EA Progress Report
Project Number: 45007-004
Loan: 3099-MON
Period covered: January – March 2016

Ulaanbaatar Urban Services and Ger Areas Development Investment Program

QUARTERLY PROGRESS REPORT

21 April 2016

Prepared Jointly by:
Municipality of Ulaanbaatar (MUB),
Project Management Office (PMO) and
Project Management Support Consultants (Egis) for submission to ADB

DOCUMENT QUALITY INFORMATION

General information

Author(s)	PMO and PMSS Consultant Egis Teams
Projects names	**Ulaanbaatar Urban Services and Ger Areas Development Investment Program** **Financing: ADB MFF 0078/Loan 3099-MON(SF)**
Document name	**DRAFT QUARTERLY PROGRESS REPORT**
Date	**21 April 2016**

Addressee(s)

Sent to:		
Name	**Organisation**	**Sent on (date):**
Mr. Arnaud Heckmann	ADB	2016
Mr. Otgonbaatar	MUB	2016
Ms. Saintugs	PMO	2016

Copy to:		
Name	**Organisation**	**Sent on (date):**
Mr Oliver Flury	Egis International	2016

History of modifications

Version	**Date**	**Written by**	**Approved by**
1	21 April 2016	Manmohan Ruprai	Egis
2			

Acronyms and Abbreviations

ADB	Asian Development Bank
EA	Executing Agency
EMP	Environment Management Plan
IEE	Initial Environmental Examination
RP	Resettlement Plan
GAP	Gender Action Plan
GRM	Grievance Redress Mechanism
PMO	Project Management Office
SAP	Social Action Plan
SPS	Safeguard Policy Statement
TOR	Terms of Reference
NCB	National Competitive on Bidding
ICB	International Competitive Bidding

CONTENTS

CONTENTS 3
ABBREVIATIONS 5
PREAMBLE 6
EXECUTIVE SUMMARY 7
PROJECT LOCATION MAP 8
Project Management Arrangements 9
A. Project Implementation Organizations – Roles and Responsibilities 9
B. Key Persons Involved in Implementation 10
C. Project Organization Structure 11
A. The Project 12
A.1 Background 12
A.2 Project Impact and Outcome 12
A.3 Project Outcome 13
B. Project Implementation Status 15
B.1 Updated Project Implementation Schedule 15
B.2 Performance Monitoring System (PPMS) 15
C. Project Management Information System (MIS) 18
D. Procurement 19
D.1 Procurement Assistance 19
D.2 Updated Procurement Plan 19
E. Contract Management 20
E.1 Bayankhoshuu Subcenter Subproject 20
E.2 Selbe Subcenter Subproject 20
E.3 Water and Wastewater Operation Improvement Subproject 20
E.4 Consulting Services Packages 20
F. Financial Management and Project Accountings 21
F.1 Financial Management System and Support 21
F.2 Project Costs 21
F.3 Project Financing and Disbursements 22
G. Safeguards 23
G.1 Update of EMP, RPs, SAP and GAP 23
G.1.1 Update of EMP 23
G.1.2 Update of RPs 24
G.1.3 Update of SAP and GAP 25
G.2. Environmental Monitoring 25
G.3. Safeguards Implementation Support and Monitoring 26
G.4. Safeguards Implementation Support and Monitoring 26
G.5 Social and Gender Consultations 27
G.6 Grievance Redress Mechanism (GRM) and Reporting 27
H. Capacity Building and Training 29

H.1 Institutional Support 29
H.2 Training Plan 30
H.3 Training Activities 30
I. Key Activities for Next Quarter 32
Current Work in Progress: 32
List of documentation available 32
J. Conclusions, Issues and Recommendations 34
APPENDIXES 36
Appendix 1a: Design and Monitoring Framework for the Investment Program 37
Appendix 1b: PPMS Performance Indicators and Baseline 41
Appendix 2: Procurement Plan – Contract Packaging 46
Methods, Thresholds, Review and 18-Month Procurement Plan 46
List of Awarded and On-going, and Completed Contracts 51
Appendix 3: Updated Project Implementation Schedule 53
Appendix 4: Record of Meetings and Training Schedule 54
Appendix 5: Consultants' Quarterly Progress Reports 56

ABBREVIATIONS

ADB = Asian Development Bank
ADF = Asian Development Fund
CQS = consultant qualification selection
DEIA = detailed environmental impact assessment
DMF = design and monitoring framework
EARF = environmental assessment and review framework
EIA = environmental impact assessment
EMP = environmental management plan
ESMS = environmental and social management system
FFA = framework financing agreement
FAM = facility administration manual
GACAP = governance and anticorruption action plan
GDP = gross domestic product
GEIA = general environmental impact assessment
GRM = grievance redress mechanism
ICB = international competitive bidding
IEE = initial environmental examination
LAR = land acquisition and resettlement
MEGD = Ministry of Environment and Green Development
MFF = multitranche financing facility
MUB = Municipality of Ulaanbaatar
NCB = national competitive bidding
NGOs = nongovernment organizations
PAI = project administration instructions
PIU = project implementation unit
PMO = program management office
PSC = program steering committee
QCBS = quality- and cost-based selection
RPIC = Resettlement Planning Implementation Committee
RRP = report and recommendation of the President to the Board
SAP = social action plan
SBD = standard bidding documents
SME = small and medium enterprise
SOE = statement of expenditure
SPRSS = summary poverty reduction and social strategy
SRA = Subcenter Redevelopment Authority
USUG = Ulaanbaatar Water Supply and Sewerage Authority

Weights and Measures
km = kilometer
m = meter
m2 = square meter
mm = millimeter
MW = megawatt

NOTE In this report, "$" refers to US dollars.

PREAMBLE

The program approach aims to initiate a redevelopment process in ger areas. Improving infrastructure within the ger area subcenters and connectivity with the city core center is critical for inclusiveness and important to facilitate the movement of people and goods, develop urban corridors, and create clusters of subcenters. Better urban planning combined with a network of infrastructure along priority roads will initiate a structural change of subcenter urban fabric. 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 higher urban density will improve water, sanitation, and heating services delivery.

Road map. Based on government and Municipality of Ulaanbaatar (MUB) priorities to redevelop ger areas, the road map for the program will support the MUB in establishing a network of well-developed subcenters to provide jobs, housing, and economic opportunities with reduced soil and air pollution. It comprises sequenced investments, municipal reforms, and capacity building (policy, planning, and monitoring), with four strategic objectives: (i) expand roads and basic urban services (water, sewerage, and heating) within subcenters and improve connectivity to initiate land use transformation; (ii) increase economic and public services through investments in socioeconomic facilities to meet population needs, increase urban functions, and encourage job creation; (iii) increase service provider efficiency by improving water supply, sewerage, and heating service operations; and (iv) strengthen institutions and capacity by improving urban planning and subcenter development, community awareness, participation and empowerment, service provider operations and management, and program implementation capacity.

The purpose of the QUARTERLY PROGRESS REPORT is to provide a brief summary of work undertaken and progress against activity plan/s:

- Main actions for next quarter
- Record of meetings held
- Advise on the input and activity plan and work undertaken this quarter;
- Confirm the final project work plan and arrangements; and
- Document issues and constraints arising

EXECUTIVE SUMMARY

The program approach aims to initiate a redevelopment process in ger areas. Improving infrastructure within the ger area subcenters and connectivity with the city core center is critical for inclusiveness and important to facilitate the movement of people and goods, develop urban corridors, and create clusters of subcenters. Better urban planning combined with a network of infrastructure along priority roads will initiate a structural change of subcenter urban fabric. 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 higher urban density will improve water, sanitation, and heating services delivery.

A snap shot of major activities and progress to Q1 2016 are summarized as follows:

- The Project was approved by ADB on 17 Dec 2013, signed on 30 Jun 2014 and became effective on 24 Sep 2014.
- Implementation activities started in Q3 2014 when the design of the sewer collector mains was started for the two target subcenters Selbe and Bayanhoshu
- Work to date has been dominated by the recruitment of four consulting firms and in fast tracking the inception phase and mobilization of respective consultants
- A total of 4 contracts have been awarded, including (i) for Detailed Design and Implementation Supervision (Dohwa Engineering Co. Ltd), (ii) Program Management Support Services (Egis International), (iii) Improved Subcenter Planning and Development (IPE Global) and (iv) Community Engagement, and SME Support (UN Habitat)
- Preparation of detailed design for Tranche 1 subprojects is progressing and procurement through international and national competitive bidding (NCB) is expected to commence in April 2016 and continue over the next 4-5 months.
- Draft Procurement and Financial Manuals completed for PMO review
- Initial safeguard trainings completed for environment, resettlement, social and gender issues
- TORs for DMS survey and recruitment of IT firm for financial management automation completed
- Detailed resettlement plan in progress

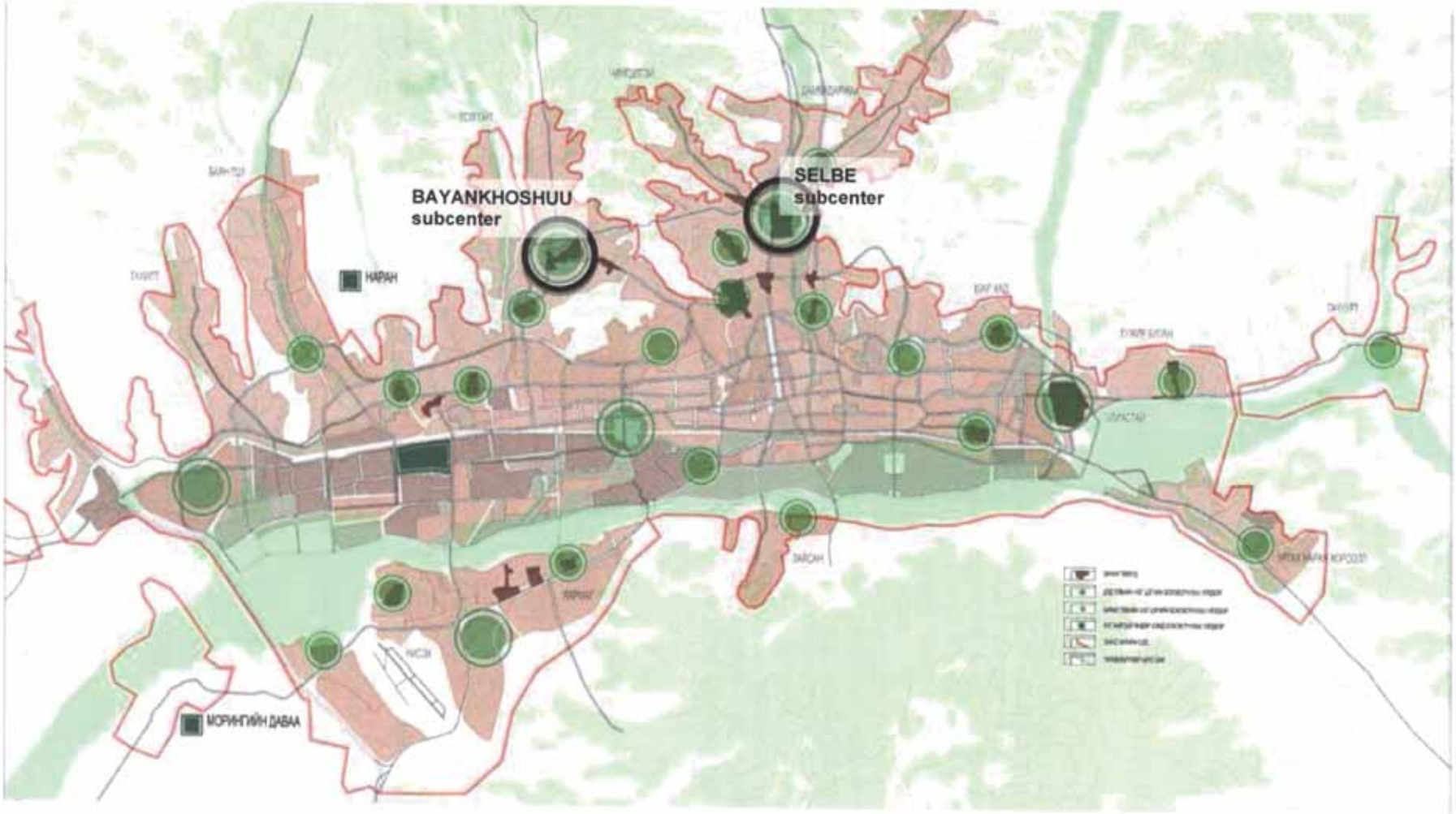
Key Issues

- Resettlement and safeguards for Tranche 1 – preliminary assessment concludes that almost 500 - 700 households are affected. Efforts are underway in March 2016 to reduce the impact on affected people. An accelerated program in consultation with all concerned agencies needs to be agreed so implementation can be completed by early 2016 to avoid delay in commencing the works
- The detailed design of all civil works contract packages in the Procurement Plan are in progress and cost estimates are not known yet. Priorities in line with current funding allocations need to be considered, and if necessary adjustment to contract packaging
- Procurement – international competitive bidding (ICB) is specified for many of the civil works. For various reasons there are concerns this will unduly delay the works, so PMO will seek ADB's no objection to adopt and validate the new packaging as it becomes clear on availability of detailed packaging and design

Impact

Improved living conditions in Ulaanbaatar

PROJECT LOCATION MAP



Project Management Arrangements

A. Project Implementation Organizations – Roles and Responsibilities

	Management Roles and Responsibilities
Asian Development Bank (ADB)	▪ Oversees the implementation, including compliance by executing and implementing agencies of their obligations and responsibilities for project implementation in accordance with ADB's policies and procedures.
The Government	▪ The Borrower's representative ▪ Ensures that the MUB provides timely counterpart funding. ▪ Screens and approves withdrawal applications. ▪ Establish three imprest accounts (for loans and grant funds, respectively) in a Commercial bank acceptable to ADB. ▪ Ensures annual audit of the project accounts. ▪ Negotiates project and loan agreements.
Program Steering Committee	▪ Chaired by the Mayor of Ulaanbaatar ▪ Comprise representatives of the Ministry of Economic Development, Ministry of Finance, Ministry of Construction and Urban Development, Ministry of Labor, Ministry of Education, and other agencies concerned, as needed. ▪ Oversees progress on the Investment program. ▪ Provides strategic guidance on program implementation. ▪ Meet at least once every 6 months until program completion.
Executing Agency – Municipality of Ulaanbaatar (MUB)	▪ Responsible for program oversight and administration. ▪ Sets up multimodal coordination committee and follow up the action plan. ▪ Oversees implementation of investment program road maps. ▪ Submits progress reports to the steering committee for decision making. ▪ Prepares subsequent tranches. ▪ Be accountable and responsible for proper use of advances to the imprest accounts. ▪ Endorses withdrawal applications. ▪ Ensures compliance with project covenants. ▪ Hold quarterly meetings with the program management office.
Implementing Agency – Municipality of Ulaanbaatar (MUB)	▪ Responsible for implementation of the program, including finance and administration, technical and procurement matters, monitoring and evaluation, and safeguards compliance.

Program Management Office, and Procurement Committee	▪ Responsible for program implementation and management. ▪ Establishes and maintain program performance management system. ▪ Manages detailed surveys, investigations and engineering designs for all subcomponents. ▪ Prepares/update and submits final resettlement plans and updated EMP for ADB approval prior to award of contractsand implements all necessary documents related to land acquisition and resettlement, environmental, and other social safeguards. ▪ Secures technical and ecological expertise for all civil works prior to bidding. ▪ Assists the MUB in procurement and management of works, goods supply, and consulting services contracts (with support from relevant municipal bodies). ▪ Ensures monitoring and quality control of construction works with necessary safety measures. ▪ Coordinates with ADB on matters related to disbursements, including preparation of withdrawal/replenishment applications for endorsement by the MUB and the Ministry of Finance, and retaining of supporting documents. ▪ Submits progress reports and audit reports, to ADB and the MUB on time. ▪ Maintains the program imprest accounts. ▪ Submits the withdrawal application to ADB, collect and keep supporting documents, submit reporting requirements, including the annual report and financial statements.

SOURCE: FAM

B. Key Persons Involved in Implementation

Municipality of Ulaanbaatar(MUB)

Municipality of Ulaanbaatar (MUB)	Mr. E. Bat-Uul Governor of the Capital City and Mayor of Ulaanbaatar Jigjidav Street -9 Ulaanbaatar-15160 Mongolia Tel./Fax: +976 11 315347
Municipality of Ulaanbaatar(MUB)	Mr. Dorjgotov Otgonbaatar Head of Project and Cooperation Dept. Mayor's Office Tel.: + 976 91003310 E-mail: oogii123@gmail.com

ADB

Urban and Social Sectors Division (EASS)	Mr. Diwesh Sharan Director Tel.: + 63 2 632 5340 Fax: +63 2 636 2407 E-mail: dsharan@adb.org
Mission Leader	Mr. Arnaud Heckmann Urban Development Specialist Mongolia Resident Mission ICC Tower, 17th Floor, JamyanGunii Street-9, Ulaanbaatar 14210, Mongolia

	Tel.: +976 11 313440/323507/329836 Fax: +976 11 311795 E-mail: aheckmann@adb.org
PMO	
Project Management Office Ulaanbaatar Urban Services and Ger Areas Development Investment Program	Ms. L. Saintugs Project Coordinator Room #408, Central Cultural Palace Amar Street 2, BagaToiruu 1 Sukhbaatar District, 8th khoroo Ulaanbaatar, Mongolia Tel.:+976-7000-3098 Mobile: + 976 88889044 E-mail:sunnytugs@yahoo.com
Consultants	
	1. Dohwa Engineering / KDH / MonConsult 2. Egis international in JV with Egis Eau and Sub-consultants Egis Tiin Mongolia & Inter Consulting Group 3. UN Habitat 4. IPE Global

C. Project Organization Structure

Figure 1: Program Organizational Structure

A. The Project

A.1 Background

Strategic context and sector policy. In February 2013, Parliament approved the Adjustments to the Ulaanbaatar City Urban Development Master Plan 2020 and Development Directions 2030. The master plan produced two important outcomes: (i) integration of ger area development into the city master plan, and (ii) acknowledgement of the value and function of ger area subcenters as key elements of future city growth. The MUB is developing the Ger Area Development Program and established a Ger Area Development Agency, supervised by the vice mayor in charge of urban development and investment. On 30 May 2013, the city council resolution No.10/38 endorsed the program, subcenter locations under project 1, and coordination of the investment program with the city master plan. The MUB proposed a special purpose development vehicle (subcenter redevelopment authority) to facilitate, supervise, and coordinate the redevelopment process of the selected subcenters. In addition, the Ministry of Economic Development's Street Project is to improve road conditions in Ulaanbaatar and includes a ger area component. The National Development Strategy and the New Reconstruction Midterm Program (2008 2016) constitute the national framework for program implementation. The program is consistent with the Asian Development Bank (ADB) country partnership strategy, 2012 2016 for Mongolia; ADB's Strategy 2020 priorities, including environmental sustainability and private sector development; as well as the core themes of green, competitive, and inclusive cities of ADB's Urban Operational Plan.

Policy dialogue and capacity development. To supplement the strong policy framework, policy dialogue and capacity development will focus (i) in communities, on community participation, awareness, and empowerment, including design and implementation of the social and gender action plan; and establishment of community development councils (CDCs) and small- and medium-sized enterprise (SME) development councils (SDCs); (ii) in subcenters, on subcenter upgrading, including technical guidance for preparing and implementing local development plans, urban zoning regulation and construction standards, and a development framework with a transparent mechanism to regulate land redevelopment insuring current residents are integrated in the redevelopment plan; and (iii) in the city, on the master plan through ongoing ADB technical assistance to strengthen urban planning capacity. Capacity development for water and wastewater utilities will target (i) improving the MUB and USUG management contract, (ii) defining a clearer tariff road map, and (iii) providing technical support to the Water and Sewerage Regulatory Commission. For heating, the focus will be to ensure financial sustainability and capacity of new and existing heating facilities operators in the selected subcenters and to strengthen provisions in management contracts.

Financing modality. An MFF is the proposed financing modality to promote a long-term partnership between ADB, the government, and the MUB to facilitate the development of sustainable, inclusive, and livable ger areas. The MFF will support the policy framework for the redevelopment of ger areas, and provide opportunities for constructive dialogue and capacity development on city planning, policy reforms, and physical and nonphysical investments. It will generate critical mass, predictability, and continuity for basic urban services provision in ger areas, and enable ADB to better respond to MUB needs. Development coordination. In preparing the program, ADB coordinated closely with development partners involved in Ulaanbaatar's urban sector. Three ADB-financed projects will directly support the program: (i) a bus rapid transit line from the city center to Selbe subcenter; (ii) support for housing and micro-, small-, and medium-sized enterprise financing in ger areas targeted by the program; and (iii) capacity development technical assistance to strengthen MUB urban planning capacity.

A.2 Project Impact and Outcome

Project Outcome

Description of Outcome A network of livable, competitive, and inclusive subcenters in Ulaanbaatar's ger (yurt or traditional tents) areas

Progress Toward Outcome: The loan and grant projects under MFF 0078 were approved on 17 Dec 2013 and became effective on 24 Sep 2014. The EIB loan and project agreements for Tranche 1 were signed and disbursement conditions are completed. The feasibility study for Tranche 2 commence in February 2016 and is expected to be ready for approval by the ADB Board by Q3 2016.

Implementation Progress

Description of Project Outputs:

1. Roads and urban services are expanded within the targeted subcenters and connectivity between subcenters is improved
2. Economic and public services in subcenters are improved
3. Service providers become more efficient
4. Institutions and capacity for urban development, program management, and service delivery are strengthened:

    a. Subcenter development and community engagement
    b. Operations and management of service providers improved
    c. Strengthened program implementation capacity

Status of Implementation Progress (Outputs, Activities, and Issues)

Implementation of Tranche 1 is ongoing. Four out of five consulting firm service packages (detailed design sewerage collector mains, program management support, community engagement and SME development, and urban planning and subcenter development) were awarded and consultants were mobilized accordingly. Three civil works contracts financed by EIB for the construction of sewerage network collectors for Bayankhoshuu and Selbe subcenters are in advanced stage of procurement processing and award contract. The bidding documents were completed and tendering is in progress for USUG design, supply and installation of water supply and wastewater treatment equipment (Package WWOI).

A.3 Project Outcome

Description of Outcome: A network of livable, competitive, and inclusive subcenters in Ulaanbaatar's ger areas

Description of Project Outputs:

- Roads and urban services are expanded within the targeted subcenters and connectivity between subcenters is improved
- Economic and public services in subcenters are improved
- Service providers become more efficient
- Institutional strengthening and capacity buildingSubcenter development and community engagement
- Operations and management of service providers improved
- Strengthened program implementation capacity

Source of Funding

	Loan/Grant	Fund	US$ Amount million
1	Grant 0380-MON: Ulaanbaatar Urban Services and Ger Areas Development Investment Program - Tranche 1	Urban Environmental Infrastructure Fund-UFPF Multi	3.70
2	Loan 3098-MON: Ulaanbaatar Urban Services and Ger Areas Development Investment Program - Tranche 1	Ordinary capital resources	27.50
3	Loan 3099-MON: Ulaanbaatar Urban Services and Ger Areas Development Investment Program - Tranche 1	Asian Development Fund	22.50
4	Loan: Ulaanbaatar Urban Services and Ger Areas Development Investment Program - Tranche 1	European Investment Bank	28.38
			82.08

B. Project Implementation Status

B.1 Updated Project Implementation Schedule

Please see Appendix ___ for the latest Project Implementation Schedule.

B.2 Performance Monitoring System (PPMS)

Develop and implement Project performance management system

On approval of the Contract Variation 1 for Egis, the ADB's Project Performance Management System (PPMS) will be adopted in carrying out this component of the Consultancy. The ADB's PPMS aims to contribute to improved project performance, and is part of ADB's accountability framework.

Use of the PPMS during implementation will provide early warning to Project Director and others of emerging problems that require corrective action.

The PPMS will comprise five components (i) Project (Logical) Framework; (ii) Project Performance Report; (iii) Monitoring and Evaluation Report (at central, and executing and implementing agency levels); (iv) Project Completion Report; and, (v) Project Performance Audit Report and Impact Evaluation Study—this is outside the Consultant's scope of work.

It has two functions. First, it is a design tool for improving quality at Project start. Its use aims to ensure a consequential relationship between Inputs, Activities, Outputs, Purpose, and Goal. This will also help develop stakeholder understanding and ownership of the Project. Second, it provides the basis upon which the PPMS operates by establishing quantified and time bound targets and measurable indicators, and identifying key risks and assumptions that are used to monitor and evaluate performance in the PPR and PCR, and PPAR. Given this, preparation of a quality Project Framework is critical.

Develop Relevant Database for PPMS

The PPMS requires information to be collected to calculate the performance indicators. The indicators will include:

- Financial data
- Sociological and demographical data (population, gender...)
- Economic data
- Traffic data (volume, nature, safety...)
- Environmental data
- The Consultant will prepare a detailed description of the information to be collected, which will include:
  - The type / name of information to be collected
  - The frequency of collection
  - The type of collection (primary / secondary)
  - The location of surveys points.
  - The organisation in charge of collection (government agency, supervision consultant...)

The above will be simply computerised in the form of a database to allow sorting out and monitoring of this information, which will provide the status of the PPMS. Standard formats and tools will be developed for the use of all concerned parties to allow an easy integration of all information and a simple reporting.

Carry out necessary Surveys to update the databases

The implementation of PPMS includes baseline data establishment and survey, and regular monitoring surveys as required. Surveys will be performed by the agencies in charge, and the supervision consultants.

Arrangements for monitoring and evaluation shall continue to be monitored by the Client after Project completion.

The Consultant will finalise the data collection plan in accordance with the requirements of the PPMS and of the ADB's guidelines. This plan will mention the location, type, frequency of collection for each data, to ensure a proper monitoring of the indicators.

Should any other agency / organisation be required to perform surveys for example for environmental aspects (noise, water and air quality) this would be contracted out; the Management Consultant would assist the PMO in preparing the Terms of Reference and specifications for the same.

Quarterly update performance indicator framework

The PMO and Consultant will review these indicators every quarter and include in the quarterly report. This will be done through the consideration of the latest results of data collection / surveys.

The data collection plan mentioned above will be adjusted every quarter in order to reflect the progress of the works and operation (opening of sections to traffic, start or completion of works at a given location).This will be reported.

Management Information System

Accurate, timely, and relevant information is essential to the decision-making process of the Project, PMO needs to rely on an adequate information system to ensure that Project 'information needs' could be obtained accurately, easily and quickly.

Information needs means information in order to adequately plan, organize, and control the Project; information to share with other stakeholders; information about other projects that interface with the Project; information in order to coordinate and monitor Project activities; information suitable for decision-making (cost, variation, risk, work progress, etc.); information to monitor and evaluate Project performance; and others.

The development of the MIS would be done once the management processes and procedures are defined. This will enable the MIS functionality to be defined in terms of the following basic objectives (among others):

- To enable the PMO to identify and isolate sources of significant variances and determine the reason in the event the Project deviated from the plan;
- To allow the PMO to track the real-time status of work packages in order to determine the completed works and the works that are still pending;
- To help the PMO manage Project schedules by providing the basis for work package resource allocation and work timing;
- To help the PMO to forecast the impact of certain risks on time, costs, and quality baselines;
- To give PMO the insights into what revisions to the baselines should be implemented, when to implement these revisions, and why implement these revisions;
- To enable the PMO to integrate with the work breakdown structure, which provides the capability to report status (physical and financial) of the work packages throughout the Project's life cycle;
- To assist the PMO to assemble monitoring and evaluation data and statistics; and,

To support reporting and communication procedures defined for the Project.

Reporting

The Consultant proposes to adopt on the whole project a standard format to make the compilation and consolidation processes easier. This format will be discussed with the PMO, and then shared with the detailed engineering design, tendering and construction supervision Consultant (package 1) and other packages stakeholders.

The Consultant will agree with the Client, during the Inception phase, the format, content and date for the delivery of these periodic reports. A procedure will be set up to ensure the delivery of the reports to the concerned parties (as agreed with the PMO) on the given date, without delay and with the required level of accuracy and reliability.

Every quarter, a specific report will be prepared by the Consultant. It will present a summary status of the various contracts (schedule, budget, actual and/or potential problems and delays). The reports shall be submitted within 30 days of the end of the report period (the exact date will be agreed with the Client). The Consultant will depend on the Package 1 Consultant for the provision of basic information.

Contract Management

The Consultant will assist the PMO in reviewing and certifying the contractors' claims for payments

These claims will be assessed, using the report submitted by the Engineers and propose a different recommendation if needed.

Decisions will be proposed in a way to:

- be in accordance with the contracts and regulations
- be in line with former decisions
- be fair to all parties, and support and make the project implementation faster (i.e. demonstrate "flexibility" when it is possible and required)

C. Project Management Information System (MIS)

The current status: MIS is under building and a full architecture outline will be complete during the next quarter.

D. Procurement

D.1 Procurement Assistance

Prepare Tender Documents

The Consultant will prepare Bidding Documents in accordance with the following:

- ADB Project Procurement Plan defined in the Project Administration Manual, November 2013 ;
- ADB Procurement Guidelines, March 2013;
- ADB Standard Bidding Document, User's Guide Procurement of Plant-Design, Supply, Install, September 2005;
- ADB Standard Bidding Documents for procurement of Works of April 2014 or for procurement of Works - Small Contracts, March 2014, or later editions will be used and
- FIDIC Conditions of Contract for Construction for Building and Engineering Works Designed by the Employer, Multilateral Development Bank Harmonized, Edition 2010.

The procedure and main steps of bidding activities will be based on the Project Procurement Plan and details will be defined with PMO (e.g. scheduling, ICB, NCB or Shopping, with or without prequalification) prior to the preparation of the bidding documents. Once the procurement method approved, the Consultant will prepare the necessary documents (i) Instructions to Bidders, (ii) Bid Data sheet, (iii) Evaluation criteria; (iv)Bidding Forms, (v) Standard Specifications; (vi) General Conditions of Contract; (vii) Particular Conditions of Contract; (viii) Contract Forms

Technical Specifications, Drawings and Bill of Quantities will be delivered by the package 1 Consultant.

D.2 Updated Procurement Plan

Please see Appendix 2 Procurement Plan – Contract Packaging (drafted 15 Feb 2016)

E. Contract Management

Not started future reporting will follow the format below. A full contract management system will be started in the next quarter.

E.1 Bayankhoshuu Subcenter Subproject
Package No .....

E.2 Selbe Subcenter Subproject
Package No.....

E.3 Water and Wastewater Operation Improvement Subproject
Package No. WWOI

E.4 Consulting Services Packages

	General Description	Contract value (in US$)	Advert. date	Contract Award	Comments
	Detailed Design Eng. Services				
CSDD	Design, tendering, and construction supervision and feasibility study preparation for project 1, QCBS (90:10)	4,024,241	2014	29 May 2015	**Dohwa Engineering Co. Ltd JV awarded the contract**
	Detailed design sewerage collector mains, 9 IC	160,000	2014	4th Quarter 2014	**9 ICs Selected and completed the services 1st Quarter 2015**
	Program Management Support Services				
CSPM	Strengthened program for PMO, QCBS (90:10)	1,237,727.69	2014	5 June 2015	**Egis International JV awarded the contract**
PMST	Program management office staff 11 IC	750,000	2014	Dec 2014	**11 PMO Staff Engaged.**
	Subcenter Development and Community Engagement Support				
CSSP	Improved subcenter planning and development, QCBS (90:10)	799,990	2014	13 Aug 2015	**IPE Global & Associates awarded the contract**
CSCC	Community engagement, QBS	699,936	2014	25 Jun 2015	**UN Habitat awarded the contract**
	Improved Operation and Maintenance of Service Providers				
CSOI	Support to the service delivery organizations USUG, OSNAAG, *kantors*, and heat-only boiler operators to improve the management of the services QCBS (90:10)	500,000	2015	2016	**Not advertised yet. TOR under preparation.**

Please see specific Quarterly Reports submitted by each consultant attached in Appendix 6.

F. Financial Management and Project Accountings

F.1 Financial Management System and Support

Financial Accounting and control systems

The Consultant will assist the Implementing Agency in establishing, testing and reviewing financial accounting and control systems. The system will provide for the necessary accounting procedures throughout project implementation and will be as simple as possible for its easy use.

The system will be designed and installed in a manner that can be readily converted for use during implementation and will be operational when the project starts, and can be expanded, if necessary, as the demands on it increase.

The "Financial management systems" covers the policies and practices regarding financial planning, programming, accounting, monitoring and reporting, internal auditing, checking and controlling, external auditing, funding, organization, and personnel of a project. Good financial management promotes overall fiscal discipline and efficient allocation of resources to priority needs.

The project accounts and related financial statements will be audited annually in accordance with sound auditing standards by auditors acceptable to ADB. The Government will submit annual audited reports and related financial statements to ADB within 6 months after the end of each fiscal year

Financial Performance Indicators

Financial performance indicators will be identified and implemented, to assess and monitor the project's financial sustainability, the financial viability of the executing agency, and the project's impact on the borrower's fiscal balance.

Financial Reports to ADB:

The Consultant will assist the PMO in preparing financial reports for the ADB for proper fund flow during the implementation of the project. These reports will need to be accurate and submitted timely.

F.2 Project Costs

1. **Investment and Financing Plans.** The total cost of the program is $320 million. For the program, the government has requested an MFF of up to $163.70 million from a blend of ADB's Asian Development Fund (ADF), ordinary capital resources (OCR), ADB's trust funds, and other cofinancing. It is expected that the Municipality of Ulaanbaatar (MUB) will finance $96 million, or 30% of the total cost, including taxes and duties, resettlement, and other miscellaneous costs. Cofinancing which is estimated at $60.3 million equivalent may be provided as loans or grants. The European Investment Bank will provide a parallel cofinancing up to €50 million for financing water supply and sanitation subprojects of the program.

2. The total cost of Tranche 1 is $104.52 million, inclusive of physical and price contingencies, interest, taxes and duties, and other charges. ADB financing is $53.70 million, consisting of about $22.5 million from ADF, $27.5 million from OCR, and $3.7 million as a grant from the Urban Environmental Infrastructure Fund. The total MUB financing is $22.44 million, and the European Investment Bank (EIB) is cofinancing a total of $28.38 million.

Table 1: Investment Program
($ million)

Item	Investment Program	Tranche 1
A. Base Cost[a]		
1. Expanded roads and urban services		
1.1 Roads improvement	93.21	24.59
1.2 Water supply system improvement	35.23	12.39
1.3 Sewerage system improvement	42.91	13.31
1.4 Heating services expansion	74.67	30.14
Subtotal (1)	**246.02**	**80.43**

Item	Investment Program	Tranche 1
2. More efficient service providers	11.48	3.70
3. Increased economic and public services	15.36	5.00
4. Institutional strengthening and capacity development		
4.1 Program management implementation support	6.13	2.00
4.2 Strengthening service providers	1.53	0.50
4.3 Subcenter development and community engagement	4.59	1.50
Subtotal (4)	**12.25**	**4.00**
Subtotal (A)	**285.11**	**93.13**
B. Contingencies[b]	**22.63**	**7.40**
C. Financing Charges During Implementation[c]	**12.25**	**4.00**
Total (A+B+C)	**320.00**	**104.52**

Note: Numbers may not sum precisely because of rounding.

[a] In mid-2013 prices. Includes value-added tax and import duties estimated at $16.7 million for the investment program and $6.18 million for project 1. The government will finance these taxes and duties through tax exemptions.

[b] Physical contingencies computed at 5% of civil works and consulting services. Price contingencies calculated at rates ranging from 3%–8.0% for local currency costs and 0.5%–2.2% for foreign exchange costs; includes provision for exchange rate fluctuations under a purchasing power parity exchange rate.

[c] Includes interest and commitment charges. Financing charges during implementation of the Asian Development Bank (ADB) loans are computed (i) at 2.0% per annum of the first tranche's loan from ADB's Special Funds resources; and (ii) at the 5-year dollar fixed swap rate plus an effective contractual spread of 0.4%, and a commitment charge of 0.15% on the undisbursed portion of the first tranche's loan from ADB's ordinary capital resources. Financing charges during implementation for the European Investment Bank loan were also calculated based on the 5-year dollar fixed swap rate.

Source: Asian Development Bank estimates.

F.3 Project Financing and Disbursements

Imprest accounts were opened in State bank on November 12 2014.

Disbursed from

ADB MON -3098 In 2015. 47.621.20 USD
ADB MON -3099 In 2015. 259.172.68 USD
ADB MON -0380 In 2015 "0"

ADB MON-3099 In 2016 243,920.00 USD
ADB MON-3098 In 2016 "0"
ADB MON-0380 In 2016 "0"

ADF Loan-State bank - Account # 106000029961
Disbursed 361,144.97 USD
Remaining balance 355,588.91 USD

OCR Loan - State bank- Account # 106000029973
Disbursed "00"
Remaining balance 1,560,302.79 USD

Grant –State bank Account # 10600029985
Disbursed "00"
Remaining balance "00"

MGL-Government Treasure - Account # 200051324
Disbursed 879,951,593.00 togrog
Equivalent to 443,369.97 USD (exchange rate = 1984.69)

MGL-Government Treasure - Account # 200051092
Disbursed 28,882,453.08 togrog
Equivalent to 14,552.62 USD (exchange rate = 1984.69)

G. Safeguards

G.1 Update of EMP, RPs, SAP and GAP

Review overall implementation of environmental management plan (EMP), resettlement plans (RPs), social action plan (SAP), and gender action plan (GAP).

Monitoring environmental and social impacts due to the project will be one of the main responsibilities of the Project Management Office under ADB funded project.

The Safeguard Specialists of the Consultant will assist the PMO in ensuring the monitoring of the environmental and social issues in accordance with the provisions of the Environmental Assessment and Review Framework (EARF July 2013) and ADB's Safeguard Policy Statement and that appropriate mitigation measures are implemented.

The duties of the consultant will include the review of Monthly Environmental Monitoring Reports submitted by the Contractors, Supervision Consultants Reports on the suitability and effectiveness of mitigation measures and liaising with external agencies.

Establishing a grievance redress mechanism (GRM)

Affected parties would lodge complaints about adverse impacts on them. During the construction phase most claims are on the Contractors due to flooding, silting, noise, dust, road damage and cracking of buildings. It is important that a system is implemented to record all complaints and claims so that they can be systematically studied and addressed. The system should extend beyond the construction phase as there is a likelihood that some effects will persist during operational phase and may be cumulative. Effects that may be cumulative include erosion, silting, deterioration of water quality, effects on flora and fauna. The setting up of a system preferably computerized, its management and referral to the responsible party would be the responsibility of the Client and the Management Consultant can assist the PMO.

G.1.1 Update of EMP

During this reporting period, no construction works begin due to the delay of detail design approval and bidding process. The consultant has reviewed all relevant EMP documents which was prepared by MUB. After reviewing the documents and based on performance review of the project and compliance in terms of environmental safeguard issues following gaps were identified.

1. According to the Mongolian Government's order #374 (approved in 2013) any executing project that have updated its alignment/ specification, design or formed any extension (updating technology, machinery, change in raw materials, use of natural resources, power, change in project location or was a subject to conduct DEIA update due to environmental audition) or change in related regulatory documents shall conduct amendment in DEIA (*Article 4.14*). But, **since approval of the last DEIA in October 2013 the detailed design of the project have made several changes, which requires amendment in the DEIA of the project.**
2. According to the Law of Mongolia on Environmental Impact Assessment the legal entity that has performed a DEIA shall develop an environmental management plan (EMP) (*Article 9.1 and 9.8*) and shall be updated and submitted to the MEGDT on annual basis by the project executing entity (*Minister's Order (A-05) of EGDT issued in January 6, 2014*). The annual EMP approved by the MEGT is the only document officially allowing the project start or continue (*Section 1.3 of the Minister's order A-05*). Unfortunately, **annual EMPs that should be submitted to the MEGDT for approval are missing since 2013**.
3. According to regulations on the EIA, the project implementer annually shall allocate proper budget in order to implement the EMP addressing the monitoring and analysis of changes made to the state of environment as a result of the project activity, clarifying results of prevention, elimination and reduction activities against adverse impacts and shall clarify reporting requirements and the ways to implement the plan as well as providing the timeline and estimated budget (*Article 1.6. Procedures to be followed in developing, supervising, approving and reporting of environmental protection and management plan declared by the Minister's order #A-05 dated in 6 January 2014)*).
4. Based on evaluation of the DEIA conducted in 2013 following issues were found.

Suggested

1. The DEIA have to be closely related to the project technical specifications, which should enable proper estimation of the project impacts, ensuring evidence based management of those adverse impacts in the future. But the current DEIA report was done before finalization of the project detailed design, which rises concern on accuracy of the assessment.
2. The coverage of the DEIA is too commonness in terms of the project capacity and projected scale of procurement in the near future, which impede further management of the environmental safeguarding and monitoring activities that should be included in the EMP.
3. The DEIA and the EMP approved by the MEGDT is the only document officially allowing the project start or continue. Consequently, the DEIA needs updating due to changes of alignment and project specification, as per Mongolian guidelines. However, updating the whole DEIA is inconvenient in terms of timing and budget constraints. Therefore following options were suggested by the CS1 environmental specialist (*Annex 3*). Based on above, updating EMP is the potential solution to reflect updated specifications of the project in terms of timing and the budget.
4. Accordingly the ToR and raw budget estimation for conducting EMP update has been developed with the support of CS1 environmental specialist (*Annex 4*).
5. Updating EMP will be incorporated all data which was received from the CS1 and the EMP required by the ADB. Procedures set in the Minister's order #A-05 *(dated in 6 January 2014)* will need to be followed in developing, supervising, approving and reporting of environmental protection and management plan.

G.1.2 Update of RPs

1. During this reporting period, updating Resettlement Plans has not started due to change in detail design. The consultants identified APs based on cadastral database from PRD and road alignment drawings from DOHWA following issues were come up:

- According to Mongolian standard there should be protection zone with at least 15 m width from road axis on both sides. However to minimize land resettlement affect 3m protection zone from road slope fill layer was suggested by PMO resettlement specialist and road engineer. Therefore, number of affected people increased up to 703 of which 284 in Selbe sub-center, 419 in Bayankhoshuu sub-center after identification of exact APs based on cadastral database from Property Relation Department.

- Another reason of increased number of APs are resulted from different parcel (cadastral land lot) and plot/fence number.

2. Due to large number of APs, Resettlement Plan update is rescheduled and planned to be divided into 4 sections:

Resettlement Plan for Constructions in Bayankhoshuu sub-center;
Resettlement Plan for Constructions in Selbe sub-center;
Resettlement Plan for Roads in Bayankhoshuu sub-center;
Resettlement Plan for Constructions in Selbe sub-center each sub-center.

3. The Consultant reviewed the detailed design with PMO resettlement specialist and DOHWA and have made some changes to reduce APs. Series of meetings are conducted (Mayor, MPD, ADB, DOHWA, UN-Habitat) and discussed about change in road alignment and road.

4. Selected Socio economic survey team on the 14th January 2016. The consultant with PMO resettlement specialist, Egis gender specialist finalized the survey questionnaire. The survey team conducted detailed socio-economic survey (started on the 23th February 2016) including 631 affected parcels and 1004 households and entities.

5. Selected asset valuation survey team. The asset valuation team conducted asset valuation of APs in project locations for kindergartens, heating plants and vocational training centers in both sub-center.

G.1.3 Update of SAP and GAP

The project is expected to improve the living conditions of population in two sub-centers at *ger* area. Throughout the detailed design stage of the project, social safeguard/gender consultant has worked with UN Habitat team to create database at macro and micro level for two sub-centers based on the existing primary and secondary data by sex disaggregated. Indicators for the project monitoring and implementation will be used for this database.

Committee requirements in the detailed design phase of the project have been identified and prioritized through several focus groups' discussions and individual interviews with social target groups (women, elders, youth, persons with disabilities and affected families) at two sub-centers. In accordance with the key findings of this assessment, SAP, GAP and SDC development plans incorporate the needs of the committees and consider in the preliminary design of the physical infrastructures (including design features for safety, security and pedestrian mobility will be integrated into road network, facilities of kindergarten and business incubator/vocational training center).

Training Modules on Capacity building (including gender mainstreaming) for the project implementation was prepared and published for PMO/PMUs and other consultant teams for the implantation of the EMP, RP, SAP and GAP.

The consultant assisted PMO with annual action plan development on Social and Gender activities for overall project-1 in 2016 and reviewed the implementation and monitoring indicators for the reporting.

The on-site-training on Qualitative research utilized as participatory approach (including preparation of the questions guideline, moderators skills for successful conducting of FGD and analysis and reporting) was conducted during the period. At the same time, technical support was provided to UN Habitat for conducting FGDs amongst community groups at Selbe and Bayankhoshuu sub-centers.

The consultant provided technical support to gender/social specialist of UN Habitat to create datasets of survey data and consultation meeting attendance information for SAP, GAP and CAP monitoring. There are essential needs required on on-site-training for data processing on simple statistics to UN Habitat and PMO social specialists, resettlement specialist (how to use existing social-economic data, results of consultation meeting participation for analyzing and monitoring project activities and preparing indicators for project progress implementation reports).

Gender analysis included in poverty and social assessment of the project affected household was done under DMS.

G.2. Environmental Monitoring

1. Based on list of nationally accredited environmental monitoring laboratories complete information on following laboratories were collected.

- ✓ Microbe Synthesis Laboratory of the Institute Of Biology of MAS.
- ✓ Institute Of Chemistry, Chemistry-Technology
- ✓ National Environmental Monitoring Laboratory
- ✓ Mining Analyses And Experimenting Laboratory
- ✓ Central Laboratory Of The Agency For Specialized Inspection Of UB
- ✓ Central Laboratory Of The State Specialized Inspection Agency
- ✓ Public Health Related Reference Laboratory
- ✓ Toxicological Laboratory

- ✓ Central Water Laboratory Of The USUG
- ✓ Soil Testing Laboratory Of Engineer Geodesy LLC

2. Supported the PMO in developing the first EMR.

G.3. Safeguards Implementation Support and Monitoring

1. Developed Environmental specifications to be incorporated in the bidding documents. The document aimed to give basic requirements set in safeguard regulations and standards covering water usage, soil degradation, air quality, vegetation or green infrastructure, waste management, noise reduction, permafrost and operational safeguard issues.
2. Conducted Heating station technical specification review and developed recommendation and following conclusions/recommendations were developed.
   - ✓ The proposed boiler system is a quite new technology in the world, even in Mongolia, which have less impact to the air, using limestone to reduce the SOx related pollutants to the air.
   - ✓ As a new technology, the system have advantages and disadvantages that should be considered during bidding procedures especially, to increase performance with expectations for further extensions.
   - ✓ Surveys and assessment of the FBC system states that the system is designed to reduce air pollutants,
   - ✓ Even the system is aimed to reduce the air pollutants it is not meant that there would not be any impacts. Basic environmental requirements included in this document and needs to be considered by the CS1 and construction company. Impact will be minimized to a large extent by implementation of the EMP
   - ✓ However, due to specifics of proposing technology, the construction company needs to have detailed EIA approved by the MEGDT and obliged to follow it during construction and operation stages.
   - ✓ Additionally, the detailed EIA should address following issues:

     i. Compliance with the existing ambient air quality standards will be achieved by implementation of measures outlined in EMP. This needs to be coupled with the continuous monitoring of air pollutants within and around the project site as well as in adjoining areas.
     ii. To assess the impact of air emissions from various continuous point sources, air dispersion modelling study have to be conducted during the DEIA
     iii. The sufficiency of the land for proposed heating stations should be assessed in detail during the detailed EIA
     iv. Additionally, the cumulative impacts of the proposed HS should be assessed during the detailed design and DEIA.

3. Developed guideline for developing Construction environmental management plan (CEMP) for bidding construction companies, who do not need EIAs. The guideline introduces definition and the purpose of the CEMP and detail explains contents that should be outlined.

4. Initial meetings were held on Tranche 2 with PMO, Egis and DOWHA. As a result, the EIA for Tranche 2 will be submitted to the MEGDT according to the Law on EIA and technical capacity of the project.

5. Project and consultant's staff participated in the Steering Committee meeting and MUB authorities.

G.4. Safeguards Implementation Support and Monitoring

1. Land Acquisition and Resettlement Commission and Working group for Land acquisition and Resettlement Plan implementation are established, Decree of the Mayor is issued on it.
2. Made two field visits together with relevant PMO staff and DOAHWA staffs to identify the physical impacts due to land acquisition and resettlement and to check the possibility of

changing the road alignment to reduce resettlement impact. (10th March, 2016 in Bayankhoshuu sub-center and 11th March in Selbe sub-center). From field visit investigation Egis resettlement team and PMO Resettlement specialist developed suggestions on road alignment change.

3. Organized community meeting with APs of project locations for kindergartens, heating plants and vocational training centers in both sub-centers to give information about project and resettlement process prior to socio-economic survey and asset valuation survey (21 February 2016).

4. Issued cut-off day notification beginning from 9th March, 2016 to all affected people.

5. Organized community meeting with APs in these locations regarding asset valuation on the 26th March in Bayankhishuu sub-center, on the 27th March in Selbe sub-center. Asset valuation has been introduced to APs starting from the 31st of March.

6. Draft final report on Detailed Socio-Economic Survey is available

7. Draft final report on Asset Valuation Survey is available

G.5 Social and Gender Consultations

Throughout the reporting period, consultation meetings on project design have been held by UN Habitat in two sub-centers. The participants have been recorded by sex disaggregated; yet no analyses has been made, thus, sex disaggregated data has continuously been collected including a category on economic status.

The consultants collectively with PMO and UN Habitat social specialists consulted on definition of the vulnerable households for community based project activities and applied it for household mapping at two sub-centers.

The consultants developed criteria for selection of affected households who will live in temporary housing apartments; however it cannot be accurately assessed due to final discussion from MUB.

Public consultation meeting on project orientation was coordinated at two sub-centers in collaboration with PMO, MUB and all CS companies.

G.6 Grievance Redress Mechanism (GRM) and Reporting

PMO, the GRMechanism (without no any INSTITUTIONAL ARRANGEMENTS) is established at the MUB during the previous Sewer Main Collector Pipes subproject in Selbe, Bayankhoshuu sub-centers. PMO receives any issues and problems met by the affected people and related to the LAR subproject and any other issues concerning the whole project as well. Following suggestion or recommendation are given on the draft Grievance Redress mechanism framework, developed by Egis Resettlement specialists:

1. The Ordinance for establishment of Committee, Working Group responsible for executing and managing the implementation of LARP should be issued.
2. The activities of grievance redress mechanisms would be included in above mentioned Committee.
3. Creating a new separate Grievance Redress Committee could result many inefficient committees for the Project.
4. Grievance redress mechanism will be Located in the project management office and Grievance redress committee members are located at information centre for affected people and receive their grievances.
5. UN-Habitat consulting team will provide assistance to create Information centre for the project host community.
6. Grievance receiving and handling mechanism within the Project is working associated with Citizen Service centre under the MUB http://smartcity.mn/login. Also, PMO got

recommendations and trainings on Complying with Mayor Ordinance A/1086 and operating according to this ordinance

Mayor's Ordinance on establishment of Committee, Working Group for LARP implementation is issued on the 22nd February, 2016.
Grievance intake form is available.
Receiving grievances regarding land compensation and asset valuation from APs of project locations for kindergartens, heating plants and vocational training centres in both sub-centres starting from the 31st of March after introducing the asset valuation.

H. Capacity Building and Training

H.1 Institutional Support

Capacity development

Developing the skills of the local staff at all levels of the Project, and through all phases of the infrastructure investments, will help promote sustainability. The knowledge transfer and training to be provided by the Consultant is indeed part of the wider effort to ensure that the benefits of the Projects persist beyond its duration.

