkhad subcenter				
Auto road	207	26,683	138	6,026,058,060
Auto road/infrastructure	902	142,455	601	36,747,443,696
Substation	26	15,715	17	1,688,136,448
Flood protection	62	5,404	41	4,751,687,179
Sub total	1197	190,256	797	49,213,325,383.10
Tolgoit subcenter				
Auto road	98	19,182	65	5,193,813,888
Bicycle path	93	5,728	62	3,906,851,559
Auto road/infrastructure	648	98,762	432	26,950,862,249
Substation	48	25,9	32	3,304,446,903
Flood protection	203	36,025	135	7,502,667,679
Sub total	1090	185,597	726	46,858,642,277.96
Total	2287	375,853	1523	96,071,967,661,06

APPENDIX 5: CUT-OFF-DATE NOTIFICATION FOR FLOOD PROTECTION IN TOLGOIT SUBCENTER

СОНГИНОХАЙРХАН ДҮҮРГИЙН 1, 20, 34-Р ХОРООНЫ ОРШИН СУУГЧДАД МЭДЭГДЭХ НЬ

Хотын төвд хэт нягтрал үүсч, гэр хорооллын иргэд нийгэм, эдийн засгийн үйлчилгээ хүртэх, эрүүл тав тухтай орчинд амьдрах боломж хязгаарлагдах зэрэг тулгамдаж буй асуудлыг шийдвэрлэх зорилгоор Монгол Улсын Засгийн Газар, Нийслэлийн Засаг Даргын Тамгын Газрын шийдвэрийн дагуу "Улаанбаатар хотын гэр хорооллыг хөгжүүлэх, хөрөнгө оруулалтыг дэмжих хөтөлбөр"-ийг Азийн хөгжлийн банк, Европын хөрөнгө оруулалтын банкны хөнгөлөлттэй зээлийн хөрөнгөөр үе шаттай хэрэгжүүлж байна.

Хөтөлбөрийн хүрээнд Сэлбэ, Баянхошуу, Дамбадаржаа, Дэнжийн мянга, Толгойт, Шархад дэд төвүүдэд нийгмийн барилга байгууламж, авто зам болон бусад инженерийн шугам сүлжээ баригдах бөгөөд Сонгинохайрхан дүүргийн 1, 20, 34-р хороодын нутаг дэвсгэрт Нарангийн үерийн даланг барьж байгуулахаар инженер, техникийн болон нийгэм, эдийн засгийн шийдэл гарсан болно.

Толгойт дэд төвийн бүтээн байгуулалтын хүрээнд хэрэгжүүлэх Нарангийн үерийн далангийн барилгажилтын талбайд иргэн, хуулийн этгээд шинээр суурьших /шинээр хашаа барьж эзэмших/ болон газар чөлөөлөлт, нүүлгэн шилжүүлэлтийн нөлөөлөлд шууд өртөж байгаа иргэн, хуулийн этгээдийг барилга байгууламж нэмж барихыг **ТАСАЛБАР** болгох өдрийг 2021 оны-р сарын-ны өдрөөр тогтоосныг үүгээр мэдэгдэж байна.

Дээрх тасалбар болгох өдрийг тогтоосноор Нарангийн үерийн далангийн барилгажилтын талбайд оршин суух хүн ам болон үйл ажиллагаа явуулж буй аж ахуйн нэгж, байгууллага, тэдгээрийн газар, үл хөдлөх эд хөрөнгийн бүртгэл, тооллогыг нарийвчлан гаргаж, газраа чөлөөлөх иргэн, хуулийн этгээдэд олгох нөхөн олговор, дэмжлэг туслалцааг зах зээлийн бодит үнийг үндэслэн үнэн зөв тогтоох боломжтой болох юм.

Тасалбар болгох өдөр буюу түүнээс өмнө бүтээн байгуулалтын барилгажилтын талбайд оршин сууж байгаа иргэд, үйл ажиллагаа явуулж буй аж ахуй нэгж, байгууллага нь өмчилсөн болон эзэмшсэн газар, барилга байгууламжаа чөлөөлөхөөр бол эдгээрт нөхөн олговор, бусад шаардлагатай тусламж, дэмжлэг авах эрхтэй.

Тасалбар болгох өдрийг зарласнаас хойш бүтээн байгуулалтын барилгажилтын талбайд шинээр ирж суурьшсан, шинээр буюу нэмж барилга байгууламж барьсан иргэн, хуулийн этгээдэд аливаа нөхөн олговор болон бусад тусламж, дэмжлэг авах эрхгүй болохыг анхаарна уу.

Нийслэлийн Газар зохион байгуулалтын алба, "Улаанбаатар хотын гэр хорооллыг хөгжүүлэх, хөрөнгө оруулалтыг дэмжих хөтөлбөр"-ийн мэргэжилтнүүд Та бүхэнд мэдээлэл өгч, санал авах ба аливаа маргаантай асуудлыг шийдвэрлэх зорилгоор зөвлөлдөх уулзалтуудыг зохион байгуулж, Азийн хөгжлийн банкны Хамгаалалын бодлого болон МУ-д хүчин төгөлдөр мөрдөгдөж байгаа холбогдох хууль, тогтоомжийн дагуу шийдвэрлэх болно.

