Ger district and its development potentials in Mongolia

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Ulaanbaatar
Content

• Overview of Ger districts of Mongolia
  – Situation of Ger area its growth (land, housing, infrastructure, population,
  – Pros and cons feature (mixed income HHs, land,)
  – Self-help potentials (people, land, willingness, political commitment, national and LG programs)

• Current policy changes and implementation

• Community participation is key for success
UB (niislel huree) in 1912

Source: Purev-Erdene, Architect
The development of Ulaanbaatar from the 1950s onwards has been controlled by a series of overarching Master Plans that prescribe development for the city according to population growth and economic projections that usually take into account a period of 20 years. The first of these Master Plans was developed in 1953 by the Moscow-based planning academy GIPROGOR. At that time GIPROGOR was already responsible for planning a number of 'workers cities' across the Soviet Union and won the prestigious contract to design the new urban structure of Ulaanbaatar as a result of a Soviet Union-wide contest. This initial master plan paved the way for the first large-scale housing projects in the city – the First 40,000 apartments. These new developments were designed house a population of no more than 120,000 in low-rise blocks, each with access to a shared courtyard. They took their name from the fact that this first tranche of large-scale residential developments in Ulaanbaatar would cover around 40,000 square meters of usable floor-space. These developments were highly successful, but the population projections on which the first Master Plan was based proved to be far too low. The population of the capital reached 180,000 by 1974 and continued to outstrip Master Plan projections for the next 35 years. Three further Master Plans, running from 1975 to 1990 outlined the development of the residential and industrial functions of Ulaanbaatar. During this period the city's infrastructure grew dramatically, with the building of high-rise apartments during the 1970s and 1980s, the expansion of industrial facilities to the south and east during the 1960s and 1970s and the eventual incorporation of satellite towns into the Ulaanbaatar administrative area. The fifth and most recent Ulaanbaatar City Master Plan was launched in 2001. This plan was significantly delayed and should have been in place during the mid 1990s, during which time it was postponed due to lack of available Government funding. After a decade of lax planning permissions and...
1. **Central Ger area**: 2638.1 hectare land, 39 955 HHs, 150 469 people
2. **Mid Ger area**: 5802.5 hectare land, 47 721 HHs, 161 630 people.
3. **Fringe Ger area**: 11474.9 hectare land, 52 060 HHs, 22 990 people.
UB ger area

Ger area Land: 21823 hectare, density 33 people/hectare

Built up area: 5857 hectare, density 270 people/hectare
UB population 1926-2014

Source: ubstat.mn
UB Housing areas

Source: UB
HH number by housing types

Source: UB
# Ger area features

<table>
<thead>
<tr>
<th>pros</th>
<th>cons</th>
</tr>
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<tbody>
<tr>
<td>Land ownership</td>
<td>Unplanned</td>
</tr>
<tr>
<td>Big number of population</td>
<td>Lack of physical infrastructure</td>
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<tr>
<td>Housing quality improving</td>
<td>Insufficient Social infrastructure</td>
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<tr>
<td>More investment by people</td>
<td>Air pollution</td>
</tr>
<tr>
<td>Mixed income neighborhood</td>
<td>Soil contamination</td>
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<tr>
<td>More intervention from Govt. Int/orgs</td>
<td>Low income</td>
</tr>
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<td>Poor living environment</td>
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Winter air pollution
UB City Initiated Ger area redevelopment program

Started Jan 2013 8 areas
2014 16 areas
UB ger area redevelopment program

- 54.9% of total land occupied by Ger area. 83,800 people live in Ger, 103,300 live self-built houses from which 83% use coal stoves.

- Program started in 2013 with 8 areas. Extended up to 24 areas, 1,325 hectare of land with 13,518 plots. Around 78,000 housing unist will be built on these areas by 2020.

- By Oct 2014 developed plan with 686.1 hectare from which 31,35 hectare land of 627 plots were ready to construct. 168 units completed. By end of 2014, 1400 units will be ready.

- For infrastructure investment 144,4 billion MNT
Other interventions

International donor agencies and the Mongolian Government have been working together to develop effective policies and programs to address the development and redevelopment of these areas.

ADB: A good example of this cooperation is the “Ulaanbaatar Urban Services and Ger Areas Development Investment Program”.