In order to provide an effective approach to training, its objectives must be clearly defined. The basis of our approach to training is that skills and improvements in performance cannot be attained only by formal education but must also be acquired and developed in a working environment. One of the most effective training methods consists in on-the-job training. It enables the trainees to sit and learn with an experienced practitioner and to apply their learning in real life situations.

Great care will be taken in ensuring that the training needs are identified and adapted programs are prepared to address them.

It is already possible to stipulate general objectives which are common to most positions:

- To build-up the capacity of the trainees to conduct a specific range of tasks in full autonomy and to the internationally-recognized standards of quality and efficiency; and,
- To assist the trainees in acquiring general work methodologies and tools applicable in various types of working situations

An evaluation shall be carried out at the end of the training period. Its aim is to assess the progress and verify compliance with the objectives.

Figure 1. Training process flowchart

Consolidated Project Completion Report (PCR)

The consolidated report will compile the information provided in the individual project completion reports prepared by the package 1 Consultant which shall be in accordance with the requirements of the funding agencies. The following criteria are used to rate the quality of the PCR:

- (i) Quality and completeness of evidence and analysis to substantiate ratings;
- (ii) Consistency with PCR Guidelines and relevant ADB Operations Evaluation Department guidelines;
- (iii) Internal consistency of the PCR;

- (iv) Plausibility of the assumptions underlying the Economic Internal Rates of Return (EIRRs), Financial Internal Rates of Return (FIRRs), and financial analysis;
- (v) Adequacy of the treatment of safeguard issues;
- (vi) Identification of exogenous factors affecting results;
- (vii) Clarity and conciseness of the report;
- (viii) Quality of lessons and recommendations.

Formats and methodologies for the completion reports will be harmonised and discussed with the PMO in order to ensure an easy compilation, as well as a satisfactory output.

H.2 Training Plan

PMO's Organization and Staffing Assessment Report is available for reference completed in December 2015. The objectives of this assessment are to get an understanding of PMO mandate, organization, functions, personnel resources and capacities, and business process. The assessment should provide answers to the key questions: who is doing what, why and how? This should facilitate the identification of PMO strengths and weaknesses. The assessment has been conducted during the period 1 September – 1 December 2015 through Questionnaires and interviews with PMO Management and staff, and based on information and data provided by PMO.

H.3 Training Activities

Current PMO Draft – Summary Capacity Development and Training Plan for PMO Staff includes

	Training Type	Target Staff	Length of Training	Tentative period[1]
1	Team Building	For all staff to work as a Team.	1 day	Beginning of March
2	Team Management	Lead the project team and monitor project progress through successful execution	2 days	
3	Project Management	For all management staff to: ▪ Manage and deliver successful projects for stakeholder satisfaction ▪ Apply best practices to plan a project ▪ Estimate and schedule task work, duration and costs ▪ Implement risk management techniques and mitigation strategies	4-5 days	Mid-March
4	Introduction to FIDIC	This will give general ideas about FIDIC	1 day	End March
5	FIDIC Conditions of Contract	This course will be designed for staff working on the Construction supervision services. Specifically, it would be relevant to those working in construction management and supervision.	2 days	Beginning of April
6	Procurement of Works	Procurement Staff and Managers at all levels and is also recommended for project staff and other procurement stakeholders involved in the planning, monitoring, management, or oversight of procurement of works.	3 days	Mid April
7	Contract Administration Tools	This course is designed for procurement officers or those in functions that include close interaction with procurement, such as program and project staff seeking advanced training in contracts administration, contract management and supervision.	3 days	End April

	Training Type	Target Staff	Length of Training	Tentative period[1]
8	Detailed training on Bid evaluation	PMO staff and Evaluation committee members	1 day	Beginning of May
9	Safeguard Modules: Introduction to the safeguard training modules developed by Egis under the project	Staff responsible for resettlement, social, gender and environment issues	3 days	Mid May
10	Supervision of Consultants, Contractors and Suppliers	This course is designed for all staff who are actively involved in managing contracts in the PMO and MUB office and regularly deal with suppliers and consultants. While this includes procurement staff, it would also be particularly relevant for finance and admin officers and program and project staff who on a regular basis deal with the management, monitoring and evaluation of contractor/supplier/consultant performance.	2 days	June
11	Construction Supervision	This course will be designed for staff working on the Construction supervision services. Specifically, it would be relevant to those working in the procurement function or project design development phase, and in construction management.	3 days	June

[1] Dates might change according to progress Project schedule

I. Key Activities for Next Quarter

Current Work in Progress:

- Sewer Collectors – 3 Packages Bid Evaluation under EIB final review. Award of contracts for packages 1 & 3
- Plant Design and Install WW and WS Equipment for USUG now finalizing the biding documents after preparation of equipment list and cost estimates
- ICB and NCB tender documents templates for Procurement of Works in Completed
- Draft Procurement and Financial Manuals completed Dec 2015
- Procurement Training Workshop completed Sept- Dec 2015
- Safeguards: Resettlement, EMP, GAP, SAP, GRM
- Procurement Plans updated and validation by ADB
- Project Management: PMSS, MIS
- PMO Rapid Assessment Report
- Quarterly Report

List of documentation available

- Report and Recommendation of the President to the Board of Directors
- Facility Administration Manual
- Project Preparation Technical Assistance Consultant's Reports including Feasibility Study on
  Project 1 (Downloaded from www.ub-subcenter.mn)

- Other documents:

- ADB Procurement Guidelines
- ADB Guidelines on the Use of Consultants
- ADB Standard Bidding Documents
- ADB Safeguard Policy Statement
- ADB SPS and Safeguard Requirements
- ADB Financial Management and Analysis of Projects Guidelines
- ADB Guidelines for Economic Analysis of Projects

- Contracts/TORs and Inception Reports for all Consultant Firms recruited by PMO
- ADB Grant Agreement
- ADB Loan Agreement
- EIB Agreement
- ADB Project Documents and Reports

I.2 Discussion points based on the TORs of Resettlement/Social and Environment Team

1. **Main tasks assigned in the TORs, (brief)**

- Revise/Update the Draft Resettlement Plans prepared for Selbe and Bayannkhoshuu sub centers
- Prepare a Data Base of affected people for PMO
- Assist PMO in smooth implementation of RS and EM Plans.
- Conduct capacity building training/awareness on ADB Social and Environment Safeguard Policies and Principles in Involuntary resettlement for PMO, Stakeholder Agencies, Affected People, and CBOs/NGOs if available
- Assist/Advice PMO and other consulting agencies on Public consultation and Participation/Community engagements in the process of involuntary resettlement and
- Provide any other project management support services to PMO and other agencies whereas necessary.

2. **Accomplishments during the month of October**

- Reviewed the Resettlement and environment Management Plans together with the National Resettlement, Environment and Gender specialist and Identified the gaps/areas to be revised/updated
- Made two field visits together with PMO to observe the area and impacts of resettlement
- Conducted a series of discussions with other consultants (DOWHA, UN Habitat etc.. for example) and discussed their scope of work/role in implementation of the RS Plans
- Organized and conducted a coordination meeting with relevant stakeholder agencies
- Arranged for a meeting with the Project Coordinator and Head of Procumant to discuss the issues and the way forward of the project activities
- Conducted a series of discussions with PMO and other consulting agencies to identify the Training needs
- Prepared the Training modules for trainings
- Prepared the Training materials
- Collected both hard and soft copies of maps/documents related to the project
- Attended in Progress review meetings organized by other consulting agencies for our inputs

3. Activities Planned in the next three months

1. After sub-project design has been finalized, additional date should be collected to finalize and understand of impacts of resulting from the final design.
2. A 100% census, Detailed Measurement Survey (DMS) and Asset Valuation Survey (AVS) of affected households and other entities to be conducted. (These surveys will form the basis of determining

(I) Individual household's entitlements and compensation amounts,
(II) Whether households have members who are vulnerable
(III) Information on migration from other areas, employment and livelihood strategies, income and expenditure patterns, education, health, transport, vulnerability, community needs and social cohesion.
(IV) All other affected assets in the project area

4. Based on the training need assessment, conduct Trainings and awareness programmes for

(i) PMO Staff
(ii) Stakeholder Agencies
(iii) Affected People
(iv) Grievance Redress Committee
(v) NOG/CBOs and the PMO staff, stakeholder agencies, Affected People, NGOs/CBOs and the host community on relevant topics.

5. Prepare the Data Base for PMO based on the field surveys.

6. Update/Revise both the Resettlement and Environment Management Plans

7. Assist PMO in conducting Community/Public consultation meetings to make all Aps, and stakeholders aware of the project.

(The public consultation meetings basically to ensure peoples' participation in the Land acquisition and Resettlement planning phase and aiming at promotion of public understanding and fruitful solutions of developmental problems such as the needs of the people, problems and prospects/expectations of resettlement, various sections of affected persons (APs) and other stakeholders will be consulted through focus group discussions, individual interviews and formal and informal consultations.
The vulnerable groups of APs and particularly women will also include in this consultation process)

J. Conclusions, Issues and Recommendations

Key Issues and Challenges

PMO

- The approval process from EIB on Collector main tender selection is taking relatively long time. Despite PMO maximum efforts to address the comments of EIB on Bid Evaluation reports the review and final decision from EIB took considerable time.
- Land Acquisition and Resettlement needs has increased sharply due to widening of the trunk roads to reflect the design parameters given in Detailed master plans of both sub-centers, Thus it requires more attention and inputs from all stakeholders. Mayor has issued ordinance on establishing LARP support working groups.
- The Project steering committee meeting was organized on March 02 2016 in Khangarid palace, where the agenda included discussion of Inception reports provided by consulting firms and LARP was the main focus of the meeting.
- PMO and Consulting firms need to put more attention on compliance of reporting requirements.
- Considering the counterpart funding effort from MUB (260.000USD) for PMO operation support, EA would like to requested ADB's action on PMO staff post approval. (Received 1 April 2016)
- Construction of Khoroo building and temporary house for 50 units (estimated total cost is 9.7 billion tugriks for 2 buildings) at both sub centers are completed.
- Land acquisition and resettlement negotiations at Bayankhoshuu and Selbe public facilities (kindergarten, Business incubator and Heating plants) has commenced.
- For to support of PMO's smooth operation MUB has spent 229 million tugriks for purchase of 3 each Vehicles and 150 million tugriks for to cover the operational costs for 2015 and 178 million tugriks for to cover the operational costs for 2016

Dohwa CS1

- Delay in timesheet approval by PMO
- Delay in payment for invoices which have been submitted - The Consultant has submitted all invoices from June, 2015 to January, 2016 to PMO, however only remuneration parts of June to August have been paid by PMO. - Make a request PMO`s assistance for remanding payments.
- PMO`s specific instruction and close cooperation is necessary for the successful project completion - PMO shall provide information, data and decisions, requested by the Consultant, with official letters, for implementation of the project.
- Revise detailed designs - Tranche1 encounters a problem which shall decrease number of households to be affected as much as possible - The Consultant has proposed ideas for decreasing the land acquisition - The Consultant can make additional requirements and revision on the detailed designs after the detailed instructions are delivered in official letter from the Executive agency.

Egis CS2

- Resettlement and safeguards for Tranche 1 – preliminary assessment concludes that almost 700 households are affected. An accelerated program in consultation with all concerned agencies needs to be agreed so implementation can be completed by early 2016 to avoid delay in commencing the works

- The detailed design of all civil works contract packages in the Procurement Plan are in progress and cost estimates are not known yet. Priorities in line with current funding allocations need to be considered, and if necessary adjustment to contract packaging

- Procurement – international competitive bidding (ICB) is specified for many of the civil works. For various reasons there are concerns this will unduly delay the works, so PMO will seek ADB's no objection to adopt and validate the new packaging as it becomes clear on availability of detailed packaging and design

UN Habitat CS3

- Community Meetings completed at various levels (Khoroo officials, community orientation, CDCs, SME groups, youth groups)
- Documentation of Meetings Completed for all meetings c. Data Collection community profile data collection completed data being recorded This will be an ongoing process as more households are incorporated in primary groups. d. Expansion of primary groups membership data updating process is ongoing e. Community mapping completed for Bayankhoshuu, ongoing for Selbe f. CAP Updates postponed due to delay in finalization of roads and infrastructure layouts by the Design Company g. CDCs and SDCs supported to be functional this is an ongoing process h. Vulnerable Households (see 2.9 below) definition agreed and data available from Khoroo offices consultation process is delayed i. Job Contracts postponed

- **SME Activities:** Update SME Action Plan orientation meetings held at community level data on current SMEs collected meetings held with Khas Bank regarding SME credit
- IEC Material Preparation delayed as the designs have not been finalized and it is not clear what message is to be released have planned joint stakeholder meetings in Quarter 2 to agree on messages to be relayed.

- Reporting and Documentation: Inception Report completed b. Quarterly Report draft prepared c. Good Practices this is an ongoing process d. Documentation on active engagement of CDCs and SDCs on going

IPE CS4

- VAT issuance and company registration

- Assignment of counterpart staff

- Resettlement issues as a result of the major road network proposals

- Revision of the approved master plans for Bayankhoshuu and Selbe Subcenters

- They have largely been resolved with the exception of the issuance of the VAT exemption certificate, which still remains a problem.

APPENDIXES

Appendix 1a Design and Monitoring Framework for the Investment Program
Appendix 1b PPMS Performance Indicators and Baseline
Appendix 2 Procurement Plan – Contract Packaging
Appendix 3 Project Implementation Schedule
Appendix 4 Records of Meetings and Training Activities
Appendix 5 Consultant Quarterly Progress Reports CS1 to CS4

Appendix 1a: Design and Monitoring Framework for the Investment Program

Design Summary	Performance Targets and Indicators with Baselines	Data Sources and Reporting Mechanisms	Assumptions	Status as of December 2015
Impact Improved living conditions in Ulaanbaatar	**By 2028:** Poverty headcount index reduced by 30% (baseline: 23.5% in 2012) Incidence of waterborne diseases reduced by 30% (baseline: 90,310 in 2012) Air pollution in Ulaanbaatar reduced by 30% (baseline: 1.286 PM10 concentration in 2012)	National Statistical Office reports Government public health statistics National Statistical Office reports	**Assumption** Policy environment supports urban development and increased investments in urban infrastructure. **Risk** Urban infrastructure investments are constrained by fiscal and political factors.	**Ongoing** **Planned**
Outcome A network of livable, competitive, and inclusive subcenters in Ulaanbaatar's *ger* areas	**By 2024:** % of population with improved access to water, sanitation, and heating increased by 50% (baseline: 0% for water 0%; 0% for sanitation, and 0% for heating in 2012) in targeted areas Average density in targeted subcenter increased to 120 persons per ha (average baseline: 50 persons per ha in 2010) Number of business establishments increased by 30% (baseline: 33,140 in 2012) in targeted areas Unit production cost of water reduced by 50% (baseline: MNT59,400/ cubic meter in 2011)	MUB report on urban construction and districts records MUB report on urban construction and districts records MUB report on urban construction and Districts records USUG operation and financial reports	**Assumptions** Political support and investment in urban infrastructure continue throughout the program. Improved services and urban governance lead to sustained economic growth in the *ger* areas. **Risks** Insufficient time and resources are devoted to community mobilization. Lack of private sector participation	**Ongoing** **Planned**
Outputs				
1. Roads and urban services are expanded within the targeted subcenters and connectivity between subcenters is improved.	**By 2016:** 18.6 km of water supply network, 20.0 km of sewer network, and 6.0 km of collector mains constructed Five heating facilities, 21 km of heating network pipes, and 2.4 km of heating service connections constructed 15 km of carriageway and 7.9 ha of landscaping and public space including universal design	PMO progress and completion reports	**Assumption** The MUB complies with ADBs safeguards policies. **Risk** Rising world prices of energy and construction materials significantly increase the program's investment and operation and maintenance costs.	**Ongoing** **Planned**

Design Summary	Performance Targets and Indicators with Baselines	Data Sources and Reporting Mechanisms	Assumptions	Status as of December 2015
	features such as sidewalk, lighting, and sitting **By 2023:** Water supply, sewer lines, urban roads, and heating constructed in 132 ha in 6 subcenters (baseline: 0 in 2012) Improvements and construction of respectively 14.8 km and 9.5 km of connecting roads (baseline: 0 in 2012)			
2. Economic and public services in subcenters are improved.	**By 2023:** At least 5,000 beneficiaries, 50% of whom are women, receive vocational training (baseline: 0 in 2012) Constructed social facilities based on community needs fully staffed and operational in participating subcenters (baseline: 0 in 2012)	PMO progress and completion reports and district records	**Assumption** Investment in economic and social facilities leads to increased employment. **Risks** Inappropriate vocational training courses provided. Lack of demand for commercial facilities built	**Ongoing** **Planned**
3. Service providers become more efficient	**By 2023:** Water supply network pumping system is improved Distribution system is optimized Operation Control Centre is upgraded and expanded	USUG operating and financial reports PMO progress and completion reports	**Assumptions** Service providers are supportive of proposed policy and institutional reforms Customers continue to pay water and sewerage charges **Risk** The MUB fails to provide adequate subsidies to augment shortfalls of revenues.	**Ongoing** **Planned**
4. Institutional strengthening and capacity building 4.1 Subcenter development and community engagement 4.2 Operations and management of service providers improved	**By 2023:** 6 CDCs and SDCs fully functioning in targeted areas, with at least 40% women participating actively (baseline: CDCs established only in Bayankhoshuu and Selbe in 2012) Subcenters plan are prepared and endorsed by all the stakeholders through community consultation including at least 50% of women participants **By 2017:** USUG is autonomous	PMO progress and completion reports CDC reports USUG operating and financial reports USUG business plans	**Assumptions** Urban planning and subcenter development methodologies and tools and supporting legislation are in place at the start of program implementation. Subcenter redevelopment leads to more efficient land use and management. **Risks** Program implementation is slowed down by a lack of community	**Ongoing** **Planned**

Design Summary	Performance Targets and Indicators with Baselines	Data Sources and Reporting Mechanisms	Assumptions	Status as of December 2015
	in terms of financial and asset management (baseline: USUG not autonomous) Utility tariffs linked to direct cost recovery of O&M, including asset depreciation (baseline: tariffs barely cover O&M) Revised performance contract between the MUB and service providers in place		and private sector participation. Women are not effectively mainstreamed into the program. **Assumptions** Policy reforms receive full government support. Appropriate user charges/ tariffs are not implemented by the MUB, and/or not supported by the target consumers. **Risks** Inadequate program resources are allotted to support the policy and institutional reforms. Lack of incentives to attract private sector participation	
4.3 Strengthened program implementation capacity	**By 2023:** PMO is fully functioning with fully trained staff, at least 30% of whom are women (baseline: 0 in 2012) Sex-disaggregated program performance and monitoring system operational (baseline: 0 in 2012) Project feasibility studies, due diligence, and safeguards prepared for participating subcenters (baseline: 0 in 2012)	MUB reports PMO progress and completion reports	**Assumption** Consultants and PMO staff work effectively as a team. **Risk** Failure to appoint and retain well qualified and experienced consultants	**In Progress:** Consultants and PMO staff are working effectively as a team.
Activities with Milestones for Tranche 1 (after Loan Effectiveness)		**Inputs**		
1. Roads and urban services expanded 1.1 Detailed design of water and/or sewerage improvements completed (Apr 2014) 1.2 Detailed design of heating improvements completed (Apr 2014) 1.3 Detailed design of roads and/or other infrastructure completed (Apr 2014) 1.4 Urban infrastructure constructed, commissioned, and operating in phases from Apr 2014 to 2016 **2. Economic and public services in subcenters improved** 2.1 Detailed design of kindergarten and business incubators and/or vocational training centers completed (mid-2014) 2.2 Facilities constructed, commissioned,		**Amount** ($ million) **Investment Program** ADB MFF 163.70 MUB 96.00 Cofinancing 60.30 **Total 320.00** **Project 1** ADB ADF Loan 22.50 OCR Loan 27.50 UEIF-UFPFa 3.70 MUB 22.44 Cofinancing 28.38 **Total 104.52**		

Design Summary	Performance Targets and Indicators with Baselines	Data Sources and Reporting Mechanisms	Assumptions	Status as of December 2015
and operating in phases from the end of 2014 to 2017 **3. More efficient service providers** 3.1 Support improvements in operating efficiency 3.2 Construction of upgraded facilities and measurement systems completed **4. Institutional strengthening and capacity building** 4.1 PMO fully staffed (mid-Dec 2013) 4.2 Hiring of capacity development consultants (Jan 2014) 4.3 Subcenter redevelopment authority established and staffed (Dec 2013) 4.4 Subcenter planning and development guidelines and regulations in place (Sep 2014) 4.5 CDCs and SDCs fully functioning in targeted areas (mid-2014) 4.6 Support to financial strengthening and improved regulatory and institutional framework (mid-2015) **Tranche 2 is prepared and approved by 2016** **Tranche 3 is prepared and approved by 2017**				

ADB = Asian Development Bank, ADF = Asian Development Fund, CDC = community development council, ha = hectare, km = kilometre, MFF = multitranche financing facility, MUB = Municipality of Ulaanbaatar, MW = megawatt, OCR = ordinary capital resources, O&M = operation and maintenance, PMO = program management office, SDC = small- and medium-enterprise development council, USUG = Ulaanbaatar Water Supply and Sewerage Authority. a Urban Environmental Infrastructure Fund under the Urban Financing Partnership Facility

Appendix 1b: PPMS Performance Indicators and Baseline

OUTPUTS	TARGETS		INDICATORS		DATA SOURCES	BASELINE MEASUREMENT	Survey collection time
1. Roads and urban services are expanded within the targeted subcenters and connectivity between subcenters is improved.	1.1	18.6 km of water supply network, 20.0 km of sewer network, and 6.0 km of collector mains constructed	1.1.1	18.6 km of water supply network constructed	PMO progress and completion reports	0 Km constructed in 2015	2016
			1.1.2	20.0 km of sewer network constructed		0 Km constructed in 2015	2016
			1.1.3	6.0 km of collector mains constructed		0 Km constructed in 2015	2016
	1.2	Five heating facilities, 21 km of heating network pipes, and 2.4 km of heating service connections constructed	1.2.1	Five heating facilities constructed		0 Heating facilities constructed in 2015	2016
			1.2.2	21 km of heating network pipes constructed		0 Km constructed in 2015	2016
			1.2.3	2.4 km of heating service connections constructed		0 Km constructed in 2015	2016
	1.3	15 km of carriageway and 7.9 ha of landscaping and public space developed	1.3.1	15 km of carriageway constructed		0 Km constructed in 2015	2016
			1.3.2	7.9 ha of landscaping and public space including universal design features such as sidewalk, lighting, and sitting completed		0 ha developed in 2015	2016
2. Economic and public services in subcenters are improved.	2.1	One kindergarten facility each in Bayankhoshuu and Selbe with 1,800 m2 of floor area of class rooms, administratio	2.1.1	One kindergarten facility in Bayankhoshuu with 1,800 m2 of floor area of class rooms, administration and services and 500 m2 playground	PMO progress and completion reports and district records	0 m2 of floor area in 2015	2016
						0 m2 of Playground in 2015	2016

OUTPUTS	TARGETS		INDICATORS		DATA SOURCES	BASELINE MEASUREMENT	Survey collection time
		n and services and 500 playground	2.1.2	One kindergarten facility in Selbe with 1,800 m2 of floor area of class rooms, administration and services and 500 m2 playground		0 m2 of floor area in 2015	2016
						0 m2 of Playground in 2015	2016
	2.2	One business incubator and vocational training center each in Bayankhoshuu and Selbe with 1,800 m' floor area and 500 m2 or open/green area	2.2.1	One business incubator and vocational training center in Bayankhoshuu with 1,800 m' floor area and 500 m2 of open/green area		0 m2 of floor area in 2015	2016
						0 m2 of floor area in 2015	2016
			2.2.2	One business incubator and vocational training center in Selbe with 1,800 m' floor area and 500 m2 of open/green area		0 m2 of open/green area in 2015	2016
3. Service providers become more efficient	3.1	Central operational system upgraded	3.1.1	Central operational system upgrading completed	USUG operating and financial reports PMO progress and completion reports	Not upgraded in 2015	2016
	3.2	Equipment and procedures for 4 water pumping stations upgraded	3.2.1	4 water pumping stations upgrading completed		0 water pumping station upgraded in 2015	2016
	3.3	10,000 diffusers installed and 5 selectors put in place in the aeration tanks	3.3.1	10,000 diffusers installed		0 diffusers installed in 2015	2016
				5 selectors put in place in the aeration tanks		0 selectors put in place in 2015	2016

OUTPUTS	TARGETS		INDICATORS		DATA SOURCES	BASELINE MEASUREMENT	Survey collection time
	3.4	Program for reduction of nonrevenue water implemented in the selected pilot areas	3.4.1	Number of pilot areas with nonrevenue water reduction implemented		0 areas in 2015	2016
4. Institutional strengthening and capacity building	4.1	Subcenter development and community engagement	4.1.1	CDCs and SDCs fully functioning in the two targeted subcenters with at least 40% women participating actively	PMO progress and completion reports	Low woman participation in 2015	2016
			4.1.2	Subcenters plan and redevelopment process are prepared and endorsed by all the stakeholders through community consultation including at least 50% of women participants	CDC's Reports	Low woman participation in 2015	2016
	4.2	Operations and management of service providers improved	4.2.1	USUG is autonomous in terms of financial and asset management	USUG operating and financial reports USUG Business Plan	USUG Not autonomous in 2015	2016
			4.2.2	Utility tariffs linked to direct cost recovery of O&M, including asset depreciation		Tariffs barely cover O&M in 2015	2016

OUTPUTS	TARGETS		INDICATORS		DATA SOURCES	BASELINE MEASUREMENT	Survey collection time
			4.2.3	Revised performance contract between the MUB and service providers in place		Performance contracts for services providers are not revised	2016
	4.3	Strengthened program implementation capacity	4.3.1	PMO is fully functioning with fully trained staff, at least 30% of whom are women	MUB reports PMO progress and completion reports	No trained staff, Low woman participation in 2015	2016
			4.3.2	Sex-disaggregated program performance and monitoring system operational		no sex-disaggregated programme Performance and monitoring system in 2015	2016
			4.3.3	Project 1 detailed designs are completed		Detailed design not yet completed in 2015	2016
A network of liveable, competitive, and inclusive subcenters in Ulaanbaatar's ger areas	a.	% of population with improved access to water, sanitation, and heating increased to 20%	a.1	% of population with improved access to water in targeted areas	MUB report on urban construction and districts records	0 % 2015	2016
			a.2	% of population with improved access to sanitation in targeted areas		0 % 2015	2016
			a.3	% of population with improved access to heating in targeted areas		0 % 2015	2016

OUTPUTS	TARGETS		INDICATORS		DATA SOURCES	BASELINE MEASUREMENT	Survey collection time
	b.	Average density in targeted subcenter increased to 75 persons per ha	b.1	Average density in targeted subcenter increased to 75 persons per ha	MUB report on urban construction and districts records	average baseline: 50 persons per ha in 2010	2016
	c.	Number of business establishments increased by 20% in targeted areas	c.1	Number of business establishments increased by 20% in targeted areas	MUB report on urban construction and districts records	33,140 in 2012	2016
	d.	Unit production cost of water reduced by 35%	d.1	Unit production cost of water reduced by 35%	USUG operation and financial reports	MNT 5,940/cubic meter in 2011	2016
Improved living conditions in Ulaanbaatar	I.1	Poverty headcount index reduced by 20%		Poverty headcount index reduced by 20%	National Statistical Office reports	23.5% in 2012	2016
	I.2	Incidence of waterborne diseases reduced by 20%		Incidence of waterborne diseases reduced by 20%	Government public health statistics	90,310 in 2012	2016
	I.3	Air pollution in Ulaanbaatar reduced by 20%		Air pollution in Ulaanbaatar reduced by 20%	National Statistical Office reports	1.286 PM10 concentration in 2012	2016

Appendix 2: Procurement Plan – Contract Packaging

DRAFT – Final Procurement Plan
Basic Data

Project Name: Ulaanbaatar Urban Services and Ger Area Development Investment Program – Tranche 1	
ADB Loan No.: 3099 - MON (SF) **ADB Grant No.** 0380 - MON (EF) **EIB Loan No.** 2013-0421	**Executing Agency**: Municipality of Ulaanbaatar
Country: Mongolia	
Loan Amount: USD 50.0 Million **Grant Amount:** USD 3.7 million **Loan Amount EIB**: USD 28.38 Million	**Project Closing Date :** 31 December, 2018
Date of First Procurement Plan: 15th May 2013	**Date of This Procurement Plan**: 15 Feb 2016

Methods, Thresholds, Review and 18-Month Procurement Plan
Procurement and Consulting Methods and Thresholds

Except as the Asian Development Bank (ADB) may otherwise agree, the following process thresholds shall apply to procurement of goods and works.

Procurement of Goods and Works	
Method	**Threshold**
International Competitive Bidding (ICB) for Works	Equal to or more than USD 5,000,000
International Competitive Bidding (ICB) for Goods	Equal to or more than USD 2,000,000
National Competitive Bidding (NCB) for Works	Equal to or more than USD 100,000 and below that stated for ICB, Works
National Competitive Bidding (NCB) for Goods	Equal to or more than USD 100,000 and below that stated for ICB, Goods
Shopping for Works	Below USD 100,000
Shopping for Goods	Below USD 100,000

ADB Prior or Post Review

Except as ADB may otherwise agree, the following prior or post review requirements apply to the various procurement and consultant recruitment methods used for the project.

Procurement Method	Prior or Post	Comments
Procurement of Goods and Works		
International Competitive Bidding (ICB) for Works	Prior	
International Competitive Bidding (ICB) for Goods	Prior	
National Competitive Bidding (NCB) for Works	Prior	Prior review in English language only for first two Item Rate bidding Documents Prior review in English language only for first two Plant – Design, Supply, Installation (Lump-sum) bidding Documents
National Competitive Bidding (NCB) for Goods	Prior	Prior review in English language only for first two packages
Shopping for Works	Post	
Shopping for Goods	Post	
Recruitment of Consulting Firms		
Quality- and Cost-Based Selection (QCBS)	Prior	Information to be submitted: (i) Draft Request for Proposal, (ii) Short list of Consultants, and (iii) Evaluation and Ranking Report
quality-based selection (QBS)	Prior	
Other Selection Method: Consultants' Qualification Selection (CQS), Least Cost Selection (LCS), Fixed Budget Selection (FBS), and Single Source Selection	Prior	
Recruitment of Individual Consultants		
Individual Consultant Selection (ICS)	Prior	

Goods and Works Contracts Estimated to Cost USD 1 Million or more

The following table lists goods and works contracts for which the procurement activity is either ongoing or expected to commence within the next 18 months.

Description	Estimated Value (USD million)	Description	Procurement Method	Bidding Procedure	Advertisement Date (quarter/ year)	Comments
1. Bayankhosuu Area						
Package 1: Works of Road construction in Bayankhosuu Area	8,417	((i)B:20M-0.9km,B:14M-5.34km,B:9.5m-0.35km (ii)Lighting Pole and cable:270ea (iii)Drainage:9,400m, (iv)Traffic signal: 4ea (v)Demolish and disposal of gabage:7,550m3 (vi)Power line:35kw(3.2km), 10kw(15.24km) (vii)Arrangement for existing pole & lighting	ICB	1S-1E	Q2 2016	Without PQ: Yes; Bidding Document: ADB's SBD Works (Large); Domestic Preference Applicable: No
Package 2: Works of drainage Culvert (flood protection) in Bayankhosuu Area	0,878	(i) Flood Protection 2,448m; (ii) Foot bridge 6ea (iii) Culvert 1.5 115m, 1.5x2-105m	NCB	1S-1E	Q1 2016	Without PQ: Yes; Bidding Document: Standard Bidding Document of Mongolia; Language: Mongolian
Package 3: Works of Landscaping in Bayankhosuu Area	0,900	Landscaping including pedestrian ways 45,000m2	NCB	1S-1e	Q3 2016	Without PQ: Yes; Bidding Document: Standard Bidding Document of Mongolia; Language: Mongolian
Package 4: Works of Kindergarten, Business incubator and Vocational Training Centre in Bayankhosuu Area	2.814	Floor area 2,232m2, Playground8,159m2 Floor area 2,090m2, Open area 3,540m2	NCB	1S-1E	Q2 2016	Without PQ: Yes; Bidding Document: Standard Bidding Document of Mongolia; Language: Mongolian
Package 5: Works of Construction of Heating Distribution Network in Bayankhosuu Area	2.857	Steel Pipe + Insulation D125-400:3.86km Manhole 39, Substation 6	ICB	1S-1E	Q2 2016	Without PQ: Yes; Bidding Document: ADB's SBD Works (Large); Domestic Preference Applicable: No
Package 6: Works of Construction of Heating Plant and Facility in Bayankhosuu Area	4.898	16.8MW CFBC Type Boiler	ICB	1S-1E	Q1 2016	Without PQ: Yes; Bidding Document: ADB's SBD Works (Large); Domestic Preference Applicable: No
Package 7: Works of Construction of water supply network in Bayankhosuu Area	4.244	HDPE & steel Pipe D150~250: 5.376km Trench for water and heating pipe:3.86km Manhole D1500, H-3.5 22ea, Flowmeter 3	NCB	1S-1E	Q2 2016	Financing under: EIB Loan Without PQ: Yes; Bidding Document: Standard Bidding Document of Mongolia; Language: Mongolian

Description	Estimated Value (USD million)	Description	Procurement Method	Bidding Procedure	Advertisement Date (quarter/ year)	Comments
Package 8: Works of Construction of water reservoir and supply pipe in Bayankhosuu Area	3.416	Reservoir 1000ton, Pump station 1ea Pipe D125-300:3.141km, manhole D1500, 5ea (soil condition)	NCB	1S-1E	Q2 2016	Financing under: EIB Loan Without PQ: Yes; Bidding Document: Standard Bidding Document of Mongolia; Language: Mongolian
Package 9: Works of Construction of sewerage network in Bayankhosuu Area	2.922	HDPE Pipe D150~300: 9,928m Manhole D1000- 6, D1500 Protection Pipe D350~D500: 1298.55m HDPE Pipe D250 (outbound site) 3.0km	NCB	1S-1E	Q2 2016	Financing under: EIB Loan Without PQ: Yes; Bidding Document: Standard Bidding Document of Mongolia; Language: Mongolian
Package 10: Works of Sewage Collector Main (BCM-1) in Bayankhosuu Area	1.630	4116 meters D450 & 500 ductile iron gravity sewer pipe	NCB	1S-1E	Q2 2015	Financing under: EIB Loan Without PQ: Yes; Bidding Document: Standard Bidding Document of Mongolia; Language: Mongolian
Package 11: Works of Sewage Collector Main (BCM-2) in Bayankhosuu Area	1.170	2250 meters D600 ductile iron gravity sewer pipe	NCB	1S-1E	Q2 2015	Financing under: EIB Loan Without PQ: Yes; Bidding Document: Standard Bidding Document of Mongolia; Language: Mongolian
Package 12: Works of Electricity and telecommunication network in Bayankhishuu area	2.518	5KV, L-3km	NCB	1S-1E	Q3 2016	Without PQ: Yes; Bidding Document: ADB's SBD Works (Large); Domestic Preference Applicable: No
Package 13: Works of Construction of sewerage connection from outbound BK to main collector	2.628	Sewerage connection from outbound BK to main collector	NCB	1S-1E	Q2 2016	Financing under: EIB Loan Without PQ: Yes; Bidding Document: Standard Bidding Document of Mongolia; Language: Mongolian
SUB-TOTAL	**39.292**					
2. Selbe Area						
Package 14 Works of Road construction with underground powerline in Selbe Seb-centre	7.481	B:14M-5.548km, Bus Bower, marking, speed decelerator Street Lighting Pole and cable:239ea Traffic Signals : 3ea, Traffic signs 407, signal stub Drainage:9,960m, Manhole:498ea Demolish	ICB	1S-1E	Q2 2016	Without PQ: Yes; Bidding Document: ADB's SBD Works (Large); Domestic Preference Applicable: No

Description	Estimated Value (USD million)	Description	Procurement Method	Bidding Procedure	Advertisement Date (quarter/ year)	Comments
		and disposal of gabage:6,800m3 Arrangement for existing pole & lighting Underground Power line: 10kw(7.897km)				
Package 15: Works of Flood protection in Selbe Seb-centre	1.181	Flood Protection 3,000m; Foot bridge 8ea Culvert 1.5 43m, 1.0-168m, embankment2.3km	NCB	1S-1E	Q2 2016	Without PQ: Yes; Bidding Document: Standard Bidding Document of Mongolia; Language: Mongolian
Package 16: Works of Bridge construction in Selbe Seb-centre	0.787	Bridge 1: 60.25m,	NCB	1S-1E	Q2 2016	Without PQ: Yes; Bidding Document: Standard Bidding Document of Mongolia; Language: Mongolian
Package 17: Works of Bridge construction in Selbe Seb-centre	0.709	Bridge 2: 30.15m, Bridge3: 24.15m	NCB	1S-1E	Q2 2016	Without PQ: Yes; Bidding Document: Standard Bidding Document of Mongolia; Language: Mongolian
Package 18: Works of Open Area(Landscape) in Selbe Sub-centre	0.686	Landscaping including pedestrian ways 45,000m2	NCB	1S-1E	Q2 2016	Without PQ: Yes; Bidding Document: Standard Bidding Document of Mongolia; Language: Mongolian
Package 19: Works of Kindergarten, Business incubator and Vocational Training Centre in Selbe Sub-centre	2.814	Floor area 2,232 m2, Playground 8,159m2 Floor area 2,090 m2, Open area 3,540m2	NCB	1S-1E	Q1 2016	Without PQ: Yes; Bidding Document: Standard Bidding Document of Mongolia; Language: Mongolian
Package 20: Works of Construction of Heating Distribution Network in Selbe Sub-centre	2.725	Steel Pipe + Insulation D125-400:3.94km Manhole 40, Substation 12	NCB	1S-1E	Q2 2016	Without PQ: Yes; Bidding Document: Standard Bidding Document of Mongolia; Language: Mongolian
Package 21: Works of Construction of Heating Plant and Facility in Selbe Sub-centre	6.760	25.2MW CFBC Type Boiler	ICB	1S-1E	Q2 2016	Without PQ: Yes; Bidding Document: ADB's SBD Works (Large); Domestic Preference Applicable: No
Package 22: Works of Construction of water supply in Selbe Sub-centre	4.421	HDPE & steel Pipe D150~250: 6.056km Manhole D1500, H-3.5 25ea, Flowmeter 3 Trench for water and heating pipe:3.94km	NCB	1S-1E	Q2 2016	Financing under: EIB Loan Without PQ: Yes; Bidding Document: Standard Bidding Document of Mongolia; Language: Mongolian

Description	Estimated Value (USD million)	Description	Procurement Method	Bidding Procedure	Advertisement Date (quarter/ year)	Comments
Package 23: Works of Construction Water reservoir & Supply Pipe in Selbe Sub-centre	0.814	Reservoir 1000ton, Pump station 1ea, Pipe D300mm-276m	NCB	1S-1E	Q2 2016	Financing under: EIB Loan Without PQ: Yes; Bidding Document: Standard Bidding Document of Mongolia; Language: Mongolian
Package 24: Works of Construction of sewerage network in Selbe Sub-centre	2.193	HDPE Pipe D150~300: 9,802m 1,279,025 Sewerage Manhole D1000-12, D1500-265, Protection Pipe D350~D500:39m	NCB	1S-1E	Q2 2016	Financing under: EIB Loan Without PQ: Yes; Bidding Document: Standard Bidding Document of Mongolia; Language: Mongolian
Package 25: Works of Sewage Collector Main (SCM) in Selbe Sub-centre	1.06	2183 meters D400 ductile iron gravity sewer pipe	NCB	1S-1E	Q2 2015	Financing under: EIB Loan Without PQ: Yes; Bidding Document: Standard Bidding Document of Mongolia; Language: Mongolian
Package 26: Electricity and telecommunication network in Selbe area	1.001	10KV, L-1km	NCB	1S-1E	Q3 2016	Without PQ: Yes; Bidding Document: ADB's SBD Works (Large); Domestic Preference Applicable: No
SUB-TOTAL	**32.632**					
TOTAL	**71.924**					
3. GRANT						
Package 27: Works of Pump, SCADA for water and waste water treatment process.	3.70		ICB	1S-1E	Q1 2016	Financed under ADB Grant Without PQ: Yes; Bidding Document: ADB's SBD Plant – Design, Supply, Installation; Domestic Preference Applicable: No

* ICB = International Competitive Bidding; NCB = National Competitive Bidding; 1S-1E = Single-Stage Single-Envelope; SBD = Standard Bidding Document

Consulting Services Contracts Estimated to Cost USD 100,000 or more

The following table lists consulting services contracts for which recruitment activity is either ongoing or expected to commence within the next 18 months.

General Description	Estimated/ Contract Value ($ million)	Recruitment Method	Advertisement Date (Quarter/ year)	Type of Proposal	International/ National	Comments
Support to the service delivery organizations USUG, OSNAAG, *Kantors,* and Heat-only boiler operators to improve the management of the services	500,000	QCBS (90:10)	Q1 2016	FTP	International	Time based Contract

* QCBS = Quality and Cost Based Selection; FTP = Full Technical Proposal

Goods and Works Contracts Estimated to Cost Less than USD 1 million and Consulting Services Contracts Less than USD 100,000

The following table groups smaller-value goods, works and consulting services contracts for which procurement/ recruitment activity is either ongoing or expected to commence within the next 18 months.

Goods and Works

General Description	Estimated Value ($ million)	Procurement Method	Bidding Procedure	Advertisement Date (quarter/ year)	Comments
Office furniture and utilities etc.	Value of each contract below $100,000	Shopping	As per National Procurement Practice	Continuous	Multiple Contracts
Regular office supplies and consumables.	Value of each contract below $100,000	Shopping	As per National Procurement Practice	Continuous	Multiple Contracts

Consulting Services

General Description	Estimated Value ($ million)	Recruitment Method	Review (Prior/ Post)	Advertisement Date (Quarter/ year)	Type of Proposal	Comments
Recruitment of PMO Staff	Each contract less than 100,000	Individual Selection		2014	Individual CV	Multiple Contracts; 11 Staff engaged

List of Awarded and On-going, and Completed Contracts

The following table lists the awarded and on-going contracts, and completed contracts.

Awarded and On-going Contracts

Goods and Works

General Description	Contract Value ($ million)	Procurement Method	Advertisement Date (quarter/ year)	Date of ADB Approval of Contract Award	Scheduled Date of Completion	Comments
Nil						

Consulting Services

General Description	Contract Value ($ million)	Recruitment Method	Advertisement Date (Quarter/ year)	Date of ADB Approval of Contract Award	Scheduled Date of Completion	Comments
Project Management Support Consultants	1,250,000	QCBS (90:10)	2014	17 August, 2015	16 August, 2018	Contract awarded to EGIS-International, France
Design, tendering and Construction Supervision consultants	4,024,400	QCBS (90:10)	2014	2 June, 2015	1 June, 2018	Contract awarded to Dohwa Engineering Co. Ltd., Korea
Improved Sub-centre planning and developments	800,000	QCBS (90:10)	2013	8 September, 2015	7 March, 2018	Contract awarded to IPE Global, India
Community Engagement, and SME support	700,000	QBS	2014	3 July, 2015	2 January, 2018	Contract awarded to UN Habitat

* QCBS = Quality and Cost Based Selection

Completed Contracts

Goods and Works

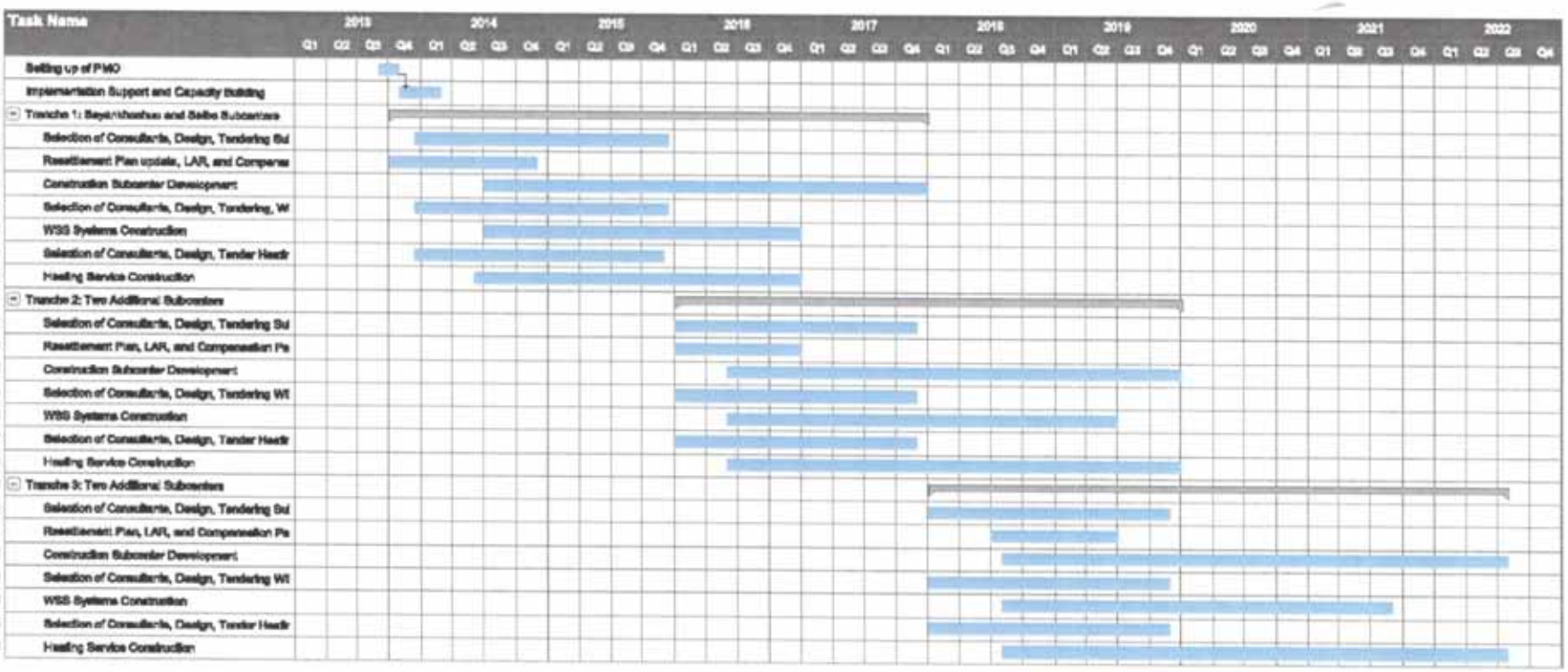
General Description	Contract Value ($ million)	Procurement Method	Advertisement Date (quarter/ year)	Date of ADB Approval of Contract Award	Date of Completion	Comments
Nil						

Consulting Services

General Description	Contract Value ($ million)	Recruitment Method	Advertisement Date (Quarter/ year)	Date of ADB Approval of Contract Award	Date of Completion	Comments
Detail Design for Sewerage Collector mains	160,000	ICS	2014	27 August, 2015	Q1 2015	Assignment Completed

* ICS = Individual Consultant Selection Method

Appendix 3: Updated Project Implementation Schedule



Appendix 4: Record of Meetings and Training Schedule

Table 1: Record of all meetings and training workshops; status of meeting notes

№	DATE	REMARKS	ATTENDEES	STATUS	DISTRIBUTION
1	09/07/15	ADB PROJECT MEETING	ADB, PMO, CS1, CS2, CS3	Final	Email 09/10/15
2	09/10/15	ADB PROJECT MEETING	ADB, PMO, CS1, CS2, CS3	Final	Email 09/16/15
3	09/14/15	ADB PROJECT MEETING	ADB, PMO, CS1, CS2	Final	Email 09/21/15
4	09/23/15	PROJECT MEETING	ADB, PMO, CS1, CS2, CS4	Final	Email 09/25/15
5	09/23/15	ENGINEERING MEETING	PMO, CS1, CS2, CS3, CS4	Final	Email 09/29/15
6	10/07/15	WORKSHOP #1 ON PROCUREMENT	PMO, CS1, CS2, CS3	Final	n/a
7	10/14/15	WORKSHOP ON CS1 IR	PMO, CS1, CS2, CS3, CS4 + relevant agencies	Final	Email 10/26/15
8	10/19/15	COORDINATION MEETING/WORKSHOP	PMO, CS1, CS2, CS3, CS4 + relevant agencies	Final	Email 11/2/15
9	10/20/15	ADB PROJECT MEETING	ADB, CS1, CS2, CS3	Final	Email 10/29/15
10	11/06/15	WORKSHOP #2 ON ENVIRONMENT & SOCIAL SAFEGUARDS	PMO, CS1, CS2, CS3, CS4 and stakeholders	Final	n/a
11	11/11/15	WORKSHOP #3 ON INVOLUNTARY RESETTLEMENT	PMO, CS1, CS2, CS3, CS4 and stakeholders	Final	n/a
12	11/19/15	WORKSHOP #4 ON GRIEVANCE REDRESS MECHANISMS	PMO, CS1, CS2, CS3, CS4 and stakeholders	Final	n/a
13	12/03/15	IPE GLOBAL WORKSHOP	PMO, CS1, CS2, CS3, CS4	Final	Email 12/11/15
14	12/04/15	WORKSHOP #5 ON FUND DISBURSEMENT, ACCOUNTING AND INVOICING	PMO, CS1, CS2, CS3, CS4 and stakeholders	Final	n/a
15	12/08/15	USUG EQP PACKAGES MEETING	ADB, PMO, USUG, CS1 & CS3	Final	Email 12/11/15
16	12/10/15	2015 WRAP-UP MEETING WITH VICE MAYOR MR.OCHIRBAT	MR. OCHIRBAT, MPA, PMO, CS2	Final	n/a
17	12/18/15	PROJECT MEETING	ADB, PMO, CS1, CS2, CS3, CS4	Draft	Email
18	12/18/15	WORKSHOP #6 ON PROCUREMENT ACTIVITIES	MUB, PMO, CS1 and stakeholders	Draft	Email
19	12/22/15	DETAILED DESIGN, PROCUREMENT MEETING	ADB, PMO, CS1, CS2	n/a	n/a

20	12/22/15	PLANNING TOWARDS PROJECT AS A TEAM WORKSHOP	ADB, PMO, CS1, CS2, CS3, CS4	from UN-Habitat	n/a
21	03/02/16	PROJECT STEERING COMMITTEE MEETING	Mayor, Vice Mayor, Heads of Depts. at MUB, ADB, PMO, CS1-CS4	Final	E-mail 03/18/16
22	03/05/16	TOWNHALL MEETING	ADB, MUB, PMO,	n/a	n/a
23	03/03/16	RESETTLEMENT MEETING	ADB, PMO, CS1-CS4	Final	E-mail 03/18/16
24	03/14/16	PSC RESETTLEMENT MEETING	Mayor, Vice Mayor, Heads of Depts. at MUB, ADB, PMO, CS1-CS4	Final	n/a prepared by PMO Bolormaa
25	03/21/16	PROGRESS MEETING WITH MR. OTGONBAATAR	Mr. Otgonbaatar, PMO, CS2 Egis	Final	E-mail 03/24/16
26	03/21/16	RESETTLEMENT MEETING	ADB, PMO, CS1-CS4	Final	E-mail 03/28/16
27	03/30/16	MUB LAND VALUATION MEETING	MUB, ADB, PMO, CS1-CS4	Final	E-mail 04/03/16

Appendix 5: Consultants' Quarterly Progress Reports

1. CS1/CSDD Dohwa Engineering Co Ltd. : Design, tendering and construction supervision
2. CS2/CSPM Egis International: Strengthened program for PMO
3. CS3/CSCC UN-Habitat: Community engagement and SME support
4. CS4/CSSP IPE Global: Improved subcenter planning and development

Ulaanbaatar Urban Services and Ger Areas Development Investment Program

Quarterly Progress Report

(Jan. to Mar. 2016)

1. Scope of work illustrated in the TOR
2. Progress of the activities and tasks undertaken during the period
3. Updated Consultant`s work plan and mobilization schedule
4. Capacity building training
5. Outputs during the period
6. Activities planned for next quarter
7. Problems and challenges encountered during the period
8. Conclusions, issues and recommendations
9. Other issues and appendices

ADB DOHWA

1. SCOPE OF WORK ILLUSTRATED IN THE TOR

Task	Work Items
Task 1	Review and update Feasibility Study and Basic Design in accordance with the current conditions surrounding Project 1
Task 2	Carry out technical surveys for preparation of engineering design
Task 3	Prepare preliminary/detailed design and cost estimates and bidding documents
Task 4	Provide support to the PMO for the supervision of construction and compliance with project designs and specifications.
Task 5	Prepare the feasibility study for the Tranche 2 of the program

2. PROGRESS OF THE ACTIVITIES AND TASKS UNDERTAKEN DURING THE PERIOD

2.1 Period of January

Activities and tasks

- Prepare the general lay-out drawings for heating plant.
- Confirm the supplying area and sub-station numbers which will be covered by heating plant (MPA meeting 1/19).
- Based on the road layout instructed by MPA letter No. 1-431 dated Dec. 15, 2015, the detail designs of all infrastructure was on the progress and also site inspection was performed in parallel.
- The Workshop for Inception report of Feasibility Study for Tranche 2 was held on 27 Jan. 2016 under the presence of Vice Mayor of Ulaanbaatar Municipality with ADB and the other relevant participants.
- There was a workshop initiated by UNHABITAT. It was a team play and planning and working toward project Accomplishments as a Team held on 22 Jan. 2016.
- For FS2, there have been several meetings with ADB, and MPA including other relevant agencies.
- During the meeting on Jan. 26, there was no comment for heating pipeline routes for two sub-centers and it will be applied for 10% margin for heat load estimation.
- On Jan. 25, we discussed sewerage pipeline of NAZU khoroolol and how they will be connected with our proposing pipelines.
- The detailed design for the bridge 60m prepared through discussion with Capital Transportation Agency.
- Discussion was carried out for issuance of technical condition for the bridge with Heating Distribution Network and Ulaanbaatar Agency for public services.