Тус бүтээн байгуулалтын ажил болон газар чөлөөлөх, нүүлгэн шилжүүлэхтэй холбоотой асуудлаар дараах хаягаар бидэнтэй холбогдоно уу:

Нийслэлийн Газар зохион байгуулалтын албаны мэргэжилтэн:

Н.Соёл-Эрдэнэ утас: 11-325484

Хаяг: Нийслэлийн Хангарьд ордон 3 давхарт 307 тоот

Төсөл хэрэгжүүлэх нэгжийн мэргэжилтэн:

М.Сэргэлэн /Газар чөлөөлөлт, нүүлгэн шилжүүлэлтийн мэргэжилтэн/

Т.Наранцэцэг /Газар чөлөөлөлт, нүүлгэн шилжүүлэлтийн ажилтан/

Д.Хаш-Эрдэнэ /Газар чөлөөлөлт, нүүлгэн шилжүүлэлтийн ажилтан/

"Улаанбаатар хотын гэр хорооллыг хөгжүүлэх, хөрөнгө оруулалтыг дэмжих хөтөлбөр" төсөл

Хаяг: Сүхбаатар дүүрэг, 8 дугаар хороо, Бага тойруу 1, Амарын гудамж 2

Соёлын Төв Өргөө 4 давхарт 405 тоот

Утас: 78003099

НИЙСЛЭЛИЙН ГАЗАР ЗОХИОН
БАЙГУУЛАЛТЫН АЛБАНЫ ДАРГА А.ЭНХМАНЛАЙ



NOTICE TO THE RESIDENTS OF 1st, 20th and 34th KHOROO OF
SONGINOKHAIRKHAN DISTRICT

In order to resolve issues related to overconcentration in the center of the city, limited access and possibilities of ger area residents to socioeconomic services and healthy and safe living environment, "Ulaanbaatar Urban Services and Ger Area Development Investment Program" is being implemented step by step in accordance with the decision of the Government of Mongolia and MUB with soft loan funding provided by the Asian Development Bank and European 1, Investment Bank. Within this program, public facilities, road and infrastructures in Selbe, Bayankhoshuu, Dambadarjaa, Denjiin 10008 Tolgoit and Sharkhad subcenters will be constructed and the engineering, technical, social and economic solution was made to build the flood protection in Naran on the territory of 1st, 20th and 34th khoroo of Songinokhairkhan district.

The residents and organizations with properties (land and immovable structures) in the Right of Way (ROW) of the infrastructure and thus directly affected by land acquisition and resettlement of Tolgoit subcenter flood protection will be stopped for new settlement and construction of new structures in the ROW. Hereby, the compensation entitlement cut-off date (further referred to as "cut-off date") is declared as of 30 August 2021. By setting the cut-off date, it will be possible to correctly conduct the census of population and organizations in the ROW of Naran flood protection and accurately inventory their land and assets. This will enable to determine accurate and appropriate compensation and supports to the people and organizations, whose land will be acquired, based on the real market conditions and prices.

Eligibility of persons residing and organizations running activities in the project area of the flood protection will only be granted for their affected land and structures located in the ROW of the infrastructure before the cut-off date. Any persons, organizations moving into and occupying land or constructing new or additional structures in the Right of Way of the infrastructure after the cut-off date will not be eligible for compensation and other required assistances and supports.

The officials of Land Management Agency of UB city (LMA) and Ulaanbaatar Urban Services and Ger Area Development Investment Program will be organizing consultation meetings with you to provide related information on ADB's SPS, Mongolian land regulations, obtain your suggestions and redress any grievances.

Please contact us related to the development works land acquisition and resettlement issues at the following address:

Land Management Agency, MUB
N. Soyol-Erdene, land officer: Tel. 11-325 484 Khangard Palace, room 307

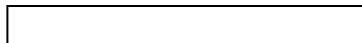
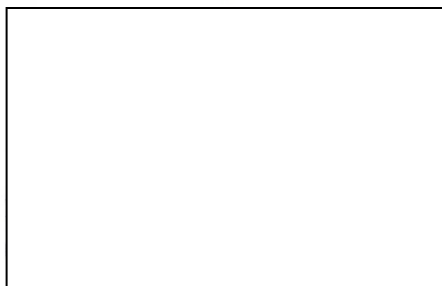
Program Management Office
M. Sergelen, resettlement specialist
T. Narantsetseg, resettlement specialist
D. Khash-Erdene, resettlement specialist

Ulaanbaatar Urban Services and Ger Area Development Investment Program, #405, Central Cultural Building, Sukhbaatar District, 8th khoroo, Baga toiruu 1, Amar street 2 tel. 7000 309

HEAD OF LAND MANAGEMENT AGENCY

A. ENKHMALAI

APPENDIX 6: LETTER SENT BY THE AFFECTED ENTITY OF SHARKHAD SUBCENTER



Манай байгууллагад олгогдсон нөхөн олговрын 114,893,535₮ /Нэг зуун арван дөрвөн сая найман зуун ерэн гурван мянга таван зуун гучин таван төгрөг/ -ний төлбөрөөс суутгасан 10%-ийн татварын суутгалын дүнг эгүүлэн олж авч чадсан болно.

Хүндэтгэсэн

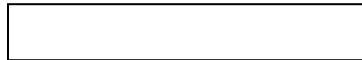




To: Asian Development Bank
Subject: Explanation

This is to inform you that our company has received back 10% of MNT114.893.535 of the compensation paid for the affected assets which was deducted.

DIRECTOR



APPENDIX 7 : LIST OF PUBLIC CONSULTATION PARTICIPANTS



Мэдээллийн хураангуйг хүлээн авсан иргэдийн жагсаалт

МОН: Улаанбаатар хотын гэр хорооллыг хөгжүүлэх, хөрөнгө оруулалтыг дэмжих хөтөлбөр – Үе шат 3 (ГХХХОДХ)

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