It aims to promote inclusive peri-urban development in Ulaanbaatar’s ger areas by combining spatial and sector approaches.

to introduce sustainable urban services and support the socio-economic development of urban communities in sub-centers located in ger areas.
National Government

• Infrastructure program with amount MNT416 billion invested for infrastructure development including ger area development in UB city
  – 69,300 housing units, 31000 children’s school, 15000 children’s kindergarden can be built by using infrastructure

• MCUD: pilot ger area improvement project with 168 units implemented 2013
UN Habitat

• The main activities were:
  - Empowerment of Ger area communities through social mobilization and organisation;
  - Community-based assessment and prioritisation of local needs for Ger area upgrading;
  - Improvement of the quality of life of selected Ger area communities by improving infrastructure and services by using community-led processes;
  - Documentation and monitoring of project implementation progress and project evaluation, and study of urban governance in Ulaanbaatar City.
CIVIL SOCIETY INTERVENTIONS: COMMUNITY PARTICIPATION IS KEY FOR SUCCESS
Ger area upgrading Small development activities initiated and implemented by people (UDRC, NGO)

<table>
<thead>
<tr>
<th>projects</th>
<th>#</th>
<th>Benefeciaries</th>
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<tbody>
<tr>
<td>Housing and housing upgrading</td>
<td>126</td>
<td>518</td>
</tr>
<tr>
<td>Green area, community garden, playground</td>
<td>26</td>
<td>3147</td>
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<tr>
<td>Street lighting</td>
<td>21</td>
<td>2963</td>
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<tr>
<td>Sanitation facilities improvement</td>
<td>12</td>
<td>2330</td>
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<tr>
<td>solid waste disposal management</td>
<td>9</td>
<td>496</td>
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<tr>
<td>Community center</td>
<td>5</td>
<td>470</td>
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<tr>
<td>Pedestrian ways</td>
<td>5</td>
<td>236</td>
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<tr>
<td>Pilot new settlement</td>
<td>2</td>
<td>66</td>
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<tr>
<td>fountain</td>
<td>2</td>
<td>75</td>
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<tr>
<td>Greenery, tree plantation</td>
<td>2</td>
<td>146</td>
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<tr>
<td>Water supply improvement, connection</td>
<td>2</td>
<td>188</td>
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<tr>
<td>Flood drainage system</td>
<td>1</td>
<td>1000</td>
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<tr>
<td>Address, street layout improvement</td>
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<td>36</td>
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<tr>
<td>Road improvement</td>
<td>7</td>
<td>7000</td>
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<tr>
<td>Public bathhouse</td>
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<td>875</td>
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<tr>
<td>Bridge renovation</td>
<td>1</td>
<td>1500</td>
</tr>
<tr>
<td>Bus station</td>
<td>1</td>
<td>815</td>
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<tr>
<td>Street camera</td>
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<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>157</td>
<td>20557</td>
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</table>
Community mapping provides equitable development community members with accurate and unique information, effective visual tools, and the ability to understand and share their own experience in the context of their changing environment.
Community mapping is a tool to understand their needs.

Well presented maps have the power to convey complicated information and relationships in a straightforward, accessible manner, enabling non-experts to participate meaningfully in community planning and advocacy.
Community saving groups small community upgrading activities
Community housing upgrading initiative
Change attitude before or after?

Create physical development
(Road, infrastructure, building)
(HARD)

Change attitude
(capacity building)
(SOFT)

Change attitude
(capacity building)
(SOFT)
Participation

Integrated policy and enabling environment

Peoples participation
receivers ---→ initiator, implementer
Lessons learned

- **Community readiness**: If community groups are not ready to provide their common interest for their neighbourhood upgrading.
- **Participative planning**: Project/change was designed and proposed from the top without people participation (even though project was designed excellently).
- **Inclusiveness**: If interest, roles, and responsibilities of the stakeholders were unclear from the beginning of the project design, planning, implementation and maintenance.

That project will face:
- Delay
- Can't achieve goals and objective.
- Inadequate Result

CHANGE from Project driven community group to PEOPLE driven development process.
What are the Development Potentials of the ger area

Need to improve: air, soil, efficient land use, social and physical infrastructure and housing

• Land resources
• Political commitment
• Investment opportunities (Local, international)
• Community willingness
• Starting up processes
• Capacity building and strengthening
• Learning by doing process

• Ger area ➔ comfortable housing area
Thank you

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