- Discussions were carried out for the locations of bus stations with Capital Transportation Agency and for road signs and markings with Traffic Management Agency.
- Discussion was carried out for issuance of technical condition for the road with Heating Distribution Network and Ulaanbaatar Agency for public services.
- Presentation for the designs of drainage system and flood protection channel was made during the meeting of City Mayor office.
- Preliminary design report for the water supply and sewerage prepared.

Submits

- The final USUG section 6 was submitted on 8 Jan. 2016 thirdly in accordance with the PMO letter ref. 1-473(2015.12.30).
- Submit the cross-sectional drawings for representing the dimensional shape of equipment on Jan. 19.
- Report for the reservoir location was submitted on Jan.18.
- The first 5 packages for tranche 1 detail design were submitted to PMO on 29 Jan. 2016.
  Kindergarten and Vocation Training Center – Bayankhosuu
  Sewerage – Bayankhosuu and Selbe
  Road – Bayankhosuu and Selbe

Problems and issues

- Add two pipe lines and three sub-stations for Bayankhoshuu sub-center (PMO meeting 1/5)
- General lay-out drawings for heating plant
  - Coal storage area will be considered to the coal consumption for one week.
  - Silo location will be changed for considering anti-freezing design during winter season.
- Sub-station
  - Where the existing heating plant was already installed, there is no consideration to install the sub-station (PMO meeting 1/7)
- Discuss about relocation of heating plant in Selbe sub-center according to the resettlement problem (PMO meeting 1/19)
- The payment of Jun. July and August 2015 has not been paid to the Consultant by the due date of 25 Dec. 2015 so that DOHWA HQ sent a letter claiming the payment on 07 Jan. 2016. And the payment was transferred to the Consultant on 11 Jan. 2016 with only remuneration cost.
- Monconsult required to amend the conditions of Subcontract and withdrew all the staff from the project office from 9 to 15th of Jan. After one week sabotage, all staff of Monconsult restarted to work when DOHWA transferred some of 9,10,11 payment after receiving remuneration of 6,7,8 payment from PMO. Monconsult's strike seriously impacted on the delivery schedule.

2.2 Period of February

Activities and tasks

- The preliminary estimates indicated that the packages should be considered to enhance the current design so that the extended sewerage lines were instructed to add into two sub-centers.

- During the meeting with environmental specialist of Egis, environmental issues causing from the heating plan were discussed and the environment-friendly system and facilities based on CFBC technology were explained.
- Proper heating pipeline routes and design philosophy for heating plant were discussed in the meeting with ADB and non-loop system for heating pipe network was confirmed because it is not efficient
- Discuss about environmental issues causing from heating plant and explain the environment-friendly system and facilities of heating plant based on CFBC technology(EGIS Meeting, 2/5)
- Discuss about proper heating pipeline routes and design philosophy for heating plant and Confirm the non-loop system for heating pipe network because it is not efficient for considering small sub-center area and plant capacity(ADB Meeting 2/18)
- Existing water kiosks overlapped with our proposing road alignments were checked and USUG proposed us to use ductile iron pipe for sewerage pipelines. (USUG Meeting 2/25).
- The detailed design for the bridge 30m prepared through discussion with Capital Transportation Agency.
- Site survey was conducted to investigate the electrical lines which are crossing the proposing road alignment with an engineer of Electric Distribution Network.
- Discussions were carried out for issue to shift existing bus stations with Capital Transportation Agency and for existing water kiosks on the proposing road alignment with USUG.

Submits

- Preliminary cost estimate were submitted to PMO and accordingly the number of packages are divided into several works.
- The first package for Kindergarten & VTC of Bayankhosuu was submitted to PMO.
- Reports for topographic and geological surveys on the whole area of two sub-centers and geological survey on the road alignment of Bayankhoshuu sub-center were submitted.
- All master plans of infrastructure and approved consolidated drawings of two sub-centers were submitted.

Problems and issues

- During the meeting with ADB, PMO and Egis on Feb. 05, the following issues were discussed and agreed:
    - Video conference meeting was held to discuss about bidding method for heating plant.
    - Consultant fully explained the reasonable reasons and information to ADB head office chief manager and regional procurement leader.
    - ADB members agreed the change of bidding method from BOQ to EPC turn-key.
- USUG supposed to change the type of pipelines for the water supply and sewerage:
    - Water supply pipeline: HDPE – SRPT, Steel pipe
    - Sewerage pipeline: HDPE - DCIP

2.3 Period of March

Activities and tasks

- In relation with the resettlement plan, the revision of detailed design was proposed by Egis - resettlement expert and we suggested the reduced width of road and alignment.
- The town hall meetings were held in two sub-centers and the Consultant attended to present the current status of design. The meetings were on 5 March. 2016.
- Design drawings will be approved from related institutes and organizations.
- The Consultant team hold meeting with TOB LLC to connect the sewerage pipelines from the end of TOB sewerage network to Bayankhoshuu main collector and agreed to share detailed design of TOB sewerage network (03/02).
- The detailed design for the bridge 24m prepared through discussion with Capital Transportation Agency.
- The detailed design drawings were revised per the recommendation from PMO.
- The technical condition for the bridges was issued by Ulaanbaatar Agency for public services.
- The reservoir location for Bayankhoshuu sub-center was fixed conducting site survey with MPA, USUG and PMO. As for the reservoir location for Selbe sub-center, it was agreed to define considering Selbe and Dambadarjaa sub-centers, and PMO and USUG agreed to provide required data for making investigation to define its location.

Submits

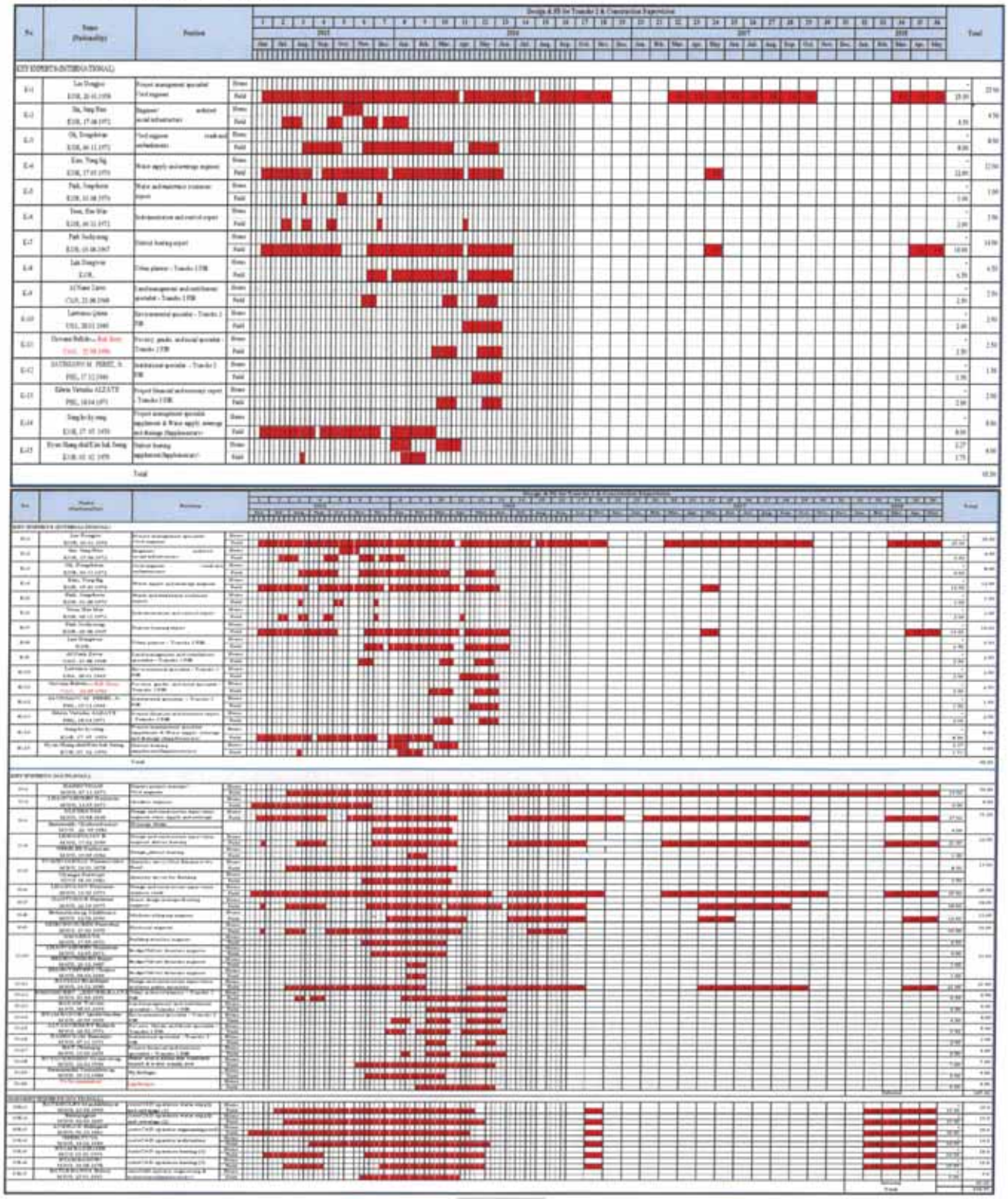
- The bidding documents for the Kindergarten and Business Incubator & Vocational Training Center, Bridges, Heating Plant, Culvert & Embankment, Road, Water Supply & Sewerage and Heating Distribution Network of Bayankhoshuu and Selbe sub-centers submitted to PMO with their detailed design drawings. In accordance with recommendations for the detailed design drawing and bidding documents reviewed by PMO engineers, the Consultant team has been revising and updating the drawing and bidding documents.
- Reports for geological surveys carried on the locations of Kindergarten and Business incubator & vocational training center buildings in Selbe and Bayankhoshuu sub-centers and on the road alignment of Selbe sub-center were submitted.

Problems and issues

- The Consultant has submitted the monthly statement of consultant inputs for February 2016 on March 10, 2016 and requested prompt approval in two times to proeed the invoice submission of February. We have received a disapproval letter for the timesheets on March 28, 2016. So we have submitted it again by revising it according to the suggestion of PMO.
- However, the final decision was not instructed by MPA or EA but still ongoing.
- The calculated construction cost shall be considered to define the phase works of two sub-centers. And DOHWA is working to review the possibilities of phase works and how to separate due to the construction work abilities and construction amount funded by different resource.

3. UPDATED CONSULTANT`S MOBILIZATION SCHEDULE AND WORK PLAN

3.1 Mobilization schedule



3.2 Work schedule and plan

Table : WORK SCHEDULE AND PLANNING

4. CAPACITY BUILDING TRAINING

The consultant is defined a certain need for training and capacity building programme for the client especially to PMO. Detailed plan will be based on assessment of current activity and client staff ability engaged directly or indirectly into project implementation. Training agenda is planned to be start in July – November.

5. OUTPUTS DURING THE PERIOD

5.1 Deliverables of topographic and geological surveys for Selbe and Bayankhoshuu sub-centers

No.	Package name	Delivery date
1	Topographic survey (Bayankhoshuu)	2016.02.04
2	Topographic survey (Selbe)	2016.02.04
3	Geological survey on the whole area (Bayankhoshuu)	2016.02.04
4	Drawings for geological survey report on the whole area (Bayankhoshuu)	2016.02.04
5	Geological survey on the whole area (Selbe)	2016.02.04
6	Drawings for geological survey report on the whole area (Selbe)	
7	Geological survey on the road alignment (Bayankhoshuu)	2016.02.04
8	Drawings for geological survey report on the road alignment (Bayankhoshuu)	2016.02.04
9	Geological survey report on the road alignment and its drawings (Selbe)	2016.03.09
10	Geological survey on locations of Kindergarten and BI&VTC buildings (Bayankhoshuu)	2016.03.02
11	Geological survey on locations of Kindergarten and BI&VTC buildings (Selbe)	2016.03.02

5.2 Deliverables for Tranche1

No.	Package name	Delivery date
1	USUG SCADA	2016.01.08
2	Kindergarten & VTC (Bayankhosuu)	2016.02.29
3	Bridges-24, 30m (Selbe)	2016.03.09
4	Bridges-60m (Selbe)	2016.03.09
5	Heating Plant (Bayankhosuu)	2016.03.11
6	Heating Plant (Selbe)	2016.03.11
7	Culvert (Bayankhosuu)	2016.03.14
8	Culvert & Embankment (Selbe)	2016.03.14
9	Kindergarten & VTC (Selbe)	2016.03.14
10	Road (Selbe)	2016.03.22
11	Road (Bayankhosuu)	2016.03.22
12	Sewerage (Selbe)	2016.03.23
13	Sewerage (Bayankhosuu)	2016.03.23
14	Water Supply (Selbe)	2016.03.31
15	Heating Pipe Network (Selbe)	2016.03.31
16	Water Supply(Bayankhosuu)	2016.03.31
17	Heating Pipe Network(Bayankhosuu)	2016.03.31

5.3 Deliverables for FS2

No.	Package name	Delivery date
1	Inception report	2016.02.08

6. ACTIVITIES PLANNED FOR NEXT QUARTER

6.1 Deliverable for Tranche 1

No.	Package name	Delivery date
1	Water Reservoir (Bayankhosuu)	2016.04.29
2	Water Reservoir (Selbe)	2016.04.29
3	Landscape (Bayankhosuu)	2016.04.29
4	Landscape (Selbe)	2016.04.29
5	Geological and topographic surveys for 3.1 km water supply and reservoir (Bayankhoshuu)	
6	Geological and topographic surveys for 300 m water supply and reservoir (Selbe)	

6.2 Deliverables for FS2

No.	Package name	Delivery date
1	Interim report	2016.04.30
2	Draft final report	2016.06.24
3	Final report	2016.08.30

7. PROBLEMS AND CHALLENGES ENCOUNTERED DURING THE PERIOD

1) Delay in timesheet approval by PMO

- In accordance with the Contract, The Consultant shall submit invoice not later than 15 days after the end of each calendar month in the GCC clause 45.1(b) of contract.
- Make a request to approve timesheets not later than 10 days after the end of each calendar month.

2) Delay in payment for invoices which have been submitted

- The Consultant has submitted all invoices from June, 2015 to January, 2016 to PMO, however only remuneration parts of June to August have been paid by PMO.
- Make a request PMO's assistance for remanding payments.

3) PMO's specific instruction and close cooperation is necessary for the successful project completion

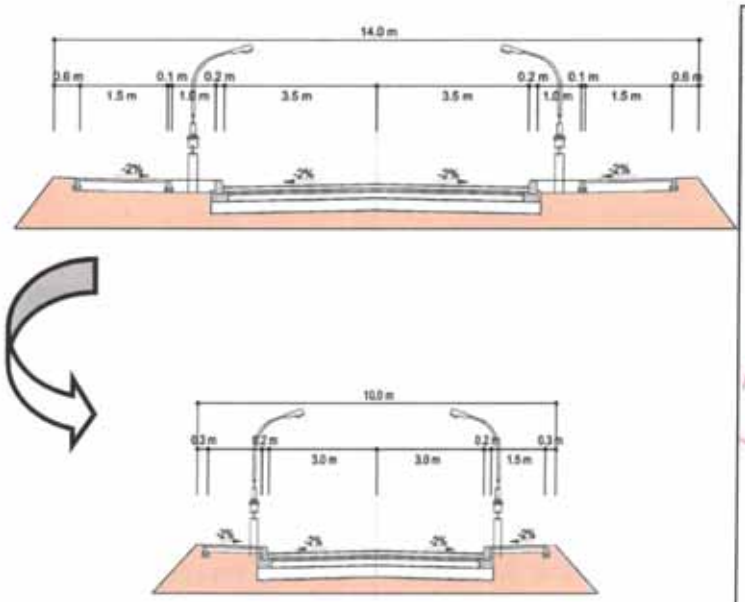
- PMO shall provide information, data and decisions, requested by the Consultant, with official letters, for implementation of the project.
- ex) Still would not provide the detailed design drawings and BOQ of roads, which are designed by different companies, but requested by PMO to reflect in our planning roads' detailed design and bidding document
- PMO shall request any additional requirements and revision on the detailed designs by official letter
- PMO has requested to carry out the design of Electric and telecommunication which are not our scope of work without any instruction
- PMO has not delivered official reply on our recommendation for design of electric and telecommunication, submitted by official letter

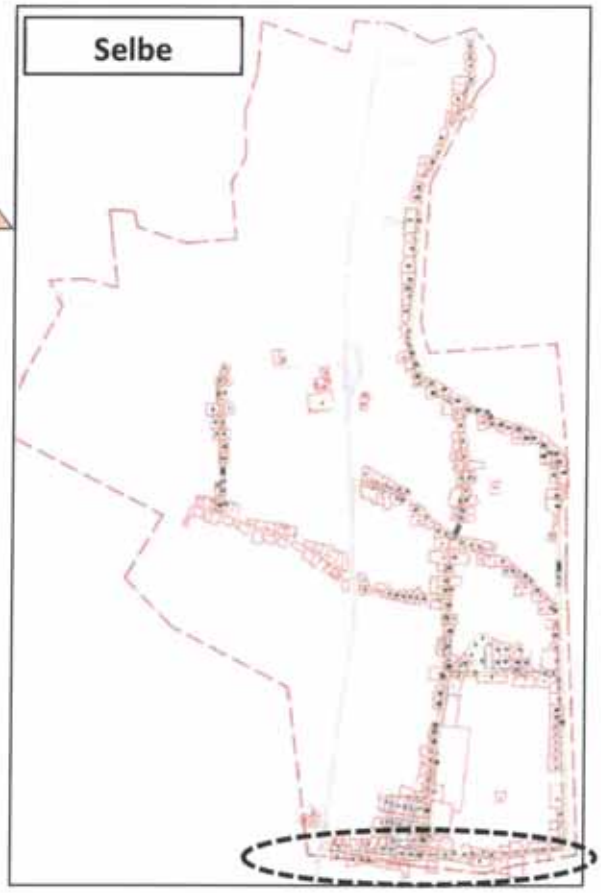
4) Revise detailed designs

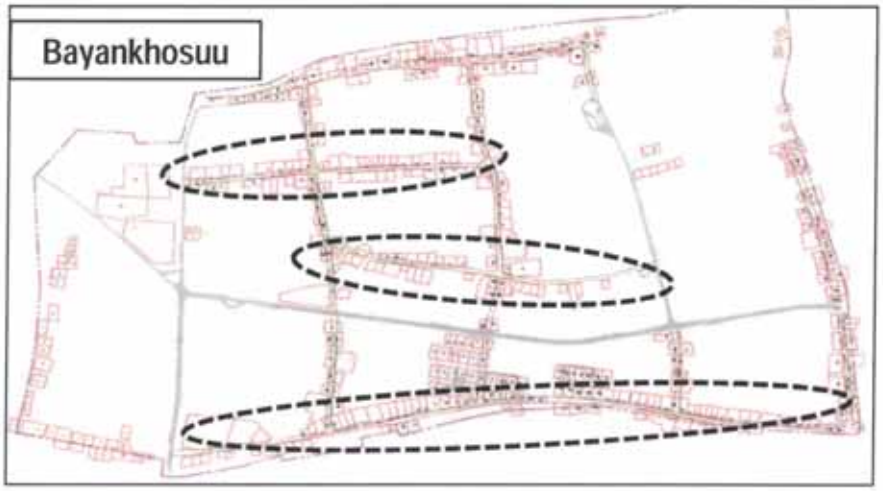
- Tranche1 encounters a problem which shall decrease number of households to be affected as much as possible
- The Consultant has proposed ideas for decreasing the land acquisition
  - The Consultant can make additional requirements and revision on the detailed designs after the detailed instructions are delivered in official letter from the Executive agency.

8. CONCLUSIONS, ISSUES AND RECOMMENDATIONS

1) Revise the design to minimize number of households to be affected
Reduce road width ex) 14m – 10m

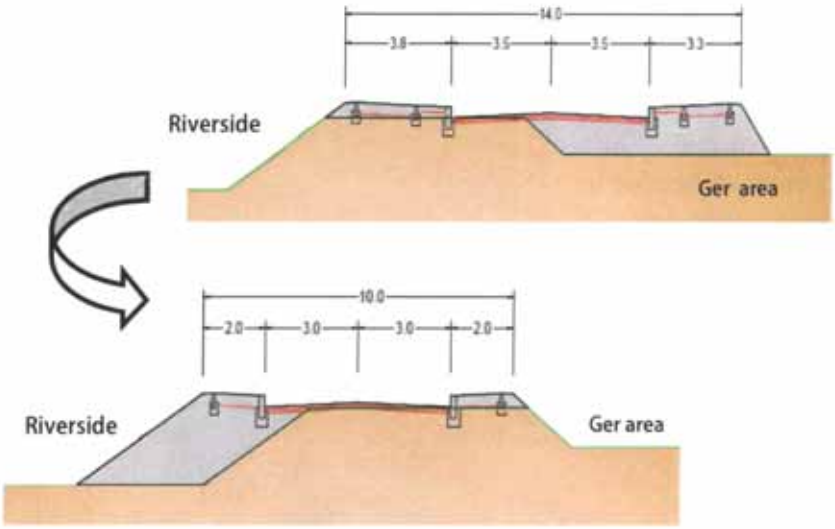


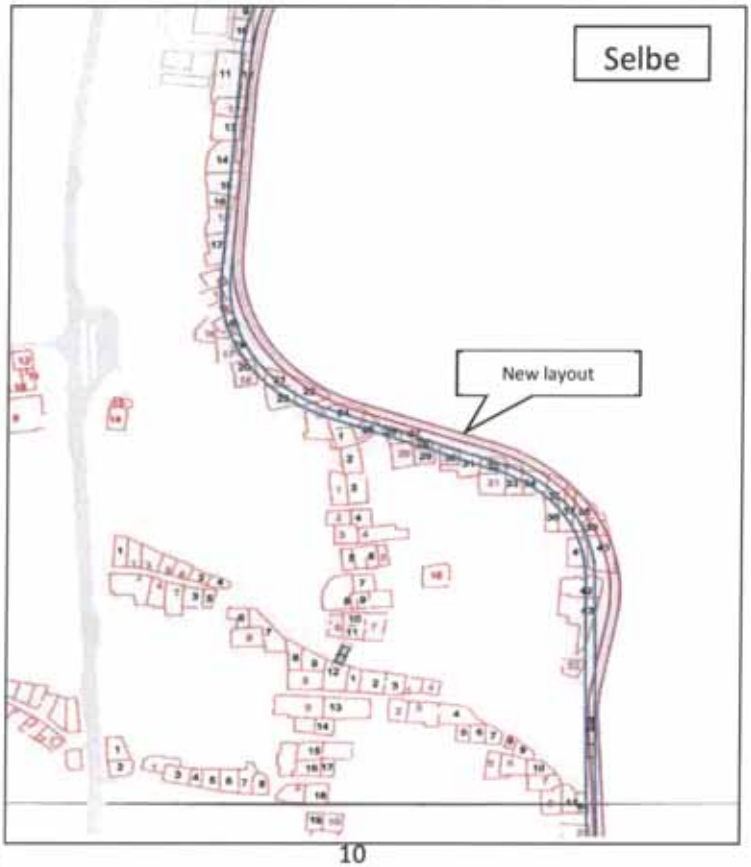




Revise road layout in Selbe sub center

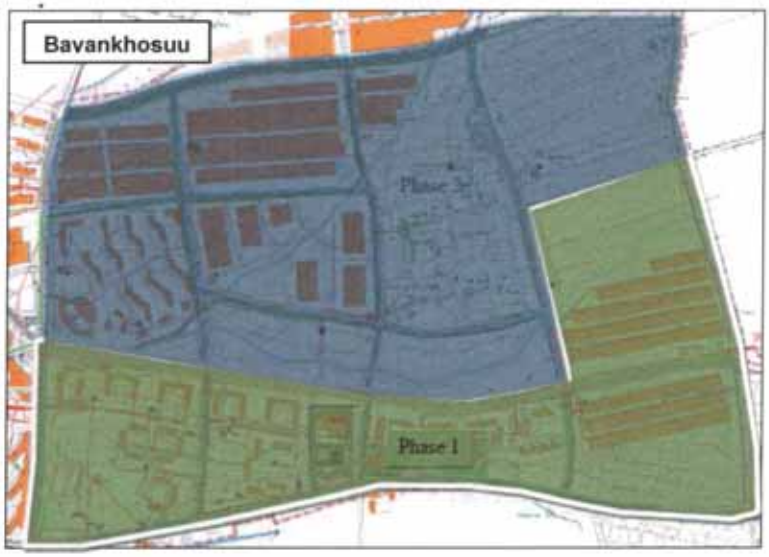
- The extension toward the riverside shall be approved by the authority.
- The new bank of the riverside shall be embanked to be stable.
- The package of embankment work shall be revised

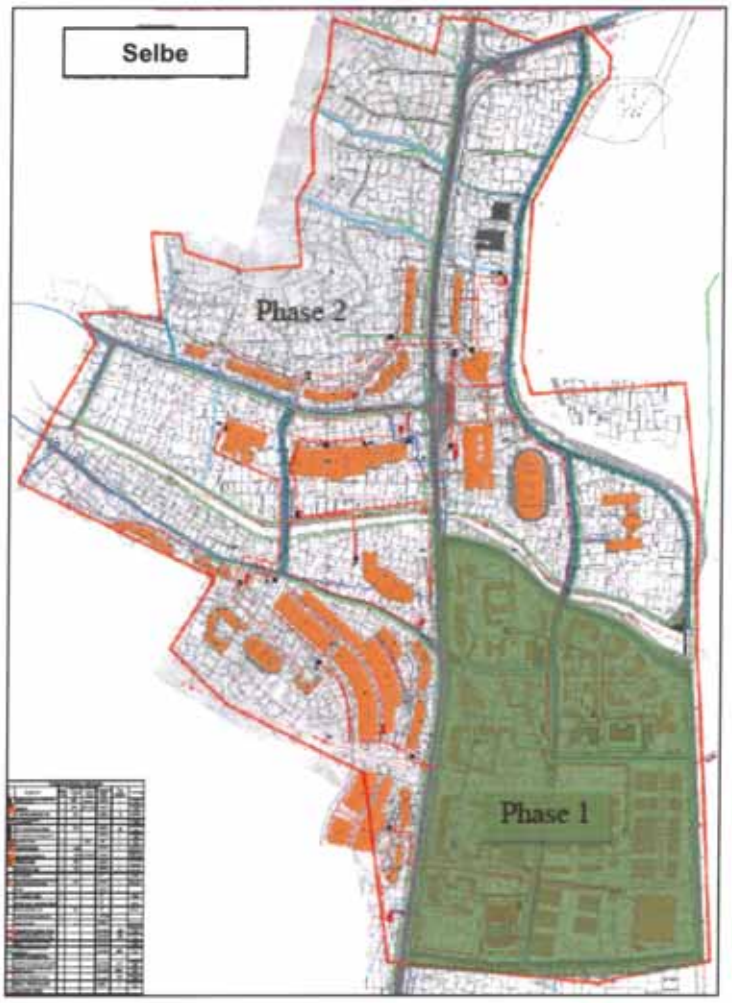




2) Construction work is divided into two phases in each sub-center

- In fact, the amount for phase 1 and phase 2 will attribute the international bidder to attend the project
- One contractor for phase work would be recommendable for the responsibilities of time, cost and quality
- Also, the consultant PMO have not enough manpower to manage many contractors if the works are segregated in many diverse package





9. OTHER ISSUES AND APPENDICES

9.1 Process of invoices (CS1/CSDD)_ADB

Unit : USD

No.	Period	Invoice Date	Due date	Transfer payment			
				Issue / Transfer	Remuneration	Reimbursement	Provisional sum
DH-001	Advance payment (10%)	2015-07-02	2015-08-31	Transfer Date	2015-08-18		
				Issue Amount	402,424		
				Transfer Amount	402,424		
DH-002-01 DH-002-02	Jun-Aug 2015	2015-10-27	2015-12-26	Transfer Date	2016-01-12		
				Issue Amount	185,852	58,174	36,538
				Transfer Amount	185,852		
DH-003-01 DH-003-02	Sep 2015	2016-01-11	2016-03-11	Transfer Date	2016-04-01		
				Issue Amount	89,220	22,742	22,867
				Transfer Amount	89,220		
DH-004-01 DH-004-02	Oct 2015	2016-01-11	2016-03-11	Transfer Date	2016-04-01		
				Issue Amount	71,918	22,786	
				Transfer Amount	71,918		
DH-005-01 DH-005-02	Nov 2015	2016-01-11	2016-03-11	Transfer Date	2016-04-01		
				Issue Amount	82,782	27,057	
				Transfer Amount	82,782		
DH-006-01 DH-006-02	Dec 2015	2016-02-01	2016-04-01	Transfer Date			
				Issue Amount	131,553	28,564	68,598
				Transfer Amount			
DH-007-01 DH-007-02	Jan 2016	2016-03-04	2016-05-03	Transfer Date			
				Issue Amount	160,510	33,209	
				Transfer Amount			
DH-007-03	Interest on delayed payments (Jun-Aug 2015 reimbursement and provisional sum Invoice No. DH-002-02)	2016-03-04	2016-05-03	Transfer Date			
				Issue Amount	841		
				Transfer Amount			

9.2 Meetings and site surveys held during the period

9.2.1 Meetings and site surveys for Tranche 1

No.	Meetings and site surveys	Date
Weekly meeting of engineers		
1	Weekly meeting with PMO engineers	2016.01.06
2	Weekly meeting with PMO engineers	2016.01.13
3	Weekly meeting with MPA	2016.01.19
4	Weekly meeting with MPA	2016.01.26
5	Weekly meeting with MPA	2016.02.02
6	All component meeting with ADB and PMO	2016.02.16
7	All component meeting with ADB and PMO	2016.02.17
8	Weekly meeting with MPA	2016.02.23
9	Weekly meeting with MPA	2016.03.15
10	Weekly meeting with MPA	2016.03.22
11	Weekly meeting with MPA	2016.03.29
Road		
1	Clarify the existing electric lines with UBEDC	2016.01.11
2	Flood protection channel and drainage with City Mayor Office	2016.01.22
3	Site survey	2016.02.02
4	Reduce the road width with MPA	2016.03.30
5	Reduce the road width with City Mayor and Director of Citizen Representative Community	2016.03.30
Water supply and sewerage		
1	Sewerage pipeline in NAZU khoroolol	2016.01.25
2	Existing water kiosks for water supply network	2016.02.25
3	Sewerage network construction by TOB	2016.03.02
4	Discussion for detailed design	2016.03.11
5	Site survey for reservoir location (Bayankhoshuu and Selbe)	2016.03.20
6	Site survey for reservoir location (Bayankhoshuu)	2016.03.21
7	Reservoir location (Selbe)	2016.03.31
Heating		
1	Meeting with PMO	2016.01.05
2	Heating pipeline routes and heating plant with UPA	2016.01.07
3	Meeting with PMO	2016.01.08
4	Heating pipeline routes and heating plant with MPA	2016.01.19
5	Meeting with MPA	2016.01.26
6	Heating planning with ADB	2016.02.05
7	Heating pipeline with ADB	2016.02.18
Architecture		
1	Discussion of building planning	2016.01.21
Others		
1	USUG bidding document	2016.01.04

2	Procurement plan	2016.01.11
3	Payment issue	2016.01.12
4	Procurement plan	2016.01.28
5	Deliverables and team deployment plan	2016.01.29
6	Steering Committee meeting with City Mayor	2016.02.02
7	Resettlement issue with PMO	2016.02.03
8	Town hall meeting with citizens of 2 sub-centers	2016.02.05
9	Resettlement issue with Otgonbaatar and other consultants	2016.03.21

9.2.2 Meeting and sites surveys for FS2

No.	Meetings and site surveys	Date
1	Meeting with World Bank consult	2016.01.07
2	Meeting with ADB for inception report	2016.01.19
3	Meeting with ADB for inception report	2016.01.22
4	Workshop for the inception report	2016.01.27
5	Inception report meeting with MPA	2016.02.02
6	Site survey in Denjiin 1000	2016.02.13
7	Site survey in Khaniin material	2016.02.14
8	Interim stage with ADB	2016.02.15
9	Waste management of MPA	2016.02.19
10	MOU matter with ADB	2016.02.24
11	Meeting with MPA	2016.02.26
12	Mayor host meeting	2016.03.02
13	USUG meeting for 32million budget expense wishlist	2016.03.11
14	Heating relative plan with Gobi Travel LLC and Forum Art LLC	2016.03.15
15	Sub-centers master plan with IPE, UN Habitat and Egis	2016.03.18
16	Site survey	2016.03.19
17	Meeting with Gobi Travel	2016.03.21
18	Sub-centers master plan with IPE, UN Habitat and Egis	2016.03.22
19	Meeting with ADB	2016.03.24
20	Meeting with Ministry of Construction	2016.03.25
21	Site survey with ADB, IPE and UN Habitat	2016.03.29

MUNICIPALITY OF
ULAANBAATAR

Ulaanbaatar Urban Services and Ger Areas Development Investment Program Project Management Support Services

QUARTERLY PROGRESS REPORT

31 March 2016

egis

Document quality information

General information

Author(s)	Manmohan Ruprai
Projects names	**Ulaanbaatar Urban Services and Ger Areas Development Investment Program** **Project Management Support Services** **Financing: ADB MFF 0078/Loan 3099-MON(SF)** **Contract Number CS2/CSPM**
Document name	**DRAFT QUARTERLY PROGRESS REPORT**
Date	**31 March 2016**
Reference	**MNG/140154Z/PMSS/MUB/0045**

Addressee(s)

Sent to:		
Name	**Organisation**	**Sent on (date):**
Mr. Otgonbaatar	MUB	15 April 2016
Ms. Saintugs	PMO	15 April 2016

Copy to:		
Name	**Organisation**	**Sent on (date):**
Mr Vincent Mesnier	EGIS INTERNATIONAL	15 April 2016

History of modifications

Version	**Date**	**Written by**	**Approved by**
1		Manmohan Ruprai	V Mesnier

Acronyms and Abbreviations

ADB	Asian Development Bank
EA	Executing Agency
EMP	Environment Management Plan
IEE	Initial Environmental Examination
RP	Resettlement Plan
GAP	Gender Action Plan
GRM	Grievance Redress Mechanism
PMO	Project Management Office
SAP	Social Action Plan
SPS	Safeguard Policy Statement
TOR	Terms of Reference
NCB	National Competitive on Bidding
ICB	International Competitive Bidding

CONTENTS

Executive Summary 5
Introduction6
Background 6
Project Management Arrangements 11
Consultant's Activities During This Quarter 15
Consultant's Mobilization 15
Scope of Services and Works this Quarter (1st Quarter, 2016) 18
Key Activities for Next Quarter (2nd Quarter, 2016) 25
APPENDICES 26
Appendix 1: Updated Consultants' Work Plan and Staff Scheduling 27
Appendix 2: Record of Trainings and Meetings 28
Appendix 3: Staff Progress Reports 52

PREAMBLE

PURPOSE OF THE QUARTERLY PROGRESS REPORT

The purpose of the QUARTERLY PROGRESS REPORT is to provide a:

Brief summary of work undertaken and progress against activity plan

- Main actions for next quarter
- Record of meetings held
- Advise on the input and activity plan and work undertaken this quarter;
- Confirm the final project work plan and arrangements; and
- Document issues and constraints arising

Executive Summary

The program approach aims to initiate a redevelopment process in ger areas. Improving infrastructure within the ger area subcenters and connectivity with the city core center is critical for inclusiveness and important to facilitate the movement of people and goods, develop urban corridors, and create clusters of subcenters. Better urban planning combined with a network of infrastructure along priority roads will initiate a structural change of subcenter urban fabric. 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 higher urban density will improve water, sanitation, and heating services delivery.

A snap shot of major activities and progress during Q1 2016 are summarized as follows:

- The Project was approved by ADB on 17 Dec 2013, signed on 30 Jun 2014 and became effective on 24 Sep 2014.
- Implementation activities started in Q3 2014 when the design of the sewer collector mains was started for the two target subcenters Selbe and Bayanhoshu
- Work to date has been dominated by the recruitment of four consulting firms and in fast tracking the inception phase and mobilization of respective consultants
- A total of 4 contracts have been awarded, including (i) for Detailed Design and Implementation Supervision (Dohwa Engineering Co. Ltd), (ii) Program Management Support Services (Egis International), (iii) Improved Subcenter Planning And Development (IPE Global) and (iv) Community Engagement, and SME Support (UN Habitat)
- Preparation of detailed design for Tranche 1 subprojects is progressing and procurement through international and national competitive bidding (NCB) is expected to commence in February 2016 and continue over the next 4-5 months.
- Draft Procurement and Financial Manuals completed for PMO review
- Initial safeguard trainings completed for environment, resettlement, social and gender issues
- TORs for DMS survey and recruitment of IT firm for financial management automation completed

Key Issues

- Resettlement and safeguards for Tranche 1 – preliminary assessment concludes that almost 600 households are affected. An accelerated program in consultation with all concerned agencies needs to be agreed so implementation can be completed by early 2016 to avoid delay in commencing the works
- The detailed design of all civil works contract packages in the Procurement Plan are in progress and cost estimates are not known yet. Priorities in line with current funding allocations need to be considered, and if necessary adjustment to contract packaging
- Procurement – international competitive bidding (ICB) is specified for many of the civil works. For various reasons there are concerns this will unduly delay the works, so PMO will seek ADB's no objection to adopt and validate the new packaging as it becomes clear on availability of detailed packaging and design

Introduction

Background

The Project

1. Ulaanbaatar peri-urban area (ger areas) are characterized by unplanned settlement of low- and medium-income households with unserviced plots, inadequate and mostly unpaved road networks, and a severe lack of social and economic facilities and basic infrastructure and services for water, sewerage, and heating.

2. **The investment program:** The multitranche financing facility (MFF) program is supporting the Ulaanbaatar city master plan in upgrading priority service and economic hubs (subcenters) in ger areas. The program implementation time is 9 years and will comprise three tranches. The program is geographically targeted with multisector interventions. It proposes an integrated solution to respond to the urgent demand for basic urban services and establish a network of well-developed urban subcenters providing economic opportunities, housing, and urban services as catalysts for growth in the ger areas.

3. The impact of the program will be improved living conditions in Ulaanbaatar. Its outcome will be a network of livable, competitive, and inclusive subcenters in Ulaanbaatar's ger areas providing economic opportunities and urban services, leading to a healthier urban environment. The program is divided into three projects and has four outputs: (i) roads and urban services are expanded within the targeted subcenters and connectivity between subcenters is improved; (ii) economic and public services in subcenters are improved; (iii) service providers become more efficient; and (iv) institutions and capacity for urban development, program management, and service delivery are strengthened.

4. **Tranche 1.** The first tranche of the MFF supports the city master plan in developing the Selbe and Bayankhoshuu subcenters. The main proposed components to be financed are:

(i) construction of sewerage network extension of 6.1 kilometers (km) collector main, sewerage pumping station along with 2.09 km of sewer pipe extension;

(ii) within the subcenters, 15 km of priority roads, 18.6 km of water supply, 20 km of sewerage, 21 km of district heating network pipes, and 5 heating facilities;

(iii) social and economic facilities, including two kindergartens, green areas and small squares, and two business incubators associated with two vocational training centers;

(iv) multi-interventions in the Ulaanbaatar Water Supply and Sewerage Authority to improve its operations and service delivery efficiency; and

(v) institutional strengthening and capacity development to prepare detailed design and construction supervision, support community participation and small and medium enterprise development, improve urban planning and subcenter development, strengthen the capacity of the PMO, and support service providers' reforms.

Consulting Services

The following table lists consulting services contracts for which selection has been completed or is to be advertised yet.

	General Description	Contract value (in US$)	Advertisement date	Contract signed date	Comments
	Engineering Services				
CSDD	Design, tendering, and construction supervision and feasibility study preparation for project 2, QCBS (90:10)	4,187,700	2014	29 May 2015 .	Contract awarded to Dohwa Engineering Co. Ltd. Korea
	Detailed design sewerage collector mains, 9 IS	160,000	2014	2014	Assignments completed under IS contracts 1st QTY 2015
	Program Management Support				
CSPM	Strengthened program for PMO, QCBS (90:10)	1,250,000	2014	5 June 2015	Contract awarded to Egis International, France
PMST	Program Management Office staff 11 IS	750,000	2014	Dec 2014	11 Staff Engaged by PMO
	Subcenter Development and Community Engagement Support				
CSSP	Improved subcenter planning and development, QCBS (90:10)	800,000	2014	13 Aug 2015	Contract awarded to IPE Global, India
CSCC	Community engagement, and SME support QBS	700,000	2014	25 June 2015	Contract awarded to UN Habitat
	Improved Operation and Maintenance of Service Providers				
CSOI	Support to the service delivery organizations USUG, OSNAAG, *kantors*, and heat-only boiler operators to improve the management of the services QCBS (90:10)	500,000	2014	N/A	Not advertised yet

CQS = consultant qualification selection, IS = Individual Service, MUB = Municipality of Ulaanbaatar, PMO = program management office, QCBS = quality and cost-based selection, SME = small and medium enterprises, USUG = Ulaanbaatar Water Supply and Sewerage Authority.

5. Recruitment of consultant for four consulting services packages was completed. The 4 contracts were signed between May-August 2015. Engagement of consultant for service provider operation improvement package CS01 has not started yet.

6. The contract for the provision of **Program Management Support CSPM, CS2** was awarded to Egis International, France, on 5 June 2015. The contract duration is 36 months. Total inputs are International 33 person-months and National 64.5 person-months. Objective of the consulting services is to strengthen the capacity of the PMO to implement Tranche 1 in line with requirements and regulations of ADB and the Government of Mongolia.

7. **Procurement.** The PMO shall carry out procurement in accordance with the provisions in the FAM, including among others: (i) procurement of goods and works financed by ADB loan will be carried out in accordance with ADB's *Procurement Guidelines* (2013, as amended from time to time); (ii) contracts for goods estimated to exceed $2.0 million and contracts for works estimated to exceed $5.0 million will be procured using international competitive bidding (ICB) procedures; (iii) contracts for goods and contracts for works estimated to cost equal or less than the above ICB values but more than $100,000 shall be procured on the basis of national competitive bidding (NCB) procedures; (iv) contracts for goods and works estimated to cost $100,000 or less will be procured using shopping procedures; (v) for ICB invitations for bids, invitations for prequalification, draft prequalification documents, draft bidding documents, and prequalification and bid evaluation reports are to be submitted to ADB for prior review and approval; and (vi) For NCB, the first draft English language version of the procurement documents shall be submitted for ADB review and approval regardless of the estimated contract amount. The ADB-approved procurement documents shall be used as a model for all NCB procurement financed by ADB for the Project, and need not be subjected to further review. ADB will review the bid evaluation report and award of contract on a post-review basis. For shopping, ADB will review the award of contract on a post-review basis.

8. The procurement plan was discussed and updated based on the detailed design of the sewage collector mains as presented in the table below. The following table lists the updated goods and works contracts reflecting the proposed three packages for the collector mains. The procurement plan will require a comprehensive update as a result of new ADB NCB/ICB threshold for goods and works, approved detailed designs, procurement schedule and cost estimates. This will be done based on the outputs of the detailed design phase which is expected in Feb 2016.

	General Description	Contract value (in US$)	Method	Advertisement date	Comments
Bayankhoshuu Subcenter Subproject					
BRD	Construction of (i) 4.96 km road, 5.5 m CW, 1 m sidewalk & underground power line; (ii) 1.19 km road, 5.5m CW; (iii) treatment of 1800 m^2 remaining space roads and/or plots; (iv) power line in Bayankhoshuu subcenter	6,067,000	ICB	2016	Civil Works Contract (Itemized BOQ).
BLS	Construction of (i) 4.32 ha landscaping; (ii) 868 m of drainage culvert - 6m^3/ml earth filling + 6m3/ml concrete + asphalt road in Bayankhoshuu subcenter.	4,336,000	ICB	2016	Civil Works Contract (Itemized BOQ).
BSF	Construction of a kindergarten + business incubator/vocational training center 2,500 m^2 in Bayankhoshuu subcenter.	2,200,000	NCB	2016	Civil Works Contract (Itemized BOQ).
BCM.1	4.1km of DN450mn-DN500mn Ductile Iron sewer pipe for sewerage collector main	1,560,000	NCB	Mar 2015	**Detailed Designed finalized in Feb 2015 BER under EIB review Dec 2015**
BCM.2	2.3km of DN600mn Ductile Iron sewer pipe for sewerage collector main	1,040,000	NCB	Mar 2015	**Detailed Designed finalized in Feb 2015 BER under EIB review Dec 2015**
BWW	Construction of (i) 14.4 km of HDPE water supply and sewerage network HDPE pipelines, manholes, valves, water and flow meters, water and sewerage connections, and related appurtenances; and (ii) one 500 m^3 ground reservoir in Bayankhoshuu.	8,028,900	ICB	2016	Civil Works Contract (Itemized BOQ). For EIB
BDH	Construction of 8.7 km of double DN80 - DN 200 heat distribution network mains, including supply and installation of insulated GRE and steel pipelines, manholes, valves, water and flow meters, heating service connections, and related appurtenances in Bayankhoshuu.	3,891,700	ICB	2016	Civil Works Contract (Itemized BOQ).
BHF	Construction of two heating facilities to support a district heating system in Bayankhoshuu, including supply of all equipment and materials, automatic controls, emission control equipment, and connections to local infrastructure.	4,960,000	ICB	2016	Civil Works Contract (Itemized BOQ).
Selbe Subcenter Subproject					
SRD	Construction of (i) 5.35 km road, 5.5 m CW, and underground power line; (ii) 3.42 km road, 5.5 m CW; (iii) treatment of 1800 m^2 remaining space	8,490,000	ICB	2016	Civil Works Contract (Itemized BOQ).

	General Description	Contract value (in US$)	Method	Advertisement date	Comments
	roads and/or plots; and (iv) underground power line in Selbe subcenter.				
SLS	Construction of (i) 2 bridges, 1000 m^2 & improvement of existing river embankment 2km; (ii) landscaping 3.12 ha in Selbe subcenter.	2,734,000	ICB	2016	Civil Works Contract (Itemized BOQ).
SSF	Construction of a kindergarten + business incubator/vocational training center 2,500 m^2 in Selbe subcenter.	2,200,000	ICB	2016	Civil Works Contract (Itemized BOQ).
SCM	2.2 km DN400 mm HDPE sewerage collector main;	1,078,000	NCB	2016	**Detailed Designed finalized in Feb 2015**
SWW	Construction of (i) 23.7 km of HDPE water supply and sewerage network; (ii) one 2 x 10 kW pumping station, 1.18 km of Dia 250 mm HPDE gravity sewerage pipe and 0.91 km of Dia 200 mm pressure sewerage pipe; and (iii) one 500 m^3 ground reservoir, including supply of piping, valves, electrical equipment and remote control devices in Selbe.	13,209,000	ICB	2016	Civil Works Contract (Itemized BOQ). For EIB
SDH	Construction of 12.7 km of double DN80 - DN 200 heat distribution network mains including supply and installation of insulated GRE and steel pipelines, manholes, valves, water and flow meters, heating service connections and related appurtenances in Selbe.	5,106,500	ICB	2016	Civil Works Contract (Itemized BOQ).
SHF	Construction of three heating facilities to support a district heating system in Selbe, including supply of all equipment and materials, automatic controls, emission control equipment, and connections to local infrastructure.	7,440,000	ICB	2016	Civil Works Contract (Itemized BOQ).
Water and Wastewater Operation Improvement Subproject					
WWOI	Procurement and installation of pump equipment, SCADA equipment to be connected to an operational control center for monitoring of nonrevenue water and wastewater treatment process; installation of diffusers in wastewater treatment plant and other civil works; capacity building program.	3,700,000	ICB	Jan 2016	Plant Design, Supply and Install. Technical Specification, Employers requirements and preparation of Tender documents in progress.

BOQ = bill of quantities, CW = carriage way, EIB = European Investment Bank, HDPE = high density polyethylene, ICB = international competitive bidding, km = kilometer, kW = kilowatt, m = meter, m^2 = square meter, m^3 = cubic meter, mm = millimeter, SCADA = supervisory control and data acquisition.
Source: Asian Development Bank estimates.

9. Egis Team has made presentations to the PMO and consultants regarding ADB's policies and guidelines on procurement and disbursement. Detailed workshops were organized to explain in detail the steps concerning ADB procurement and disbursement process; including appropriate templates and forms to be used; for SBDs and invoicing.

Safeguard Components

10. As of 31 March 2016 the Egis Team conducted workshops and training sessions to address the social, gender, environmental, grievances and resettlement plans (RP) for the project in accordance with the ADB-approved framework for safeguards. The progress reports for each component are attached in **Appendix 3**.

