



Citywide Pro-Poor Ger Area Upgrading Strategy of Ulaanbaatar City

Citywide Pro-poor
“Ger-area Upgrading Strategy and Investment Plan” (GUSIP)
of Ulaanbaatar City



Prepared under Citywide Pro-poor “Ger-area Upgrading Strategy and Investment Plan” (GUSIP) of Ulaanbaatar City, implemented by the Municipality of Ulaanbaatar with technical and financial assistance of UN-HABITAT Regional Office for Asia and the Pacific, and financial assistance provided by Cities Alliance Trust Fund.

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FOR A BETTER URBAN FUTURE

Cities Alliance
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July 2010 (Final)

**Prepared under
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About the Citywide Pro-poor Ger-area Upgrading Strategy of Ulaanbaatar City

In recent years, Ger area population in Ulaanbaatar has grown rapidly. Although over 50% of the population resides in Ger areas, these traditional settlements are not recognised as a formal part of the city. They are viewed only as temporary settlements. The informal status of Ger areas is rooted in the lack of appropriate laws, and urban development policies and regulations for the improvement of Ger areas. This has resulted in unplanned and haphazard expansion of Ger areas, especially since the mid-1990s. The lack of basic urban services and infrastructure in Ger areas has become a major source of urban environmental problems such as air, water and soil pollution and the Ger area residents suffer from poor living conditions.

The Citywide Pro-poor Ger-area Upgrading Strategy of Ulaanbaatar City (GUS) was developed through a structured consultative process, involving over 20 professional institutions (departments, divisions and agencies). These included the Municipality of Ulaanbaatar, *Duureg* (District) and *Khoroo* (Sub-District) Councils, Ministry of Construction and Urban Development, and Mongolia Association of Urban Centres. The process also included participation of Ger area communities, private sector agencies, civil society organizations and non-governmental organizations, academic and training institutions, UN agencies and international aid agencies focusing on Ger area upgrading and development.

The GUS identifies and focuses on three types of Ger areas in Ulaanbaatar, that is, Central, Middle and Peri-urban Ger areas. The process involved the analysis of the various upgrading and development issues faced by the Ger areas¹. The three Ger-area specific Visions, Strategic Goals, Objectives, and Main Strategic Components were also developed through a consultative manner.

The GUS is structured at two levels: the first defines the strategic directions for the upgrading and development for all three types of Ger areas; and the second defines strategic recommendations.

¹ These issues are analyzed in the City Environment and Development Review; Service Distribution and Infrastructure Review; Urban Poverty Profile; Community Organization Inventory; and Land Planning and Development Review.

FOREWORD

The Ger areas, where over 60 percent of Ulaanbaatar city's population lives now, are an integral part of the urban social fabric. Ger areas pose unprecedented development challenges given their location, low population density and unique urban morphology. Therefore, a strategic development approach is required for sustainable improvements in the quality of life of Ger area residents.

The implementation of the Citywide Pro-poor 'Ger-area Upgrading Strategy and Investment Plan' (GUSIP) of Ulaanbaatar City was led by the Municipality of Ulaanbaatar. The Ministry of Road, Transportation, Construction and Urban Development and the Mongolian Association of Urban Centres were the key national partners of the Municipality. The United Nations Human Settlements Programme (UN-HABITAT) provided the comprehensive technical support for the successful completion of the GUSIP project.

Cities Alliance and UN-HABITAT provided financial assistance for GUSIP. As members of Cities Alliance, the World Bank, the Asian Development Bank, and the Governments of France, Japan and the Netherlands co-sponsored the project.

The structured consultative process adopted under GUSIP involved key local, national and international stakeholders, and was instrumental in the participatory development of the Citywide Pro-poor Ger-area Upgrading Strategy of Ulaanbaatar City. The process included the systematic assessment of development issues in the Central, Middle and Peri-urban Ger areas, analysis and adaptation of various urban upgrading approaches to Ger area conditions, and the formulation of Ger area-specific strategic options and recommendations. It has contributed to a shared understanding of the problems as well as possible solutions that can sustainably improve the quality of life in Ger areas and environmental conditions of the city.

In June 2007, the Mayor's Council approved the Citywide Pro-poor Ger-area Upgrading Strategy of Ulaanbaatar City. Following this and in July 2007, the Ulaanbaatar City Citizens' Representatives Council adopted the Strategy for its implementation. Since then, the Strategy has been guiding the design and implementation of national and international programmes and projects for the upgrading and development of Ger areas.

The various reviews, guidelines, action plans and toolkits developed under GUSIP constitute valuable contributions to the Municipality of Ulaanbaatar, government organizations and development agencies involved in improving the quality of life and environmental conditions in Ger areas.

I would like to convey my appreciation and grateful thanks to all our partners for sharing their expertise and sense of vision with us during the design and implementation of the GUSIP project.



Munkhbayar Gombosuren

Capital City Governor and Mayor of Ulaanbaatar

PREFACE

This strategic document is the first Citywide Pro-poor Ger-area Upgrading Strategy of Ulaanbaatar city. It has been developed under the Citywide Pro-poor Ger-area Upgrading Strategy and Investment Plan (GUSIP) for Ulaanbaatar project, which is being implemented by the Municipality of Ulaanbaatar, with technical and financial assistance of UN-HABITAT Regional Office for Asia and the Pacific, based in Fukuoka, Japan, and financial assistance from the Cities Alliance Trust Fund, based in Washington DC, USA.

