ULAANBAATAR CITY GER DISTRICT’S DEVELOPMENT
Mongolian population: 3.1 million

Mongolian total land area: 1,564,116 square kilometers

Capital city residents: 1.4 million

Ulaanbaatar, the capital city of Mongolia, has been experiencing exponential rates of population growth in recent decades since its transition years in the early 1990s and following the 1980’s harsh winter seasons inducing nomadic migration flows. Most of the rapid growth has occurred in the ger areas of UB causing unplanned, low density areas in the city, which are poorly connected to urban infrastructure (drinking water, waste management, wastewater treatment, heating). Dwellings are mostly in the form of traditional Mongolian tents (gers) and wooden houses, with poor insulation and inefficient heating through coal and biomass fired stoves. Ger areas represent about 60% of the population of the capital city, estimated to be about 800,000 people, and 27% of the country’s population. The ger areas of Ulaanbaatar are highly vulnerable to climate change and hotspots of greenhouse emissions and air pollution.
CHALLENGES RELATED TO THE SETTLEMENT

- Inefficient individual stoves burning low quality coal, and shelters with bad thermal insulation;
- Open pit latrines which create severe soil pollution impacting residents’ health, especially during warm seasons;
- Limited access to water supplied by water kiosks;
- Absence of green buffer zones and drainage, and extensive dusty road system making ger areas highly prone to floods in summer;
- Lack of public space; sport, culture, education and health facilities, business opportunities.

*(Dwellings are mostly in the form of traditional Mongolian tents “gers”)*
According to the Master plan of UB City, the territory of Ulaanbaatar City is foreseen to be divided into 6 sub-center areas, and a zoning system is planned to be developed and implemented.

The image shows the Ulaanbaatar City divided into 6 sub-center zones separated by:

- Bayankhoshuu sub-center
- Selbe sub-center
- Denjiin 1000 sub-center
- Dambadarjaa sub-center
- Tolgoit sub-center
- Shar Khad, Tsaiz sub-center
Capital City Housing Corporation is implementing 9 location housing projects which is developing long term rental, affordable housing & social housing to low and medium income households.
MEMORANDUM OF UNDERSTANDING

In order to implement the Eco village, the Memorandum of Agreement has been signed between the Capital City Housing Corporation (MUB), EREL (Developer), ARIG Bank, Eco Village Cooperative of Land Owners (NGO) and “GIZ” Urban Nexus project on the 30th March in 2018.
The “Eco Village” Project has the ultimate goal to contribute in the reduction of air and soil pollution in Ulaanbaatar city while improving the climate resilience of Ulaanbaatar city and the adaptability of Mongolia to climate change. This project is being implemented in one of the Community Driven Re-development Sites of Ulaanbaatar city.
OBJECTIVE OF THE ECO VILLAGE PROJECT

- Delivering affordable housing solutions that are compliant to EDGE green building standards for ger area residents - reducing greenhouse gas emission and pollution, and improving the livability in Ulaanbaatar city, by transforming the highly climate-vulnerable and high polluting peri-urban areas of Ulaanbaatar (ger area -19th khoroo, BZ district) into eco-districts characterized as low-carbon, climate resilient, and affordable.

- Fostering multi-stakeholder approach in particular PPP (Public Private Partnership) by increasing awareness of private sector social responsibilities in reducing GHG emission;

- Creating affordable financing mechanisms for project developers and beneficiaries through international partnership.
# ROLE AND TASKS OF PROJECT PARTNERS

<table>
<thead>
<tr>
<th>GIZ Urban Nexus project</th>
<th>GIZ Urban Nexus Project coordinates the project with the stakeholders in addition to its technical consultants. GIZ Urban Nexus Project’s Study “Eco Village in Khoroo 19” issued on July 2018 has elaborated deep situational analysis, project justification and issues to be addressed.</th>
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<tr>
<td>Capital City Housing Corporation (MUB)</td>
<td>The Capital City Housing Corporation is responsible for legislative aspects and for allocating resources and/or getting assistance from international organizations (loans and grants) for funds to the planning and construction of infrastructure facilities (water, sewage, heating and power).</td>
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<tr>
<td>EREL (Developer)</td>
<td>Erel LLC’s contribution consists of manufacturing high quality, affordable, and green materials for housing units based on its newly commissioned prefabrication factory. Erel Company and GIZ Urban Nexus Project have jointly developed sustainable designs for the construction of the new village.</td>
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<tr>
<td>Eco village cooperative of land owners (NGO)</td>
<td>“The Eco Village Cooperative” is the Association of the 19th Khoroo residents who expressed their interest in this project and supports the project implementation from the residents side.</td>
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| ARIG Bank | Arig Bank’s role for the project is to:  
  • Design favorable two-tier financing options for the developers of the Eco Village and buyers of housing units in 19th Khoroo;  
  • Determine the financial capability of the residents for purchasing. However, since the land owners want to swap their land for the new houses to be constructed other business models will be applied. |
GIZ Urban Nexus Project has delivered the new housing designs on the 4th Sep 2018. Erel LLC and Arig Bank have jointly developed the following calculation on 7 plots of land based on the latest situation of landowners willingness to swap their land against housing units.

Achievement of the Eco Village project: A contract was signed to proceed to the construction of the first blocks…

Apartment Type 1: 42.13 m²
Apartment Type 2: 65.23 m²
CONTINUATION OF THE ECO VILLAGE PROJECT

Residential Zone       45-50 %
Commercial Zone     10-15 %
Public Green space    10-15 %
Infrastructure               0 %
Thank you!
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