Table 1: Investment Program
($ million)

Item	Investment Program	Tranche 1
A. Base Cost[a]		
1. Expanded roads and urban services		
1.1 Roads improvement	93.21	24.59
1.2 Water supply system improvement	35.23	12.39
1.3 Sewerage system improvement	42.91	13.31
1.4 Heating services expansion	74.67	30.14
Subtotal (1)	**246.02**	**80.43**
2. More efficient service providers	11.48	3.70
3. Increased economic and public services	15.36	5.00
4. Institutional strengthening and capacity development		
4.1 Program management implementation support	6.13	2.00
4.2 Strengthening service providers	1.53	0.50
4.3 Subcenter development and community engagement	4.59	1.50
Subtotal (4)	**12.25**	**4.00**
Subtotal (A)	**285.11**	**93.13**
B. Contingencies[b]	**22.63**	**7.40**
C. Financing Charges During Implementation[c]	**12.25**	**4.00**
Total (A+B+C)	**320.00**	**104.52**

Note: Numbers may not sum precisely because of rounding.

[a] In mid-2013 prices. Includes value-added tax and import duties estimated at $16.7 million for the investment program and $6.18 million for project 1. The government will finance these taxes and duties through tax exemptions.

[b] Physical contingencies computed at 5% of civil works and consulting services. Price contingencies calculated at rates ranging from 3%–8.0% for local currency costs and 0.5%–2.2% for foreign exchange costs; includes provision for exchange rate fluctuations under a purchasing power parity exchange rate.

[c] Includes interest and commitment charges. Financing charges during implementation of the Asian Development Bank (ADB) loans are computed (i) at 2.0% per annum of the first tranche's loan from ADB's Special Funds resources; and (ii) at the 5-year dollar fixed swap rate plus an effective contractual spread of 0.4%, and a commitment charge of 0.15% on the undisbursed portion of the first tranche's loan from ADB's ordinary capital resources. Financing charges during implementation for the European Investment Bank loan were also calculated based on the 5-year dollar fixed swap rate.

Source: Asian Development Bank estimates.

6. **Program management**. The MUB is the EA for the program. The Urban Development and Investment Office of the MUB are responsible for coordinating the program implementation. A program steering committee, chaired by the Mayor of Ulaanbaatar City, has been established to provide strategic and policy guidance.

7. **Implementation period**. The program will be implemented over a period of 9 years from December 2013 to December 2022. The implementation period for Tranche 1 started in December 2013 and will be completed by December 2017. Physical infrastructures for Tranche 1 are expected to be completed by 2017.

Project Management Arrangements

A. Project Implementation Organizations – Roles and Responsibilities

	Management Roles and Responsibilities
Asian Development Bank (ADB)	▪ Oversees the implementation, including compliance by executing and implementing agencies of their obligations and responsibilities for project implementation in accordance with ADB's policies and procedures.
The Government	▪ The Borrower's representative ▪ Ensures that the MUB provides timely counterpart funding. ▪ Screens and approves withdrawal applications. ▪ Establish three imprest accounts (for loans and grant funds, respectively) in a Commercial bank acceptable to ADB. ▪ Ensures annual audit of the project accounts. ▪ Negotiates project and loan agreements.
Program Steering Committee	▪ Chaired by the Mayor of Ulaanbaatar ▪ Comprise representatives of the Ministry of Economic Development, Ministry of Finance, Ministry of Construction and Urban Development, Ministry of Labor, Ministry of Education, and other agencies concerned, as needed. ▪ Oversees progress on the Investment program. ▪ Provides strategic guidance on program implementation. ▪ Meet at least once every 6 months until program completion.
Executing Agency – Municipality of Ulaanbaatar (MUB)	▪ Responsible for program oversight and administration. ▪ Sets up multimodal coordination committee and follow up the action plan. ▪ Oversees implementation of investment program road maps. ▪ Submits progress reports to the steering committee for decision making. ▪ Prepares subsequent tranches. ▪ Be accountable and responsible for proper use of advances to the imprest accounts. ▪ Endorses withdrawal applications. ▪ Ensures compliance with project covenants. ▪ Hold quarterly meetings with the program management office.
Implementing Agency – Municipality of Ulaanbaatar (MUB)	▪ Responsible for implementation of the program, including finance and administration, technical and procurement matters, monitoring and evaluation, and safeguards compliance.

Program Management Office, and Procurement Committee	▪ Responsible for program implementation and management. ▪ Establishes and maintain program performance management system. ▪ Manages detailed surveys, investigations and engineering designs for all subcomponents. ▪ Prepares/update and submits final resettlement plans and updated EMP for ADB approval prior to award of contracts and implements all necessary documents related to land acquisition and resettlement, environmental, and other social safeguards. ▪ Secures technical and ecological expertise for all civil works prior to bidding. ▪ Assists the MUB in procurement and management of works, goods supply, and consulting services contracts (with support from relevant municipal bodies). ▪ Ensures monitoring and quality control of construction works with necessary safety measures. ▪ Coordinates with ADB on matters related to disbursements, including preparation of withdrawal/replenishment applications for endorsement by the MUB and the Ministry of Finance, and retaining of supporting documents. ▪ Submits progress reports and audit reports, to ADB and the MUB on time. ▪ Maintains the program imprest accounts. ▪ Submits the withdrawal application to ADB, collect and keep supporting documents, submit reporting requirements, including the annual report and financial statements.

SOURCE: FAM

B. Key Persons Involved in Implementation

Municipality of Ulaanbaatar(MUB)

Municipality of Ulaanbaatar (MUB)	Mr. E. Bat-Uul Governor of the Capital City and Mayor of Ulaanbaatar Jigjidav Street -9 Ulaanbaatar-15160 Mongolia Tel./Fax: +976 11 315347
Municipality of Ulaanbaatar(MUB)	Mr. Dorjgotov Otgonbaatar Head of Project and Cooperation Dept. Mayor's Office Tel.: + 976 91003310 E-mail: oogii123@gmail.com

ADB

Urban and Social Sectors Division (EASS)	Mr. Diwesh Sharan Director Tel.: + 63 2 632 5340 Fax: +63 2 636 2407 E-mail: dsharan@adb.org
Mission Leader	Mr. Arnaud Heckmann Urban Development Specialist Mongolia Resident Mission

ICC Tower, 17th Floor, Jamyan Gunii Street-9,
Ulaanbaatar 14210, Mongolia
Tel.: +976 11 313440/323507/329836
Fax: +976 11 311795
E-mail: aheckmann@adb.org

PMO

Project Management Office
Ulaanbaatar Urban Services and Ger Areas Development Investment Program

Ms. L. Saintugs
Project Coordinator
Room #408, Central Cultural Palace
Amar Street 2, Baga Toiruu 1
Sukhbaatar District, 8th khoroo
Ulaanbaatar, Mongolia
Tel.:+ 976-7000-3098
Mobile: + 976 88889044
E-mail: sunnytugs@yahoo.com

Consultant

Egis international in JV with Egis Eau and Sub-consultants Egis Tiin Mongolia & Inter Consulting Group

Manmohan Ruprai
Team Leader
Project Management Support Services
Room #403, Central Cultural Palace
Amar Street 2, Baga Toiruu 1
Sukhbaatar District, 8th khoroo
Ulaanbaatar, Mongolia
Tel: (+976)-9491 0071
E-mail: msruprai@hotmail.com
ub-pmss.EGIS@egis.fr

C. PROJECT ORGANIZATION STRUCTURE

Figure 1: Program Organizational Structure

Consultant's Activities During This Quarter

Consultant's Mobilization

Organizational Chart

Egis International Asia Regional Director (Olivier Flury)

Egis International Project Director (Vincent Mesnier)

Office Manager
Garma MUNBAT

International	National
Team Leader Manmohan S. RUPRAI	**Deputy Team Leader** D. Munkhtegsh
Land Management/Resettlement Specialist Tissa ARIYARATNE	**Land Management/Resettlement Specialist** Munkhnaran SUGAR
Financial and Economic Expert Virgilio DIZON	**Social Safeguards/Gender Specialist** Solongo ALGAA
Procurement/Tendering Document Expert Piyush GUPTA	**Environmental Specialist** Batbayasgalan MYAGMARDORJ
Social Safeguard/Gender Specialist Amirthalingam AMUTHARAJ	**Finance Specialist/Accountant** Otgonjargal NADMID
Environmental Specialist Abu Nahid Munir UDDIN	

Staff Input (1 January 2016 – 31 March 2016)

	International Staff	Position	Mobilization Date	De-Mobilization Date	Input - months	Contract Person-months	Balance Person-months
KI-01	Manmohan S. RUPRAI	Team Leader/Project Management and Procurement Specialist	1 Sep 2015		6.3	15.0	8.7
KI-02	Tissa ARIYARATNE	Land Management/Resettlement Specialist	4 Oct 2015	31 Jan 2016	4.0	5.0	1.0
KI-03	Virgilio DIZON	Financial and Economic Expert	13 Oct 2015	15 Dec 2015	2.0	5.0	3.0
KI-04	Piyush GUPTA	Procurement/Tendering Document Expert	21 Nov 2015	20 Jan 2016	2.0	2.0	0.0
KI-05	Amirthalingam AMUTHARAJ	Social Safeguard/Gender Specialist	dd Apr 2016		0.0	3.0	3.0
KI-06	Abu Nahid Munir UDDIN	Environmental Specialist	8 Oct 2015	7 Nov 2015	1.0	3.0	2.0

	National Staff	Position	Mobilization Date	De-Mobilization Date	Input - months	Contract Person-months	Balance Person-months
KN-01	Munkhtegsh D.	Deputy Team Leader/Project Management and Procurement Specialist	19 Aug 2015		7.3	22.5	15.2
KN-02	Munkhnaran SUGAR	Land Management/Resettlement Specialist	12 Oct 2015		5.7	15.0	9.3
KN-03	Solongo ALGAA	Social Safeguards/Gender Specialist	21 Sep 2015	29 Feb 2016	5.4	10.0	4.6
KN-04	Batbayasgalan MYAGMARDORJ	Environmental Specialist	21 Sep 2015		6.4	10.0	3.6
KN-05	Otgonjargal NADMID	Finance Specialist/Accountant	15 Oct 2015	16 Feb 2016	4.1	7.0	2.9
SS-01	Garamkhand MUNBAT	Office Manager/Translator	1 Sep 2015		7.0	17.0	10.0

Note: Mr. Vincent Mesnier, Project Director visited Mongolia on the 15th of February for negotiations of Contract Variation No. 01. Currently pending approval from ADB.

Organization of the Consultant

Consultant's Team Structure

Close liaison and co-operation with the Client is an integral part of the Consultant's approach to this project. The Team Leader will be in charge of overall coordination and will ensure that the performance of his team meets the requirements of the assignment as regards the progress rate and the quality of the deliverables. Key staff members will be in charge of implementing the tasks described in the ToR and detailed in the above sections under the exclusive guidance of the Team Leader.

Head Office Support

This particular Assignment falls under the overall responsibility of Egis International's Executive Vice-President for Asia, Mr. Thierry Lestoille. Direct responsibility is under Egis International's Director for Asia, Mr. Olivier Flury. Responsibility for team coordination, management and outputs will be by a Project Director from Egis International, Mr. Vincent Mesnier, who will be responsible for technical coordination and home office support, for monitoring the achievements of the Services, and have the technical supervision responsibility to ensure that the Consultant's performance complies with the Consultancy Contract and corporate requirements of Egis International/Groupe Egis. The Consultant Team will be regularly coordinated, monitored, and supported (administratively) through Egis International's Office in Mongolia. The local office will be responsible for providing administrative coordination and liaison, maintaining permanent relations and communications with PMO on contractual matters, and for permanent corporate backstopping requirements and monitoring of progress and quality of the Services.

The Consultant's backup support will be provided to the project's team, as required, on specific issue that may arise.

Project Management Plan

This internal document has been prepared at the beginning of the project by the Project Director, following Egis International Quality Management System template.

The PMP contains:

- Project Instructions
- Forms
- Templates

These templates are available from the Egis Office.

Scope of Services and Works this Quarter (1st Quarter, 2016)

Objective of the consulting services is to strengthen the capacity of the PMO to implement Project 1 in line with requirements and regulations of ADB and the Government of Mongolia.

The scope of work of the Consultant includes project management support services for Project

1. More specifically, the Consultant will provide consulting services support to PMO and PMUs for project implementation and technical audit, financial management, compliance with the ADB safeguard Policy Statement and GOM's safeguard requirements, institutional strengthening and reporting, capacity building support, assisting in formulating the feasibility study for Tranche 2/Project 2, and other activities as appropriate. The current design and monitoring framework is attached in Appendix 1. This will be updated and adjusted was required.

The Consultant will:

(i) establish detailed work schedules and the work load distribution for the PMO;
(ii) provide on the job and formal training to the PMO staff on all aspects of project management;
(iii) set up and operationalize the financial management and accounting system for the investment program, including disbursements;
(iv) monitor and ensure the effective implementation of the land acquisition and resettlement plan, the environmental management plan the social action plan and the gender action plan;
(v) act as resource persons for the training and development activities.
(vi) provide procurement assistance, provide bidding document review, contract bid review and evaluation, and contract management and disbursement; and
(vii) update and/or finalize required safeguards documents, including the resettlement plan, initial environment examination or environment impact assessment, and environment management plan in compliance with ADB guidelines and the relevant frameworks agreed between ADB and the Government of Mongolia.

The Main Outputs of the Assignment are summarized in the following table.

Task	Main outputs of the Assignments – Project Management Support Services
Task 1 Project Management	Inception Report Work and financial Planning Project administrative management procedures PPMS Management Information System Quarterly Progress Report
Task 2&3 Financial management Project Accounting	Financial procedures Impress account and fund disbursement Internal Finance control
Task 4 Safeguard requirements	Integration of social and environment management elements Data generation and PPMS Update the EMP, RP SAP and GAP
Task 5 Procurement Support	Bidding documents
Task 6 Strengthen project implementation capacity an reporting	On the job and formal training
Task 7 Provide ADB project administration support	Interim Report Draft Project Completion Report Project Completion Report

Tasks listed below are discussed regularly between the PMO and Egis Team at meetings and are a priority and are targeted to be completed before the updated deadlines listed. The current status, as of March 2016, and main tasks are listed below:

Project Management

Topic	Discussion
Procurement Manual	PMO requested the translation of the Procurement Manual Draft into the local language. The document is still pending finalization.
Staff Progress Reports	Quarterly staff progress reports due 31 March 2016. Completed and attached to the Consultant's Quarterly Pogress Report for Q1 2016.

Safeguards

Resettlement surveys	The contract for the detailed measurement socio-economic survey for both subproject areas was given to the Population Teaching & Research Center. Contract was signed on the 17th of February, with an additional amendment having been made on the 21st of March due to an increase in the number of affected households. The duration of the assignment was set as 8 weeks and finishing during the 3rd week of April 2016. The payments were scheduled as three lump sum payments to be set off by the approval of the inception, final and completion reports. The relevant data for the households affected by the planned construction of the kindergarten, business incubator center and heating plant facilities were submitted on the 14th of March 2016.
Updating of Resettlement Plan	1. During this reporting period, updating Resettlement Plans has not started due to change in detail design. The consultants identified APs based on cadastral database from PRD and road alignment drawings from DOHWA following issues were come up: ▸ According to Mongolian standard there should be protection zone with at least 15 m width from road axis on both sides. However to minimize land resettlement affect 3m protection zone from road slope fill layer was suggested by PMO resettlement specialist and road engineer. Therefore, number of affected people increased up to 703 of which 284 in Selbe sub-center, 419 in Bayankhoshuu sub-center after identification of exact APs based on cadastral database from Property Relation Department. ▸ Another reason of increased number of APs are resulted from different parcel (cadastral land lot) and plot/fence number. 2. Due to large number of APs, Resettlement Plan update is rescheduled and planned to be divided into 4 sections: • Resettlement Plan for Constructions in Bayankhoshuu sub-center; • Resettlement Plan for Constructions in Selbe sub-center; • Resettlement Plan for Roads in Bayankhoshuu sub-center; • Resettlement Plan for Constructions in Selbe sub-center each sub-center. 3. The Consultant reviewed the detailed design with PMO resettlement specialist and DOHWA and have made some changes to reduce APs. Series of meetings are conducted (Mayor, MPD, ADB,

	DOHWA, UN-Habitat) and discussed about change in road alignment and road. 4. Selected Socio economic survey team on the 14th January 2016. The consultant with PMO resettlement specialist, Egis gender specialist finalized the survey questionnaire. The survey team conducted detailed socio-economic survey (started on the 23th February 2016) including 631 affected parcels and 1004 households and entities. 5. Selected asset valuation survey team. The asset valuation team conducted asset valuation of APs in project locations for kindergartens, heating plants and vocational training centers in both sub-center.
EMP surveys	During this reporting period, no construction works begin due to the delay of detail design approval and bidding process. The consultant has reviewed all relevant EMP documents which was prepared by MUB. After reviewing the documents and based on performance review of the project and compliance in terms of environmental safeguard issues following gaps were identified. 1. According to the Mongolian Government's order #374 (approved in 2013) any executing project that have updated its alignment/ specification, design or formed any extension (updating technology, machinery, change in raw materials, use of natural resources, power, change in project location or was a subject to conduct DEIA update due to environmental audition) or change in related regulatory documents shall conduct amendment in DEIA (*Article 4.14*). But, **since approval of the last DEIA in October 2013 the detailed design of the project have made several changes, which requires amendment in the DEIA of the project.** 2. According to the Law of Mongolia on Environmental Impact Assessment the legal entity that has performed a DEIA shall develop an environmental management plan (EMP) (*Article 9.1 and 9.8*) and shall be updated and submitted to the MEGDT on annual basis by the project executing entity (*Minister's Order (A-05) of EGDT issued in January 6, 2014*). The annual EMP approved by the MEGT is the only document officially allowing the project start or continue (*Section 1.3 of the Minister's order A-05*). Unfortunately, **annual EMPs that should be submitted to the MEGDT for approval are missing since 2013.** 3. According to regulations on the EIA, the project implementer annually shall allocate proper budget in order to implement the EMP addressing the monitoring and analysis of changes made to the state of environment as a result of the project activity, clarifying results of prevention, elimination and reduction activities against adverse impacts and shall clarify reporting requirements and the ways to implement the plan as well as providing the timeline and estimated budget (*Article 1.6. Procedures to be followed in developing, supervising, approving and reporting of environmental protection and management plan declared by the Minister's order #A-05 dated in 6 January 2014)*). 4. Based on evaluation of the DEIA conducted in 2013 following issues were found.

	Suggested 1. The DEIA have to be closely related to the project technical specifications, which should enable proper estimation of the project impacts, ensuring evidence based management of those adverse impacts in the future. But the current DEIA report was done before finalization of the project detailed design, which rises concern on accuracy of the assessment. 2. The coverage of the DEIA is too commonness in terms of the project capacity and projected scale of procurement in the near future, which impede further management of the environmental safeguarding and monitoring activities that should be included in the EMP. 3. The DEIA and the EMP approved by the MEGDT is the only document officially allowing the project start or continue. Consequently, the DEIA needs updating due to changes of alignment and project specification, as per Mongolian guidelines. However, updating the whole DEIA is inconvenient in terms of timing and budget constraints. Therefore following options were suggested by the CS1 environmental specialist (*Annex 3*). Based on above, updating EMP is the potential solution to reflect updated specifications of the project in terms of timing and the budget. 4. Accordingly the ToR and raw budget estimation for conducting EMP update has been developed with the support of CS1 environmental specialist (*Annex 4*). 5. Updating EMP will be incorporated all data which was received from the CS1 and the EMP required by the ADB. Procedures set in the Minister's order #A-05 *(dated in 6 January 2014)* will need to be followed in developing, supervising, approving and reporting of environmental protection and management plan.
GAP – SAP Surveys	The project is expected to improve the living conditions of population in two sub-centers at *ger* area. Throughout the detailed design stage of the project, social safeguard/gender consultant has worked with UN Habitat team to create database at macro and micro level for two sub-centers based on the existing primary and secondary data by sex disaggregated. Indicators for the project monitoring and implementation will be used for this database. Committee requirements in the detailed design phase of the project have been identified and prioritized through several focus groups' discussions and individual interviews with social target groups (women, elders, youth, persons with disabilities and affected families) at two sub-centers. In accordance with the key findings of this assessment, SAP, GAP and SDC development plans incorporate the needs of the committees and consider in the preliminary design of the physical infrastructures (including design features for safety, security and pedestrian mobility will be integrated into road network, facilities of kindergarten and business incubator/vocational training center). Training Modules on Capacity building (including gender mainstreaming) for the project implementation was prepared and published for PMO/PMUs and other consultant teams for the implantation of the EMP, RP, SAP and GAP.

	The consultant assisted PMO with annual action plan development on Social and Gender activities for overall project-1 in 2016 and reviewed the implementation and monitoring indicators for the reporting. The on-site-training on Qualitative research utilized as participatory approach (including preparation of the questions guideline, moderators skills for successful conducting of FGD and analysis and reporting) was conducted during the period. At the same time, technical support was provided to UN Habitat for conducting FGDs amongst community groups at Selbe and Bayankhoshuu sub-centers. The consultant provided technical support to gender/social specialist of UN Habitat to create datasets of survey data and consultation meeting attendance information for SAP, GAP and CAP monitoring. There are essential needs required on on-site-training for data processing on simple statistics to UN Habitat and PMO social specialists, resettlement specialist (how to use existing social-economic data, results of consultation meeting participation for analyzing and monitoring project activities and preparing indicators for project progress implementation reports). Gender analysis included in poverty and social assessment of the project affected household was done under DMS.
Social and Gender Consultations	Throughout the reporting period, consultation meetings on project design have been held by UN Habitat in two sub-centers. The participants have been recorded by sex disaggregated; yet no analyses has been made, thus, sex disaggregated data has continuously been collected including a category on economic status. The consultants collectively with PMO and UN Habitat social specialists consulted on definition of the vulnerable households for community based project activities and applied it for household mapping at two sub-centers. The consultants developed criteria for selection of affected households who will live in temporary housing apartments; however it cannot be accurately assessed due to final discussion from MUB. Public consultation meeting on project orientation was coordinated at two sub-centers in collaboration with PMO, MUB and all CS companies.
Training Safeguards	Training for GRC targeted for 3rd week in Jan 2016 was delayed to the GRC not being formed yet. Still pending finalization of GRC members.
GRM framework	PMO, the GRMechanism (without no any INSTITUTIONAL ARRANGEMENTS) is established at the MUB during the previous Sewer Main Collector Pipes subproject in Selbe, Bayankhoshuu sub-centers. PMO receives any issues and problems met by the affected people and related to the LAR subproject and any other issues concerning the whole project as well. Following suggestion or recommendation are given on the draft Grievance Redress mechanism framework, developed by Egis Resettlement sepcialists:

	1. The Ordinance for establishment of Committee, Working Group responsible for executing and managing the implementation of LARP should be issued. 2. The activities of grievance redress mechanisms would be included in above mentioned Committee. 3. Creating a new separate Grievance Redress Committee could result many inefficient committees for the Project. 4. Grievance redress mechanism will be Located in the project management office and Grievance redress committee members are located at information center for affected people and receive their grievances. 5. UN-Habitat consulting team will provide assistance to create Information center for the project host community. 6. Grievance receiving and handling mechanism within the Project is working associated with Citizen Service center under the MUB http://smartcity.mn/login. Also, PMO got recommendations and trainings on Complying with Mayor Ordinance A/1086 and operating according to this ordinance Mayor's Ordinance on establishment of Committee, Working Group for LARP implementation is issued on the 22nd February, 2016. Grievance intake form is available. Receiving grievances regarding land compensation and asset valuation from APs of project locations for kindergartens, heating plants and vocational training centers in both sub-centers starting from the 31st of March after introducing the asset valuation.
Asset Valuation Survey	Asset valuation for households affected by the planned kindergartens, business incubator center and heating plants was carried out by PMO through a hired asset valuation team.

Procurement

Tender documents Works – Equipment ADB	Get templates from ADB, adapt to ger district projects, and produce with PMO the draft tender documents (deadline 31/12). Template and bidding document for WWOI under preparation now to be completed within 7 days after receiving the completed details for Section 6 from Dohwa. Dohwa to prepare final list of equipment with USUG in line with the $3.7 budget by 11 Dec. Dohwa to confirm final list and breakdown of items in Section 6 is consistent with the FS packaging and with Section 4 of the SBD.
Bid evaluation main collector	Review and submit the revised bid evaluation report for EIB approval (PMO 30 November 2015). Completed - PMO submitted to EIB for approval.
Tender documents works – Equipment EIB	Get templates from EIB, adapt to ger district projects, produce with PMO the draft tender documents (deadline 31/12)
Procurement Plan update	Make sure Dohwa submit a proposition to PMO to update procurement plan and packages before 10 December 2015, organize a workshop to get decision on this issue. Workshop organized 18 Dec. Tentative PP prepared for discussion.
Procurement Plan Validation	Support PMO to prepare the reports (and related financial elements) to be submitted to ADB for approval (who can provide an example) 31 December 2015

Egis Contract Management

Contract Variation No. 01	After Mr. Olivier Flurty, Egis Regional Director for Asia Pacific, sent an official proposal and request for a contract variation that would have no implication in the total contract cost, in December 2015, PMO replied with an invitation for contract negotiation. Mr. Vincent Mesnier came to Mongolia between 17-Feb-2016 and 23-Feb-2016 to facilitate the contract negotiations and both parties came to an agreement. The finalized Contract Variation No 01 was sent to ADB for approval on 20-Feb-2016. After Ms. Marivic Delacruz made a number of comments for clarifications and changes, Egis received final approval by ADB on 27-Apr-2016.
Invoicing	Finalized and submitted Invoice 01 (covering August and September 2015) on 7 January 2016 and Invoice 02 (covering October to December 2015) on 19 February 2016. Both invoices, supporting documents and direct payment withdrawal applications have been approved respectively by the PMO, MUB and Ministry of Finance and sent to ADB for final review and remittance. Invoice 03 (covering January to March 2016) is currently in preparation.
Advance payment	Egis Headquarters confirmed receipt of final advance payment portion of 18,775 USD on 24 March 2016. As agreed between Mr. Vincent Mesnier, Egis Project Director and PMO Financial specialist Ms. N. Otgonjargal, the reimbursement of the advance payment from Egis to PMO will start only when the advance payment has been paid in full. The reimbursement of the advance payment, in four equal installments, is set to begin starting Egis's Invoice 03 (covering January to March 2016)

Key Activities for Next Quarter (2nd Quarter, 2016)

Procurement

- The procurement plan will requires a comprehensive update as a result of new ADB NCB/ICB threshold for goods and works, approved detailed designs, procurement schedule and cost estimates. This will be done based on the outputs of the detailed design phase.
- Continue with the finalization of the WW01, Plant Design, Supply and Install; Procurement and installation of pump equipment, SCADA equipment to be connected to an operational control center for monitoring of nonrevenue water and wastewater treatment process; installation of diffusers in wastewater treatment plant and other civil works; capacity building program; Dohwa to finalize
- Urgently prepare the ICB and NCB draft bidding documents for Bayankhoshuu Subcenter Subproject and Selbe Subcenter Subproject and submit them to ADB for review and no objection.
- Urgently prepare the ICB and NCB final bidding documents based on detailed designs and submit them to ADB for review and no objection
- During February and March invite bids for the initial subprojects for Trance 1 for civil works with a view to having them under contract in May-June 2016 or earlier.
- Revalidate procurement plan and procedures and submit to ADB for no objection.

Safeguards

- MUB, PMO and Consultants will need to urgently conclude the surveys, asset valuation, Involuntary Resettlement Impacts Categorization Checklists, and the Resettlement Categorization report for the Trance 1 subprojects.
- MUB, PMO and Consultants will need to urgently conclude the Environmental due diligence and formally submit them to ADB for no objection.
- Take the necessary steps to finalize the implementation for the Gender Social, Environment and resettlement for the Trance 1 subprojects as per the final reviews and resettlement plans

Project & Financial Management Others

- Work with the PMO to ensure the completion of Project and Financial monitoring systems, and incorporate these into the overall monitoring of the physical progress for the Project integrating all project assignments
- Recruit IT firm and ensure that the development for financial reporting systems are automated.
- Ensure that for the awarded contracts invoice payments are processed promptly
- Make sure that all IAs become fully familiar with the financial monitoring & recording requirements and provide related on-the-job training, including in the adopted software

Consultant Services

- Continue to strengthen the capacity of the PMO to implement Project 1 in line with requirements and regulations of ADB and the Government of Mongolia.

- Continue to provide consulting services support to PMO and PMUs for project implementation and technical audit, financial management, compliance with the ADB safeguard Policy Statement and GOM's safeguard requirements, institutional strengthening and reporting, capacity building support, assisting in formulating the feasibility study for Tranche 2, and other activities as appropriate.

APPENDICES

APPENDICES **26**

Appendix 1: Updated Consultants' Work Plan, Staff Scheduling & Staff Input 27

Appendix 2: Record of Trainings and Meetings 28

Appendix 3: Staff Progress Reports 52

Appendix 1: Updated Consultants' Work Plan, Staff Scheduling & Staff Input

egis

STAFFING SCHEDULE - PROFESSIONAL STAFF

No.	Position / Name		Input (person-months) Home	Field	TOTAL	Internl Travel TOTAL	Contract
Tasks							
T-01	Project Management						
T-02	Financial Management						
T-03	Project Accounting						
T-04	Safeguard requirements						
T-05	Procurement Support						
T-06	Strengthen project implementation capacity and reporting						
T-07	Project Administration support						
(A) INTERNATIONAL STAFF							
KI-01	Manmohan RUPRAI	Home	3.50		15.00	9	15.00
	Team leader / Project management and procurement specialist	Field		11.50			
KI-02	Tissa ARIYARATNE	Home	-		5.00	2	5.00
	Land management / resettlement specialist	Field		5.00			
KI-03	Virgilio DIZON	Home	2.00		5.00	3	5.00
	Financial and economic expert	Field		3.00			
KI-04	Piyush GUPTA	Home	-		2.00	1	2.00
	Procurement / tendering document expert	Field		2.00			
KI-05	Amirthalingam AMUTHARAJ	Home	-		3.00	2	3.00
	Social safeguard / gender specialist	Field		3.00			
KI-06	Abu Nahid Munir UDDIN	Home	-		3.00	2	3.00
	Environmental specialist	Field		3.00			
			5.50	27.50	33.00	19	33.00
(B) NATIONAL STAFF							
KN-01	Munkhtegsh D.	Home	-		22.50		22.50
	Deputy team leader / Project management and procurement speciali	Field		22.50			
KN-02	Munkhnaran Sugar	Home	-		15.00		15.00
	Land management / resettlement specialist	Field		15.00			
KN-03	Solongo Algaa	Home	-		10.00		10.00
	Social safeguards / gender specialist	Field		10.00			
KN-04	Batbayasgalan Myagmardorj	Home	-		10.00		10.00
	Environmental specialist	Field		10.00			
KN-05	Otgonjargal Nadmid	Home	-		7.00		7.00
	Finance specialist / accountant	Field		7.00			
			-	64.50	64.50		64.50
	Office Manager / Translator	Home	-		17.00		17.00
	Support Staff	Field		17.00			

Full-Time — Part-Time

egis

WORK SCHEDULE

No	Deliverables	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
		2015				2016											
		9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
1. Reports																	
	Inception report																
	Quarterly Progress Report																
	Interim report																
	Draft project completion report																
	Project completion report																
Task 1: Conduct Project Management																	
21	Set up institutional framework, operational procedure, document filing system, implementation and monitoring systems, work plan, implementation schedule and budgets using computer based project management tools to guide and facilitate project implementation.																
22	Set-up mechanism for fixing the yearly targets for contract award and disbursement assessment, efficient contract administration system and procedures based on the good practices adopted in other ADB projects.																
23	Coordinate activities with other consultants working for the PMO to ensure optimal and effective utilization of resources.																
24	Set up PPMS in accordance with ADB's policy requirements, the design monitoring framework (DMF) of the Project and planned implementation schedule in the Facility Administration Manual (FAM), including establishing baseline and operation mechanism for data collection, analysis, and reporting.																
25	Upgrade and improve the project management information system (MIS) to: (a) ensure efficient and effective information sharing and coordination about the project management (e.g., procurement, disbursement, construction, safeguard compliance); and (b) monitoring the project's design and monitoring framework, through the use of the PPMS.																
26	Monitor the progress of projectbased on PPMS output and provide advance notices to the PMO and in case of anticipated problems and suggest corrective actions.																
27	Assist the EA and the PMO to establish quality assurance and quality control system and help the PMO to implement and monitor the QA/QC program to ensure all works are completed in accordance with contract document requirements.																
28	Provide expert inputs, review and justification for contract variations and prepare necessary documentations (e.g., a due diligence report) in accordance with the GOM and ADB requirements.																
29	Review procurement documentations including technical specifications, bill of quantity, bidding documents, bid evaluation procedures, and contract negotiations.																
30	Conduct contract management during the project implementation, to include monitoring construction progress, preparing quarterly and annual progress report, reviewing and certifying the contractors' claims for payments, coordinating project implementation among contractors and various stakeholders, and coordinating daily operational tasks.																
Task 2: Conduct financial management																	
31	Establish an efficient and effective financial management system for the project implementation (e.g., fund disbursement management, withdrawal application review, use of loan proceeds and counterpart funds) in accordance with ADB policy and procedural requirements.																
32	Assist the PMO in preparing financial statements and consolidated financial statements according to relevant project financial covenants, and make necessary arrangement with auditing units to supervise the financial management of the PMO.																
Task 3: Establish project accounting																	
33	Determine project accounting needs, prepare necessary specifications, and ensure accounts staff of the PMO are trained adequately on ADB and GOM financial management and accounting requirements.																
34	Assist the PMO in maintaining the project accounts with all ledgers and control systems, in preparation of annual budgets, accounting and consolidated audit reports, and generate necessary accounts' reports and financial statements.																
35	Assist the PMO in ensuring smooth funds flow from ADB and GOM, to prepare requisite audit reports for each sub-account, a consolidated audit for all sub-accounts, and in the timely submission of audited project financial statements to ADB.																

WORK SCHEDULE

No	Deliverables	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
		2015				2016											
		9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
Task 4: Provide support for compliance with ADB safeguard policy statement and MON safeguard requirements																	
36	Review and update the environmental management plan (EMP), resettlement plans (RPs), social action plan (SAP), and gender action plan (GAP).																
37	Support the PMO in contracting and managing local environmental monitoring stations (EMS) for the conduct of periodic environment impact monitoring in compliance with the approved monitoring plan defined in the updated EMP.																
38	Help the PMO establish management supervision mechanisms for implementation, monitoring and reporting of the project safeguards issues based on the relevant ADB documentation (i.e., EMP, resettlement plans, GAP and SAP) and provide support for their implementation.																
39	Help the PMO to ensure implementation of the GAP and SAP requirements by conducting necessary workshops and focus groups meetings.																
40	Conduct compliance monitoring of social and safeguards issues, assist to formulate corrective actions where necessary, and help the PMO to prepare safeguards and social development section in the semi-annual progress report and relevant safeguards monitoring reports. Ensure safeguards reports prepared by the detailed design consultants are reviewed and approved by ADB and the PMO and disclosed prior to contract award.																
41	Assist in establishing and managing a grievance redress mechanism (GRM), including assistance to the PMO to establish city-level project public complaint units, and to provide training for project public complaint members and grievance redress mechanism access points.																
42	Assist the PMO and other relevant agencies to develop reporting formats and establish mechanisms to prepare and submit the environment safeguards related reports specified in the loan and project agreements.																
43	Provide inputs to feasibility study for Tranche 2.																
Task 5: Provide Procurement Support																	
44	Assist the PMO in establishing the capacity to accomplish the necessary procurements in accordance with Mongolia and ADB policies and procedures, including the identification of responsibilities, requirements for approvals, oversight, documentation and reporting.																
45	Support the PMO for the procurement of civil works, equipment purchase and installation, consulting services, and other contracts required to implement Tranche 1.																
46	Conduct/demonstrateall necessary activities for procurement of first packages of civil works, equipment, and turnkey contracts from advertising, pre-bid meeting, and bid opening to bid evaluation and contract award as part of the PMO capacity building. But these activities will be still under the PMO's formal responsibility.																
47	Provide technical supports in design review, BOQ and bidding document review, technical specification review, and other procurement documents review. Provide bidding and procurement process assistance, coordinate with bidding company and other involved agencies, provide assistance in bids review and bid evaluation, bid evaluation report preparation, and other bidding related tasks.																
48	Develop a contract management system and provide contract management assistance including procurement plan updating, contract award and disbursement monitoring and management, procurement planning and projection, and other contract management tasks.																
49	Provide inputs for contract management and procurement to progress reports, project midterm and completion reports, and other project required reports.																
50	Provide project implementation support on technical review, procurement documents review and contract variation requests review, due diligence report, contractor's claims and other project management support																
51	Provide input for the training and capacity development; coordinate with other team specialists to carry out training program, and provide support to the capacity development activities.																

egis

WORK SCHEDULE

No	Deliverables	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
		2015				2016											
		9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
Task 6: Strengthen project implementation capacity an reporting																	
52	Assist MUB in fully staffing the PMO and adopting procedures and safeguards which are consistent with GOM and ADB guidelines.																
53	Establish detailed work schedules and work load distribution for the PMO with the following consideration: as the PMO will be a relatively new entity, much of the actual work load will likely be done by the Consultant initially. Over time, PMO staff gain more knowledge, experience and the responsibility will be progressively transferred to the PMO staff and managers.																
54	Provide on-the-job and formal training to PMO and SRA staff on all aspects of project management with an aim for PMO and SRA staff to pass this knowledge to the appropriate consultants and contractors in a systematic and sustainable way as well as to get the appropriate requirements into the contract documentation.																
55	Organize and provide training on the skills necessary forproject management, implementation of GAP, SAP, and safeguards plans (EMP and resettlement plans), and construction supervision for ADB requirements.																
56	Discuss with executing agency/implementation agencies to finalize a training plan, organize appropriate training according to the plan, and design an evaluation questionnaire to gauge the usefulness of the training/capacity building design and performance of the trainers.																
57	Provide training on prevention and control of transmissible diseases and HIV/AIDS, and community disturbance to contractors.																
58	Collect all necessary information, edit, draft, and submit on time the reports required under loan and project covenants with quality acceptable to the EA and ADB.																
Task 7: Provide ADB project administration support																	
59	Prepare basic project information including updated project scope, implementing schedule, contract management, procurement plan, social and safeguards compliance, and PPMS monitoring for ADB's loan administration missions.																
60	Support the PMO in processing minor and major changes in project scope, including conducting detailed technical and safeguards audits and prepare necessary documentations (e.g., due diligence reports).																
61	Conduct a detailed project review by updating project financial status, project cost tables, financing plan, and financial and economic analysis, and prepare for safeguard reviews for ADB's loan midterm review.																
62	Collect and consolidate all necessary project information, and prepare for project completion report and ADB's project completion mission.																

egis

STAFF INPUT

No.	Name / Position	Home / Field	Contract person-months	Person-months input 2015 Aug	Sep	Oct	Nov	Dec	2016 Jan	Feb	March	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Cumulative total	Remaining balance
	KEY EXPERTS (International)																					
KI-01	Manmohan RUPRAI	Home	4.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0000	4.0000
	Team leader / Project management and procurement specialist	Field	11.00	0.0455	1.0000	1.0000	1.0000	1.0000	0.7273	0.5000	1.0000										6.2727	4.7273
KI-02	Tissa ARIYARATNE	Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0000	-
	Land management / resettlement specialist	Field	5.00	-	-	0.9545	1.0000	1.0000	1.0000	-	-										3.9545	1.0455
KI-03	Virgilio DIZON	Home	2.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0000	2.0000
	Financial and economic expert	Field	3.00	-	-	0.6364	1.0000	0.500													2.1364	0.8636
KI-04	Piyush Kumar GUPTA	Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0000	-
	Procurement / tendering document expert	Field	2.00	-	-	-	0.3636	1.000	0.6818	-	-										2.0455	(0.0455)
KI-05	Amirthalingam AMUTHARAJ	Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0000	-
	Social safeguard / gender specialist	Field	3.00	-	-				-												0.0000	3.0000
KI-06	Nahid MUNIR UDDIN	Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0000	-
	Environmental specialist	Field	3.00	-	-	0.7727	0.2727	-	-												1.0455	1.9545
	Sub total: Key Experts (International)		**33.00**	**0.0455**	**1.0000**	**3.3636**	**3.6364**	**3.5000**	**2.4091**	**0.5000**	**1.0000**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**15.4545**	**17.5455**
	KEY EXPERTS (National)																					
KN-01	Munkhtegsh D.	Home		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0000	-
	Deputy team leader / Project management and procurement specialist	Field	22.50	0.2955	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000										7.2955	15.2045
KN-02	Munkhnaran Sugar	Home		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0000	-
	Land management / resettlement specialist	Field	15.00	-	-	0.6818	1.0000	1.0000	1.0000	1.0000	1.0000										5.6818	9.3182
KN-03	Solongo Algaa	Home		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0000	-
	Social safeguards / gender specialist	Field	10.00	-	0.3636	1.0000	1.0000	1.0000	1.0000	1.0000	-										5.3636	4.6364
KN-04	Batbayasgalan Myagmardorj	Home		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0000	-
	Environmental specialist	Field	10.00	-	0.3636	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000										6.3636	3.6364
KN-05	Otgonjargal Nadmid	Home		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0000	-
	Finance specialist / accountant	Field	7.00	-	-	0.5455	1.0000	1.0000	1.0000	0.5455	-										4.0909	2.9091
	Sub total Costs: Key Experts (National)		**64.50**	**0.2955**	**1.7273**	**4.2273**	**5.00**	**5.0000**	**5.0000**	**4.5455**	**3.0000**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**28.7955**	**35.7045**
	TOTAL: KEY AND NON-KEY EXPERTS		**97.50**	**0.3409**	**2.7273**	**7.5909**	**8.6364**	**8.5000**	**7.4091**	**5.0455**	**4.0000**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**44.2500**	**53.2500**

Appendix 2: Record of Trainings and Meetings

Table 1: Record of all meetings and training workshops; status of meeting notes

№	DATE	REMARKS	ATTENDEES	STATUS	DISTRIBUTION
1	09/07/15	ADB PROJECT MEETING	ADB, PMO, CS1, CS2, CS3	Final	Email 09/10/15
2	09/10/15	ADB PROJECT MEETING	ADB, PMO, CS1, CS2, CS3	Final	Email 09/16/15
3	09/14/15	ADB PROJECT MEETING	ADB, PMO, CS1, CS2	Final	Email 09/21/15
4	09/23/15	PROJECT MEETING	ADB, PMO, CS1, CS2, CS4	Final	Email 09/25/15
5	09/23/15	ENGINEERING MEETING	PMO, CS1, CS2, CS3, CS4	Final	Email 09/29/15
6	10/07/15	WORKSHOP #1 ON PROCUREMENT	PMO, CS1, CS2, CS3	Final	n/a
7	10/14/15	WORKSHOP ON CS1 IR	PMO, CS1, CS2, CS3, CS4 + relevant agencies	Final	Email 10/26/15
8	10/19/15	COORDINATION MEETING/WORKSHOP	PMO, CS1, CS2, CS3, CS4 + relevant agencies	Final	Email 11/2/15
9	10/20/15	ADB PROJECT MEETING	ADB, CS1, CS2, CS3	Final	Email 10/29/15
10	11/06/15	WORKSHOP #2 ON ENVIRONMENT & SOCIAL SAFEGUARDS	PMO, CS1, CS2, CS3, CS4 and stakeholders	Final	n/a
11	11/11/15	WORKSHOP #3 ON INVOLUNTARY RESETTLEMENT	PMO, CS1, CS2, CS3, CS4 and stakeholders	Final	n/a
12	11/19/15	WORKSHOP #4 ON GRIEVANCE REDRESS MECHANISMS	PMO, CS1, CS2, CS3, CS4 and stakeholders	Final	n/a
13	12/03/15	IPE GLOBAL WORKSHOP	PMO, CS1, CS2, CS3, CS4	Final	Email 12/11/15
14	12/04/15	WORKSHOP #5 ON FUND DISBURSEMENT, ACCOUNTING AND INVOICING	PMO, CS1, CS2, CS3, CS4 and stakeholders	Final	n/a
15	12/08/15	USUG EQP PACKAGES MEETING	ADB, PMO, USUG, CS1 & CS3	Final	Email 12/11/15
16	12/10/15	2015 WRAP-UP MEETING WITH VICE MAYOR MR.OCHIRBAT	MR. OCHIRBAT, MPA, PMO, CS2	Final	n/a
17	12/18/15	PROJECT MEETING	ADB, PMO, CS1, CS2, CS3, CS4	Draft	Email
18	12/18/15	WORKSHOP #6 ON PROCUREMENT ACTIVITIES	MUB, PMO, CS1 and stakeholders	Draft	Email

19	12/22/15	DETAILED DESIGN, PROCUREMENT MEETING	ADB, PMO, CS1, CS2	n/a	n/a
20	12/22/15	PLANNING TOWARDS PROJECT AS A TEAM WORKSHOP	ADB, PMO, CS1, CS2, CS3, CS4	from UN-Habitat	n/a
21	03/02/16	PROJECT STEERING COMMITTEE MEETING	Mayor, Vice Mayor, Heads of Depts. at MUB, ADB, PMO, CS1-CS4	Final	E-mail 03/18/16
22	03/05/16	TOWNHALL MEETING	ADB, MUB, PMO,	n/a	n/a
23	03/03/16	RESETTLEMENT MEETING	ADB, PMO, CS1-CS4	Final	E-mail 03/18/16
24	03/14/16	PSC RESETTLEMENT MEETING	Mayor, Vice Mayor, Heads of Depts. at MUB, ADB, PMO, CS1-CS4	Final	n/a prepared by PMO Bolormaa
25	03/21/16	PROGRESS MEETING WITH MR. OTGONBAATAR	Mr. Otgonbaatar, PMO, CS2 Egis	Final	E-mail 03/24/16
26	03/21/16	RESETTLEMENT MEETING	ADB, PMO, CS1-CS4	Final	E-mail 03/28/16
27	03/30/16	MUB LAND VALUATION MEETING	MUB, ADB, PMO, CS1-CS4	Final	E-mail 04/03/16

Steering Committee Meeting with MUB, PMO, ADB and Project Consultants

Meeting Notes:

FINAL VERSION

Date: March 2nd , 2016

Location: Khangarid Palace, 14th floor, A Hall

Topics:

1. Project Overall Progress presented by PMO
2. CS1 Dohwa - Presentation on Inception Report
3. Resettlement options presented by Mr. Chinzorig
4. CS2 Egis – Presentation on Inception Report
5. CS3 UN Habitat – Presentation on Inception Report
6. CS4 IPE Global – Presentation on Inception Report

MAIN DECISIONS:

- Ulaanbaatar city's Mayor Mr. Bat-Uul mentioned that it is correct to first have an agreement with all affected residents on suitable compensation and not to phase it too much (e.g. affected by buildings, roads, etc.) as land prices will rise as soon as construction of social institutions begin and complicate the matter further.
- Both Mayor Mr. Bat-Uul, and Vice Mayor Mr. Ochirbat wanted PMO and consultants to work together with the Municipality's Property Relations Department and each district's Land Acquisition departments with regards to resettlement, as they have good experience on resettlement.
- Mr. Bat-Uul also wanted the results of the detailed survey (currently in progress by CS2/CSPM Egis team) as soon as possible and a list of resettlement options we can offer to those affected. Resettlement issues and topics will be discussed further on Tuesday, 15th of March, for a final decision.
- Mr. Ochirbat stated that action should be taken so that Dohwa's detailed design team does not delay work further. If letters from PMO do not work, he recommended PMO to get a letter from Mr. Bat-Uul to Dohwa headquarters.
- Mr. Ochirbat asked Mr. Tumurbaatar, Head of Property Relations Department at MUB, to take charge of land acquisition matters.
- Ms. Gankhuu, Head of Investment Department at MUB, asked Ms. Saintugs to prepare a work plan for this year and a breakdown of expected payments to present to the Project Steering Committee so that they can make adjustments to the budget, in response to PMO's previous request of additional budget.
- Ms. Gankhuu also mentioned the possibility of making the temporary housing units permanent and moving residents in, and using the saved resettlement budget to finance the next temporary (or permanent) housing units.
- Ms. Enkhtsetseg, Deputy Team Leader of UN Habitat, requested to have someone from MUB at the Townhall meeting on Saturday, 5th of March, and declare that these meetings are not political events and are not involved with any politicians in light of upcoming elections. Mr. Ochirbat declined to send anyone and mentioned that if they were to go, then the residents will definitely think there is political party involvement. He added that Mr. Otgonbaatar, Head of Project and Cooperation Department at the Mayor's Office, would be the most neutral person to go.

Notes recorded by: Garma M.

Next steps:

- Meeting to be held for decisions on resettlement options on Tuesday, 15th of March 2016 with Mr. Bat-Uul and Mr. Ochirbat.

Distribution:

1. Mr. Otgonbaatar – Head of Project and Cooperation Department at Mayor's Office
2. Mr. Arnaud Heckmann – ADB
3. PMO
4. Consultants (through team leaders)

Resettlement Meeting Notes

FINAL VERSION

Date: March 3rd, 2016

Location: PMO Meeting room

Attachments:

- Participants list PDF
- Mr. Arnaud Heckmann's e-mail from March 4th, 2016

Topics:

7. Number of affected plots of land
   a. Protection/buffer zone
   b. Parcel vs. plots
8. Our possible options
   a. Changing detailed design now to reduce resettlement (at least 2 more months)
   b. Optimizing detailed design during implementation
   c. Phasing according to priority and budget available
   d. Packaging

Next steps:

- Find out where the road can be shifted to reduce resettlement/compensation and the expected change in resettlement/compensation impact.
- Find out how the design can be implemented in 2 or 3 phases that make sense in terms of engineering
- Come up with compensation options for those who are affected to present to the Mayor and Vice Mayor on Thursday, March 10th 2016.