The first Citywide Pro-poor Ger-area Upgrading Strategy of Ulaanbaatar city was discussed and approved by the Mayor's Council in June 2007.

The Citizens' Representatives Council of Ulaanbaatar City discussed and approved the first Citywide Pro-poor Ger-area Upgrading Strategy of Ulaanbaatar city for its implementation on 4 July 2007.

The preparation of the first Citywide Pro-poor Ger-area Upgrading Strategy of Ulaanbaatar City was supported by a Project Team led by Dr. Bharat Dahiya, Human Settlements Officer, based at UN-HABITAT Regional Office for Asia and the Pacific. In Ulaanbaatar, Ms. Enkhtsetseg Shagdarsuren managed the Project Support Team.

**Resolution of the Leaders of
Capital City Citizens Representatives Khural**

4th July, 2007

No.132

Ulaanbaatar City

On Approval of “Ger area upgrading strategy”

As per Article 8 of the Law on Authority of Capital city and provision 1 under Article 25 of Law on Administrative and Territorial Units and their administration, the Leaders of Capital City Citizen’s Representatives Khural RESOLVES that:

One: The Ger Area Upgrading Strategy of Ulaanbaatar city shall be approved for its implementation as in the Annex attached herewith and,

Two: Assign the Capital City Governor and Ulaanbaatar City Mayor /Ts. Batbayar/ to implement the Ger Area Upgrading strategy of Ulaanbaatar city in coherence with Urban Development Master Plan and Land Management Plan of capital city through preparation of financial and foreign investment plan.

Three: Recommend the UN-HABITAT Regional Office for Asia and the Pacific to provide technical assistance and investment sources for implementation of the Strategy and work in close cooperation with the Municipality.

Ms. N.Bolormaa

Head of Ulaanbaatar City Citizen’s Representatives Khural

(Official Stamp)

ACKNOWLEDGEMENTS

The *Citywide Pro-poor 'Ger-area Upgrading Strategy and Investment Plan'* (GUSIP) was implemented by the Municipality of Ulaanbaatar (MUB) with technical support by the United Nations Human Settlements Programme (UN-HABITAT). The Ministry of Road, Transportation, Construction and Urban Development (MRTCUD, and previously the Ministry of Construction and Urban Development) and the Mongolian Association of Urban Centers (MAUC) were the key national partners. In addition to the Municipality's Departments and Divisions, District and *Khoroo* Officials, the representatives of Ger area residents, the private sector, civil society organizations and NGOs, academic institutions, specialized agencies (such as Mongolian Housing Corporation) and the project offices of various bilateral and multilateral aid agencies supported GUSIP's implementation.

Six members of Cities Alliance, UN-HABITAT, the World Bank, the Asian Development Bank, and the Governments of France, Japan and the Netherlands, co-sponsored the project. Cities Alliance and UN-HABITAT provided financial assistance for GUSIP's implementation.

The GUSIP project could not be completed successfully without the invaluable contributions of the many individuals, as follows:

- *Municipality of Ulaanbaatar*: Mayor Mr. Munkhbayar; former Mayors Mr. Bilegt, Mr. Batbayar and Mr. Enkhbold; Vice Mayor Mr. Baatarzorig; Vice Mayor Mr. Munkhbaatar; General Manager Mr. Choimpog Bat; Mr. G. Nandinjargal, Head, Urban Development Policy Department; Mr. Tumurkhuyag, Head (former) and Mr. Saandui, Head, Land Administration Department; Mr. Bold, former Director of Urban Planning, Research and Design Institute; Mr. Natsagdorj, Chief Architect and Head of Urban Development Department; Ms. S. Tumurdulam, Head, Urban Planning & Information Technology Division, Urban Development Department
- *Ministry of Road, Transportation, Construction and Urban Development*: Minister Mr. Kh. Battulga; former Ministers Dr. Ts. Tsolmon, Mr. Narantsatsralt and Mr. Batbayar; Dr. Ochirbat, Head, Land and Urban Development Policy Department
- *Mongolian Association of Urban Centers*: Executive Directors, Ms. Sh. Tserendulam and Ms. A. Zulgerel (past)
- *Mongolian University of Science and Technology*: Dr. Otgonbayar, Professor and Director; Dr. Altantuul, Professor; Mr. Purev-Erdene, Lecturer, of the School of Construction, Engineering and Architecture
- *Others* Ms. Badamkhorloo, Director of USIP2 PMU; Mr. B. Battsend, Project Coordinator of 14th Housing Area project of the MRTCUD, Mr. Khurelshagai, Executive Director of Beren Construction Company and Mr. T. Erdenebayar, Executive Director, Mongolian National Construction Association.

Technical Advice and Support:

GUSIP project was conceptualised and designed by Dr. Bharat Dahiva. Human Settlements Officer. and

预览已结束，完整报告链接和二维码如下：

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