DISCUSSIONS:

ADB – Mr. Arnaud Heckmann	First of all, the 703 plots affected, let's talk about whether there is any way to decrease the number? How about considering reducing sidewalks to 1 meter?
Mr. Chinzorig	That will be too narrow. Only one person will fit at a time, so if 2 people are walking together they will have to walk in a row.
ADB – Mr. Arnaud Heckmann	What about the number of plots/parcels? How did it increase from 530 to 703?
Egis CS2 – Resettlement specialist Ms. Munkhnaran	1) The main reason for the increase is that we added a 3 meter protection zone to the roads. 2) The difference between parcels (cadastral map) vs. plots (fences) was also taken into account. As for the 3 meters, we came up with this number together with PMO's road engineer and resettlement specialists.
ADB – Mr. Arnaud Heckmann	This 3 meter buffer zone, is it absolutely necessary? Can we do without it?
Dohwa/Monconsult CS1 – Team Leader Mr. Lee Dong Joo	For the construction process, yes, it is necessary. We can do the detailed design without it, but later on the contractor might complain about the lack of work space.
Egis CS2 – Deputy Team Leader Ms. Munkhtegsh	There is a Mongolian standard (or requirement) that says there should be a protection zone of at least 15 to 20 meters from the road to a habitable zone. We talked with PMO's road engineer and

	decided to decrease this to 3 meters but in reality, we don't know if the contractor will come and ask for even more space on the sides of the roads to build the road.
Egis CS2 – Team Leader Mr. Manmohan Ruprai	But you know these regulations are meant for places for new developments, etc., where there is nothing on it. They are not meant for places with existing housing and Ger developments which were not planned from the start. If we apply these standards a lot more people will possibly be affected adversely.
Mr. Chinzorig	Yes, when I talked to the Road authority about how they regulate in cases where there already a building existing on when a road is to be built, they told me there are no regulations currently in place for this. The regulation in place now just prohibits new buildings to be built too close to the roads and this is called a protection zone.
ADB – Mr. Arnaud Heckmann	Then, can these 3 meters of land be temporarily acquired and then given back after construction is complete?
Mr. Chinzorig	Yes, that could be possible.
Egis CS2 – Resettlement specialist Ms. Munkhnaran	It is possible for some areas, but not for when the road is planned on the north part of where the residents' fences are, as Mongolians build their houses in the northern part of their land. In this case, it is not possible to temporarily acquire them. For example on this road, the compensation amount would almost double because the road that is planned goes through all of the built houses instead of just land. In this case we can either go through with it without accounting for the 3 meter buffer zone, or shift the road a little bit. If we choose to do without the buffer zone, it could be dangerous as the roads will be very close to the fences.
ADB – Mr. Arnaud Heckmann	In this case, can we shift the road a little bit so that it doesn't affect all of these houses and so that we can opt for the temporary option?
Dohwa/Monconsult CS1 – Team Leader Mr. Lee Dong Joo	This is very easy. It could done during construction actually, because they have the survey and the instruction of PMO and engineers. But if we decide to change detailed design before procurement and construction, then it will take additional time and everything afterwards will also be delayed.
ADB – Mr. Arnaud Heckmann	Then the question is, when we do the Resettlement Plan, can we take into consideration what Mr. Lee just said?
Mr. Chinzorig	We must have the detailed measurement survey so that we can see where we can build. If this process was done before the detailed design was finalized, and if you had involved a resettlement specialist, then you could've reduced this number. Now, as a resettlement specialist, I can make requirements regarding road layout and design and tell you to shift it so that it doesn't go through buildings but land parcels instead.
IPE Global CS4 Mr. Royce Brockman	Well, that's going to take time isn't it?
ADB – Mr. Arnaud Heckmann	If we have to delay to make things practical and implementable, then we have to do it.
IPE Global CS4 Mr. Royce Brockman	How much delay are we talking about it though? Is it considerable?
Dohwa/Monconsult CS1 – Team Leader Mr. Lee Dong Joo	Yes, because not just road layout, we'll have to redo all of the cross-sections. I would say around 2 months.
Egis CS2 – Resettlement specialist Ms. Munkhnaran	All engineering calculations will have to be redone and it will take time.
ADB – Mr. Arnaud Heckmann	This issue with this particular road, is it only this road or other roads as well?

Egis CS2 – Resettlement specialist Ms. Munkhnaran	On all of the east-west roads, we have the same issue.
IPE Global CS4 Mr. Royce Brockman	If the Resettlement Plan is based on the detailed design, you could move the road during construction as Mr. DJ mentioned, right? Therefore, you wouldn't need to pay all of that compensation.
Mr. Chinzorig	The requirement is that when this detailed technical design is being made, a resettlement specialist should be involved and consulted on how to reduce this number. Since this has not been done, now the resettlement specialist who is going to do the Resettlement Plan will go on site with the map, check all of the land parcels and check the map and if there is a way to minimize resettlement, it's the duty of the resettlement specialist to require changes to the plan.
UN Habitat – Deputy Team Leader Ms. Enkhtsetseg	Mr. Chinzorig, how about this? We go with the current detailed design in order to avoid any delay and base the Resettlement Plan on that and then slightly change the layout before implementation? Is it possible to do this?
Dohwa/Monconsult CS1 – Team Leader Mr. Lee Dong Joo	Did you perform any calculations on how much less households would be affected if the roads were to be shifted as suggested?
Mr. Chinzorig	This would need to be checked on the map first, then on Google Maps and then on site again.
Dohwa/Monconsult CS1 – Team Leader Mr. Lee Dong Joo	Without exact numbers, it is very risky to make a decision now because everything will be delayed.
Mr. Chinzorig	Yes, we will need to go and check.
Dohwa/Monconsult CS1 – Team Leader Mr. Lee Dong Joo	I would also like to say that we first came up with this number in early December last year, and we didn't receive any response from PMO or MUB on this. We also met with MPA several times, and this layout is the final result.
ADB – Mr. Arnaud Heckmann	On the implementation of the resettlement, first we have the Resettlement plan which can be calculated based on this (design), then there is compensation time. Compensation time happens during the construction work. During compensation time, we can make decisions to make changes to reduce costs.
Dohwa/Monconsult CS1 – Team Leader Mr. Lee Dong Joo	Yes, this would be much easier to do and we don't lose time.
Mr. Chinzorig	This would be one solution. If changing this design would be too time consuming, we go ahead and have this design approved and then have another plan (called resettlement implementation map) where we try to minimize the demolishing of buildings and then we give this to the contractor. And when they do the final survey to build the road, they can take this resettlement map into consideration.
ADB – Mr. Arnaud Heckmann	So in this case, the Resettlement plan *can* be based on the current designed layout?
Mr. Chinzorig	Yes, and we can have a different implementation map.
ADB – Mr. Arnaud Heckmann	So we have a solution here.
Mr. Chinzorig	But the technical feasibility must be checked by the detailed design engineers.
ADB – Mr. Arnaud Heckmann	Yes, but at least we can move ahead with this. Let's get back to the 3 meters and if it's absolutely necessary? Can we have 1 meter or nothing at all?

Dohwa/Monconsult CS1 – Team Leader Mr. Lee Dong Joo	Because in some parts of the roads, there's an elevation of 1.5 meters, which is why we need the 3 meters at the side. But this is only for some parts not the whole road. And this is all in the design already. My question is whether compensation costs for houses and land are different? Is one valued higher?
Mr. Chinzorig	Land is valued per m2 while houses are valued separately. Plus demolition costs make it much costlier than just acquiring land.
Dohwa/Monconsult CS1 – Team Leader Mr. Lee Dong Joo	We can also give priority to some parts where there are almost no implementation issues and where we can easily take care of resettlement and start our work.
ADB – Mr. Arnaud Heckmann	Let me recap. There are three ways to reduce compensation costs. 1. The current layout plan, we don't change it but we make a parallel resettlement implementation plan that the contractors will use. We can put this in the contracts. 2. To minimize the 3 meter buffer zone. Let's keep the buffer zone only where it is absolutely needed for construction. Also if we can keep the area acquired for the buffer zone as temporary, and not permanent, let us follow this rule try to prioritize the plan into parts. We can divide everything into perhaps two or three parts/lots. We do the bidding process at the same time but some of them will take longer to start because of resettlement. This doesn't mean the procurement will be delayed. During implementation, some parts will be delayed a little bit due to resettlement/compensation issues. In this case, we need Dohwa/Monconsult engineers to tell us what is possible to be phased separately.
Dohwa/Monconsult CS1 – Team Leader Mr. Lee Dong Joo	If we're going to divide packages, the cost will be too small, which will make everything NCB.
Egis CS2 – Team leader Mr. Manmohan Ruprai	That will difficult to do. ADB are very strict with their original packages. Especially changing ICB packages into NCB is not acceptable.
ADB – Mr. Arnaud Heckmann	That's right. This is true but we can demonstrate that we will be having implementation issues otherwise and I can take up the issue with the ADB.
Egis CS2 – Team leader Mr. Manmohan Ruprai	Also separating one large network into smaller packages is not practical from a construction point of view.
ADB – Mr. Arnaud Heckmann	Let's try to not split into more lots than 2 and you (consultants) tell me if it's feasible or not.
Dohwa/Monconsult CS1 – Team Leader Mr. Lee Dong Joo	I also agree that splitting into 2 will make a lot of packages. One solution is, first we need this resettlement data on how we can move. According to this data, we can check and then make one package for road, heating, water, sewage.
Egis CS2 – Team leader Mr. Manmohan Ruprai	Normally a good general contractor can arrange all the work with sub-contractors. Relatively, It's not a lot of work for them. The best solution would be to have one contractor who can plan and phase the work rather than many separate contracts for each type of construction.
Dohwa/Monconsult CS1 – Deputy Team Leader Mr. Dashnyam	If it's possible to divide the Resettlement Plan into phases, my idea is to combine all works into one contract or at least one contract for all of the pipe network installation. And second, it would be good to phase the resettlement by priority. As a construction management and supervision company, we will be able to manage it.
Egis CS2 – Team leader Mr. Manmohan Ruprai	The problem with this as Mr. Chinzorig will tell you, ADB wants to see one whole integrated Resettlement plan before construction starts.
Mr. Chinzorig	Yes, ADB does not allow construction to start until the Resettlement plan is approved. But during implementation, we can phase it.

ADB – Mr. Arnaud Heckmann	Can we have one contract with two different Resettlement plans?
Mr. Chinzorig	Yes, we can do one Resettlement plan for this kindergarten, business incubator center, heating plant and one for the road and the engineering networks. And during implementation, we can suggest construction to start here and there because the land has been acquired already.
Egis CS2 – Team leader Mr. Manmohan Ruprai	Another thing to consider is that you have to hand over the site to the contractor, this cannot be done in bits and pieces. Contractors can make a lot of claims for delays caused by not handing over the construction site on time.
Dohwa/Monconsult CS1 – Team Leader Mr. Lee Dong Joo	But since resettlement will take long, it should be possible to phase it. We will put this in the Employer's Requirements for the contractor.
ADB – Mr. Arnaud Heckmann	We move forward with what we have, make the Resettlement plan and then during implementation, we make the decision if the road needs to be shifted.
Dohwa/Monconsult CS1 – Team Leader Mr. Lee Dong Joo	But we need to know how many less households will be affected if we move.
Mr. Chinzorig	Yes, of course, we'll have to go to the field and get this number.
UN Habitat CS3 Deputy Team leader Ms. Enkhtsetseg	Can we still consider narrowing the roads and reducing the number of affected people?
ADB – Mr. Arnaud Heckmann	1. Either we change the design and wait at least 2 more months 2. Or we go with this design and we optimize it during the implementation, which could mean we don't lose time at all. Right now we're only talking about optimization.
IPE Global CS4 Mr. Royce Brockman	As DJ said, we need to see how many affected people can be saved. Who will be doing that? And can we set a deadline for that? Maybe 2 weeks?
ADB – Mr. Arnaud Heckmann	As a recap, our 3 options are: 1. We go with this plan, and make the optimization during implementation and the bidding process 2. To make sure that the 3 meter buffer zone is to remain temporary wherever it can be. 3. To prioritize the roads and infrastructure packages and then phase the work.
UN Habitat CS3 Deputy Team leader Ms. Enkhtsetseg	How about keeping the 3 meter buffer zone only one side?
Dohwa/Monconsult CS1 – Team Leader Mr. Lee Dong Joo	The contractor might complain later.
Mr. Chinzorig	I will work with Egis resettlement specialist, go on site with the road engineer and check the road layout and see if there are any changes we can make. If there are, I will make the suggestion, and if it's too difficult, we have to consider accordingly. In the land acquisition, resettlement map I will include this and this will be the final one to be used for negotiations with the people. But to me this is not the final solution. The solutions are based in land readjustment and swapping land for apartment/s so that we don't have to payout money to everyone.
Egis CS2 – Team leader Mr. Manmohan Ruprai	And the third possible option was to have one general contractor and then prioritize/phase the work?

ADB – Mr. Arnaud Heckmann	Is it possible? Can they subcontract?
Egis CS2 – Team leader Mr. Manmohan Ruprai	Yes, normally the general contractors sub-contract the works according to categories.
ADB – Mr. Arnaud Heckmann	If the PMO and the consultants think it's feasible, we can put it in the Procurement plan and then have it approved by the ADB. If you think it's a good idea, please give me a proposal first.
Dohwa/Monconsult CS1 – Team Leader Mr. Lee Dong Joo	One general contract maybe too much cost and risk for one contract. We have to divide into 2 or 3 contracts.
ADB – Mr. Arnaud Heckmann	So who can work on these options?
Dohwa/Monconsult CS1 – Team Leader Mr. Lee Dong Joo	We should divide the packages in accordance with our compensation capacity packaging is Egis team's job.
Egis CS2 – Team leader Mr. Manmohan Ruprai	The detailed design, sequencing of works and design options is CS1 responsibility. The layouts prepared have to reduce the impact on existing communities, facilities, housing, etc. We cannot simply make designs and not consider these factors. The MUB also has to consider reducing the design standards on right of way in such built-up areas in order to reduce impact on affected people.
ADB – Mr. Arnaud Heckmann	We need Dohwa to see which packages will make sense in terms of engineering.
IPE Global CS4 Mr. Royce Brockman	I think DJ means that he will need the compensation plan first before packaging.
Dohwa/Monconsult CS1 – Team Leader Mr. Lee Dong Joo	Yes, we can package very easily if you tell us which area has low resettlement and compensation costs.
ADB – Mr. Arnaud Heckmann	We can wait for the exact numbers regarding this (one or two weeks) but in terms of engineering, can you divide this plan into 3 sections maybe that make sense? We need to at least see what can be done.
Dohwa/Monconsult CS1 – Deputy Team Leader Mr. Dashnyam	Question to Ms. Saintugs, PMO Project Coordinator: I heard during the Project Steering Committee meeting that you will be able to adjust the budget again soon. Can we increase this 9 billion MNT that is allocated to resettlement for this year?
PMO Project Coordinator Ms. Saintugs	The Municipality has not said anything about increasing the budget yet. It can be increased if there is enough justification. And I think what Mr. Chinzorig suggested, going through with this plan without losing time and preparing a separate implementation plan simultaneously is the best way to go now.
Mr. Chinzorig	I will try to do go on site and get the necessary data before the end of next week.
ADB – Mr. Arnaud Heckmann	So as Ms. Saintugs mentioned, the 9 billion MNT can be increased, it is not set in stone. Since we had this meeting on reducing resettlement, our next meeting should be on compensation options. The temporary housing also let us make use of it.

Notes recorded by: Garma M.

Distribution:

5. Mr. Otgonbaatar – Head of Project and Cooperation Department at Mayor's Office
6. Mr. Arnaud Heckmann – ADB
7. PMO
8. Consultants (through team leaders)

Resettlement Meeting Notes

FINAL VERSION

Date: March 21, 2016

Location: PMO Meeting room

Attachments:

1. Participants list PDF
2. PPT used by Dohwa

Next steps:

- Calculate the impact of the design changes for resettlement before Friday
- Meeting with the MPA will be on Friday, March 25th, 2016
- Meeting with the Mayor, Mr. Bat-Uul, will be Tuesday, March 29th, 2016
- Have another meeting specifically on the topic of block development & land readjustment, led by CS4 IPE Global

DISCUSSIONS:

Proposed design changes by Dohwa/Monconsult

Mr. Lee Dong Joo, Dohwa's Team Leader, started the meeting and introduced the proposed adjustments to the design that would reduce number of households affected. Some of the proposed adjustments were:

- Reducing widths of sidewalks & removing green areas
- Reducing widths of some carriageways
    - All 14m roads have been reduced to 10m widths
    - For the 20m roads, they will either be reduced to 18m (still 4 lanes) or 14m (3 lanes)
- Adding t-type retaining walls where possible (construction costs will be higher)
- Bank road (Mr. Chinzorig's idea) – checked the site and found that it is possible to implement. Significant amount of households saved.

Ms. Enkhtsetseg, UN Habitat Deputy Team Leader on the Bank road option– But will the embankment will be higher?

Mr. Lee Dong Joo – Yes it will be slightly higher than the existing. In our country it is extremely difficult to get approval for this kind of construction where it reduces the width of the river. But here it should be okay because there already houses constructed here. We are also reducing the 3.5m lanes in some areas of the road to 3m lanes. This could also prevent people from parking on the sides of the roads.

Mr. Arnaud Heckmann, ADB – The original plan was 3.5m and this was because of the public transportation. Will public transportation have no problems with 3m widths?

Mr. Lee Dong Joo – Yes, there shouldn't be a problem.

Ms. Munkhtegsh, Egis Deputy Team Leader – I'm just worried about when we present to the Road Authority and if they will have a problem with it, because if I remember well, the representative from the Road Authority last time was insisting on the 3.5m widths because of public transportation issues.

Mr. Lee Dong Joo – Yes, we will need to discuss this with the Road authority. This is our proposal to reduce the number of those affected.

Ms. Enkhtsetseg – How about canceling this road here (points on map) because we already have an existing road closeby?
Mr. Chinzorig, Egis Resettlement specialist – We have some people living here that are confused why we need another road so close to an existing one. So another option is to not build this road and leave it to the developers.
Mr. Al Zaver, Monconsult Resettlement specialist – When you're reducing the width of the roads, can I assume that construction costs will also be reduced?
Mr. Lee Dong Joo – Yes.
Mr. Al Zaver – And the budgets for construction and compensation have different budgets right? They do not come from the same source?
Mr. Arnaud Heckmann – No, different.

Resettlement impact calculations
Mr. Lee Dong Joo – We will give the file to you and you guys can calculate the numbers and costs.
Mr. Arnaud Heckmann – Seems like there will be a significant decrease. Good job everyone.

Selbe road
Mr. Arnaud Heckmann – The Selbe road would also be nice to have.
Mr. Lee Dong Joo – We received official instructions from PMO to include this (Selbe) road in our scope of work, so we will be doing the design for that.
Ms. Bolormaa, PMO Resettlement specialist – We are including the design for this road in Tranche 2.
Mr. Chinzorig – So we should also be counting this road in our scope of work? Because right now we're not including it. Will it be funded be ADB?
Mr. Arnaud Heckmann – Yes. MUB doesn't have the funds necessary.

Block development, land readjustment and & corridors
Ms. Tuya, IPE Global Deputy Team Leader – What about a parallel road here (shows on map)? Both sides of this road would be happy to give up their land to get infrastructure access and to use it for commercial purposes. This would create a commercial corridor.
Mr. Arnaud Heckmann – It will be very interesting to have a complete presentation on that. In accordance with the resettlement plan, everything has to be calculated and compensated before anything can start. In this particular option, how long will it take? My main worry is that it will take too much time. And also how can we start negotiating with the people when we have nothing there yet? There might be some reluctance.
Mr. Lee Dong Joo – How about temporary housing? Where will they live?
Mr. Chinzorig – We will talk with the residents and the development companies and provide them with them temporary housing.
Mr. Arnaud Heckmann – This is definitely a good/ideal situation but we will be promising the people something that is not there yet and possibly won't be in the future too. They might not trust the government. I believe that promises will not work well in the current situation.
Mr. Chinzorig – This is why I was suggesting to the Mayor to develop this small area very quickly – finish it in 2 years – and show everyone that they can trust us.
Mr. Arnaud Heckmann– If it's possible, then it would be the ideal situation. Let's talk about this in a specific meeting. Let's prepare a separate presentation on this. This idea also really supports the redevelopment goals of the project. I like Ms. Tuya's suggestions of creating a corridor, but maybe we will include it in Tranche 2.

Ms. Enkhtsetseg – We can do a test on one pilot, if IPE Global have the capacity to work with the people now.

Mr. Arnaud Heckmann – In May, we start the Feasibility Study of Tranche 2 and this is when we go to the people and see who wants to work with us. If we have a strong candidate appear there, then we go ahead with the pilot test. This is how we did it with the Affordable Housing project.

Meeting with the Mayor and Master Planning Agency (MPA)

Mr. Arnaud Heckmann – Overall the new design is quite acceptable. I think you did a good job. Let's just adjust here and here. We have the blessing of the Master Plan. Let's calculate how many people we are not affecting anymore. And let's arrange another meeting specifically for the block development.
Mr. Chinzorig – We will do the calculations and suggestions within 2 days.
Mr. Arnaud Heckmann – If we're finished by Friday, then we present to the Mayor and we invite MPA.
Ms. Enkhtsetseg – Before we present to the Mayor, how about we meet with the MPA because he will task the MPA and tell them to review it anyway. Then we will lose time.
Mr. Arnaud Heckmann – I will let the PMO and you decide on this but my idea is that if the Mayor and MPA are together, if the Mayor supports it, then it will be easier to persuade the MPA too.
Ms. Enkhtsetseg – It is better to at least inform the MPA beforehand.
Ms. Saintugs, Project Coordinator – When we meet with the MPA, we need to show some economic calculations and how many households are not affected anymore. Mr. Bat-Uul, the Mayor himself, said to discuss with the MPA first and then come to him. We should focus solely on reducing the resettlement numbers for this meeting. We will invite Mr. Bat-Uul, Mr. Odbayar (MPA), Ms. Tserenbaljid (MPA), someone in charge of roads, etc. And from our side we will have PMO, Dohwa, Arnaud and Egis.
Mr. Arnaud Heckmann – But before that, let's see some figures. After figures, we need to have a balance. On Friday we meet with the MPA and on Tuesday we meet with Mr. Bat-Uul.

Land asset valuation & market price information

Mr. Chinzorig – I need information on land/asset valuation from the redevelopment companies because the market price we have for 34,000MNT per square meter will not be acceptable to the people. Even the Municipality's Property Relations Dept. said that the residents will not be happy with this value. We need to collect this type of information and make a table/model that we can use for this project. The Ger Area Development Agency should have this information but they're not providing it to us. We talked to Mr. Otgonbaatar, and he said he will provide support and send them an official letter of request.
Mr. Arnaud Heckmann – The team has worked very well. I think we will have a significant reduction. I think also the MPA have changed their standpoint recently due to Mr. Bat-Uul's support.

Notes recorded by: Garma M.

Distribution:

9. Mr. Otgonbaatar – Head of Project and Cooperation Department at Mayor's Office
10. Mr. Arnaud Heckmann – ADB
11. PMO
12. Consultants (through team leaders)

Meeting Notes

Topic: Progress meeting with Mr. Otgonbaatar, MUB

FINAL VERSION

Date: March 21st, 2016
Location: PMO Meeting room
Attachments:

1. Participants list PDF
2. Presentation file used by Egis

Topics:

1. The current work plan and staff
2. Project status and issues
3. Progress of the works
4. Problems and solutions
5. Challenges

Next steps:

- Mr. Otgonbaatar, Head of the Project and Cooperation Department at the Municipality will provide official support with two letters:
  - To the Ger Area Development Agency of MUB to officially request actual land/asset values & market price information.
  - To the specialists at MUB to invite them to training workshops organized by Egis, which allows them to miss a full-day or half-day's work
- Mr. Otgonbaatar requested the Egis team to organize another workshop on ADB safeguards (especially resettlement) for specialists working at MUB since they need to increase their understanding of ADB and GOM regulations and requirements. Guidelines providing detailed comparisons between Mongolian legal requirements and ADB requirements will be very useful can be prepared by the Egis team also.
- As requested by Mr. Otgonbaatar, Egis will organize a repeat workshop on ADB's resettlement safeguards for MUB after identifying target groups

DISCUSSIONS:

Mr. Manmohan Ruprai, Egis Team Leader, briefed the meeting on the agenda of the meeting, Egis's assignment and on Mr. Otgonbaatar's proposal to have individual management meetings with the consultants every month to review the topics mentioned above. Egis is providing Project Management Support Services for this project; The objective of the consulting services is to strengthen the capacity of the PMO to implement Project 1 in line with requirements and regulations of ADB and the Government of Mongolia. The major tasks are:

Task 1: Project Management
Task 2&3: Financial Management Project Accounting
Task 4: Safeguard requirements
Task 5: Procurement Support
Task 6: Strengthen project implementation capacity and reporting/Capacity development
Task 7: Provide ADB project administration support

Ms.Munkhtegsh, Egis Deputy Team Leader, presented the following information for MUB-PMO:

- Table of staff inputs (mobilization dates, staff input, remaining input, plans on staff utilization)
- Progress updates on all staff

The Egis team, Mr. Otgonbaatar and Ms. Oyunchimeg (PMO) discussed their work plan, works in progress and key issues and difficulties:

Work plan:

- Resettlement plan
- Detailed Quarterly Progress Report from PMO to ADB
- Draft Procurement Plans for Works

Current works in progress:

- Sewage collector mains – received approval and no objection from EIB for Packages 1 and 3. Contracts will be awarded this week. Still pending approval for package 2. MUB-PMO to finalize internally with the MOF to reach conclusion in line with the recommendations of the EIB.
- Package WWOI: Bid documents approved by the ADB; Ms. Oyunchimeg will finalize the Bid Evaluation Committee and PMO/Egis will advertise the IFB this week.
- Bidding documents for Heating Plants in progress; ADB still to approve the change of bid documents from procurement of works to design plant
- In progress the updates for EMP, SAP, GAP & RP
- Procurement plans have been updated – pending validation and approval from ADB, however there may still be changes depending on detailed designs
- Detailed capacity building plan for PMO and MUB – in the process of finalizing the first two training workshops (topics: team building & project management); also planning local FIDIC conditions of contract training

Key issues & difficulties:

- Resettlement plan & reducing the impact of resettlement as much as possible
- Contract Variation No. 01 – delaying implementation & mobilization of personnel while awaiting 'no objection' from ADB
- Procurement of Works packages will require intense input both to administer and manage the procurement process and steps
- Difficulties in organizing trainings that continue for 2 or 3 days due to non-availability of staff
- Difficulties acquiring acceptable land market value information due to confidentiality issues – would like MUB to officially request this information from the Ger Area Development Agency (GADA)

Capacity building of MUB employees

Mr. Otgonbaatar – When organizing trainings, you should have official invitations sent to MUB and Mayor's office since they will be losing a day or half-day of work. Is it possible to organize trainings in the future for MUB employees on ADB guidelines such as resettlement? How do they compare with the Mongolian legal framework? How about a manual? A half-day training is fine.
Ms. Munkhnaran, Egis National Resettlement specialist – This was included in the November trainings and we gave the related materials to everyone.
Ms. Oyunchimeg – You could make a simplified comparison table – a manual almost.
Ms. Munkhtegsh – We can do a repeat of this training with a half-day duration.
Mr. Chinzorig, Egis International Resettlement specialist – The MUB Property Relations Department are familiar with the ADB guidelines more or less already. So the target group should be different. The other relevant officials who are in charge of budget issues for example, are not familiar with these guidelines so we can provide an introduction workshop for them.
Ms. Munkhtegsh – Then we should first identify our target group/s.

Capacity building options

Ms. Munkhtegsh – PMO has requested that they would like to attend trainings overseas, but we have clarified with ADB that they do not usually support study tours overseas. The training needs were mostly related to heating plants. So I was wondering if we can take a study tour to the Baruun-Urt heating plant currently installed and operating. The method of heating is the same as ours but the plant size is bigger.

Ms. Oyunchimeg – We have already visited the Baruun-Urt heating plant along with the Dohwa/KDHC and Monconsult engineers.

Mr. Otgonbaatar – I also do not support overseas study tours. They are not as effective compared to their costs. We will discuss about other possibilities.

Affected households & land valuation

Mr. Otgonbaatar - What about reducing number of households affected? How's that progressing?

Mr. Chinzorig – Currently the households affected have been reduced to 500 from 700. As for valuation, even though the market price was valued at 34,000 MNT per square meter, we think the residents will not approve of this. The Property Relations Dept. also asked us to discuss with them before negotiating with the residents. We saw that the redevelopment project has been buying peoples' land at least for 80,000 MNT per square meter. We will study how they're valuing land in detail and I will prepare a table/model that we can use for this project. I'm not sure how to procure this information. I talked to the Ger Area Development Agency at MUB and they said they didn't have this information, which is hard to believe. They always receive a copy of the contracts between residents and companies. Also talking to the companies directly probably wouldn't work due to confidentiality issues. It would be good to have an official letter from MUB to provide this information to us.

Ms. Oyunchimeg – Egis team can provide a draft for this and Mr. Otgonbaatar will provide the official letter from MUB.

Mr. Otgonbaatar – MUB will prepare two kinds of official letters. One is what Mr. Chinzorig is requesting and the other one is for MUB officials and specialists to attend your capacity building trainings.

Project Quarterly Progress Report

Mr. Otgonbaatar- How about the Quarterly Progress Report to be submitted to ADB? How is it progressing?

Mr. Manmohan Ruprai - We are currently in the drafting process for the Quarterly Progress Report covering January to March. The format we are preparing will be similar to consultant's quarterly report. We have made little progress on the report since we're very busy these days with the procurement issues. The due date is 15th of April. The first report is the most important since we'll base future reports on this format.

Environmental Management Plan (EMP)

Mr. Batbayasgalan, Egis National Environmental specialist – I will introduce what I have done so far and what I need from MUB.

- Organized 2 capacity building training workshops
- Prepared an internet-based map of both subproject areas
- Collected basic environmental data on 2 sub-centers and submitted to int'l expert
- The development of guideline to develop Construction environmental management plan, which needs to be attached to bidding documents is ongoing,
- Developed environmental safeguard recommendation on heating station, based on desk review of the technology, circulated fluidized bed combustion boiler (CFBC). The study revealed that the system is quite new in the world practice in terms of using coal.
- Update of EMP of ADB is ongoing
- Met with Mr. Byambadorj (Monconsult LLC) on Tranche 2. Meeting notes will be done soon. Planning to develop detailed recommendations for him.
- Developed legal basis and justification along with the ToR to update Mongolian EMP and submitted to PMU. Ms. Khorloo is working to draft the order.

Mr. Batbayasgalan: Since the justification and ToR are done, we will only need to solve budget issues now.
Ms. Oyunchimeg: So we will need to prepare a tender for the consultancy service for the Mongolian EMP required by MGEDT?
Mr. Batbayasgalan: Yes.
Ms. Munkhtegsh: But this only has to be done once?
Mr. Batbayasgalan: It can be prepared for the entirety of Tranche 1 now and in the future it has be updated annually by PMO.

Notes recorded by: Garma M.

Distribution:

1. Mr. Otgonbaatar – Head of Project and Cooperation Department at Mayor's Office
2. Mr. Arnaud Heckmann – ADB
3. PMO (Ms. Saintugs and Mr. Odgerel)
4. Consultants (through Team Leaders)

Meeting Notes

Topic: Land valuation and compensation

FINAL VERSION

Date: March 30th, 2016

Location: Khangarid Palace, B Hall

Attachments:

1. Presentation file used by Mr. Chinzorig, Egis International Resettlement Specialist

Attendees:

1. Mayor of Ulaanbaatar city - **Mr. E. Bat-Uul**
2. Head of Ulaanbaatar City Council - **Mr. D. Battulga**
3. Vice Mayor of Ulaanbaatar city (Urban development and investment) - **Mr. S. Ochirbat**
4. Head of Master Planning Agency - **Mr. O. Odbayar**
5. Head of Property Relations Department - **Mr. Sh. Tumurbaatar**
6. Head of Ger Area Development Agency - **Mr. Sh. Gankhuyag**
7. Senior Urban Development Specialist at ADB - **Mr. Arnaud Heckmann**
8. Dohwa/Monconsult Team Leader - **Mr. Lee Dongjoo**
9. Dohwa/Monconsult Deputy Team Leader - **Mr. B. Dashnyam**
10. Egis International Resettlement specialist - **Mr. B. Chinzorig**
11. Project Coordinator of Ulaanbaatar Urban Services and Ger Areas Development Investment Program - **Ms. L. Saintugs**
12. M&E Specialist of Ulaanbaatar Urban Services and Ger Areas Development Investment Program - **Mr. Ts. Bayarsaikhan**
13. Egis Resettlement specialist – **Ms. S. Munkhnaran**
14. Egis Deputy Team Leader – **Ms. D. Munkhtegsh**
15. Resettlement Specialist of Ulaanbaatar Urban Services and Ger Areas Development Investment Program – **Ms. N. Bolormaa**
16. IPE Global Deputy Team Leader – **Ms. Z. Tuya**
17. Deputy Head of Road Authority – **Mr. D. Bayasgalan**
18. Head of Association of Ger Area Redevelopment Companies – **Mr. Erdembayar**

Next steps:

- Start resettlement for those affected by the building facilities immediately. The operation will be headed by Mr. Tumurbaatar, with cooperation from the Ger Area Redevelopment companies. During the land acquisition process, prepare the bidding documents and start advertising.
- Do a cost analysis for constructing a road on the embankment and see how much it increased by.

DISCUSSIONS:

Mr. Otgonbaatar, Head of the Project and Cooperation Department at MUB, started off the meeting by introducing the project consultants.

Mr. Bat-Uul, Mayor of Ulaanbaatar - I cannot stay long for this meeting. Mr.Battulga, Head of the Ulaanbaatar City Council, who has taken charge of the Ger Area Redevelopment Project, can continue this meeting. He has not attended meetings on this project before so I'm going to give him a brief summary of our decisions. Due to high number of affected households for this project and therefore high budget, we have decided to make a few compensation options such as:

- Exchanging land and assets for an apartment
- Selling land and assets
- Land readjustment
- Using the temporary housing apartment already built and making it permanent.

Of course, we also talked about making changes to the design, layouts for the project but one downside is the expected time delay as a result of implementing these changes. Right now the design is already delayed due to some changes at the start of the project. Therefore, we will only be making minimal changes to the plan to not lose time, and will focus on cooperating with the landowners. Last time we met, we decided to make compensation options and it would be good if we could have a decision on this.

Mr. Battulga, Head of Ulaanbaatar City Council - Yes, we need to have a final decision within today in order to move forward.

Presentation on Land acquisition/Resettlement of Bayankhoshuu

Mr. Chinzorig, Egis International Resettlement Specialist, gave a presentation on land acquisition, asset and land valuation methods and results, options to reduce the impact such as phasing and what the landowners have had to say so far. **Please see attachment.**

Mr. Chinzorig - As Mr. Bat-Uul mentioned, we are in the process of coming up with compensation options for the landowners. But before initial negotiations and discussions with each landowner, they want to know what their land and assets have been valued at. First we need to solve this valuation issue, so that we can show landowners the results of the valuation for their particular land and then discuss with them their options. Right now, we have valuated the real estate and other assets on the affected land plots, but we do not have a value/m2 for land yet. Studying market prices gaves us a range of 25,000/m2 to 70,000/m2. But these are prices from nearby khashaas where people are selling their land willingly. This will need to be a slightly higher when applied to khashaas that are affected.

Mr. Ochirbat, Vice Mayor of Ulaanbaatar - Last time you told me that the landowners did not like the idea of temporary housing and told us to make it permanent. You also said you will see how we can reduce the 703 households affected by the road layout. We decided to make small changes to the road layout to reduce impact wherever possible. You told me you will bring the information next time. You also said you will see if we can make use of the companies there and the apartment buildings that have been built there already. This is what we talked about last time. Why are you going back to the beginning?

Mr. Chinzorig - We have reduced the number of affected from 703 significantly, to about 474. Now we are focusing on the 82 plots of land that are affected by the kindergartens, business incubator center and heating plants in both subcenters.

Mr. Battulga - How experienced are you in resettlement and land acquisition?

Mr. Chinzorig - I've been working as a resettlement specialist for ADB projects for 5 to 6 years now. According to ADB policies and principles, resettlement costs should be taken care of by the borrower

and the implementation is also done by the borrower. My job is to formulate the Resettlement Plan, which will be used during implementation and I will also be monitoring the implementation and make sure that it's according to ADB policies and principles.

Mr. Arnaud Heckmann, Senior Urban Development Specialist at ADB - One of our main goals now is to reduce the impact of resettlement and therefore reduce the costs. We have talked with the Master planning agency about our proposed changes such as narrowing some of the roads to the design and have reduced the 703 original households to be affected to 450 now. There is a question now also of whether the MUB can take care of all of these resettlement-related costs. We will of course use the temporary housing for 50 households whenever we can, but there will still be significant costs involved. Around 10 million dollars, preliminarely. We are also planning to phase the works so that we lose less time on resettlement.

Mr. Chinzorig - Yes, as I mentioned during our presentation, we have the option of phasing. Phase 1 is planned to affect 338 plots of land.

Mr. Battulga - We will not give you a price for land. I do not understand why you are asking this of us. The price will be set during negotiations between the two parties. One being the landowner, and the other being the negotiator from our side. One will try to sell high, one will try to buy low. I have a question from Ms. Saintugs - according to our contract, the Municipality will be the one doing the land acquisition, am I right?

Ms. Saintugs, Project Coordinator - Yes, you are right.

Mr. Battulga - If we're going to be doing the land acquisition, why can't we do it our way? We can submit to ADB the Resettlement Plan, prepared in accordance to their guidelines. But the land acquisition, we want to do on our own terms and methods.

Mr. Arnaud Heckmann - I agree that the price is something that is set during negotiations.

Mr. Battulga - So does ADB object to us taking care of resettlement in our own way?

Mr. Arnaud Heckmann - I think there shouldn't be problem as long as you follow ADB Guidelines.

Mr. Chinzorig - I want to add something on the price of land. It is not allowed that we offer one price to one landowner and another price to a different landowner who have similar conditions, by ADB policy. We need one price and this should be a joint decision between us and MUB. And according to the agreement between the Government and ADB, for this project we should follow ADB's land acquisition requirements and policies. Implementation should also be according to the Resettlement Plan.

Mr. Battulga - I'm only saying that I won't give you a price. I understand that both land and assets shall be compensated for, that we ensure that there are no victims and that if there are complaints or grievances, there should be a dedicated mechanism that resolve them. I cannot give you a value for land saying 100,000 or 200,000 per m2. These things are only made official through either an ordinance pronouncement from the City Council or the municipal government. The City Council won't announce an ordinance like this, so let's say you get one from the municipal government. The landowners, citizens will not take this well. They will all say their lands were valued too low and the municipality's name will drop. All of our work in these four years will be over.

My idea is to have an experienced team in land acquisition work on this. We have a team that is very experienced and efficient. The Ger Area Redevelopment project has very similar principles to this

project. So why has that project been more successful in land acquisition? We never gave them a price, they went and talked to the landowners, negotiated, and gave a price to each. That's it.

I want to ask Arnaud if it's possible to hire another consultant team that will work on this exact land acquisition issue. I understood from our contract that we have the legal framework to do this.

Mr. Arnaud Heckmann - It's already done. We already have a task force.

Mr. Battulga - But you do not have a team that will directly discuss with the landowners their prices and directly sign agreements with them. I'm talking about a team that will do this.

Mr. Arnaud Heckmann - Also one of ADB's requirements is that this process needs to be very transparent. The Resettlement plan itself is open to the landowners to ensure fair treatment of everyone.

Mr. Chinzorig - There needs to be one price for everyone in similar conditions. In case that one land owner negotiates a higher price for his/her land, then the price of land of all other land owners whose land is in similar conditions needs to be raised to this higher negotiated price.

Mr. Battulga - This will not work in Mongolia. The prices should be different according to how close they are to the road, etc. We have to think Mongolian. Work will not move forward this way. Right now we know how much we have available to us (9 billion MNT) including the housing for 50 households that is ready in both subcenters. We need to know how we can utilize both of these.

Today you presented about comments you received from the landowners and then asked us to give you a price. You did not present about the other options. Doing this way delays actual work.

Just now when you introduced the compensation paid out by Orgil Supermarket to those affected, how much did you say that was?

Mr. Chinzorig - Between 100 and 160 million MNT.

Mr. Battulga - I can tell you that is false. I just talked to the company director and he personally told me that he paid 75 million to 100 million per khashaa (8 khashaas total). Do not get your information from the citizens but from reliable sources such as the company itself.

Mr. Arnaud Heckmann - I have a question. (to Mr. Chinzorig) When valuating property do you take location into account?

Mr. Chinzorig - Yes we do. Right now we're valuating properties that were affected by the buildings, and their prices are lower since they're deeper into the subcenters and not close to the main roads.

Mr. Arnaud Heckmann - Exactly, so it's not the same price for everyone.

Mr. Battulga - Does anyone have any comments?

Ms. Tuya, IPE Global Deputy team leader and **Mr. Odbayar,** Director of the Master Planning Agency introduced some of the changes to the design that will decrease the number of those affected including the embankment road.

Mr. Battulga - Does Arnaud support this road on the embankment? It's a good idea, yes?

Mr. Arnaud Heckmann - Yes I'm familiar with this. It's a good idea.

Mr. Battulga - How about we start the actual work for the 3 buildings in both subcenters? The heating stations, kindergartens and vocational centers?

Ms. Saintugs - Yes, this is what we're planning. The valuation has also only been done for the 82 households affected by this building. We haven't started asset valuation for those affected by the road layout.

Mr. Battulga - Ok, we have a decision now. Start the resettlement/land acquisition for these three buildings immediately. Also, question to Dohwa: how long will it take you to implement these changes?

Mr. Lee Dong Joo, Dohwa Team leader - Our team estimated that it will take at least 2 months if we were to make changes to the drawing.

Mr. Battulga - One more question, 82 households are affected by these 3 buildings?

Ms. Saintugs - Yes, a total of six buildings (three in each subcenter), and the number of affected is 82.

Mr. Battulga - Planning the road on the embankment also reduced numbers significantly, right? There shouldn't be a lot affected there. Ok, we do the road on the embankment like suggested. Ok, other comments?

Mr. Otgonbaatar - I just wanted to mention that according to our agreement with ADB, which is an international law now, we are required to follow ADB policy and guidelines on matters related to social safeguards, environment, gender and resettlement.

Mr. Erdembayar, Head of Association of Redevelopment Companies - I was probably called here to talk about resettlement so I'll make a comment. I see that the planned number for resettlement is 338 for this project. For the last three years, I have resettled a total of almost 360 people. I would like to say what Mr. Battulga says is correct. There should never be a set price for landowners. Second, valuing each house differently according to their structure and type such as whether it is a "Canadian style" built home will create competition between landowners. The best way of compensation to ger area landowners is to provide them with an apartment. This is also makes things simpler. The assets, real estate on their property is the landowner's property so they are allowed to do what they want with it. I see a lot of other options for compensation here. For example, providing office/work space at the business incubator center, some landowners can temporarily provide part of their land and then get it back later, or if the khashaa is very small, we can provide them with monetary compensation. If this is planned well, I see a lot of options that can be utilized and with no loss in time. The main form of compensation for ger area landowners is an apartment swap. I understand that ADB has its own guidelines but I think that as long as the landowners are happy, and we're within our legal framework, there shouldn't be a problem.

Mr. Battulga - When we report to ADB, we can make detailed tables of the affected properties such as size, structure, etc. and then we write what size apartment we exchanged it for, and as long as the landowner is happy, there shouldn't be a problem.

Now when we go to the landowners, we should name a price for their __m2 plot of land or offer ___m2 apartment for their ____m2 land, etc. Face-to-face. This is how it's done.

Mr. Chinzorig - But land prices cannot vary too much. ADB requires this and it will also monitor the implementation of the Resettlement plan. For the kindergarten and heating plant, we have a few khashaas with very similar setups so the price will be within a narrow range anyway.

Mr. Battulga - Then it should be explained to Arnaud that we are dealing with Mongolian people on Mongolian land. Our methods will work better. We won't have progress if we don't use Mongolian methods. I don't know where ADB is located, I'm very thankful that they are helping Mongolia, but if we were to follow these guidelines 100% then this project will not move forward.

Mr. Arnaud Heckmann - Chinzorig, correct me if I'm wrong here. It's okay if the people agree to swap for an apartment but we should not promise them 'maybe an apartment in the future' etc. They will not buy it. If there is an empty apartment, and they want it, then fantastic. But it should be there already. Exchanged in real time.

Mr. Battulga - It will be done like that.

Mr. Tumurbaatar, Head of Property Relations Department - We also need a decision on the difference between compensating a landowner and a land possessor. ADB treats them the same, while our law does not. I think Ms. Saintugs is working on this.

Ms. Saintugs - Yes, ADB compensates and treats them the same.

Mr. Battulga - I think that if the 'international agreement does not state otherwise, our laws are enforced', 'if stated otherwise, the international agreement is enforced', right?

Mr. Saintugs - The Treasury Fund asked me to bring them this document in Mongolian, so we're having it translated now.

Mr. Battulga - Ok, I understand. We'll talk about this next time then. One more question: Who exactly is going to the field, talking with the landowner named Dorj and acquiring their land?

Mr. Chinzorig - That is the Municipality's job.

Mr. Battulga - Then let us do our job. We will talk face to face with the landowners, give them an apartment and that's it. Lets start the actual work now.

Mr. Chinzorig - There needs to be a Resettlement Plan prepared.

Mr. Battulga - Which will be prepared by you. Any other questions?

Land acquisition and signing compensation agreements with the landowners is our job, Mr. Tumurbaatar. So your department will go to the landowners and start signing the agreements. Your land acquisition specialists are at the District offices now right? Do you have specialists at your main office?

Mr. Tumurbaatar - Yes we have specialists at both the municipality office and district offices.

Mr. Battulga - Send your specialists to both Bayankhoshuu and Selbe and start the actual land acquisition process now. We still have unused and unassigned apartments for the Ger Area Redevelopment project. Cooperate with these guys starting now, involve them and starting now send people to the landowners where they can give them their offers, sign the agreements and give them

the keys to their new apartments. Do you think this will be okay? I'm just stating the main principle for land acquisition, of course you'll have to deal with some issues here and there.

Also Mr. Chinzorig and this team will be very involved in this process since they need the information for the Resettlement plan. They can also take part in the negotiations and agreements with the landowners. But the main land acquisition process will follow the above principle.

1) Those affected by the three building constructions in Bayankhoshuu will need to be resettled immediately from tomorrow. During the land acquisition process, we can still prepare the bid documents and advertise the contracts at the same time. This way we don't lose time. When the contract is awarded, we will have the land acquired already.
2) The road that is proposed (by Ms. Tuya) to be constructed in Sukhbaatar district is a good idea. Arnaud also supports it. Let's do it.
3) For the road construction on top of the embankment, let's see how much it will cost and how much the costs increased as a result.
4) Mr. Chinzorig should make further clarifications regarding the 338 land plots affected by Phase 1. And Mr. Erdembayar and Mr. Ganhuyag please give Mr. Chinzorig some advice on how to talk to landowners and how you usually do it. Only if Mr. Chinzorig doesn't mind of course. This process of getting everyone to agree is a complicated one you'll see.
5) Mr. Tumurbaatar will need to take care of very quickly the land and properties that need to be resettled for the planned 6 building constructions, in cooperation with the Ger Area Redevelopment agency.
6) There will of course be additional problems, but we'll solve these as the come up. The general principle will be what was discussed today.

Notes recorded by: Garma M.

Distribution:

1. Mr. Otgonbaatar – Head of Project and Cooperation Department at Mayor's Office
2. Mr. Arnaud Heckmann – ADB
3. PMO
4. Consultants (through team leaders)

Appendix 3: Staff Progress Reports

RESETTLEMENT SAFEGUARDS

Reporting duration: January - March 2016
Subject: Resettlement Safeguards
Position/s: Resettlement Specialists

1. Progress of the activities undertaken during the reporting period

1. Updating Resettlement Plans has not started due to change in detail design.
2. Number of affected people increased significantly after identification of exact APs based on cadastral data base from Property Relation Department. However, increase in number was caused due to several reasons.

Main reason to APs' number difference:

- 3m protection zone (road and engineering facility) – according to Mongolian standard there should be protection zone with at least 15 m width from road axis to two sides. However to minimize land resettlement affect 3m protection zone from road slope fill layer was suggested by PMO resettlement specialist and road engineer (Figure 1).
- Different parcel (cadastral land lot) and plot/fence number (Figure 2).
  - Parcel numbers are based on cadastral database
  - Plot/fence numbers are based on fence on the ground according to DOHWA topographic map

Figure 1. 3m protection zone

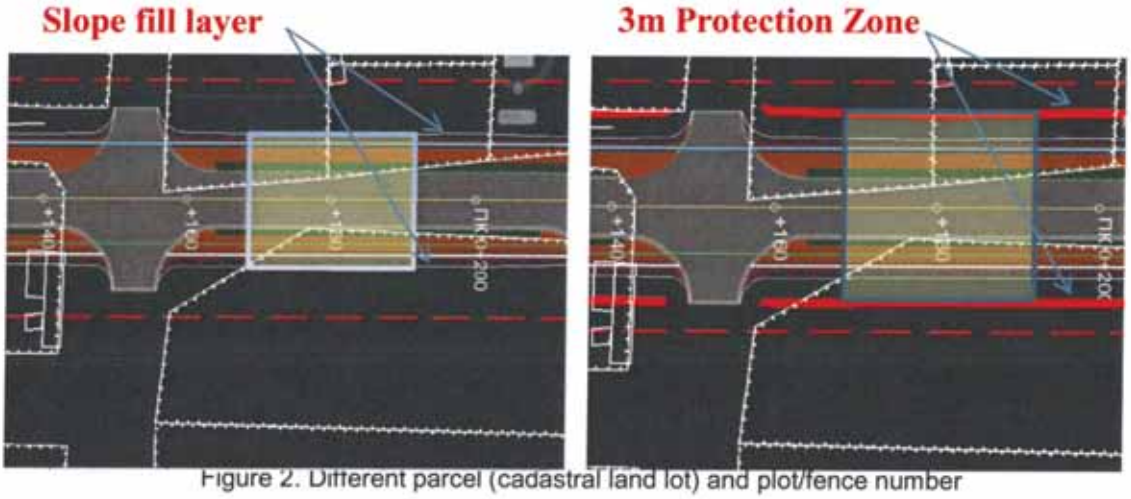
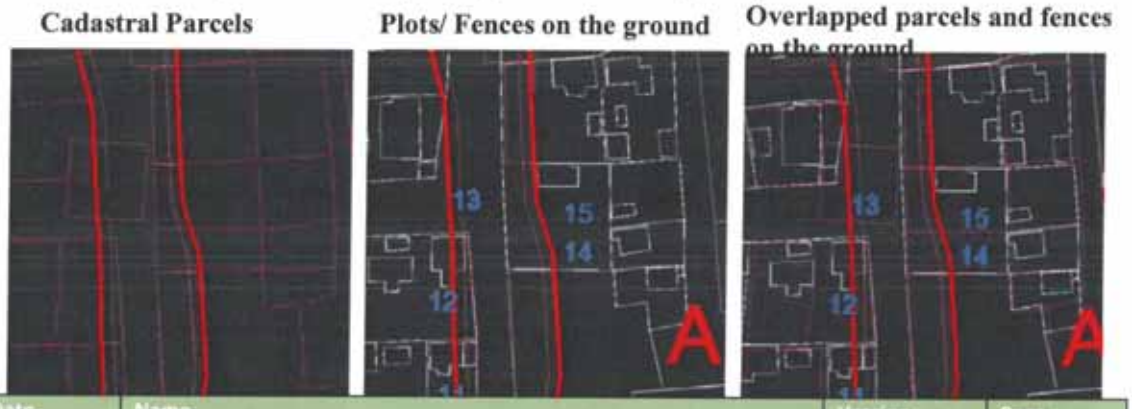


Figure 2. Different parcel (cadastral land lot) and plot/fence number



Due to these above mentioned reasons number of affected parcel reached to 703, of which 284 in Selbe sub-center, 419 in Bayankhoshuu sub-center (Table 1).

Table 1. Preliminary study results of affected parcels

Location	Kindergarten	BIC	Heat supply plant	Network of roads and other infrastructure		
	Fully	Fully	Fully	Fully	Partially	
Bayankhoshuu	13	8	19	132	247	**419**
Selbe	11	7	24	122	120	**284**
TOTAL	**24**	**15**	**43**	**254**	**367**	**703**

3. Because APs' number has increased conducted series of meetings (Mayor, MPD, ADB, DOHWA, UN-Habitat) and discussed about change in road alignment and road.

4. Made two field visits together with relevant PMO staff and DOAHWA staffs to identify the physical impacts due to land acquisition and resettlement and to check the possibility of changing the road alignment to reduce resettlement impact (10th March, 2016 in Bayankhoshuu sub-center and 11th March in Selbe sub-center). From field visit investigation Egis resettlement team and PMO Resettlement specialist developed suggestions on road alignment change. See below some example of suggestions.

Bayankhoshuu sub-center

1. Construction

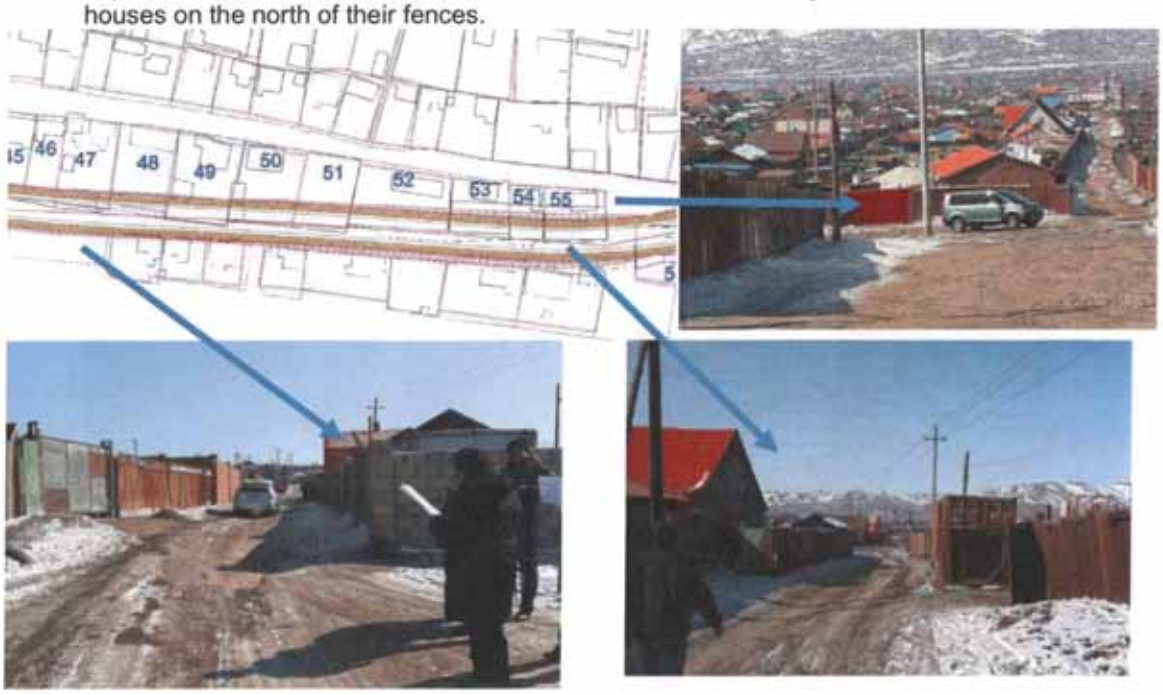
To exclude "Anar" supermarket (Parcel number 9 on the AP's map) from affected parcels both from the road alignment and kindergarten location because compensation would be higher. To exclude parcels with number 10, 11 and 12 from kindergarten location and leave to be affected partially only by the road. To build kindergarten construction only on parcel with number 2, 3, 4, 5 and 6.

'Anar' supermarket at parcel with number 9 on the map

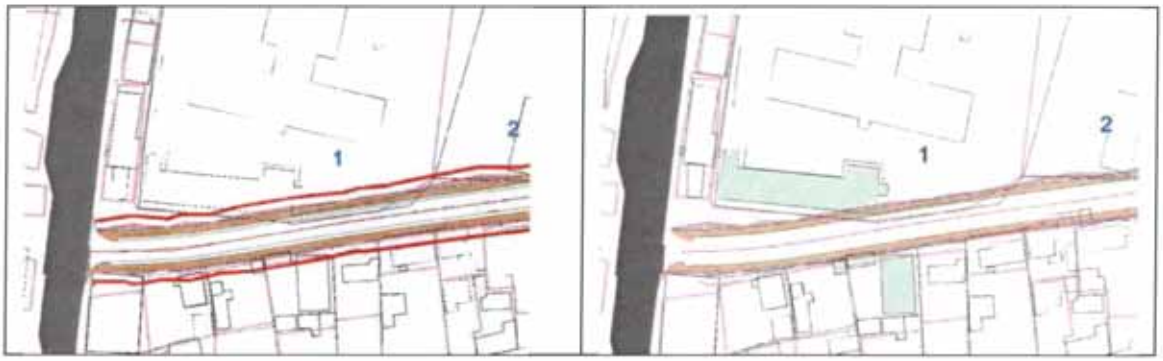
2. Road and engineering infrastructure alignment

2.1. Bayankhoshuu AR 2-10 road

- If possible to shift the road to the north at the ending section of the road AR2-10 to avoid to impact on houses on the southern side. Because most Mongolian households build their houses on the north of their fences.

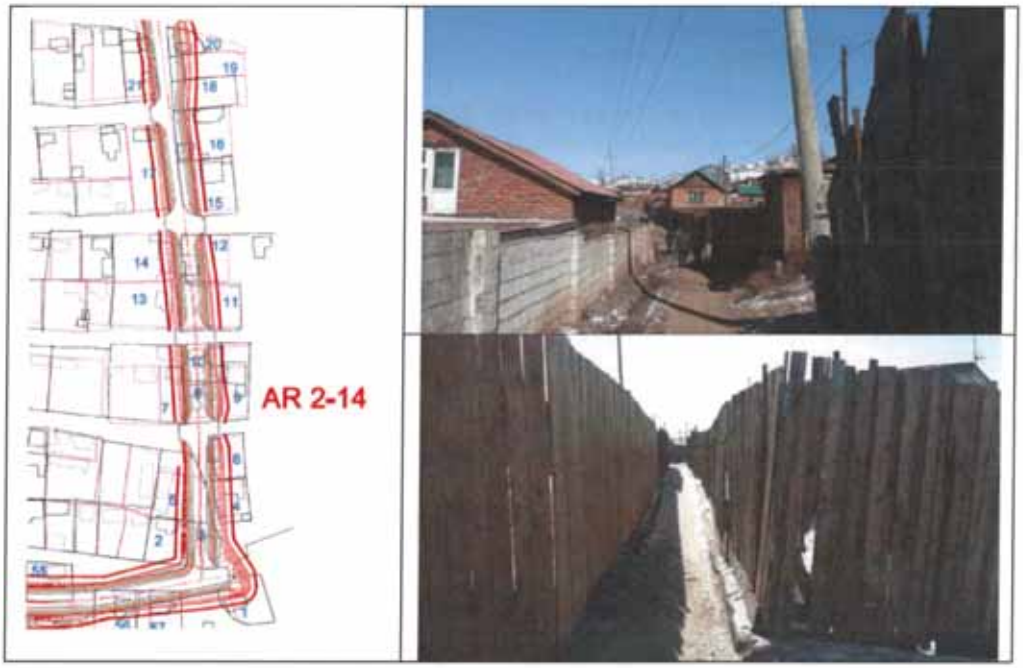


- To cancel 3m protection zone all along the road AR 2-10.
- The corner of the 76th school building and fence are affected by the road. And a big building (3 stored) is affected on the southern part of the road. Therefore, to reduce road width or to cancel the green infrastructure and sidewalks in this section. Current street width is 10m.



2.3. Bayankhoshuu AR 2-14 road

- To check again from the aerial photographs and cadastral maps and discuss with road engineers to shift the road to one side to avoid to affect on both side parcels.



2.4. Bayankhoshuu road AR 2-5 and AR 2-6

To cancel the 3m protection zone and avoid to affect parcels on the south.

Selbe sub-center

1. Construction

Selbe sub-center heating
Green line – current design area
Blue – suggested change

Selbe sub-center Business incubator and kindergarten
Green line – current design area
Blue – suggested change

To shift road AR2-1 in Selbe sub-center to the east (to dam) to avoid to affect for about 70 parcels.

Selbe sub-center Road AR 2-1
Red line – current design area
Blue – suggested change

After conducted series of meetings and discussed about change in road alignment and road Affected parcels number decreased (see Table 2)

Table 2. LAR impact aggregated

Selbe subcenter						
Type of structure	**Current design +3m**		**Suggested changes (03.15)**		**DOHWA design changes**	
Heating	full	24	full	24	full	24
TVET	full	7	full	7	full	7
Kindergarten	full	11	full	8	full	11
Road	full	122	Full	74	full	77
	partial	120	partial	59	partial	69
	Total	244	Total	133	Total	146
Subtotal	**Full**	**164**	**Full**	**113**	**Full**	**119**
Subtotal	**Partial**	**120**	**Partial**	**59**	**Partial**	**69**
TOTAL SELBE		**284**		**172**		**188**
Bayankhoshuu subcenter						
Heating	full	19	full	19	full	19
TVET	full	8	full	8	full	8
Kindergarten	full	13	full	6	full	13
Road	full	132	full	112	full	97
	partial	247	partial	157	partial	158
	total	332	total	269		255
Subtotal	**Full**	**172**	**Full**	**145**		137
Subtotal	**Partial**	**247**	**Partial**	**157**		158
TOTAL BAYANKHOSHUU		**419**		**302**		**295**
Aggregated for both Selbe and Bayankhoshuu						
Facilities	full	82		72		82
Road	full	254		186		174
	partial	367		216		227
GRAND TOTAL		**703**		**474**		**483**

5. Due to large number of APs, Resettlement Plan update is rescheduled and planned to be divided into 4 sections:

- Resettlement Plan for Constructions in Bayankhoshuu sub-center;
- Resettlement Plan for Constructions in Selbe sub-center;
- Resettlement Plan for Roads in Bayankhoshuu sub-center;

- Resettlement Plan for Constructions in Selbe sub-center.

6. Land Acquisition and Resettlement Commission and Working group for Land acquisition and Resettlement Plan implementation are established, Decree of the Mayor is issued on it.
7. Selected Socio economic survey team (14th January 2016) and finalized survey questionnaire with PMO resettlement specialist, Egis resettlement and gender specialists. The survey team conducted detailed socio-economic survey (started on the 23th February 2016) including 631 affected parcels and 1004 households and entities. Draft final report is submitted.
8. Organized community meeting with APs of project locations for kindergartens, heating plants and vocational training centers in two sub-centers to give information about project and resettlement process prior to socio-economic survey and asset valuation survey (21 February 2016).

Community meeting in Bayankhoshuu

Community meeting in Bayankhoshuu

9. Selected asset valuation survey team. The asset valuation team conducted asset valuation of APs in project locations for kindergartens, heating plants and vocational training centers in both sub-center. Organized community meeting with APs in these locations regarding asset valuation on the 26th March in Bayankhoshuu sub-center, on the 27th March in Selbe sub-center. Asset valuation has been introduced to APs starting from the 31st of March.

Meeting with APs in Bayankhoshuu

Community meeting in Selbe

2. Outputs during the reporting period

1. Made some progress in reducing APs in both sub-centers by changing the road alignments in possible sections. However number of APs is not finalized due to incomplete detail design of engineering facilities.
2. Coordinated effort is in place in reducing resettlement impact.
3. LARP is established.
4. Draft final report on Detailed Socio-Economic Survey is available
5. Draft final report on Asset Valuation Survey is available
6. Meeting minutes/reports/attendance available

3. Problems encountered during the reporting period

- The Detailed Design is yet to be completed. Therefore updating the resettlement plan gets delayed.
- Asset valuation is made for APs in locations for kindergartens, heating plants and vocational training centers. However APs are not agreed on land value. Therefore negotiation with APs are delayed.

ENVIRONMENTAL SAFEGUARDS

1. **Reporting duration**: January – March 2016
2. **Objective:** To strengthen the capacity of the PMO to implement Ulaanbaatar Urban Services and Ger areas Development Investment program-Project 1 in line with requirements and regulations of ADB and the Government of Mongolia.
3. **Scope of Work:**

G.1. Update of EMP

During this reporting period, no construction works begin due to the delay of detail design approval and bidding process. The consultant has reviewed all relevant EMP documents which was prepared by MUB. After reviewing the documents and based on performance review of the project and compliance in terms of environmental safeguard issues following gaps were identified.

5. According to the Mongolian Government's order #374 (approved in 2013) any executing project that have updated its alignment/ specification, design or formed any extension (updating technology, machinery, change in raw materials, use of natural resources, power, change in project location or was a subject to conduct DEIA update due to environmental audition) or change in related regulatory documents shall conduct amendment in DEIA (*Article 4.14*). But, **since approval of the last DEIA in October 2013 the detailed design of the project have made several changes, which requires amendment in the DEIA of the project.**
6. According to the Law of Mongolia on Environmental Impact Assessment the legal entity that has performed a DEIA shall develop an environmental management plan (EMP) (*Article 9.1 and 9.8*) and shall be updated and submitted to the MEGDT on annual basis by the project executing entity (*Minister's Order (A-05) of EGDT issued in January 6, 2014*). The annual EMP approved by the MEGT is the only document officially allowing the project start or continue (*Section 1.3 of the Minister's order A-05*). Unfortunately, **annual EMPs that should be submitted to the MEGDT for approval are missing since 2013**.
7. According to regulations on the EIA, the project implementer annually shall allocate proper budget in order to implement the EMP addressing the monitoring and analysis of changes made to the state of environment as a result of the project activity, clarifying results of prevention, elimination and reduction activities against adverse impacts and shall clarify reporting requirements and the ways to implement the plan as well as providing the timeline and estimated budget (*Article 1.6. Procedures to be followed in developing, supervising, approving and reporting of environmental protection and management plan declared by the Minister's order #A-05 dated in 6 January 2014)*).
8. Based on evaluation of the DEIA conducted in 2013 following issues were found.

Suggested

6. The DEIA have to be closely related to the project technical specifications, which should enable proper estimation of the project impacts, ensuring evidence based management of those adverse impacts in the future. But the current DEIA report was done before finalization of the project detailed design, which rises concern on accuracy of the assessment.
7. The coverage of the DEIA is too commonness in terms of the project capacity and projected scale of procurement in the near future, which impede further management of the environmental safeguarding and monitoring activities that should be included in the EMP.
8. The DEIA and the EMP approved by the MEGDT is the only document officially allowing the project start or continue. Consequently, the DEIA needs updating due to changes of alignment and project specification, as per Mongolian guidelines. However, updating the whole DEIA is inconvenient in terms of timing and budget constraints. Therefore following options were suggested by the CS1 environmental specialist (*Annex 3*). Based on above, updating EMP is

the potential solution to reflect updated specifications of the project in terms of timing and the budget.

9. Accordingly the ToR and raw budget estimation for conducting EMP update has been developed with the support of CS1 environmental specialist (*Annex 4*).
10. Updating EMP will be incorporated all data which was received from the CS1 and the EMP required by the ADB. Procedures set in the Minister's order #A-05 *(dated in 6 January 2014)* will need to be followed in developing, supervising, approving and reporting of environmental protection and management plan.

G.2. Environmental Monitoring

1. Based on list of nationally accredited environmental monitoring laboratories complete information on following laboratories were collected.

- ✓ Microbe Synthesis Laboratory Of The Institute Of Biology Of MAS.
- ✓ Institute Of Chemistry, Chemistry-Technology
- ✓ National Environmental Monitoring Laboratory
- ✓ Mining Analyses And Experimenting Laboratory
- ✓ Central Laboratory Of The Agency For Specialized Inspection Of Ub
- ✓ Central Laboratory Of The State Specialized Inspection Agency
- ✓ Public Health Related Reference Laboratory
- ✓ Toxicological Laboratory
- ✓ Central Water Laboratory Of The Usug
- ✓ Soil Testing Laboratory Of Engineer Geodesy Llc

2. Supported the PMO in developing the first EMR.

G.3. Safeguards Implementation Support and Monitoring

1. Developed Environmental specifications to be incorporated in the bidding documents. The document aimed to give basic requirements set in safeguard regulations and standards covering water usage, soil degradation, air quality, vegetation or green infrastructure, waste management, noise reduction, permafrost and operational safeguard issues.
2. Conducted Heating station technical specification review and developed recommendation and following conclusions/recommendations were developed.

- ✓ The proposed boiler system is a quite new technology in the world, even in Mongolia, which have less impact to the air, using limestone to reduce the SOx related pollutants to the air.
- ✓ As a new technology, the system have advantages and disadvantages that should be considered during bidding procedures especially, to increase performance with expectations for further extensions.
- ✓ Surveys and assessment of the FBC system states that the system is designed to reduce air pollutants,
- ✓ Even the system is aimed to reduce the air pollutants it is not meant that there would not be any impacts. Basic environmental requirements included in this document and needs to be considered by the CS1 and construction company. Impact will be minimized to a large extent by implementation of the EMP
- ✓ However, due to specifics of proposing technology, the construction company needs to have detailed EIA approved by the MEGDT and obliged to follow it during construction and operation stages.
- ✓ Additionally, the detailed EIA should address following issues:
    a. Compliance with the existing ambient air quality standards will be achieved by implementation of measures outlined in EMP. This needs to be coupled with the

continuous monitoring of air pollutants within and around the project site as well as in adjoining areas.

b. To assess the impact of air emissions from various continuous point sources, air dispersion modelling study have to be conducted during the DEIA
c. The sufficiency of the land for proposed heating stations should be assessed in detail during the detailed EIA
d. Additionally, the cumulative impacts of the proposed HS should be assessed during the detailed design and DEIA.

3. Developed guideline for developing Construction management plan (CEMP) for bidding construction companies, who do not need EIAs. The guideline introduces definition and the purpose of the CEMP and detail explains contents that should be outlined.
4. Initial meetings were held on Tranche 2 with Mr. Byambadorj and DOWHA. As a result, the EIA for Tranche 2 will be submitted to the MEGDT according to the Law on EIA and technical capacity of the project.
5. Participated in the Steering committee meeting and MUB authorities

Prepared by Mr. M. Batbayasgalan

PROCUREMENT

Reporting duration: November – January, 2016

Position: Procurement Expert, International consultant

Objective: To strengthen the capacity of the PMO to implement Ulaanbaatar Urban Services and Ger areas Development Investment program-Project 1 in line with requirements and regulations of ADB and the Government of Mongolia.

Scope of Work: Provide procurement assistance such as, provide bidding document review, contract bid review and evaluation, and contract management and disbursement, procurement support also includes:

1) Assist the PMO in establishing the capacity to accomplish the necessary procurements in accordance with Mongolia and ADB policies and procedures, including the identification of responsibilities, requirements for approvals, oversight, documentation and reporting.
2) Support the PMO for the procurement of civil works, equipment purchase and installation, consulting services, and other contracts required to implement Tranche 1.
3) Conduct/demonstrate all necessary activities for procurement of first packages of civil works, equipment, and turnkey contracts from advertising, pre-bid meeting, and bid opening to bid evaluation and contract award as part of the PMO capacity building. But these activities will be still under the PMO's formal responsibility.
4) Provide technical supports in design review, BOQ and bidding document review, technical specification review, and other procurement documents review. Provide bidding and procurement process assistance, coordinate with bidding company and other involved agencies, provide assistance in bids review and bid evaluation, bid evaluation report preparation, and other bidding related tasks.
5) Develop a contract management system and provide contract management assistance including procurement plan updating, contract award and disbursement monitoring and management, procurement planning and projection, and other contract management tasks.
6) Provide inputs for contract management and procurement to progress reports, project midterm and completion reports, and other project required reports.
7) Provide project implementation support on technical review, procurement documents review and contract variation requests review, due diligence report, contractor's claims and other project management support.
8) Provide input for the training and capacity development; coordinate with other team specialists to carry out training program, and provide support to the capacity development activities

Key tasks:

1) Procure all contract documentation for the project (with inputs from engineers and other professionals on the technical sections, including specifications and drawings), and obtaining agreement to these documents from client.
2) Ensure that the tender documents meet all national requirements and the client is aware of ADB requirements for contract documents.

Proceeding:

The following activities have been implemented during this period:

1) Conducted capacity building training on the Procurement Activities for the PMO, representatives of MUB and other stake holders on 18th December 2015 (refer Agenda and presentations available in file).
2) Reviewed the Bidding Document for works of Collector Sewers under EIB.
3) Preparation/ Re-writing of Bid Evaluation Report for onwards submission to EIB seeking EIB's approval.
4) Conducted several round of meetings with PMO towards capacity building on the Bid evaluation and preparation of Bid evaluation report for 3 Packages covered under EIB finance.
5) Conducted several round of meetings with PMO, Representatives of Design and Supervision consultants on the inputs (particularly specifications, requirements and bill of quantities/ estimates) for finalization of bidding document (Package WW01) for pumping stations and SCADA for obtaining ADB's approval.
6) Reviewed the partial inputs provided by the Design and Supervision consultants on the requirements and bill of quantities/ estimates for preparation of the bidding document (Package WW01) for pumping stations and SCADA for obtaining ADB's approval.
7) Prepared Draft Bidding Document (baring inputs required from the Design and Supervision consultants on the Scope of works/requirements schedule of Prices / estimates) for Package WW01; and submitted the same to PMO for their review prior to seeking ADB's approval.
8) Active participation in and support during workshop conducted by egis Financial expert on the ADB Disbursement and Financial Procedures, to the various stake holders.
9) Review of TOR on the House Hold Survey prepared by egis-Social Expert and finalization of Expression of Invitation (EOI) from the shortlisted consultants.
10) Review of TOR for the IT firms for development of Accounting/ Financial Management Software, prepared by egis-Financial Expert and finalization of Expression of Invitation (EOI) to be issued/ published.
11) Participation with PMSS team (egis) during the presentation to the Dy Mayor on the progress/ activities under the project.
12) Day-to-day on Job capacity building to PMO on Procurement activities viz. preparation of bidding documents, bid evaluation procedures and preparation of Bid evaluation Reports etc.

Output:

1) Successful Capacity building training on the Procurement Activities for the PMO, representatives of MUB and other stake holders.
2) Day-to-day on Job capacity building to PMO on Procurement activities viz. preparation of bidding documents, bid evaluation procedures and preparation of Bid evaluation Reports etc.
3) Submission of Bid Evaluation Report to EIB seeking EIB's approval for three EIB financed works.
4) Prepared and submission of Draft Bidding Document (baring inputs required from the Design and Supervision consultants on the Scope of works/requirements schedule of Prices / estimates) for Package WW01; and submitted the same to PMO for their review prior to seeking ADB's approval.

5) Issuance of Expression of Invitation (EOI) for the House-hold-survey to the shortlisted consultants.

6) Issuance of Request for Expression of Invitation (EOI) for the IT firms for development of Accounting/ Financial Management Software.

Next tasks:

1) Day-to-day on Job capacity building to PMO on Procurement activities (preparation of bidding documents, bid evaluation procedures and preparation of Bid evaluation Reports etc).

2) Finalization of Bid Evaluation Report following EIB advise, for onwards submission to EIB seeking EIB's approval for EIB financed works.

3) Finalization of bidding document (Package WW01) for pumping stations and SCADA with inputs from Design and Supervision Consultants, for PMO's review and obtaining ADB's approval.

4) Preparation of Template Bidding Document for procurement of measurement based Works under ADB components

Prepared by Piyush Gupta

SOCIAL SAFEGUARDS

Reporting duration: October – December, 2015

Position: Social Safeguard/Gender specialist, National consultant

Objective: To strengthen the capacity of the PMO to implement Ulaanbaatar Urban Services and Ger areas Development Investment program-Project 1 in line with requirements and regulations of ADB and the Government of Mongolia.

Key tasks:

During the detailed design stage:

1. To assist the international specialist in updating the social action plan (SAP) and gender action plan (GAP)
2. To assist the international specialist in providing training programs to PMO/PMUs and other consultant teams for the implantation of the SAP and GAP.
3. Assist PMO/PMUs in implement the SAP and GAP

During the construction stage:

1. Assist PMO/PMUs on activities relating to social measures.
2. Supervise and monitor RP implementation and prepare quarterly monitoring reports.

Proceeding:

1. Attended progress review meeting with PMO and other CSs. Work closely with PMO resettlement specialist, UN-Habitat social and gender specialist.
2. Developed, designed and finalized **questionnaires of detailed measurement survey for the affected households and the affected businesses (SMEs)** at project areas both in English and Mongolian. In addition, questions for in-depth interview with target group of women were included in the end of the questionnaire.
3. Provided technical support to gender/social specialist of UN Habitat for ***preparing survey data entry program in Excel and transfer it to SPSS.***
4. Prepared ***annual work plan on Social and Gender action*** for Overall project-1 in 2016.
5. Prepared ***criteria for selection of affected household who will live in temporary housing apartment***. Translated some part of the document for establishing GMS for the Project-1 into Mongolian requested by PMO resettlement specialist.
6. Prepared ***Definition of the vulnerable Households*** requested by UN Habitat.
7. Developed **Data base indicators at macro level of 2 sub-centers** requested by UN Habitat.
8. Prepared and finalized ***Training Modules on Capacity building for the project implementation*** **in Mongolia** based on the training reports, materials.
9. Prepared and organized meeting with project affected people in 2 sub centers.
10. Developed and finalized **Focus group discussion (FGD) guidelines and target groups for the community level** requested by UN Habitat.
11. Provide technical support to the survey team and **conduct training for the enumerators/interviewers.**
12. Visit to the Selbe sub-center and met with social workers of 13th, 14th khoroos, and inform about field survey has been started in those areas of khoroos.
13. Helped to the survey team to identify **address of vulnerable households for the in-depth interviewing** from the target areas based on the Definition of the vulnerable Households.
14. **Field monitoring for the DMS data collection** in Selbe sub-center, February 27, 2016.

15. Provide lectures on **Qualitative research: Participatory method** (including preparation of the questions, conduct FGD and key informant interview, analyzing and reporting etc.,) February 29, 2016.
16. Work with UN Habitat on data collection of key information from two project areas for updating GAP and SAP.
17. Provided **technical support to UN Habitat on conducting FGDs for communities in project areas** (share experience on how to organize and moderate participatory methods for FGDs) March 1-2, 2016.
18. Advised on tabulation plan of the DMS and summary sheet for in-depth interview to survey team. Commented on the HH survey report for the updating SAP and GAP and **data set for the sub-centers at household level.**

Relevant document of existing outputs:

7. Detailed measurement survey questionnaires both in English and Mongolian.
8. Data entry program for basics of Data set for two sub-centers. Data base indicators at macro level of 2 sub-centers.
9. Workplan on Social and Gender action for overall project-1 in 2016.
10. Selection Criteria for affected household who will live in temporary housing apartment of the project. Translation part of the document for establishing GMS for the Project-1 into Mongolian. Proofreading on document for establishing GRM for the Project-1 in Mongolian.
11. Definition of the vulnerable Households for community based project activities.
12. Training Modules on Capacity building for the project implementation in Mongolia.
13. PPT on conducting qualitative research methodology used as participatory approach.
14. Prepared Focus group discussion (FGD) guidelines and conducted two FGDs at Selve and Bayankhoshuu sub centers.

Next tasks:

1. Work with PMO resettlement specialist, UN-Habitat social and gender, specialists, other CSs and DMS research team.
2. Provide on job-training for social survey data processing on SPSS to PMO social specialists and UN Habitat (how to use existing social and economic data for analyzing and monitoring for the project activities and preparing indicators for project progress implementation reports).
3. Update the social action plan (SAP) and gender action plan (GAP) based on final results of the HH survey and FGDs.

Prepared by Ms. Solongo Algaa

UN-HABITAT
FOR A BETTER URBAN FUTURE

Quarterly Report No. 2

MFF 0078/Loan 3099-MON (SF):Ulaanbaatar Urban Services and Ger Areas Development Investment Program

Contract No. CS3/CSCE

Community Engagement and SME Development

Improving Lives, Upgrading GerAreas
Supporting Sustainable Human Settlements Development in Mongolia

March 2016
Ulaanbaatar, Mongolia

Table of Contents

A. Background 5
1. Introduction 5
2. Conceptual Approach 6
B. Progress During the Reporting Period 8
1. CS Management 8
2. Design Stage 8
I. Communities Engagement and Development 8
II. SME Engagement and Development 12
III. IEC Activities 13
IV. Reporting and Documentation 13
3. Implementation Stage 14
I. Communities Engagement and Development 14
a) Facilitation to PMO in Land Resettlement 14
4. Feasibility Study for Tranche 2 16
I. Communities Engagement and Development 16
3. Planned Activities for Next Quarter 18
Annexes 19
Annex 1. Implementation Status of the Work Plan and Activities Planned in Next Quarter 20
Annex 2. Staff Attendance Sheet 27
Annex 3. Renewed Community Action Plans of CDCs in Sub-centers 29
1. Bayankhoshuu CAPs 29
I. SHD 28th Khoroo 29
II. SHD 10th Khoroo, Bayan-Ulzuu CDC 29
III. SHD 9th Khoroo 30
IV. SHD 7th Khoroo 31
V. SHD 8th Khoroo 31
2. Selbe CAPs 32
I. CHD 18th Khoroo 32
II. CHD 14th Khoroo 33
III. SBD 14th Khoroo 33
Annex 4. Notes from Focus Groups Discussions 35
1. FGD with 18-24 aged youth in SBD 35
2. FGD with parents of kindergarten and school children 36
3. FGD with Disabled residents of SBD 14th Khoroo 39
4. FGD with elderly people at Bayankhoshuu 40
5. FGD with parents and guardians of kindergarten children 43
6. FGD with Disabled and their Guardians 47
Annex 5. Compiled Challenges and Needs of Vulnerable Groups including women, children, elderly and disabled from the construction of roads, infrastructure and social facilities 51
Annex 6.Minutes of Capacity Building Workshops 58
Annex 7. Minutes of Meetings 66

Table of Figure

Figure 1. Project Concept for Community Engagement and SME Development 6
Figure 2. Summary of Community Profile Survey (updated) 11
Figure 3.Summary of SME Profile Survey 12

Table 1. List of Staff Mobilized for CS3 8
Table 2. List of Community Level Meetings 8
Table 3. Response to Survey Questions 14

Map 1. Location of Bayankhoshuu and Selbe Sub-centers 5
Map 2. Location of Vulnerable Households 10
Map 3. Compiled Survey Result in Bayankhoshuu for Question 1 15
Map 4. Compiled Survey Result in Bayankhoshuu for Question 2 15
Map 5. Mapping of households providing responses to Questions 1 and 2 in Survey (Selbe) 16
Map 6. Preferred Choices of Affected Families under Social Facilities 17

Abbreviations

ADB	Asian Development Bank
CAP	Community Action Plan
CDC	Community Development Council
CA	Community Contract / Community Implementation Agreement
CS	Consulting Services
DTL	Deputy Team Leader
FS	Feasibility Study
IEC	Information, Education and Communication
Kheseg	Organization unit in a *ger area khoroo*
Khoroo	Sub District: the smallest administrative unit in a district
MUB	Municipality of Ulaanbaatar
NPM	National Project Manager
O&M	Operation and Maintenance
PG	Primary Group
PMO	Project Management Office
PMT	Project Management Team
ROAP	Regional Office for Asia and the Pacific of UN-Habitat
PPTA	Project Preparatory Technical Assistance
SDC	Sub-center Development Council
SM	Social Mobilizers
SME	Small and Medium Enterprises
TL	Team Leader
UN-Habitat	United Nations Human Settlement Program

A. Background

1. Introduction

The focus of the Community Engagement and SME Development components, managed by UN-Habitat, are to ensure the smooth implementation of the*Ger* Area Redevelopment Program through constructive and professional collaboration between communities, SMEs, MUB's departments,consulting partners and other stakeholders of the parallel implementation packages.

The objectives of the consulting services are to enhance the quality of life of the residents, to ensure that communities are fully involved in and benefit from the re-development process of the sub-centerand to generate employment in selected *Ger* areas in the sub-centres of Bayankhoshuu and Selbe in Ulaanbaatar.

UN-Habitat team will support the above through two main lines of action:

a) Community development: support communities to participate meaningfully in the *Ger* area re-development process and facilitate the establishment and growth of CDCs for that purpose and
b) SME support: assess the infrastructure and support requirements of Small and Medium-sized Enterprises (SMEs) in the *Ger*areas and support SMEs to meaningfully participate in the re-development process.

Bayankhoshuu and Selbe sub-centers
Bayankhoshuu sub-center and Selbe sub-centers are located 7.5 km and 4.5 km from the center of Ulaanbaatar city respectively (Map 1).
Bayankhoshuu sub-center is located in the territories of 7, 8, 9, 10, 24 and 28th*Khoroos* of Songinokhairkhan District on the southwestern edge of the Khentii mountainous region.
Selbe sub-center is located in the territories of 14, 18, 19th*Khoroos* of Chingeltei District and 13, 14th*Khoroos* of Sukhbaatar District on the edge of Great Khentii region of Khangai-Khentii mountainous area and southwestern edge of Khentii mountainous region.
The project area under Tranche-1 of the Program is proposed to cover 91 hectares in Bayankhoshuu sub-center (9th*Khoroo*) and 114 hectares in Selbe sub-center (14th*Khoroo* of Sukhbaatar and 18 and 14th*Khoroo* of Chingeltei).

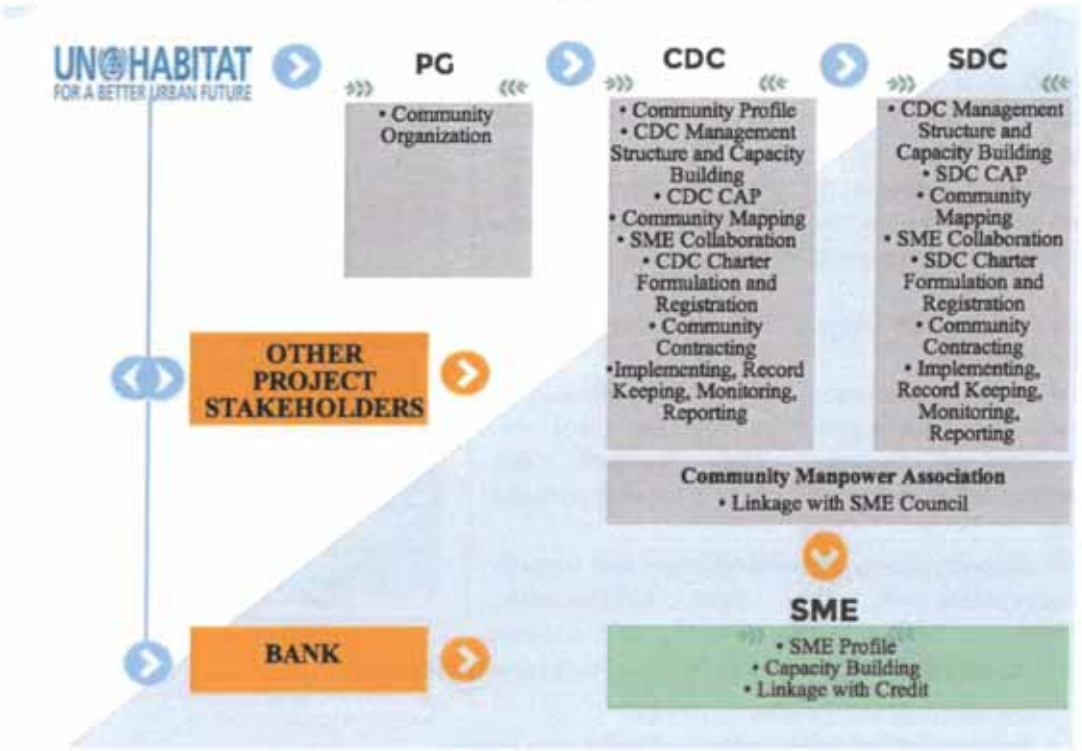
Map 1. Location of Bayankhoshuu and Selbe Sub-centers

2. Conceptual Approach

The approach starts with the facilitation of communities and small-medium enterprises as active stakeholdersin the *Ger* area re-development planning. Through their participation they become an economically and socially active part of the Ulaanbaatar City, enjoying environmentally sustainable urban infrastructure and services and contributing to the further development of the city.

The present assignment builds on the outcomes of UN-Habitat's Community-led *Ger* Area Upgrading Projectfunded by Japan and which was implemented from 2009 to 2013.This approach has successfully demonstrated that the communities can plan and manage their development activities with support from the government and international agencies.

Figure 1. Project Concept for Community Engagement and SME Development



The active involvement of theorganized CDCis crucial for all project stakeholders to ensure that the needs of the affected families are addressed and their ideas and concerns are considered in the design and implementation of the project activities. This will also ensure that the larger community, especially the women, youth and differently-abled members, would benefit not only through access to better infrastructure and services but also from employment and entrepreneurship opportunities.

Responsibilities and functions of CDCs as key stakeholders in the re-development process will be strengthened through intensive process of Community Action Planning (CAP). This process will help CDCs to define clear visions of their current priorities and form linkages to the broader sub-center development plans and processes, at both collective and individual levels (e.g. business and plot owners).

In the process of updating CAPs, UN-Habitat will assist the communities to prepare Community Maps which will help the community to locate vacant plots of the existing settlement for relocation and for uses like for SME business development and long-term local planning purposes. This will bring together CDCs and SDCs in taking stock of the distribution of community facilities in the sub-center.

The next step will to be build capacity and prepare the *Khoroo* CDCs for community contracting. First, a skills mapping will be conducted to document existing skills and interest among the community members. The team will work with the PMO to link these skills to the planned contracts for investment projects and provide opportunities to the interested community members for employment in their fields of expertise. Also, the CDCs could be contracted to implement some small-scale community level work of the project like construction of drainage and footpaths, tree planting, etc.During UN-Habitat's Japan-funded *Ger* area upgrading project, the community contracting system was seen as agood practice in activating communities for financial accountability and good quality results in small infrastructure and services works.

The Community Manpower Association will be organized in both sub-centers to ensure that the organized and skilled community members could eventually run their own manpower contracting venture in partnership with individual and institutional clients, after they have gained experience. Working towards the 50 percent target of SMEs receiving qualified local manpower, it is essential to link the Association closely with the SME Council.

The newly established CDCs will be registered with the State Registration Authority as an NGO to legalize their operations.They could then enter into financial contracts with private banks and establish partnership with businesses and local institutions for resource mobilization for projects to respond to the community needs. CDCs will be in a better position to protect their rights, especially of the women, youth, elderly, disabled and other vulnerable groups.

Through facilitation workshops on Charter revision and revitalization of SDC functions, SDCs will be assisted to organize training and job placement with their local SME members, and/or establish partnership for sub-contracting of goods and services through the community contracting scheme.

The IEC campaign will be another important means of creating and advancing common understanding among community, government and implementing partners right from the design phase. An efficient and dynamic awareness and knowledge campaign will help to manage expectations, promote participation and create positive image.

Finally, it is essential to manage risks in project implementation. The main risk could be poor cooperation by some community members with the project intentions, methods and goals, especially on giving up land for road and other spatial requirements. A mitigation method is timely planning, information sharing, participation in sensitive activities and use of conflict resolution methods.

During the implementation phase, which will follow the above design phase, the activities of the Consulting team will focus on the facilitation for the smooth implementation of the project. The team will work closely with the PMO and construction companies to negotiate and agree with affected families in the infrastructure implementation. In parallel, with this facilitation work, the team will follow-up on all initiatives set up during the design phase and in monitoring and evaluation of ongoing processes and work in support of CDCs/SDCs, PMO and GADA.

B. Progress During the Reporting Period

The aim of CS3 is to ensure meaningful participation by communities and SME during all three basic stages of project 1 which are Design, Implementation and Feasibility Study for Tranche 2.The main components of CS3 areengagementof communities and SME, development IEC material, and reporting anddocumentation.The achievements of UN-Habitat team during the reporting period are described here according to the basic project 1 stages and main components of the consulting servies.

1. CS Management

During the reporting period UN-Habitat Team has been working with ten staff composed of seven key (TL, DTL, 2 SMs, 1 SM and Communications Expert, 1 SM and Gender Expert and 1 Urban Planner) and three support staff (1 Admin and Finance Officer and 2 Drivers) as shown in Table 1. The staff time sheet is shown in Annex 2.

Table 1. List of Staff Mobilized for CS3

No.	Experts	Title	Start Date
1	Mr.BinodShrestha, Nepalese	Team Leader/Social, Poverty and Community Development Specialist	1 October 2015
2	Ms.EnkhtsetsegShagdarsuren, Mongolian	Deputy Team Leader/ Community and SME Development Specialist	1 August 2015
3	Mr. NaranbatNamsrai, Mongolian	Urban Planner	15 August 2015
4	Ms.ZolzayaNamsrai, Mongolian	Gender Specialist/ Social Mobilizer	15 August 2015
5	Mr.Munkh-ErdeneJadamba, Mongolian	Communications Specialist/ Social Mobilizer	15 August 2015
6	Ms.TsogzolmaaTsegmid, Mongolian	Social Mobilizer	15 August 2015
7	Ms.MunkhuuDondov, Mongolian	Social Mobilizer	15 August 2015
8	Ms Udval Otgonbayar Mongolian	Admin and Finance Officer	1 August 2015
9	Mr.Altangadas Gombo Mongolian	Driver	1 August 2015
10	Mr.Altankhuyag Toivgoo Mongolian	Driver	1 August 2015

2. Design Stage

I. Communities Engagement and Development

- During the reporting period, theUN-Habitat team continued with the orientation meetings with the existing and particularly the new *khorooswhich* are to be incorporated to ensure that the sub-center road alignment and infrastructure construction are consistent with the provisions in the City Master Plan. New community groups were also formed in the two sub-centers. The list of orientation meetings and other meetings are shown in the Table 2. The meeting minutes are attached as Annex 7.

Table 2. List of Community Level Meetings

	BAYANKHOSHUU			SELBE		
	Date	**Minutes No.**	***Khoroo***	**Date**	**Minutes No.**	***Khoroo***
A. *Khoroo* Officials				22 Dec	2	CHD 18
				13 Jan	3	SBD 14
B. CDC Officials	28 Jan	7	SHD 8, SHD 9 SHD 10, SHD 28	07 Dec	1	SBD14
	29 Jan	8	FG Altanurguu			
C. CDC CAP Workshop	14 Jan 15 Jan	5 6	SHD 7, SHD 8 SHD 9, SHD 10 SHD 28	14 Jan	4	CHD18 SBD14
D. Resettlement Planning for Affected Families	21 Feb	10	SHD 8	21 Feb	11	SBD 14
E. Town Hall Meeting	05 Mar	12A		05 Mar	12B	

- CDCs in the two Sub-Centers were reactivated by restructuring the composition through creation of new primary groups through mergingandsplitting of the former groups.
    - Due to change in the layout of the road, the blocks had to be changed. So the geographical coverage of the previous primary groups also had to be reorganized. The CDC officials, with the facilitation by the SMs, are revisiting and discussing with the Primary Groups regarding their reorganization.
    - Therefore, the renewal of the composition of the Primary Groups and revision of the coverage is ongoing. New groups are also being formed.
    - Profile of Primary Group members has been updated through a survey and has been compiled (Figure 2).
    - Surveys of available skills among the community members within the CDCs have been conductedin both sub-centers and the results are being compiled.
- Community Action Plans(CAP) of the CDCs were revised during the CAP Update Workshops which were organized in both sub-centers. New priorities for the area development were identified by the communities. Revised CAPs documents are shown in the Annex 3.
- Capacity building trainings on community leadership, document management, and organizational issues for communities were organized in both sub-centers. See Annex 6 for reports about the trainings.
- Task Forces for Community Grievance Redress System, Communications, Community Monitoring and Legal Counseling have been established under CDCs in both sub-centers.
- Community Manpower Associations of the sub-centers have been established under the CDCs. Capacity building and supporting activities for Manpower Associations will be scheduledduring the next quarter.
- Definition of vulnerable households and base criteria for qualifying aspoor households within the context of Ulaanbaatar City was clarified with the help of PMO, City Statistics Department, respective *Khoroo* Office and gender and social expert of CS3. Based on this definition/criteria and data received from the *Khoroo*offices, maps have been prepared identifying the vulnerable groups and differently-abled[1]in both sub-centers (Map 2).
- Four Focus Group Discussions were organized with guidance of the gender and social expert of CS2 to identify challenges and needs of women, children, elderly and disabled in relation to the construction of the roads and social facilities. Notes form these discussions are in Annex 4 and the compiled information is providedin Annex 5. This information is being

[1]Specifically differently-abled due to their unique access requirements which would require design adaptations

reviewed by the engineers at the PMO and will be officially submitted later to PMO and Design Company.

Map 2. Location of Vulnerable Households

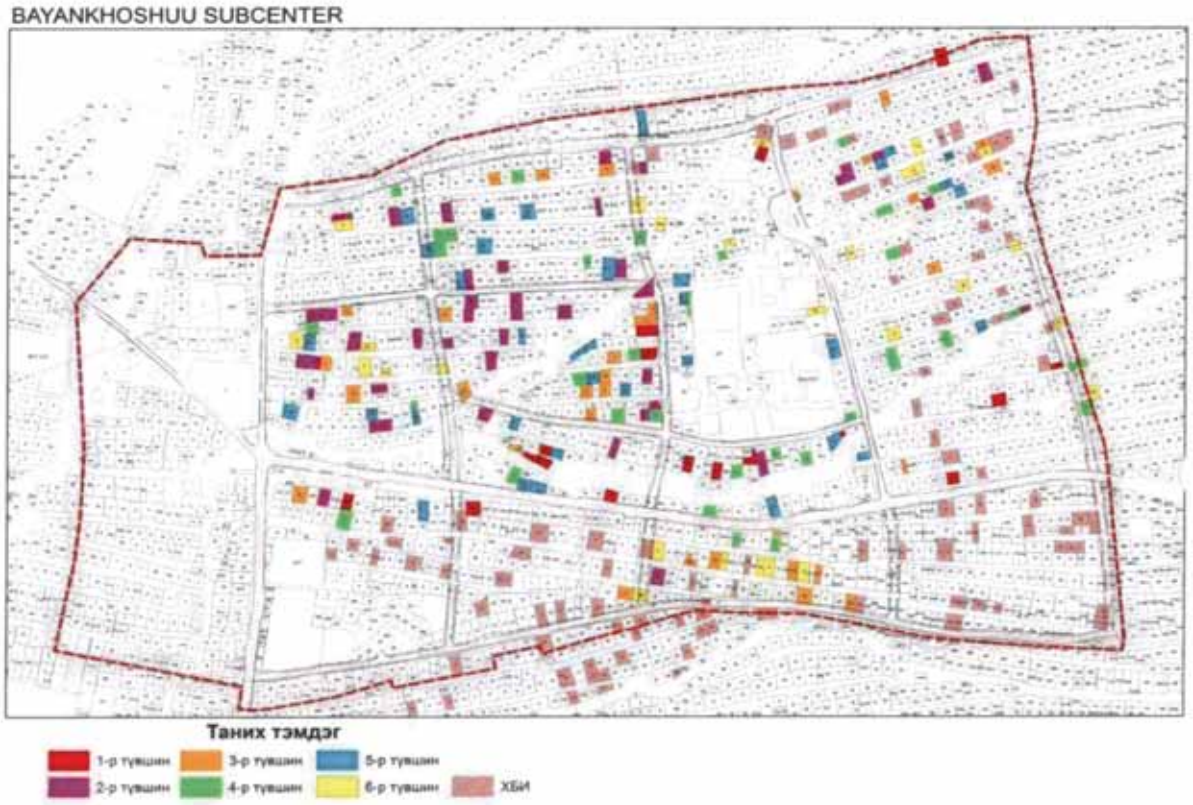
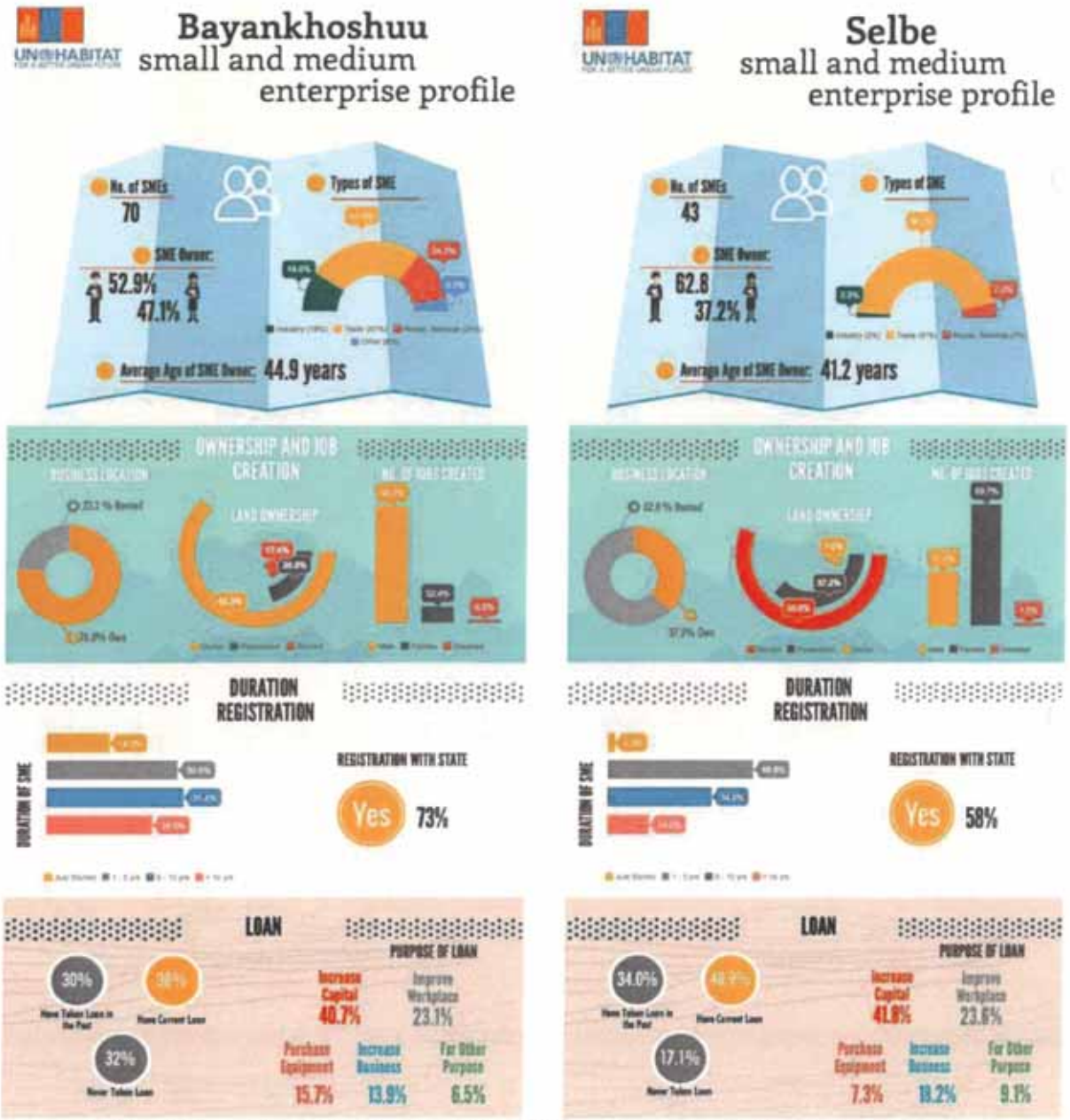


Figure 2. Summary of Community Profile Survey (updated)

II. SME Engagement and Development

- UN-Habitat Team hascontinuedholding orientation meetings for the new members of SME Business Councils in the twosub-centers.
- SMEs are being reactivated and restructured.Profiles of SME Council Members have been updated through a survey in November 2015 whichhas been compiled. Profiles were updated for43 SME Council Membersin Selbe and 87 SME Council Members in Bayankhoshuu. Summary of results of the SME Profiles are shown in the Figure 3.

Figure 3.Summary of SME Profile Survey



- Social Mobilizers have completed a survey of SMEs regarding their need for bank loan facilities
- Three meetings were held with Khas Bank, which werealso attended by the Senior Urban Development Specialist from ADB. During the meetings,needs for loans by the

SMEs and bank's requirements for micro/SME wasdiscussed. Sample of SME profilesas been shared with Khas Bank. Banking requirement s will be further discussed.

- Meeting was held with Deputy Mayor responsible for Social and Welfare Issues and with the Head of Ulaanbaatar Labor Departmentand other relevant officials to discuss about establishment of a business Incubator in the sub-centers. Senior Urban Development Specialist from ADB also attended the meeting.
- *Khoroo* Governors have been requested to provide the list of existing SMEs to assist the Business Council to contact the SME's in the areas.

III. IEC Activities

- UN-Habitat Team has established a good working relationship with the PMO and all the consulting teams and are coordinating and working closely with all of them.
- The Deputy Team Leader has been participating in all the consultation meetings called by the PMO and other consulting teams
- A m`eeting was held with IPE Global Team during which a joint work plan was prepared.
- A "Planning Together as a Team for Project Achievements" Workshop was organized by UN-Habitat to communicate the roles and responsibilities of the PMO and all the CSs teams. This workshop was the first team building exercise for Project 1 of the ADB supported Ulaanbaatar Urban Services and Ger Areas Development Investment Program, participated by the PMO and the four Consultants(CSs), to work together towards a common goal.
- In order to increase public awareness about the project activities and reduce political sensitivities due to the forthcoming elections,Town Hall meetings were held in both sub-centers with a very broad participation. Both meetings were facilitated by the UN-Habitat team. Representatives from the PMO, ADB and all four CSs attended both meetings. During the first session each agency made a presentation about their component of the ADB supported project 1 of the Ulaanbaatar Urban Services and Ger Areas Development Investment Program. The second part of the meeting focused on answering questions from the participantcommunities and additional feedback.
- A regular monthly meeting (on a Tuesday) is now scheduled with the *Khoroo* Governors of target *khoroos* in both sub-centers for sharing information about the project. This is supported by the PMO. Since February Chairmen of *Khoroo* Residents Councils are also invited to the meeting.
- A Task Force for Communications has been formed under PMO with the membership of representations of all CSs. The Task Force is preparing material forinformation dissemination about the project to the broader communities. The first draft of a flyer is ready and being reviewedbythe CSs.
- Facebook groups with names of both sub-centerhave been created and is being used for information dissemination as well as for responding questions from the communities.

IV. Reporting and Documentation

- The Inception Report was submitted on 1 September 2015 and the1st Quarterly Report was submitted in December 2015.
- All the orientation and community meetings and workshops have been documented and are provided as annex in each quarterly report.

3. Implementation Stage

I. Communities Engagement and Development

a) Facilitation to PMO in Land Resettlement

As requested by the PMO, ADB and CSs, the UN-Habitat team conducted a survey in both sub-centers to understand the opinions of the communities affected tothe new roads layout and location of social infrastructure. This survey was conducted from 15 December 2015 to 30 January 2016. A short questionnaire focusing on communities' preference regarding their "choice" of compensation and willingness to cooperate with the project, was developed and utilized. The responses received have been tabulated as shown in Table 3 below.

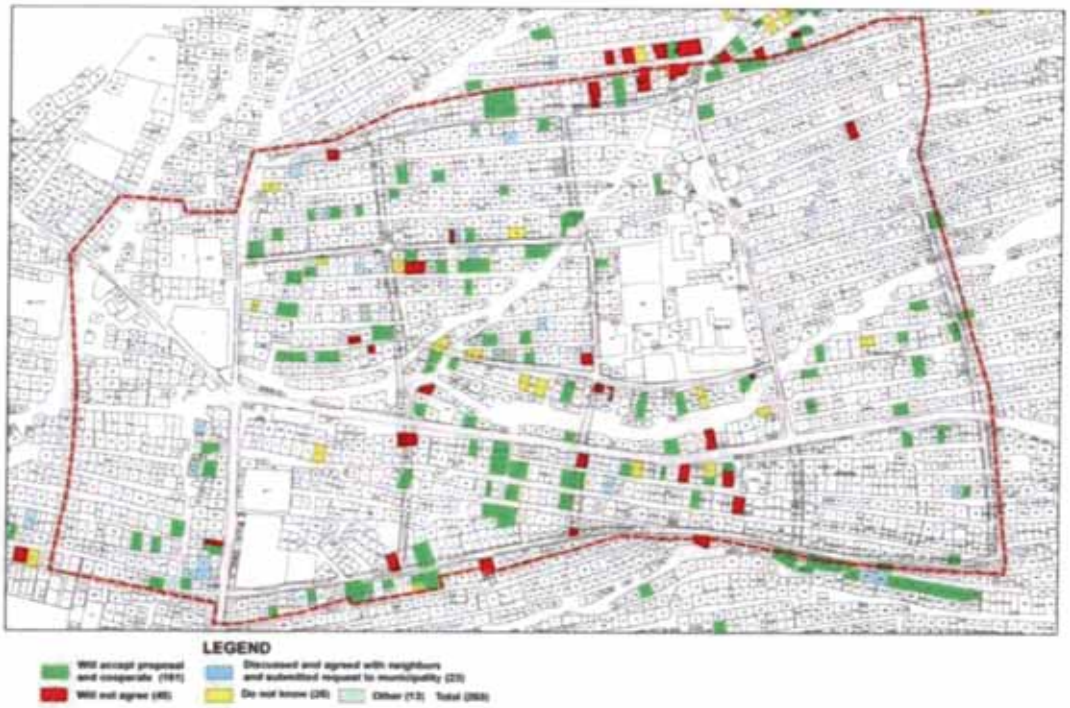
Table 3. Response to Survey Questions

Responses	Bayankhoshuu		Selbe	
Question 1: If your plot has been affected to the planned roads and engineering facilities which option would you like to choose from the following?				
Give up land in exchange for compensation	184	65%	129	45%
Swap land with land	3	1%	10	3%
Will not give up land	34	12%	46	16%
Other	62	22%	104	36%
TOTAL	283	100%	289	100%
Question 2:If you are given a choice by the Municipality to consolidate land with your neighbours and implement housing project together,will you be willing to take the choice?				
Will accept the choice and work with my neighbours	161	60%	130	52%
Already agreed with neighbours and submitted a request for redevelopment of the area to the Municipality	23	9%	8	3%
Will not accept	45	17%	52	21%
Not sure	26	10%	58	23%
Other	13	5%	35	14%
TOTAL	268	95%	248	100%

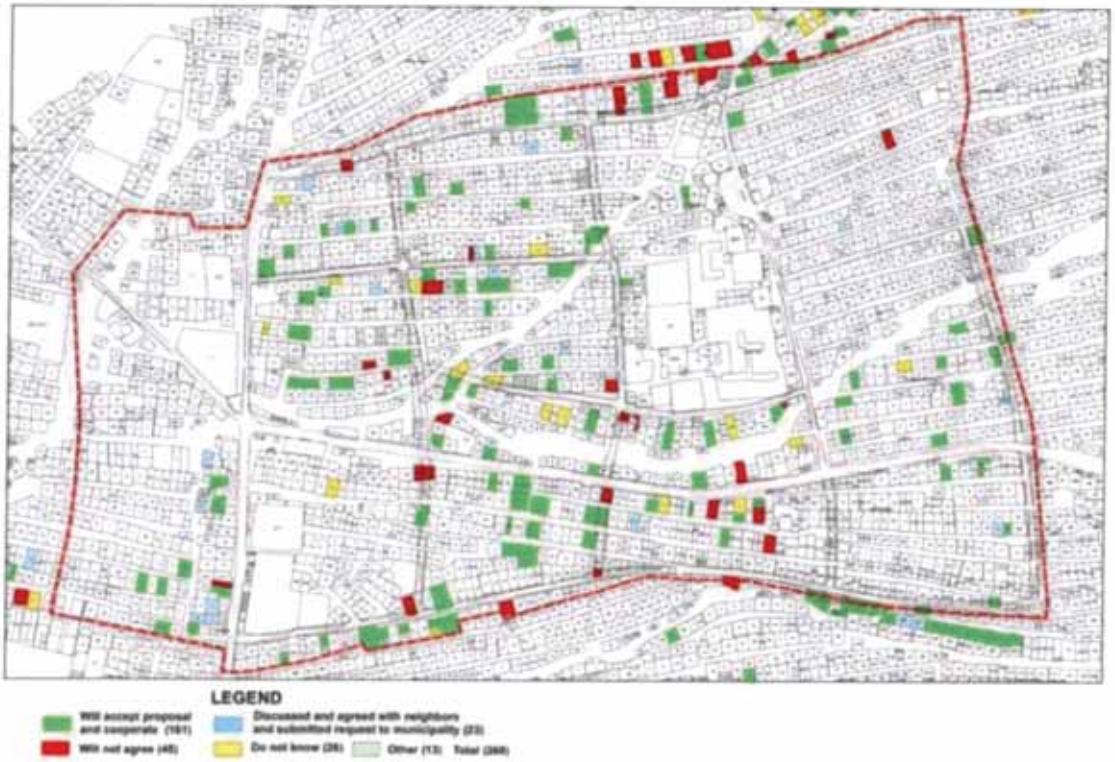
Particularly in Bayankhoshuu, just under two thirds of the residents would like direct compensation and in Selbe 45 percent would prefer this option and would be just under half of the population if "land for land" is also included. Regarding question (1) there are still 12 to 16 percent of the residents who do not want to "give up (their) land".

Regarding question (2) the majority of the residents are willing to cooperate with the project and few want more time to discuss among themselves first before providing a response. However, 17 to 21 percent are "not interested" and 10 to 23 percent "do not know". More (46 percent) are in this category in Selbe compared to 27 percent in Bayankhoshuu. What is clear from these responses is that it is going to require more intensive and open discussion at the community level. The households providing responses have been mapped to see where they are located on the proposed road alignment (Maps 3, 4, 5).

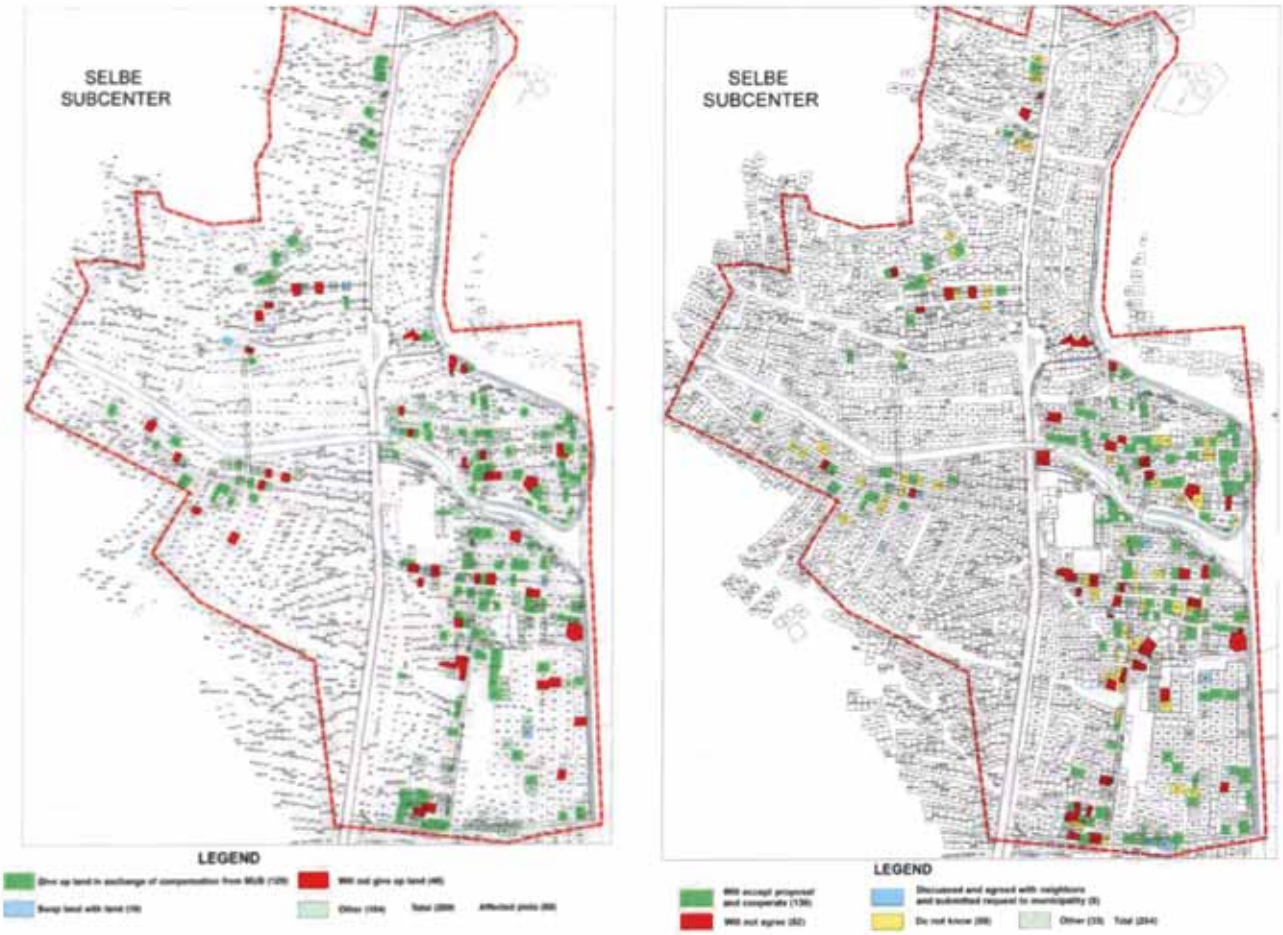
Map 3. Compiled Survey Result in Bayankhoshuu for Question 1



Map 4. Compiled Survey Result in Bayankhoshuu for Question 2



Map 5. Mapping of households providing responses to Questions 1 and 2 in Survey (Selbe)



- A survey has been completed at the request of the Design Company to know about the communities'position regarding land acquisition by MUB in suitable areas, from an engineering perspective.
- As per the request of Land Resettlement Task Group under PMO, a survey of families affected by the construction of social facilities has been completed by UN-Habitat to understand their choices for land resettlement compensation. The survey results are shown on the Map 6. The blue colored plots are not willing to give up the land at all. Green plots are ready to move to the transitional apartment in exchangefor their land. The rest want to have satisfactory compensation in cash.
- UN-Habitat team provided support to the Land Resettlement Task Group under PMO to organize meetings in both sub-centers for these discussions.

4. Feasibility Study for Tranche 2

I. Communities Engagement and Development

- DTL has participated in all the consultation meetings regarding feasibility study of Tranche 2.
- DTL and SMs joined the Tranche 2 team in the visit to the proposed target areas, namely Dambadarjaa, Denjiin market and Khaniin material to collect information and observed the present states and conditions.
- In order to establish rapports with communities in the Sub-centers under the Tranche 2, UN-Habitat SMs have held meetingswith Governor's of SBD 15, 16, 17 and 18th*khoroos* under the Dambadarjaa coverage area and CHD 12th*khoroo* under the Denjiin market coverage area

Map 6. Preferred Choices of Affected Families under Social Facilities

Bayankhoshuu

Selbe

3. Planned Activities for Next Quarter

Besides continuing to work with the primary groups, CDCs, SMEs and other units, the major activities planned for the next quarter are as follows. The work plan is shown in Annex 1.

A. Under Communities and SME engagement and development for Tranche 1:
   - Facilitate and guide Community Manpower Association in the development of its charter, structure, system and policies, work plan and start up operations
   - Organize capacity building trainings for Community Grievance Redress System, Communications, Community Monitoring and Legal Counseling Task Forces and Community Manpower Associations
   - Guide sub-center CDCs to be registered as NGOs
   - Establish field offices in each sub-center and equip them as information points

B. Communities and SME engagement in the three proposed areas for Tranche 2
   - Facilitate establishment of CDCs and SME councils
   - Organize community and SME needs assessment workshops to provide conceptual inputs for the development of sub-center plans
   - After the design company complete the initial roads and infrastructure plans organize workshops for community consultation in order to provide inputs from the communities

C. CS management:
   - Submit request for Contract Variation as agreed with PMO and ADB
   - Submit revised workplan
   - Organize training for staff in May –June
   - Complete recruitment of Legal Expert to start working from 1 April 2016
   - Mobilise International SME expert from May 2016
   - Recruit national SME specialist to work with the international expert

Annexes

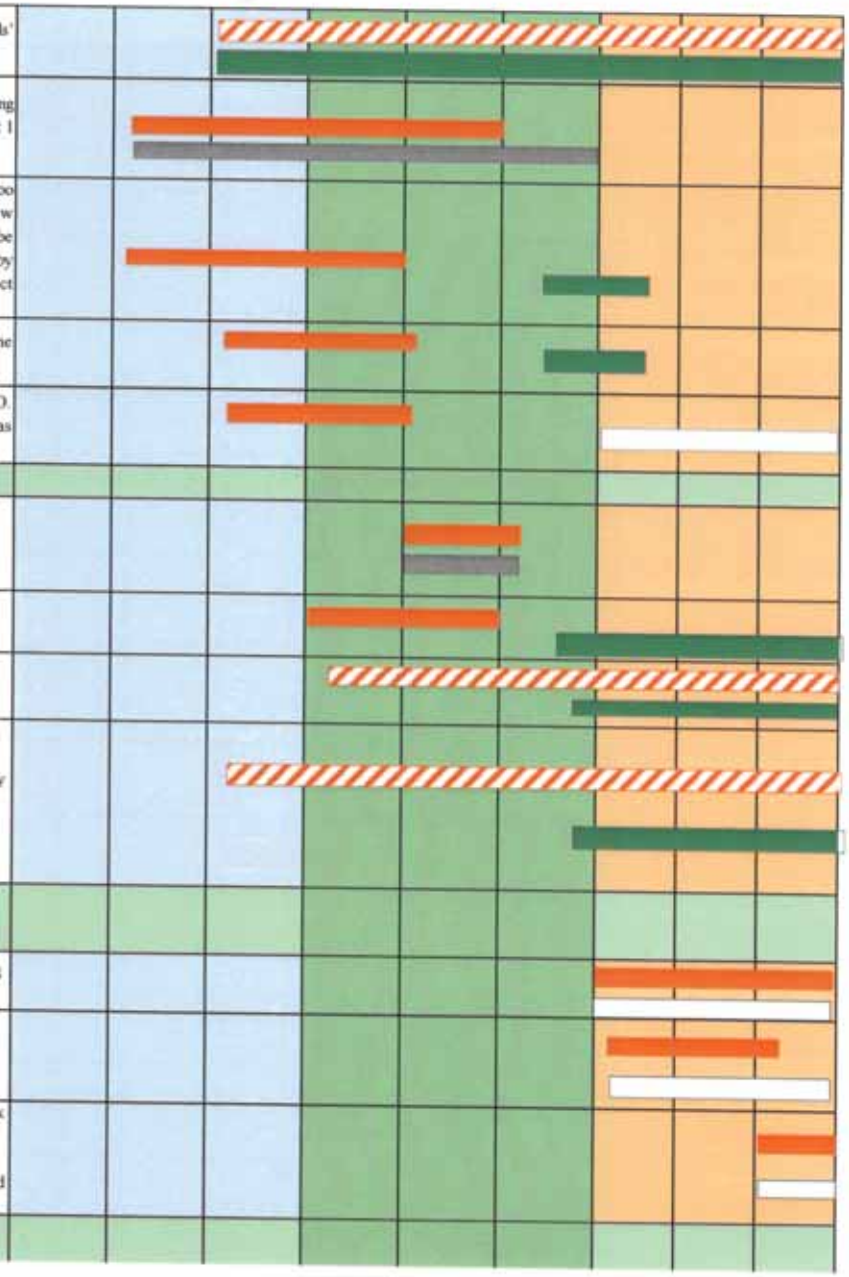
Annex 1. Implementation Status of the Work Plan and Activities Planned in Next Quarter

No	Activities	Deliverables	1	2	3	4	5	6	7	8	9
			2015						2016		
			7	8	9	10	11	12	1	2	3
			Aug-Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May

LEGEND	
	Full time input
	Part time input
	Completed
	Ongoing or Continued activities
	Planned
	Reporting quarter
	Next quarter

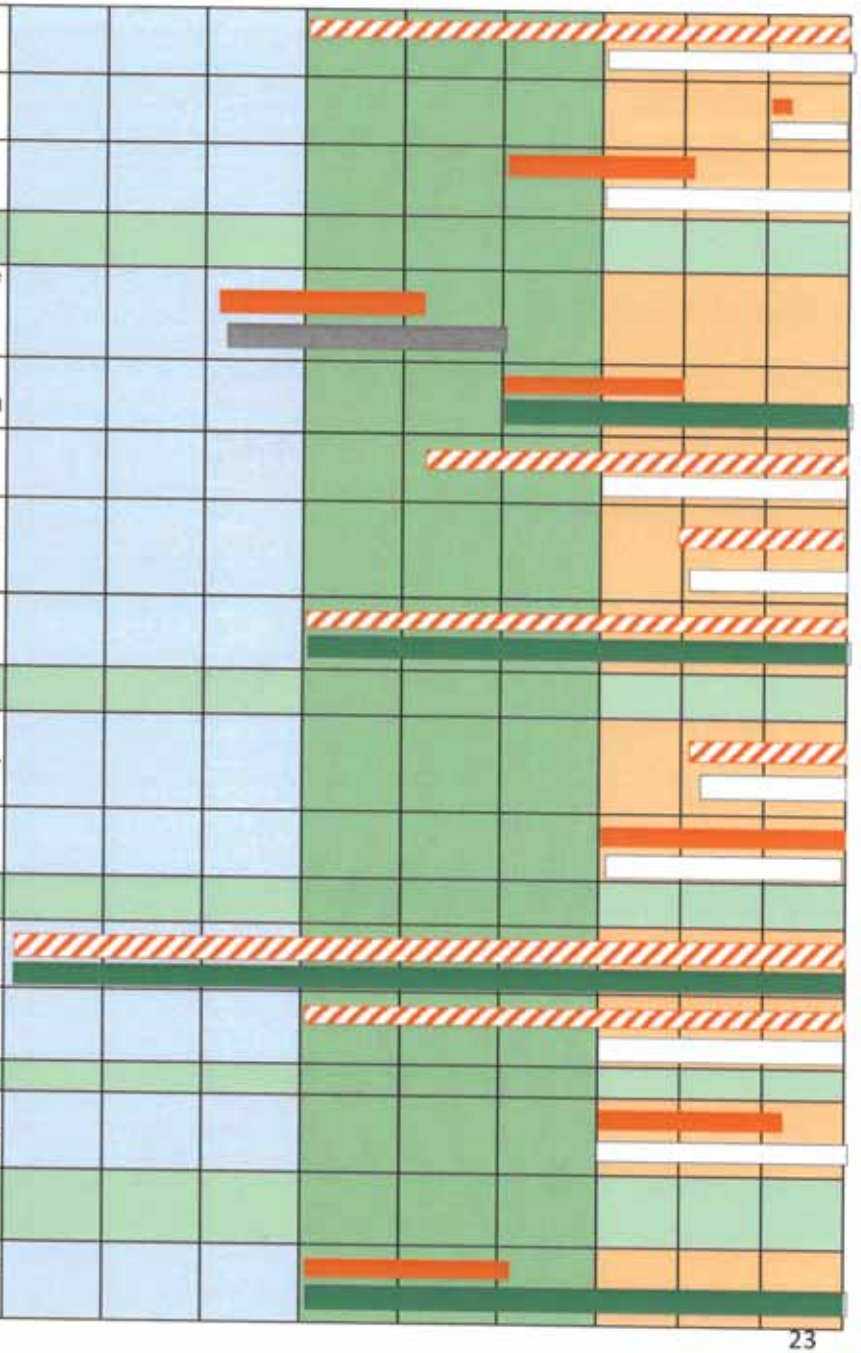
No	Activities	Deliverables
D1	A	**Inception report which contains the detailed approach to the study implementation and proposed work program;**
D1	1	1) data collection
D1	2	2) drafting
D1	3	3) submission of the first draft to Client and other stakeholders
D1	4	4) incorporating comments
D1	5	5) Submission of final report to Client
D2	B	**Quarterly progress reports for the two sub-centers, documenting progress in the extent of outcomes achievement;**
D2	6	1) data collection
D2	7	2) drafting
D2	8	3) submission of the first draft to Client and other stakeholders
D2	9	4) incorporating comments
D2	10	5) Submission of final report to Client
2. Detailed Design Phase		
D5		**Nine well-prepared Community Action Plans (CAP)of at least seven CDCs and two SDCs formally accepted and regularly updated;**
D5	21	1) Start with the organization of meetings with the respective khoroo officials and respective kheseg leaders in the both sub-center areas introducing them the project.
D5	22	2) Organize meetings with exiting CDCs in 2 sub-center areas in order to activate them and brief on the purpose of the Project 1 and community engagement component of the Project 1.
D5	23	3) Organize orientation meetings for all residents in the target areas to brief them on the Project 1 with the help of CDCs

D5	24	4) With help of CDCs, advocate and facilitate the formation of more primary groups based on neighborhoods' agreement and decision in the sub-center areas
D5	25	5) With CDCs, undertake the Community Mapping which will help the communities to map the existing settlement, vacant plots or plots can be reserved for socio-economic infrastructure planned under the Project 1 or other uses for the benefit of communities or SME business development and long-term local planning.
D5	26	6) Work with CDCs to organize CAP Update Workshops (for those with existing CAPS) in each target khoroo of both sub-centers to update the community needs identified and prioritized during the PPTA or identify new community needs which has emerged and prioritize them. The result of Community Mapping should be presented and considered in the Action Planning Process. Community Action Plan will be newly developed by those Khoroo CDCs which have no existing CAP yet. This process will be repeated in yearly basis to reflect new emerging needs and acheived needs.
D5	27	7) Work with Sub-center CDCs and organize CAP Update Workshops in order to compile and consolidate the Khoroo CDC CAPs into 2 sub-center CAPs
D5	28	8) The CAPs and needs assessment results to be submitted to PMO for review and acceptance by the PMO. The PMO will make sure that the CAP results reflected in the infrastructure and other plans of Project 1 as appropriate.
D6		**Khoroo CDCs are fully functioning and active;**
D6	29	1) Work with each existing Khoroo CDC and organize a meeting for community review and evaluation of existing Khoroo CDC activities. The review shall be done based on Khoroo CDC reporting on their activities and highlight the quality of involvement of women and differently-abled members of the khoroo in the planning and implementation of the different activities of the khoroo CDC.
D6	30	2) Facilitate review (if Khroo CDC has a Charter), development, and approval of the Khoroo CDC Charter.
D6	31	3) Organize trainings for leaders of primary groups and Khoroo CDCs and for building and strengthening of capacity of community organization
D6	32	4) Facilitate continuing capacity building of the CDCs in the Sub-centers (focusing on the Ger areas benefitting from the infrastructure investment made under Project 1 to be re-developed) to make them viable and professional community groups able to meaningfully engage with the other stakeholders of the project. Capacity building will be on the 3 basic areas of organizational, project, and financial management. This will be done through formal training with lectures and workshops, on-the-job coaching and mentoring, and learning exchange. The UN-Habitat team will be the primary resource persons but external resource persons would be tapped for highly specialized subject matter.
D7		**Khoroo CDCs with policies and systems able to effectively mobilize and manage their members for community contracting during construction of investment projects;**
D7	33	1) Guide each Khoroo CDC to establish within itself a Task Force to take charge of the community contracting work during the construction phase of the investment projects.
D7	34	2) Provide guidance to the Task Force in the updating of existing skills inventory of the khoroo and primary group members and in identifying those with willingness to participate as paid labor under Project 1 within their existing skills or new/additional skills to be obtained through training.
D7	35	3) Work with PMO and engage with the parallel consulting services on sub-center development to link the Task Force with potential employers for local employment opportunities of community members trained and have skills on construction and maintenance of investment projects. The Task Force will be guided in developing a system for organizing and deployment of community or group contracting as well as individual contracting based on the needs of the potential employers.
D8		**Community Manpower Association formed and functioning with policies, systems, structure, and ongoing contract/s with sub-center SMEs and other institutions;**

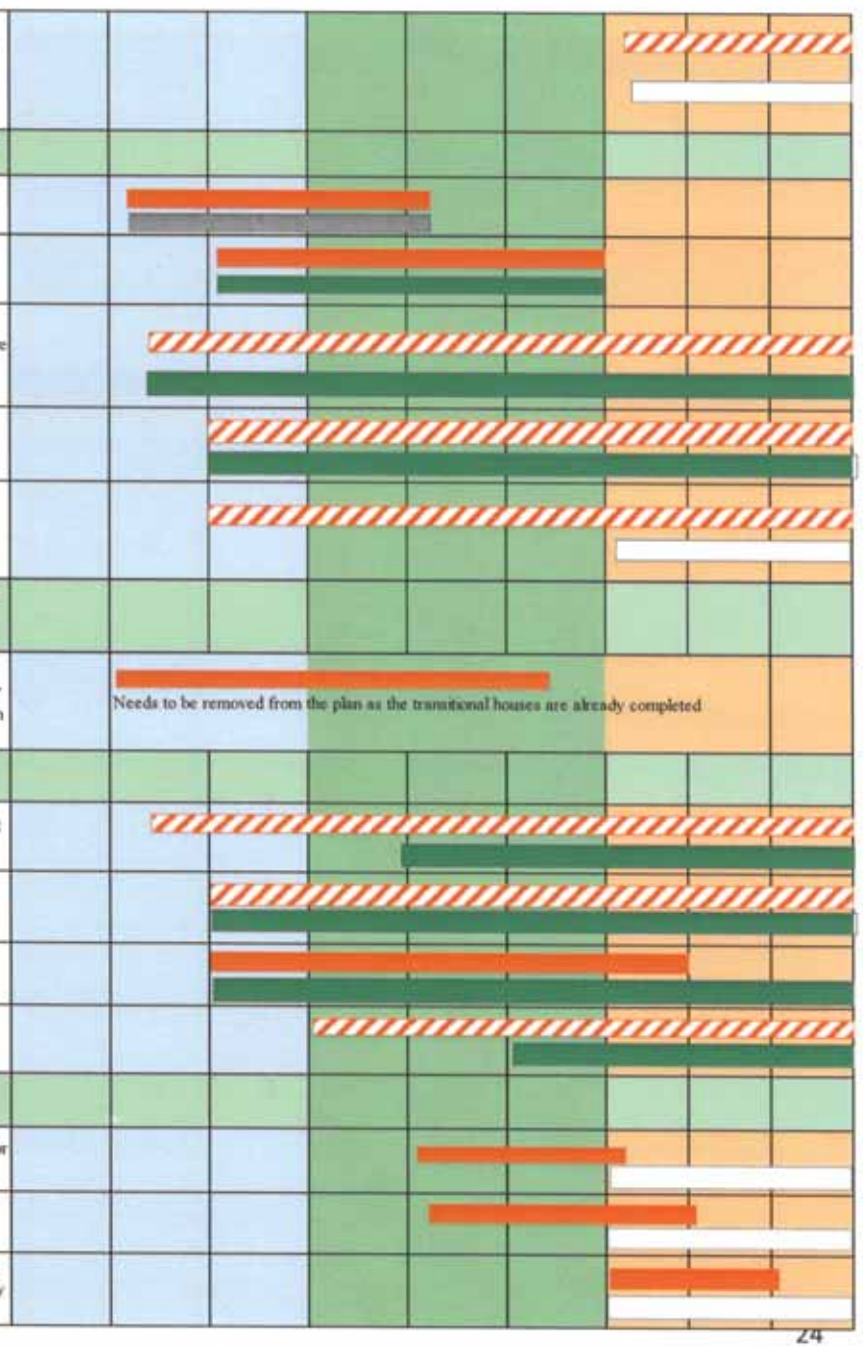


D8	37	1) Work with each sub-center CDC for the formation of a sub-center Community Manpower Association composed of selected members of the khoroo CDCs. This association will be further trained to eventually become a professional manpower agency or cooperative able to enter into contracts with individuals or institutions.
D8	38	2) Facilitate and guide the development of the Community Manpower Association charter, structure, system and policies, work plan, and start-up operations (i.e. setting up office, staffing, etc.).
D8	39	3) Guide the association in developing their system and policies for establishing linkages with individuals and institutions for work contracts and further or advanced training for its members. The system should enable the association to review and upgrade the skills of its members based on changing or emerging needs of the clients both individuals and institutions.
D8	40	4) Establish a mechanism to systematically link the Community Manpower Associations with the SME Development Council for continuous job contracting based on the SME Development Plan.
D9		**Two SDCs are fully functioning and active;**
D9	41	1) Work with and coach the SDCs in the formulation or revision (if there are existing charter and systems) of their charters, organizational, project, and financial management systems.
D9	42	2) Facilitate and support the SDCs in the organization of the sub-center SDC CAP Update Workshops and finalization of CAP Development
D9	43	3) Facilitate and guide the SDCs in the implementation of respective CAPs including incorporation of CAPs input into and influence the design and implementation plan of the investment projects.
D9	44	4) Facilitate SDCs' further organizational capacity building in reviewing and enhancing policies and systems, development and implementation of resource mobilisation plans, strengthening networks, strengthening its membership base, and enhancing project implementation and monitoring skills and systems
D9	45	5) Guide the SDC to effectively work with PMO to continue with capacity building of SDCs (focusing on the Ger areas benefitting from the infrastructure investment made under Project 1 to be re-developed), to make them viable and professional community groups to meaningfully engage with the other stakeholders of the project
D10		**SDC representative to GADA actively and meaningfully engaged in the management of the project and resolution of issues and problems;**
D10	46	1) Work with PMO and GADA to develop a Stakeholder Communications Strategy, a system for information sharing on project activities, and a Monitoring and Evaluation Framework for project stakeholders' active and meaningful engagement in the management of the project and resolution of issues and problems in line with the Program's Consultation and Participation Plan and other social mitigation plans.
D10	47	2) Provide legal support to SDCs to guide them in their engagement in Project 1.
D10	48	3) Facilitate and guide the SDC in working closely with PMO and GADA as per the above strategy and system for resolution of issues and problems and for getting engaged in the project implementation.
D11		**SDCs facilitate and manage business partnership among Community Manpower Association, SMEs and other institutions;**
D11	49	1) Work with SDCs, PMO and with the parallel consulting services on sub-center development for identification, establishment and maintaining of potential collaboration ways of Community Manpower Association with SME Council and other relevant institutions.
D11	50	2) In collaboration with PMO continue with organizational strengthening of the SME Council.

D11	51	3) Facilitate and support implementation and monitoring of the Project 1 SME Development Plan
D11	52	4) Work with SDCs and organize regular information sharing meetings of SDC-Manpower Association, SME Council, PMO and other relevant institutions at least on a quarterly basis.
D11	53	5) Facilitate SDCs for joint surveys for review and assessment of needs of goods and services in the sub-centers in order to match different community groups needs with SME needs
D12		**At least 50% of SMEs in the sub-centers are assisted and linked with qualified manpower, goods, services, and affordable financing;**
D12	54	1) Work with SME Councils to organize SME Action Plan Update Workshops in both sub-centers to update the SME needs identified and prioritized during the PPTA or identify new SME needs which has emerged and prioritize them. This process will be repeated in yearly basis to add new emerging needs and remove acheived needs in the SME Action Plan and SME Development Plan under the Project 1
D12	55	2) Work with PMO, the parallel consulting services on sub-center development and SME Council to facilitate SME owners' inputs to be reflected in the detailed design and other plans of investment projects under Project 1
D12	56	3) Support the SME Council with capacity building to assist the SMEs in the sub-centers
D12	58	5) Work with PMO to link SDCs and SME Councils for financial and business opportunities. The Chamber of Commerce and Industry, banks, NGOs, and training institutions will be tapped for affordable financial, technical assistance, markets, sources of raw materials and equipment, and training on business development and management.
D12	59	6) Work with SDCs and SME Councils to facilitate the use of the ADB private sector loans to XacBank and TenGer Financial Group by SME owners.
D13		**Well-functioning CDCs and SDCs are fully engaged in the different processes of the project and resolution of issues and grievances in the project;**
D13	60	1) Provide legal support to the CDCs and SDCs to ensure that the CDCs' and the larger communities' rights are upheld and protected and resettlement issues are appropriately resolved/mitigated in accordance with do-no-harm principles. This legal support will be detailed by the National Legal Expert to be hired as part of the team.
D13	61	2) Work with PMO and SDCs to develop a Grievance Redress System for Project 1 and establish the process of grievance documentation, redress, and feedback to the communities.
D14		**Documentation of the different consultations with the CDCs/SDCs and the larger communities on different issues and grievances related to the project;**
D14	62	1) Document proceedings and minutes of the meetings and consultations with CDCs/SDCs and larger communities on different issues and grievance related to the project
D14	63	2) Train and guide the CDCs/SDCs in establishing and administering a documentation management system (both electronically and hard copies) which can easily be accessed and retrieved for reference.
D15		**CDCs/SDCs registered as NGOs with the State Registration Authority;**
D15	64	1) Facilitate the registration of the CDCs/SDCs with the State Registration Authority of the Ministry of Justice to become legal entities and formalize their organizational-, project-, and financial management systems, policies, and procedures.
D16		**For both SDCs: completed skills inventory and demand mapping, documentation of skills matching for employment or signed contracts for sub-contracting of goods and services;**
D16	65	1) Train and guide the SDCs and SME councils in updating the existing skills inventory and mapping of demand for skills by the SMEs and other institutions.

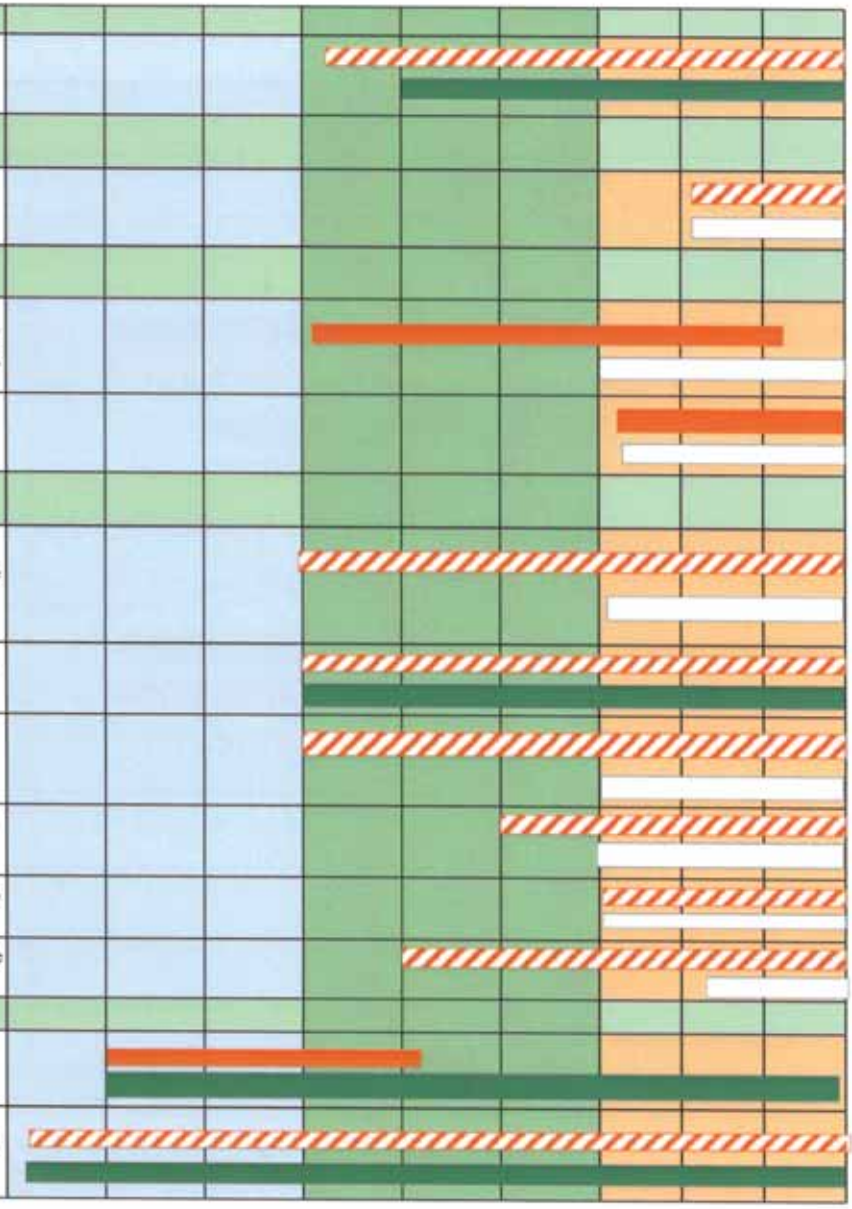


D16	67	3) Link SME councils with the business incubators (business facilitation units) and new business incubators in the sub-centers once these are operational. Institutions like the Metropolitan Employment Department (MED) of the MUB or the Chamber of Commerce would likely manage the business incubators which have the mandates to support the SMEs. Thus, partnership with the SME Councils would be a natural course for these institutions.
D17		**Documentation of participation of vulnerable groups (i.e. women, elderly, etc.) and detailed designs and plans of investment projects reflect their inputs;**
D17	68	1) Work with PMO and GADA for development or revision of definition of qualified poor households and vulnerable groups in Ulaanbaatar city context.
D17	69	2) Work with CDCs/SDCs and conduct a household survey for identification of qualified poor households and vulnerable groups based on agreed definition.
D17	70	3) Facilitate consultation and participation of women and other vulnerable members of the communities especially in the specific technical design requirements of the priority physical and social infrastructure to ensure that optimum benefits accrue to women, the poorest, differently-abled, elderly, and children and the infrastructures to be developed are user-friendly and affordable to them.
D17	71	4) Document the proceedings of the above consultations and meetings as a draft guideline.
D17	72	5) Submission to PMO to facilitate inclusion of their inputs into the respective designs and plans of the investment projects.
D18		**Job Contracts signed between the CDCs and construction companies for the 2 khoroo offices to be built as multi-purpose facility to serve as transitional housing to be built with MUB/government funds;**
D18	73	1) Prepare and guide the CDCs/SDCs to engage into community contracting with the construction companies for the construction of the khoroo buildings to be used as multi-purpose facility (using government funds) – how to do contracts negotiations, mobilize, train, and supervise their members to provide paid labor, coordination with the contractors, reporting, establishing linkages, etc.
D19		**IEC materials developed and disseminated to the communities and other stakeholders;**
D19	74	1) Work with PMO, GADA and in consultation with the parallel consulting services on sub-center development and the involved construction companies for development of comprehensive IEC plan.
D19	75	2) Work with PMO and GADA for the development of IEC materials required for stakeholders' education, communication and public awareness on the milestones during the all stages of the Project 1.
D19	76	3) Facilitate the PMO to conduct series of IEC campaign meetings/events as per milestones of the project implementation in subcenter areas.
D19	77	4) Support the PMO in the dissemination of the IEC materials with help of CDCs/SDCs.
D20		**A Resource Mobilization Strategy developed and at least one proposal submitted to a possible donor (i.e. Japan Grassroots Facility, etc.);**
D20	78	1) Work with PMO, CDSs/SDCs and other stakeholders for development of Resource Mobilisation Strategy for respective CAP implementation.
D20	79	2) Assist the PMO, CDCs and SCDs in mapping potential donors for micro-projects.
D20	80	3) Guide the CDCs and SDCs in developing concept notes and proposals for resources mobilisation to support the implementation of micro-projects to meet their priority needs in their CAPs which could not be supported by Project 1.



D21		**Documented good practices and lessons learned.**
D21	81	1) Document good practices and lessons learned for community engagement during the project design and implementation works – i.e. innovative ways to engage or involve women, elderly and differently-abled members of the CDCs/SDCs; community contracting arrangements; partnership with the private sector or other institutions for job placement of trained members of the CDCs; etc
D21	82	2) Facilitate the PMO in establishment of a documentation management system for both soft and hard copies for efficient access by the different stakeholders.
3. Implementation Phase		
D22		**Documentation of capacity building and strengthening modules and skills, knowledge, and attitudes developed by the CDCs/SDCs;**
D22	83	1) Review and evaluate existing CDCs/SDCs capacities and conduct training needs assessment for further capacity building of the communities.
D22	84	2) Develop/revise training modules based on training needs assessment for community capacity building and strengthening.
D22	85	3) Conduct trainings as per the developed training modules to continue with capacity building and strengthening of CDCs/SDCs and primary groups in organizational, project, and financial management, O&M, contracts management, savings and credit management, etc.
D22	86	4) Document the process and evaluation of capacity building and strengthening activities referred to in #3.
D23		**Documentation of CDCs and SDCs' active engagement through their inputs into the policies, resolution of issues, and other decisions of GADA;**
D23	87	1) Work with PMO, GADA and other partners in the project to establish a mechanism for all stakeholders' consultations and decision making for the Project 1 milestones. This mechanism will facilitate decision-making for design finalization, resettlement package, land compensation, etc. which will ensure the active participation of the CDCs and SDCs and arrive at a consensus together with the other representatives of stakeholders.
D23	88	2) Prepare and capacitate the CDCs/SDCs in their proper and professional functioning as a stakeholder organisation in the re-development process.
D23	89	3) Support the PMO in developing strategies, approaches, and activities to minimize and mitigate negative impacts such as permanent or temporary loss of assets, livelihood and businesses of affected persons or households through close cooperation with the Kheseg and Khoroo leaders, CDCs, SDCs and the contractors to implement the Resettlement Plan vis-à-vis the schedule of construction activities.
D23	90	4) Document the CDCs/SDCs engagement and contribution into the policies formulation and resolution of issues and other decisions of PMO and GADA.
D24		**CDCs and SDCs actual implementation of Operation and Maintenance (O&M), direct contracts, etc. as documented in minutes of meetings, contracts, and other communication materials;**
D24	91	1) Support capacity building of CDCs/SDCs on O&M, estate management, community contracting, savings mobilization and micro-credit operations, and CDC engagement with GADA.
D24	92	2) Documentation through minutes of meetings, progress monitoring reports on implementation of contracts, and progress and issues of O&M implementation.

D25		**The CAPs and GAPs are implemented in a timely manner;**
D25	93	1) Provide technical assistance and coaching to the PMO, CDCs/SDCs and other stakeholders on how to implement the CAPs and GAPs.
D26		**Formed Community Manpower Association operational with office space, policies, systems, and contracts and with links with the Business Incubator;**
D26	94	1) Support and guide the Community Manpower Association on its start-up operation through support in development and implementation of its policies and systems and linkage with the Business Incubator.
D27		**PMO and GADA's documentation system (i.e. templates, guidelines, etc.) in place and being implemented;**
D27	96	1) Support the PMO and GADA in development of the documentation system, templates and guidelines to be used for documentation of good practices, lessons learned under the investment projects as well as guidelines in the facilitation of conflict resolution between community and other stakeholders (i.e. government, private sector, NGOs).
D27	97	2) Train and guide the PMO and GADA in the documentation of good practices and lessons learned under Project 1
D28		**A number of community-led land re-development projects are under implementation;**
D28	99	1) Facilitate the conduct of different planning and project preparation consultations under GADA/MUB auspices to ensure smooth planning and implementation of the project; more specifically, mobilise and advise the plot owners on redevelopment schemes that will be prepared by the consultants under the parallel sub-center development consulting services package and by the private sector
D28	100	2) Work with CDCs/SDCs to identify a number of residential areas where plot owners are willing to go ahead with the redevelopment of the area based on land-pooling.
D28	101	3) With the Urban Planner, Social mobilisers and CDCs/SDCs to facilitate community consultations and consensus building within neighborhoods in respect with planning and implementation of their living area development in the areas where neighborhoods agreed to go for land pooling
D28	102	4) Work with CDCs/SDCs to facilitate the community negotiations and agreement for land-pooling of the area and development of community benefit package proposal for negotiation with potential private sector actors/companies
D28	103	5) Work with PMO and GADA to train and support the concerned areas or communities to prepare for and do actual negotations with the private sector and/or interested private developers.
D28	104	6) Provide legal support to the selected area communities for community negotation and contracting with private developers for redevelopment of the area.
D30		**Forum, conferences, meetings proceedings documented.**
D30	116	1) Review and enhance the documentation templates for documenting the proceedings of forum, conferences, meetings and consultations.
D30	117	2) Document the proceedings of forum, conferences, meetings and consultations as per the respective template and add to the documentation management system for further use



Annex 2. Staff Attendance Sheet

UN-HABITAT ROAP Attendance Record Card, 2015 - 2016

Contract Start Date
Work Day
Work From Home Day
Annual Leave
Official Holiday
Weekend

Staff Member		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
Binod Shrestha, Team Leader	AUG	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M
	SEPT	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	
	OCT	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
	NOV	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	
													OH																			
	DEC	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T
																										OH						
	JAN	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S
		OH																														
	FEB	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M		
	MAR	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T
Enkhtsetseg Shagdarsuren, Deputy Team Leader	AUG	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M
	SEPT	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	
																								OH								
	OCT	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
	NOV	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	
													OH	OB			OB	OB	OB													
	DEC	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T
																										OH						
	JAN	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S
		OH																														
	FEB	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M		
									OH	OH	OH																					
	MAR	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T
									OH																							
Naranbat Namsrai, Urban Planner	AUG	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M
	SEPT	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	
																								OH								
	OCT	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
																A	A						A					A				
	NOV	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	
													OH																			
	DEC	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T
																										OH						
	JAN	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S
		OH																				A				A	A	A	A	A		
	FEB	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M		
									OH	OH	OH	A	A						A	A						A	A					
	MAR	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T
			A					A	A			A						A	A						A	A			A	A	A	A

Zolzaya Namsrai, Gender Specialist & Social Mobilizer	AUG	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M
	SEPT	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	
																								OH	A	A						
	OCT	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
	NOV	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	
													OH																			
	DEC	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T
																										OH						
	JAN	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S
		OH																										A				
	FEB	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M		
									OH	OH	OH	½A	A													A					
	MAR	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T
									OH																							
Munkh-Erdene, Communication Specialist & Social Mobilizer	AUG	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M
	SEPT	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	
																								OH								
	OCT	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
																				A								A				
	NOV	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	
					A								OH																			
	DEC	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T
																										OH						
	JAN	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S
		OH			A	A	A	A	A																				A	A		
	FEB	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M		
			A	A					OH	OH	OH						A	A									A				
	MAR	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T
			A		A				A	A	A	A			A	A	A		A				A	A	A	A			A	A	A	A
Tsogzolmaa Tsegmid, Social Mobilizer	AUG	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M
	SEPT	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	
																								OH								
	OCT	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
	NOV	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	
						A							OH																			
	DEC	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T
																										OH						
	JAN	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S
		OH																				A	A			A	A	S	S	S		
	FEB	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M		
		A	A	A	A	A			OH	OH	OH																					
	MAR	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T
									OH																							
Munkhuu Dondov, Social Mobilizer	AUG	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M
	SEPT	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	
																								OH								
	OCT	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
																				A	A											
	NOV	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	
							A						OH																			

Annex 3. Renewed Community Action Plans of CDCs in Sub-centers

1. Bayankhoshuu CAPs

I. SHD 28th Khoroo

№	Асуудал бэрхшээл	Хэрэгжүүлэх үйл ажиллагаа	Байрлал ба хэмжээс	Хугацаа	Хэн юу хариуцах вэ?	Хэн
1	• Цэцэрлэг, сургууль байхгүйн улмаас хүүхэд гэрт эзгүйрэх, залуу хүмүүс ажил хөдөлмөр эрхлэх боломжгүй. • Хүүхэд багачууд гэмт халдлагад өртөх (гал үс, тог цахилгаан) гм • Өөр сургуульд явахад мөнгө санхүү, зам хөндлөн гарахад хүндрэлтэй учир зам тээврийн осолд өртдөг гм	• Нийслэл дүүргээс холбогдох газрууд, төрийн болон төрийн бус байгууллагуудад хандах • Орон нутгийн хөгжлийн санд уламжлах	Хорооны нутаг дэвсгэрийн төв хэсэгт	2016 онд	• Хорооны засаг дарга • Иргэдийн хурал • Төслийн баг	• Иргэд • Иргэдийн хурал • Оршин суугчдын зөвлөл • Засаг дарга
2	• Хүүхэд залуучуудын чөлөөт цагаа өнгөрүүлэх төв байхгүйн улмаас гэмт хэрэгт өртөх, Писи тоглоомонд донтох, эрүүл мэндээр хохирох, гадуур сэлгүүцэж гэмт хэрэгт холбогдох эцэг эхийн хяналтаас гарах гм бэрхшээлүүд байна. • Зөвхөн хороон дээр биш сургууль дээр болон бусад газарт хүүхэд залуучуудын чөлөөт цаг өнгөрүүлэх газар байхгүйн улмаас дээрхи бэрхшээлүүд үүсээд байна.	• Орон нутгийн хөгжлийн сан, төрийн болон төрийн бус байгууллагуудад хандах	Хорооны нутаг дэвсгэрт	2016 онд	• Хорооны иргэдийн хурал • Засаг дарга • Төслийн баг	• Иргэд, • Иргэдийн хурал • Оршин суугчдын зөвлөл

II. SHD 10th Khoroo, Bayan-Ulzuu CDC

№	Асуудал бэрхшээл	Хэрэгжүүлэх үйл ажиллагаа	Байрлал ба хэмжээс	Хугацаа	Хэн юу хариуцах вэ?	Хэн
1	• Хүүхдийн цэцэрлэг хүртээмж муутай, хүүхдүүд цэцэрлэгт хамрагдаж чадахгүй байна	• Зүүн баян уулын 16-р гудамжинд газар нь бэлэн байгаа газарт 240 хүүхдийн цэцэрлэг барих	• ЗБУ-ын 16-р гудамж	2016 он	• Иргэдийн хурал	• Иргэд
2	• Эцсийн буудлаас хойш засмал зам тавьж " Тунгалаг тамир"-ын гудамж хүргэж төв захтай нийлүүлэхгүй бол ямар үр дүн муутай болно	• Одоогийн Баянхошууны эцсийн буудлаас хойш " Тунгалаг тамир"-ын гудамж хүртэл засмал зам тавьж төв захтай нийлүүлэх	• Баянхошуун ы эцсээс "Тунгалаг тамир"-ын гудамж хүртэл	2016 он		

3	• 10-р хороонд зам төлөвлөгдөөгүй байна	• 10-р хорооны нутаг дэвсгэрт зам тавих газруудыг	• Хорооны нутаг дэвсгэрт	2016 онд	• Хороо	• Иргэд,
4	• Хороо өрхийн эмнэлэг, цэцэрлэг хүрэхэд зам байхгүй халтиргаа ихтэй унаж гэмтэх аюултай	• төлөвлөгөөнд оруулах • Төв замаас Хороо хүртэл засмал зам тавих	• ЗБУ-ын 13-р гудамжинд			
5	• Үйлчилгээний төвүүд хангалтгүй	• Эцсийн буудалд байгаа үйлчилгээний төвүүдийг хэвээр нь үлдээх • Төлөвлөлтөөр 5 давхраас дээш төлөвлөх • Сургалт сурачилгаа, мэргэжил олгох төвүүд бий болгох • Хүүхэд эцэг эхчүүдийг хөгжүүлэх төв байгуулах	• Эцсийн буудал дагуу хойшоо гүйцээж зам тавих	2016	•	•
6	• 10-р хорооны хойд тал төлөвлөтөд ороогүй байна. Үүнийг төлөвлөлтөд оруулах шаардлагатай	• Хорооны барилгаас хойшхи газрыг төлөвлөлтөд оруулах	• ЗБУ-12-1		•	•
7	• Бохирдол их	• Эрүүл цэвэр орчин бий болгох зорилгоор ногоон байгууламж төлөвлөж айл өрх бүрийг хамруулж соёлч цэвэр хороо бий болгох	• ЗББ 10-16 р гудамж	2016-2017	• 10-р хороо	• Иргэд
8	• Цэвэр бохир ус дулааны шугам дутагдалтай хяналт муугаас хэрэг төвөг их гарч байна	• Цэвэр бохир ус дулааны шугамыг бүх айл өрхөд хамгийн боломжтой ойр орж ирэхээр яаралтай тавиулах • Хяналтын камер тавиулах	• ЗБУ 10-16 р гудамж	2016 он	• Хороо	• Иргэд

III. SHD 9th Khoroo

№	Асуудал бэрхшээл	Хэрэгжүүлэх үйл ажиллагаа	Байрлал ба хэмжээс	Хугацаа	Хэн юу хариуцах вэ?	Хэн хийх
1	• Гэрэлтүүлэг	• Бүх гудамжнуудыг ойрын хугацаанд гэрэлтэй болгох	ЗБУ-2,3,4,5,6,14,15,16,17,18-р	2016 онд	• Төслөөр	• Оршин суугчдын зөвлөл

			гудамжууд			
2	• Камержуулалт	• Камержуулалт тавихын тулд судалгаа хийж иргэдийн санал хүсэлтийг тусгах	• ББУ-ын 1-2 р гудамжны дундах гүүр • "Игүүшин" дэлгүүрийн нарийн гудамж • ББУ-ын 14-урагш бүх гудамж	2016 онд	• Төслөөр	• Оршин суугчдын зөвлөл

IV. SHD 7th Khoroo

№	Асуудал бэрхшээл	Хэрэгжүүлэх үйл ажиллагаа	Байрлал ба хэмжээс	Хугацаа	Хэн юу хариуцах вэ?	Хэн
1	• Агаар хөрсний бохирдол	• Орон сууцжуулалт, ногоон байгууламж, инженерийн шугам сүлжээ	• Замын зүүн тал руу	2016-2017	• Төслөөр	• Оршин суугчдын зөвлөл
2	• Өөрийн хороонд сургуульгүйгээс болж хүүхдүүд хол явж байна. Өөр хорооны сургуульд 3-н ээлжээр хичээллэж байна	• Сургууль барих		2017 онд	• Төслөөр	• Оршин суугчдын зөвлөл

V. SHD 8th Khoroo

№	Асуудал бэрхшээл	Хэрэгжүүлэх үйл ажиллагаа	Байрлал ба хэмжээс	Хугацаа	Хэн юу хариуцах вэ?	Хэн
1 блок	• Эмх цэгцтэй олон жижиг дэлгүүрүүдийг нэгтгэх • Авто зогсоол байхгүй тул бизнесийн орлого багассан тээврийн хэрэгслэлийн түгжрэл	• Нэгдсэн нэг худалдаа үйлчилгээний төвтэй болох • Орчин үеийн олон давхар авто зогсоол	1-р блок Хуучин эцэс тойрог орчим	2016-2017 Төслийн хугацаанд	• Төслийн нэгж • Хувийн хэвшил • Хувийн хэвшил	• Иргэд • Оршин суугчдын зөвлөл
2 блок	• Биеийн тамир бие чийрэгжүүлэх орчин байхгүй • Ахмад настны чөлөөт цагаа өнгөрүүлэх танхим байхгүй	• Спорт цогцолбор байгуулах • "Баянхошуу" ахмадын өргөө цогцолбортой болох	• Баянцагаан ы 5-12-р гудамжны дунд хэсэг • БЦ-ны 9-р гудамж зүүн хэсэг	2016-2018 Төслийн эхний үе шат	• Төслийн нэгж • Хувийн хэвшил • Хувийн хэвшил • Ахмадын холбоо	• Оршин суугчдын зөвлөл

3 блок	• МСҮТ/ Ажилгүйдлийг багасгаж мэргэжилтэн болгох • Сургуулийн өмнөх насны боловсролыг авч чадахгүй хүүхдүүд маш их	• МСҮТ • Цэцэрлэг ясли	• Баянцагаан ы 10,11-р гудамжны баруун • Баянцагаан ы 10,11-р гудамжны зүүн	Төслийн эхний үе шат	• Төслийн нэгж • Хувийн хэвшил	• ОСЗ • Иргэд
4 блок	• Олон улсын жишигт нийцсэн нийтийн хоолны газар байхгүй • Олон жижиг угаалга, сэлбэг тос тосолгооны дэлгүүр	• Олон улсын сүлжээ хоолны газартай болох • Авто сэлбэг худалдаа үйлчилгээний нэгдсэн төв	• Баянцагаан ы 12-р гудамж	Төслийн хугацаанд	• Төслийн нэгж • Хувийн хэвшил	• Иргэд • ОСЗ

2. Selbe CAPs

I. CHD 18th Khoroo

№	Хэрэгцээ /Бэрхшээл	Иргэдэд байгаа нөөц боломж	Хийх ажил	Хугацаа	Хэн хариуцах	Биелэлт
Дэд бүтцийн асуудлаар						
1.	Гудамж дундуур цэвэр бохир усны шугам	-Газар -Шаардлагатай мэргэжил бүхий иргэд	-Яг аль гудамжинд хэрэгтэй байгааг тодорхойлох	2016-2017 он	-Төслөөр -ОСЗ	
2.	Зам	-Газар -Иргэдийн хүн хүч	-Зам явах гудамжаа тогтоох -Дур мэдэж хашаагаа сунгасан айл өрхүүд хашаагаа татах -Төсөл хөтөлбөр болон зохих байгууллагад нь хүсэлтээ уламжлах	2016 онд	-ОСЗ -Хороо	
Нийгмийн асуудлаар						
4.	Камержуулалт	-Иргэдийн хүн хүч	-Яг хэрэгцээтэй байгаа газар буюу бүлан тохой, нарийн гудам, далан дагасан зам гэх мэт байшилыг тогтоох -Цэвэр сайн бичдэг сайн чанарын камерыг судлах -Төсөл хөтөлбөрт санал тавих	2016 оны 10 сараас өмнө багтааж шийдвэрлэх	-ОСЗ -Хороотой хамтарч	
5.	Эмнэлэг	-Газар -Иргэдийн хүн хүч	-Төсөл хөтөлбөрт хандаж санхүүжилтийг шийдвэрлэх -Иргэдтэй ярилцаж барьж болохуйц газрыг товлох	2016-2017 он	-ОСЗ	
6.	Газрын үнэлгээ/Нэг хашаанд олон айл амьдарч байгаа/	-Газар -Иргэд тохиролцох боломжтой	-Газрыг шударгаар үнэлэх -Банкны барьцаанд байгаа газрын бичгээ чөлөөлж авах -Газраа чөлөөлөх	2016 он	-Иргэд -ОСЗ	

II. CHD 14th Khoroo

№	Хэрэгцээ /Бэрхшээл	Иргэдэд байгаа нөөц боломж	Хийх ажил	Хугацаа	Хэн хариуцах	Биелэлт
		Дэд бүтцийн асуудлаар				
1.	Зам	-Газар -Иргэдийн хүн хүч	-Зам явах гудамжаа тогтоох -Дур мэдэж хашаагаа сунгасан айл өрхүүд хашаагаа татах -Төсөл хөтөлбөр болон зохих байгууллагад нь хүсэлтээ уламжлах	2016 онд	-ОСЗ -Хороо	
	Нийгмийн асуудлаар					
2.	Цэцэрлэг /6 болон 7 бүүдлын зааг дээр/	-Газар -Иргэдийн хүн хүч	-Төсөл хөтөлбөрт хандаж санхүүжилтийг шийдвэрлэх -Иргэдтэй ярилцаж барьж болохуйц газрыг товлох	2016-2017 он	-ОСЗ -Хороо	
3.	Газрын үнэлгээ/Нэг хашаанд олон айл амьдарч байгаа/	-Газар -Иргэд тохиролцох боломжтой	-Газрыг шударгаар үнэлэх -Газраа чөлөөлөх	Тухайн үед нь	-Иргэд -ОСЗ	

III. SBD 14th Khoroo

№	Хэрэгцээ /Бэрхшээл	Иргэдэд байгаа нөөц боломж	Хийх ажил	Хугацаа	Хариуцах хүн	Биелэлт
		Дэд бүтцийн асуудлаар				
1.	Утаа буюу гал түлэхгүйгээр халдаг болох	-Амьдарч буй сууцны дулаалга -Дулааны шугам сүлжээнд холбогдож болохуйц газрын байрлал	-Иргэд шийдэх боломжгүй тул төслийн хүрээнд шийдүүлэх хүсэлтэй	2016-2017 он	-Төслийн баг -ОСЗ-ийн хяналт	
2.	Гудамжны гэрэлтүүлэг	-Газар -Иргэдийн хүн хүч	-Гэрэлтүүлэг шаардлагатай байгаа газруудыг тогтоох -Гэрэлтүүлгийнхээ тоог гаргах -Төсөл хөтөлбөр болон зохих байгууллагад нь хүсэлтээ уламжлах	2016 онд	-ОСЗ -Хороо	
3.	Дулааны станц	-Газар	-Газар чөлөөлөх -Бусад ажлыг төслөөр хийх	2016-2017 он	-ТУН	
	Нийгмийн асуудлаар					
4.	Камержуулалт	-Иргэдийн хүн хүч	-Яг хэрэгцээтэй байгаа газар буюу булан тохой, нарийн гудам, далан дагасан зам гэх мэт байшилыг тогтоох -Цэвэр сайн бичдэг сайн чанарын камерыг судлах -Төсөл хөтөлбөрт санал тавих	2016 оны 10 сараас өмнө багтааж шийдвэрлэх	-ОСЗ -Хороотой хамтарч	
5.	Спорт цогцолбор	-Газар	-Төсөл хөтөлбөрт хандаж санхүүжилтийг шийдвэрлэх	2016-2017 он	-ОСЗ	

			-Иргэдтэй ярилцаж барьж болохуйц газрыг товлох			
6.	Газрын үнэлгээ/Нэг хашаанд олон айл амьдарч байгаа/	-Газар -Иргэд тохиролцох боломжтой	-Газрыг шударгаар үнэлэх -Банкны барьцаанд байгаа газрын бичгээ чөлөөлж авах -Газраа чөлөөлөх	2016 он	-Иргэд -ОСЗ	

Annex 4. Notes from Focus Groups Discussions

1. FGD with 18-24 aged youth in SBD

Interview led by: N.Zolzaya, gender specialist, UN-Habitat
Note taken by: E.Azzayaa,
Date: 2016/3/3
Started: 03:05pm Finished: 03:48pm

Topics of interview

1. Citizen participation and social network
2. Environmental safety problems are related to building and road building
3. Problems with using road and pavement
4. Problems and difficulties faced by people when they access or to be served in public buildings

1. CITIZEN PARTICIPATION AND SOCIAL NETWORK

1.1 How do you participate activities of the district, khoroo and the project?

№	*Activities*	*Young people*
1	*District*	-No participation
2	*Khoroo*	-Arrives at the khoroo due to having personal problems such as identity card and migration
3	*Project*	- No participation

1.2 Do you get information about activities of the district, khoroo and the project?

№	*Activities*	*Young people*
1	*District and khoroo*	-Scarcely get the information from Kheseg leaders
2	*Project*	-Get the information from neighborhood, nearby friends and word of mouth -Only getting few information from the research surveyors

1.3 What information source is more effective to get information?

1. To deliver written information to every household
2. To phone (Young people do not pay attention if they receive SMS to the phone)
3. To post information or announcement at the board of bus station

1.4 Do you want to attend training? What kind of training would you prefer?

- Foreign language training
- Computer training courses
- All kinds of training for young people

2. ENVIRONMENTAL SAFETY PROBLEMS ARE RELATED TO BUILDING AND ROAD BUILDING

- **What difficulties and problems will you face when road and building begin?**

№	*Environmental safety*	*Problems*
1	*Environmental pollution*	-Get dusty
2	*Problems related to building*	-Building construction will destroy the facilities and buildings people built for years such as wells, garden and houses etc

*The advantage of building construction is to create new work places

3. PROBLEMS WITH USING ROAD AND PAVEMENT

№		*Problems*
1	*Pavement and pedestrian crossing*	-Build cycle way -Build pedestrian crossing near to the stairways that connects to main road -Install pedestrian crossing sign on the bottom of the street -The sidewalk, which is from home to the main auto road, is a dirt-road. -The bad smells and slippery in the streets are caused by pouring dirty water in the streets -It is difficult to drive a bicycle on the unpaved roads.
2	*Auto road*	-Build the main road as wide as possible.

		-The space between the dirt-roads and paved road is the cause of cracks in the road.

4. PROBLEMS AND DIFFICULTIES FACED BY PEOPLE WHEN THEY ACCESS OR TO BE SERVED IN PUBLIC BUILDINGS

4.1 Outside the building

№		*Problems*
1	*Entry stairs*	-Elder people cannot access to building due to the nonexistent or dysfunctional handrails, steep steps with high risers or slippery treads (tread surfaces)
2	*Outside the building*	-Install security cameras in the streets -Due to the playground is full of drinkers, children cannot play there -Shelters and benches are used by drinkers, so residents cannot relax and sit there* -Build fences for trees unless drinkers steal and sell trees. -Broken vodka bottles and curbstones are on the ground
3	*The street light*	-Install street lights -Street lights are often broken by children.
4	*Restroom*	-Build public toilets as City toilet -Secondary and high school students are allowed to use the outside toilet of school.

4.2 Inside the building

№		*Problems*
1	*Restrooms*	-Restrooms are not separated into sexes. -Male students smoke in the restrooms -Due to the bad drainage system only elementary school students are allowed to use toilets in school. -Due to the bad waste pipe, school's first floor sank several times. -Restrooms are not cleaned in the summertime
2	*Floor*	-Slippery floor surface
3	*Stairs*	-Steep step with rise
4	*Others*	-Fire extinguisher is not provided in buildings

2. FGD with parents of kindergarten and school children

Interview led by: A.Solongo, social welfare, gender specialist, EGIS
Note taken by: E.Azzayaa
Date: 2016/3/3
Started: 3:05pmFinished: 3:48pm

Topics of interview

1. Citizen participation and social network
2. Environmental safety problems are related to building construction and road building
3. Problems with using road and pavement
4. Problems and difficulties are faced by people when they access or to be served in public buildings

1. CITIZEN PARTICIPATION AND SOCIAL NETWORK

1.3 How do you participate in activities of the district, khoroo and the project?

№	*Activities*	*Women*	*Men*	*Young people*	*Elder people*
1	*District*	-Mostly unemployed housewives attend	-No events for men	-Training to improve household's living standard -Sports games	-Physical activity andaerobic exercises

2	*Khoroo*	- Public cleaning, (more active than other groups), -"Dad, mom and me" family competition	- Public cleaning, -"Dad, mom and me" family competition	- Sports games	-Physical activity andaerobic exercises -Public cleaning, -Elders meeting
3	*Project*	No information and no participation			

1.2 How do you get information about activities of the district, khoroo and the project?

№	*Information source*	**Activities of the district and khoroo**	**Activities of the project**
1	*Kheseg leader*	- District and khoroo's activities	- About meeting and focus group discussion
2	*Phone*	-Public cleaning -Trainings	- About meeting and focus group discussion
3	*Bulletin board and led digital board*	- Khoroo's activities -Population data -Soldier's registration	-About meeting
4	*Neighborhood, nearby friends and word of mouth*	-No information	-About project and building construction
5	*Written information on street and well*	-Khoroo's activities	-No information
6	*Survey workers*	-No information	-Only getting few information

1.3 What information source is more effective to get information?

Information sources are listed by its effectiveness.

4. To deliver written information to every household
5. To phone and send SMS
6. Led digital board (People can see when they are waiting for bus at the bus stop and stopping by Khoroo's building)
7. Kheseg leaders go to all households and give information (by gathering households by 10 and 10)
8. To post news and information on the bulletin board of the school or kindergarten
9. To post information or announcement at the end or beginning of the streets

2. ENVIRONMENTAL SAFETY PROBLEMS ARE RELATED TO BUILDING AND ROAD BUILDING

2.1 What difficulties and problems will you face when road and building begin?

№	*Dangers*	*Reason*
1	*Road traffic safety*	-Many heavy weights and trucks are on narrow streets or sidewalks -Pavement and sidewalk will become narrow -Some roads and streets will be blocked or closed during building construction
2	*Environmental pollution*	-Increasing pollution -Getting dusty caused by digging holes -Building mound around the building construction area
3	*Problems related to building*	-Building workers' behavior and drunk workers -Building workers break windows -Broken fences leaning to public sidewalk or streets -Having something fall onto head while passing by the building -Being inconvenient to residents during building construction
4	*Public service (school, kindergarten, hospital and bus station)*	-Digging holes near to residential quarter makes a person with disability, older person and child fall into holes

3. PROBLEMS WITH USING ROAD AND PAVEMENT

№		*Problems*
1	***Pavement and pedestrian crossing****	-Install traffic lights in pedestrian crossings and they must operate well -Mark out signs on pedestrian crossing -Bridge crossing and tunnel are safer* -No pavement and pedestrian crossing for a person with disabilities
2	***Auto road****	-Install speed decelerator/bumps on road -Mark out turn-sign on road -Road symbol signs must be clear -Build quality road -Build good drainage system
3	***Parking***	-Accessible parking spaces shall be designated for persons with disabilities -Every building should be provided parking area in the underground

*A group of people needs to control the tunnel and bridge crossing after they are built

4. PROBLEMS AND DIFFICULTIES FACED BY PEOPLE WHEN THEY ACCESS OR TO BE SERVED IN PUBLIC BUILDINGS

4.1 Outside the building

№	*Facilities*	*Problems*
1	***Entry stairs***	-Children slip because of steep steps with high risers or slippery treads
2	***Road and pavement***	-Provide safe and convenient entry for a person with disabilities
3	***Outside the building***	-Build good fence for public buildings* -Big yards and fences for public buildings is not necessary -Safety of sport fields -There are no playground and green area for children playing and people relaxing -No parking outside the public buildings

*Passing over the iron fence on school yards, children are tended to harm

4.2 Inside the building

№		*Requirements and problems*
1	***Room***	-An air condition should be provided in every room -School, kindergarten need to have library -Make larger windows for classrooms -Have big sport hall and concert hall -Classrooms should be decorated well -Have practice rooms for training and practicing -Rooms need to be larger
2	***Restroom***	-Restrooms must be separated sex into male and female -Each floor should be provided with two restrooms -Kindergarten and elementary school-age children are provided with convenient toilet seats -Toilet seats must be separated for age groups (elementary school age students should use small toilets) -Separate restrooms for teachers -Every restroom needs to be provided with a sink -No toilet facilities for disabled people
3	***Floor***	-Floor surfaces needs to be made by non-slip materials -School's wood floor is dented every year -Floors that are required to be accessible to persons with disabilities
4	***Door***	-The bigger gate and the more free to access -The gate of building should have two flows: exit and access -Classroom's door should be glass so that students can be controlled from outside (but too big glass door can be broken and harmful for students)
5	***Stair***	-Steep steps with high risers are dangerous for children -There is no stairs and path for wheelchair
6	***Others***	-Sewerage pipe must be done in high quality -A cloakroom should be in the hall or corridor of school/building -Electricity in building and wiring system should be installed using quality materials and

		wires by professional electrician. -Roof areas should be provided with gutters to prevent rainwater. -A group of people should control building process

3. FGD with Disabled residents of SBD 14th Khoroo

Interview led by: N.Zolzaya, gender specialist, UN-Habitat
Note taken by: E.Azzayaa,
Date: 2016/3/3
Started: 12pmFinished: 13pm

Topics of interview

2. Citizen participation and social network
3. Environmental safety problems are related to building and road building
4. Problems with using road and pavement
5. Problems and difficulties faced by people when they access or to be served in public buildings

1. CITIZEN PARTICIPATION AND SOCIAL NETWORK

1.4 How do you participate activities of district, khoroo and the project?

№	*Activities*	*A person with disabilities and their caregiver*
1	*District and Khoroo*	-A person with disabilities and their caregiver do not go out often -They cannot participate activities or receive medical treatments and services from khoroo and district's governor because they have not registered in the governor's of their khoroo -No participation in activities and annual fairs because of getting no information -Promote the participation of a person with disabilities and in-patients in activities and events
2	*Project*	-No participation

1.2 Do you get information about activities of district, khoroo and the project?

№	*Activities*	*A person with disabilities and their caregiver*
1	*District and Khoroo*	-Receive not enough information -Kheseg leaders do not deliver information each households -Some of them are not allowed to get information because of not having registered in their governor of khoroo
2	*Project*	-Only getting few information from the research surveyors

1.3 What information source is more effective to get information?

- To phone unless kheseg leaders cannot give information delivering to households
- The information on led digital board is not effective
- A caregiver cannot see information on bulletin boards because of looking after a person with disabilities at home

2. ENVIRONMENTAL SAFETY PROBLEMS ARE RELATED TO BUILDING AND ROAD BUILDING

№		*Problems*
1	*Road traffic safety*	-For pedestrian, it will be more difficult to use pavement and streets
2	*Environmental pollution*	-Building workers throw wastewater and rubbish into the river
3	*Problems related to building work*	-Be inconvenient to residents during building construction

3.PROBLEMS WITH USING ROAD AND PAVEMENT

№		*Problems*
1	*Pavement*	-Some drivers do not stop or slow down at pedestrian crossings

	and pedestrian crossing	-Many accidents are tended to happen because there are no signs or traffic lights -Install specific signs or traffic lights for a person with disabilities -There is no traffic lights on pedestrian crossing -Some streets are so steep -Pavement and streets are too slippery -Build rough pavement -Build wide sidewalks for wheelchair users -Build bridge crossing with elevators -Slippery is caused by not clearing pavements or roads after it snowed
2	*Road*	-Drivers drive at higher speed
3	*Parking*	-Parking spaces need to be designated for persons with disabilities (parking spaces should be located on the shortest possible accessible route to the entrances of the building)

4. PROBLEMS AND DIFFICULTIES FACED BY PEOPLE WHEN THEY ACCESS OR TO BE SERVED IN PUBLIC BUILDINGS

4.1 Outside of the building

№		*Problems*
1	*Entry stairs*	-Access stairs are too high
2	*Road and pavement*	-Dirt-roads and uneven surfaces make it difficult to push a wheelchair -It is said that many crimes happen because any cameras are installed in streets
3	*Lighting*	-No cameras are installed in some streets -It is difficult and dangerous to go outside without lighting in streets.
4	*Shelter and bench*	-In outside, people like to strolling and sitting but there is no shelter and benches to relax -Instead of citizens using the bench, a drinker always uses them or they steal and sell them

4.2 Inside of the building

№		*Problems*
1	*Room*	-Hot close rooms
2	*Restroom*	-People do not use toilets while they go out -Toilet seats for a person with disabilities are not installed in restrooms
3	*Floor*	-Floor area is slippery because of its surface material
4	*Door*	-Building door is heavy to open. -Door hinge plates are problems by opening door -A door and gate should be bigger -A wheelchair cannot access into narrow doorways -Folding doors needs to be provided for a person with disabilities
5	*Stairs*	-There is no accessible stairs or elevators to enter the building for a person with disabilities. -Some buildings have built accessible pedestrian or elevator

4. FGD with elderly people at Bayankhoshuu

Чанарын судалгааны зорилго

Дэд төвүүдэд оршин суугч иргэдийн төслийн үйл ажиллагаан дахь оролцоог нэмэгдүүлэх, хүн амын зорилтот бүлгийнхний тухайлбал, эмэгтэйчүүд, өндөр настан, хөгжлийн бэрхшээлтэй иргэдийн хэрэгцээ шаардлагыг тодорхойлох, иргэдийн санаа бодлыг үйл ажиллагаануудад тусгах зорилгоор иргэдийн дунд бүлгийн ярилцлагуудыг болон гол мэдээлэгчидтэй ганцаарчилсан ярилцлага хийнэ.

Ярилцлагыг чиглүүлж, удирдсан Д.Мөнхөө нийгмийн ажилтан
Тэмдэглэл хөтөлсөн Ц. Цогзолмаа нийгмийн ажилтан
Ярилцлага хийсэн он сар өдөр 2016-3-10
Эхэлсэн цаг 15,00 Дууссан цаг 15.30

Бүлгийн ярилцлагат оролцогчдыг бүртгэх хуудас
Дүүрэг, хороо СХД-ийн 8-р хороо
Бүлгийн төрөл **Өндөр настангуд**

№	Оролцогчдын нэрс	Нас	Хүйс	Эрхэлдэг ажилтай эсэх	Өрхийн ам бүлийн тоо	Үүнээс			Өрхөд хөгжлийн бэрхшээлтэй хүн байдаг эсэх /тоог бичих /
						Хөдөлмөрийн насны хөдөлмөрийн чадвартай	Хүүхэд 0-14 настай	Өндөр настан 60, түүнээс дээш	
1	Баатаржав	69	эр	Тэтгэвэрт	6	2	2	2	-
2	Нанжид	46	эм	Ажилгүй	7	2	3	-	1
3	Дарамрагчаа	70	эр	Тэтгэвэрт	9	4	4	1	-
4	Цэрэнхүү	66	эм	Тэтгэвэрт	2	1	-	1	
5	Оюунчимэг	57	эм	Тэтгэвэрт	11	6	1	3	-
6	Пагмажав	67	эм	Тэтгэвэрт	4	1	2	1	-
7	Энхтуяа	55	эм	Тэтгэвэрт	6	3	2	1	-
8	Оюунчимэг	58	эм	Тэтгэвэрт	6	1	2	1	2
9	Батжаргал	63	эм	Тэтгэвэрт	1	-	-	1	-
10	Байгалхүү	56	эм	Тэтгэвэрт	2	-	-	1	1

Ярилцлагыг чиглүүлж, удирдсан Д. Мөнхөө судалгааны зорилго энэхүү судалгаа ярилцлагыг юунд зориулж хийж байгаа тухайгаа тайлбарлалаа. Үүний дараа оролцогчид өөрсдийгөө дэлгэрэнгүй танилцуулж ярилцах асуудлуудынхаа асуултыг тавьж оролцогч нэг бүрийг оролцохыг хүслээ.

Судалгаа дараах оролцооны аргаар явагдлаа.

Асуудлын хүрээ	Гол асуултууд	Оролцооны аргын хэрэгслүүд/сонголт
1. Иргэдийн оролцоо, нийгмийн сүлжээ	- Иргэд дүүрэг, хороо, төслөөс зохион байгуулж буй ажлуудад хэр идэвхтэй оролцож байна вэ? (Эмэгтэйчүүд, эрэгтэйчүүд, хүүхдүүд, залуучууд, ахмадууд) - Иргэд ямар ямар ажлуудад оролцдог вэ? - Хороо, дүүрэгт хийгдэж буй ажлууд, үйл ажиллагааны талаарх мэдээллийг хэрхэн авдаг вэ? Өдөөх: цаг хугацаа, мэдээллийн төрөл, хүртээмж, чанар? - Орон нутагтай холбоотой мэдээллийг ямар хэлбэрээр түгээвэл хүмүүст илүү хүрэх вэ? Яагаад?	Бүлэглэх Эрэмбэлэх Институтын анализ
2. Барилгын ажилтай холбоотойгоор үүсч болох орчны аюулгүй байдал	- Барилгын ажил явагдаж эхлэхэд ямар асуудалд илүү санаа зовж байна вэ? Өдөөх: - Аюулгүй байдал - Орчны бохирдол, дуу чимээ - Үйлчилгээнд хүрэх (сургууль цэцэрлэг, эмнэлэг, автобусны буудал, ахуйн үйлчилгээ г.м)	Бүлэглэх Эрэмбэлэх
3. Авто зам болон явган замыг ашиглахад гардаг хүндрэлүүд	- Авто болон явган хүний замыг ашиглахад гардаг хүндрэл бэрхшээлүүд юу вэ?	Эрэмбэлэх Бүлэглэх /өнгийн цаасан дээр бичүүлэх/

4. ОН-ийн зориулалттай барилга байгууламжаар үйлчлүүлэхэд гардаг асуудлууд	Олон нийтийн барилга байгууламжаар үйлчлүүлэхэд гардаг асуудлуудыг тодорхойлно уу, - Гадна талд: Өдөөх: нэвтрэх шат, налуу зам, гаднах зам талбай, хаалга, гэрэлтүүлэг гэх мэт. - Дотор талд: Өдөөх: бие засах газар, шал, нярай хүүхдэд зориулсан тусгайлсан өрөө, хаалга, урсгал шат гэх мэт.	Бүлэглэл Эрэмбэлэх

1.1. Оролцооны тухай

№	Оролцогч	Оролцоо	Дүүрэг	Хороо	Төсөл, хөтөлбөр
1.	Эмэгтэйчүүд	Түлхүү оролцдог	Түлхүү оролцдог	Төрөл бүрийн сургалт цэвэрлэгээ	Төслийн хурал
2.	Эрэгтэйчүүд	Сул	-	Хааяа	
3.	Залуучууд	Сул	-	-	ЖДҮ-ийн зээлийн төсөлүүдэд
4.	Ахмад настан	Сайн	Бүх ажилд идэвхтэй оролцдог	Хурал, сургалт дасгал, бүжиг үзвэр үйлчилгээ дээлтэй Монгол наадам	Хуралд ирдэг ахмадууд руу чиглэсэн төслүүдэд
5.	Хүүхдүүд	сул	-	Соёл урлаг хүүхдийн баяр	

Оролцогчдын оролцооны талаархи байдлыг харахад дүүрэг, хороо, төсөл хөтөлбөрөөс явуулж байгаа үйл ажиллагаанд эмэгтэйчүүд илүү оролцож залуучууд болон эрэгтэйчүүд үйл ажиллагаанд сул оролцож байгаа нь харагдаж байна.

1.2. Мэдээлэл хаанаас авдаг

№	Хаанаас	Хэзээ өгдөг	Яаж өгдөг
1	Хэсгийн ахлагч	Урьд өдөр нь юм уу цагыг нь тулгаад л хэлдэг	• утасаар • зориулалтын зарын самбараар • худаг, дэлгүүр, гудамжны үзүүрт наасан зарлалаас • зарим тохиолдолд биечлэн
2	Хөрш	Янз бүр	• ам дамжин
3	Хороо	Цагт нь	• цагаан хоолой онцгой байдлын үед • цэргийн бүртгэл • ИНХ • Бүх нийтийн цэвэрлэгээ

Мэдээлэл түгээх боломжит суваг, эх үүсвэр

Оролцогч бүрээс мэдээлэл түгээх өөр боломж байгаа эсэхийг асуухад

- Хороо хэсгийн ахлагчаар дамжуулах — 6 оролцогч
- Утсаар мэдээлэл өгөх — 4 оролцогч
- Хөрш болон цагаан хоолойгоор саналууд гарлаа. — тус бүр 1 оролцогч нь зүйтэй гэсэн

2.1. Барилгын ажил явагдахад ямар ямар бэрхшээл гарч, юунд илүү санаа зовж байна вэ?

№	Аюул	Яагаад
1	Газар шорооны ажил	- Машин техникүүд хурд ихтэй явах - Тоос шороо дуу чимээ ихэснэ - Иргэд хөршийн холбоо тогтоож жижүүр гаргаж ажиллах, хөдөлмөр

		хамгааллын аюулгүй байдлыг хангах - Ажиллах цагын хуваарь гаргаж нарийн мөрдөж ажиллах
2	Зам	- Зам хаах үед иргэдэд аюулгүй зорчих хэсэг гаргах - Хөдөлмөр аюулгүйн ажиллагааг хангах
3	Дуу чимээ Агаарын бохирдол	- Шөнийн цагаар ажиллахгүй байх - Дуу чимээг шөнө орой бага байхаар тооцох
4	Ажилчид	- Ажилчдын цаг ба сахилга батыг чанд сахиулах - Охид бүсгүйчүүдийг айлгах явдал гаргахгүй байх -
5	Эргүүл ажиллах	- Цагдаагийн байгууллагын эргүүл хамгаалалтыг сайжруулах /Айлуудтай ойр байх тул хулгай дээрэм хийхээс сэргийлэх/ - Иргэд болон хороо хамтран ажиллах эргүүл хийх

Газар шорооны ажил хийхэд тодорхой саад бэрхшээлүүд гарна гэхдээ барилгажилтын үед дээрхи бидний хэлсэн хүндрэлүүдийг аль болох гаргахгүйгээр ажиллавал сайн байна.

3.Авто зам ашиглахад гардаг хүндрэлүүд

1	Гарцан дээр	-Хүмүүс, хүүхдүүд их зорчих хэсгээр гарц гаргах -Гүүрэн гарц хийх
2	Усны хаялага	-Үер усны аюулаас сэргийлэх
3	Хурд сааруулагч	-Ойр ойрхон хийх
4	Явган хүний зам	-Халтирдаггүй материалаар хийх
5	Гэрэлтүүлэг /явган хүний хувьд/	-Жигд бөгөөд тусгал сайтай байх

4. ОН-ийн барилга

4.1. гадна тал

Авто зогсоол	-Өргөн хоёр машин зөрхөөр, багтаамж сайтай байх -Камертай байх
Ногоон байгууламж	-Мод бут сүүдрэвч болон хангалттай сандалтай байх -Хогийн савтай байх
Зам	-Мэдрэгчтэй байх -Өргөн байх
Гэрэлтүүлэг	-Гэрэл сайн тусаж байх
Нийтийн жорлон	-Бие засах газартай байх

4.2. дотор тал

Бие засах газар	-Ханандаа бариултай байх -Эр, эм жорлон хангалттай тоогоор байх -Ус татах товч нь биетэй байх буюу мэдрэгчтэй байх -Хүүхдийн жорлон байх
Шат	-Ханандаа бариултай байх -Гатны гишгүүр ойр ойрхон байх -Шат руу ойртохлоор асдаг мэдрэгчтэй гэрэлтэй байх
Салхивч	-Өрөө бүр стандартын дагуу байх

5. FGD with parents and guardians of kindergarten children

Чанарын судалгааны зорилго

Дэд төвүүдэд оршин суугч иргэдийн төслийн үйл ажиллагаан дахь оролцоог нэмэгдүүлэх, хүн амын зорилтот бүлгийнхний тухайлбал, эмэгтэйчүүд, өндөр настан, хөгжлийн бэрхшээлтэй иргэдийн хэрэгцээ шаардлагыг тодорхойлох, иргэдийн санаа бодлыг үйл ажиллагаануудад тусгах зорилгоор иргэдийн дунд бүлгийн ярилцлагуудыг болон гол мэдээлэгчидтэй ганцаарчилсан ярилцлага хийнэ.

Ярилцлагыг чиглүүлж, удирдсан А. Солонго, нийгийн хамгаалал, жендэрийн мэргэжилтэн, ЗҮ-2, Эжис

Тэмдэглэл хөтөлсөн Д.Мөнхөө нийгмийн ажилтан

Ярилцлага хийсэн он сар өдөр 2016-3-2

Эхэлсэн цаг 12,30 Дууссан цаг 13.45

Бүлгийн ярилцлагат оролцогчдыг бүртгэх хуудас

Дүүрэг, хороо СХД-ийн 8-р хороо

Бүлгийн төрөл **Бага насны цэцэрлэгт явдаг хүүхэдтэй ээж, асран хамгаалагч**

№	Оролцогчдын нэрс	Нас	Хүйс	Эрхэлдэг ажил эсэх	Өрхийн ам бүлийн тоо	Үүнээс			Өрхөд хөгжлийн бэрхшээлтэй хүн байдаг эсэх /тоог бичих /
						Хөдөлмөрийн насны хөдөлмөрийн чадвартай	Хүүхэд 3-5настай	Өндөр настан 60, түүнээс дээш	
1	Алтанцэцэг	37	эм	үйлчлэгч	4	1	2	-	1
2	Жигмэд	71	эм	тэтгэвэрт	2	-	-	1	1
3	Саранцэцэг	28	эм	ОН-ийн байцаагч	4	2	2	-	-
4	Нямдолгор	26	эм	ажилгүй	6	2	4	-	-
5	Норпил	60	эм	тэтгэвэрт	4	3	-	1	-
6	Цэцгээ	34	эм	хувиараа	5	2	3	-	-
7	Долгормаа	42	эм	ХА	4	2	2	-	-
8	Лхагвадулам	42	эм	ЕБС-ийн багш	6	2	4	-	-

Ярилцлагыг чиглүүлж, удирдсан А. Солонго судалгааны зорилго энэхүү судалгаа ярилцлагыг юунд зориулж хийж байгаа тухайгаа тайлбарлалаа. Үүний дараа оролцогчид өөрсдийгөө дэлгэрэнгүй танилцуулж ярилцах асуудлуудынхаа асуултыг тавьж оролцогч нэг бүрийг оролцохыг хүслээ.

Судалгаа дараах оролцооны аргаар явагдлаа.

Асуудлын хүрээ	Гол асуултууд	Оролцооны аргын хэрэгслүүд/сонголт
1. Иргэдийн оролцоо, нийгмийн сүлжээ	- Иргэд дүүрэг, хороо, төслөөс зохион байгуулж буй ажлуудад хэр идэвхтэй оролцож байна вэ? (Эмэгтэйчүүд, эрэгтэйчүүд, хүүхдүүд, залуучууд, ахмадууд) - Иргэд ямар ямар ажлуудад оролцдог вэ? - Хороо, дүүрэгт хийгдэж буй ажлууд, үйл ажиллагааны талаарх мэдээллийг хэрхэн авдаг вэ? Өдөөх: цаг хугацаа, мэдээллийн төрөл, хүртээмж, чанар? - Орон нутагтай холбоотой мэдээллийг ямар хэлбэрээр түгээвэл хүмүүст илүү хүрэх вэ? Яагаад?	Бүлэглэх Эрэмбэлэх Институтын анализ

2. Барилгын ажилтай холбоотойгоор үүсч болох орчны аюулгүй байдал	- Барилгын ажил явагдаж эхлэхэд ямар асуудалд илүү санаа зовж байна вэ? Өдөөх: - Аюулгүй байдал - Орчны бохирдол, дуу чимээ - Үйлчилгээнд хүрэх (сүргууль цэцэрлэг, эмнэлэг, автобусны буудал, ахуйн үйлчилгээ г.м)	Бүлэглэх Эрэмбэлэх
3. Авто зам болон явган замыг ашиглахад гардаг хүндрэлүүд	- Авто болон явган хүний замыг ашиглахад гардаг хүндрэл бэрхшээлүүд юу вэ?	Эрэмбэлэх Бүлэглэх /өнгийн цаасан дээр бичүүлэх/
4. ОН-ийн зориулалттай барилга байгууламжаар үйлчлүүлэхэд гардаг асуудлууд	Олон нийтийн барилга байгууламжаар үйлчлүүлэхэд гардаг асуудлуудыг тодорхойлно уу, - Гадна талд: Өдөөх: нэвтрэх шат, налуу зам, гаднах зам талбай, хаалга, гэрэлтүүлэг гэх мэт. - Дотор талд: Өдөөх: бие засах газар, шал, нярай хүүхдэд зориулсан түсгайлсан өрөө, хаалга, үрсгал шат гэх мэт.	Бүлэглэл Эрэмбэлэх

1.3. Оролцооны тухай

№	Оролцогч	Оролцоо	Дүүрэг	Хороо	Төсөл, хөтөлбөр
1.	Эмэгтэйчүүд	Түлхүү оролцдог	-	Түлхүү оролцдог сургалт /эрүүл мэнд, гар урлал их цэвэрлэгээ	Төслийн хурал
2.	Эрэгтэйчүүд	Сул	-	Цэвэрлэгээнд	
3.	Залуучууд	Сул	-	-	ЖДҮ-ийн зээлийн төсөлүүдэд
4.	Ахмад настан	Дунд	Амралт сувилал	хийн дасгал хурал үзвэр үйлчилгээ дээлтэй Монгол наадам	Хуралд ирдэг ахмадууд рүү чиглэсэн төслүүдэд
5.	Хүүхдүүд	сул	-	Соёл урлаг хүүхдийн баяр	

Оролцогчдын оролцооны талаархи байдлыг харахад дүүрэг, хороо, төсөл хөтөлбөрөөс явуулж байгаа үйл ажиллагаанд эмэгтэйчүүд илүү оролцож залуучууд болон эрэгтэйчүүд үйл ажиллагаанд сул оролцож байгаа нь харагдаж байна.

1.4. Мэдээлэл хаанаас авдаг

№	Хаанаас	Хэзээ өгдөг	Яаж өгдөг
1	Хэсгийн ахлагч	200-300өрх хариуцдаг. Урьд өдөр 2-3 цагийн өмнө	• утсаар • зориулалтын зарын самбараар • хүдаг, дэлгүүр, гудамжны үзүүрт наасан зарлалаас • зарим тохиолдолд биечлэн
2	Хөрш	Янз бүр	• ам дамжин
3	Хороо	Цагт нь	• хорооны фэйс хуудас • дүүргийн сайт • цагаан хоолой онцгой байдлын үед • цэргийн бүртгэл • ИНХ • Бүх нийтийн цэвэрлэгээ

Мэдээлэл түгээх боломжит суваг, эх үүсвэр

Оролцогч бүрээс мэдээлэл түгээх өөр боломж байгаа эсэхийг асуухад

- Хороо хэсгийн ахлагчаар дамжуулах — 6 оролцогч
- Утасаар мэдээлэл өгөх — 4 оролцогч
- FB группээр — 3 оролцогч
- Хөрш болон цагаан хоолойгоор саналууд гарлаа. — тус бүр 1 оролцогч нь зүйтэй гэсэн

2.1. Барилгын ажил явагдахад ямар ямар бэрхшээл гарч, юунд илүү санаа зовж байна вэ?

№	Аюул	Яагаад
1	Газар шорооны ажил	- Нүх ухаад хаячихдаг тул хүн унах аюултай - Буцааж тэгш болгож нөхдөггүй тул ус, шавхай тогтдог, цөмөрч ордог.
2	Зам	- Машины дуу чимээ ихсэнэ - Бага насны хүүхэд гэрээсээ гарахад аюултай нөхцөл үүснэ.
3	Дуу чимээ Агаарын бохирдол	- Техник хэрэгсэлийн дуу чимээ - Дулааны улиралд тоос шороо ихтэй - Айлуудыг хэсэгчлэн авч байгаа тул үлдэж байгаа ойролцоох айлуудад аюултай. - Мөн барилгаас юм унах
4	Үйлчилгээ авахад	- Цаг хугацаа алдана.

Газар шорооны ажил хийхэд тодорхой саад бэрхшээлүүд гарна гэхдээ барилгажилтын үед дээрхи бидний хэлсэн хүндрэлүүдийг аль болох гаргахгүйгээр ажиллавал сайн байна. Барилгажилтын үед ихэнхи газрууд зөвхөн өртөж байгаа айлууддаа анхааралд үлдэж байгаа айлуудын аюулгүй байдал бусад асуудлыг орхигдуулдаг. Гол нь замд хэтэрхий рйл айлуудын хашааг тулгах нь бага насны хүүхдэд аюултай.

3.Авто зам ашиглахад гардаг хүндрэлүүд

1	Гарцан дээр	Гарцын цагаан тэмдэглэгээ хурдан арилдаг.
2	Тэмдэг тэмдэглэгээ	Тэмдэглэгээнүүд хурдан унаад алга болдог. Гудамжны замын тэмдэглэгээгээ мартдаг
3	Хурд сааруулагч	Стандартын дагуу тавьдаггүй /ойр ойрхон хачин юм хийдэг/ Гудамжны аман дээр байр ёстой. /хороолол руу орж байгаа/
4	Гэрэлтүүлэг /явган хүний хувьд/	Явган хүний гэрэлтүүлэгээ мартдаг

4. ОН-ийн барилга /цэцэрлэг/

4.1. гадна тал

Авто зогсоол	Бараг байдаггүй
Явган зам	Явган хүний зам байдаггүй
Хаалга	Орон хаалга болон хашааны орж гардаг хаалга нарийнхан байдаг Орж гардаг урсгал тусдаа байвал сайн
Гадна талбай	Маш бага давчуухан

4.2. дотор тал

Халаалт	Халаалт тэнцвэргүй, жигд биш зарим өрөө хэт халуун зарим нь хүйтэн
Өрөөнүүд	Өрөөний хэмжээ стандарттай байх жишээ нь • хувцас солих өрөө давчуу • унтлагын өрөөгүй

	• гэрэлтүүлэг муу /өрөөний гэрэлтүүлэгийг зөвхөн гэрэл гэж битгий хараач/ • биеийн тамир буюу чийрэгжүүлэх өрөөгүй • дүу хөгжимийн өрөөтэй байх
Бие засах газар	• эрэгтэй, эмэгтэй тусдаа бас хангалттай байх
Усны асуудал	• усны эргэлт бусад шаардлагатай зүйл дээрээ анхаараач
Гал тогоо	• зориулалтын бие даасан байх /ангиудын/

Оролцогчид цэцэрлэгийн барилга сүүлийн үед зөвхөн хүүхэд харах өрөө болж байгаа. Урлаг болон бялдаржуулах өрөө шаардлагатай. СӨБ олгоход зориулагдсан стандарт өрөөнүүд хэрэгтэй байгааг анхааруулж байв. Жишээ нь унтлагын өрөө ортой байх, бусад өрөөнүүд байх /Урлаг болон бялдаржуулах/ бие засах газар нь хангалттай стандартын дагуу байх

6. FGD with Disabled and their Guardians

Ярилцлагыг чиглүүлж, удирдсан Цогзолмаа нийгмийн ажилтан
Тэмдэглэл хөтөлсөн Д.Мөнхөө нийгмийн ажилтан
Ярилцлага хийсэн он сар өдөр 2016-3-3
Эхэлсэн цаг 12,15 Дууссан цаг 13.45

Бүлгийн ярилцлагат оролцогчдыг бүртгэх хуудас
Дүүрэг, хороо СХД-ийн 8-р хороо
Бүлгийн төрөл **Хөгжлийн бэрхшээлтэй иргэд тэдний асран хамгаалагч**

№	Оролцогчдын нэрс	Нас	Хүйс	Эрхэлдэг ажил эсэх	Өрхийн ам бүлийн тоо	Үүнээс			Өрхөд хөгжлийн бэрхшээлтэй хүн байдаг эсэх /тоог бичих /
						Хөдөлмөрийн насны хөдөлмөрийн чадвартай	Хүүхэд 3-5 настай	Өндөр настан 60, түүнээс дээш	
1	Болор-Эрдэнэ	35	эм	Групп	3	0	1	0	2
2	Ажхүү	44	эр	Групп	3	0	1	0	2
3	Чалхаажав	58	эр	ажилгүй	6	2	2	2	1
4	Ууганбаяр	27	эр	Хаяг реклам	2	1	0	1	1
5	Жаргал	44	эм	Групп	11	3	7	0	1
6	Саранцэцэг	33	эм	ажилгүй	4	1	2	0	1
7	Батхуяг	57	эр	ажилгүй	4	1	1	0	1
8	Байгальхүү	56	эм	тэтгэвэрт	2	0	0	1	1
9	Энхтайван	40	эм	хувиараа	7	2	4	0	1
10	Эрдэнэчимэг	52	эм	хувиараа	4	1	1	0	1

Ярилцлагыг чиглүүлж, удирдсан нийгмийн ажилтан судалгааны зорилго энэхүү судалгаа ярилцлагыг юунд зориулж хийж байгаа тухайгаа тайлбарлалаа. Үүний дараа оролцогчид өөрсдийгөө дэлгэрэнгүй танилцуулж ярилцах асуудлуудынхаа асуултыг тавьж оролцогч нэг бүрийг оролцохыг хүслээ.

Судалгаа дараах оролцооны аргаар явагдлаа.

Асуудлын хүрээ	Гол асуултууд	Оролцооны аргын хэрэгслүүд/ сонголт
1. Иргэдийн оролцоо, нийгмийн сүлжээ	- Иргэд дүүрэг, хороо, төслөөс зохион байгуулж буй ажлуудад хэр идэвхтэй оролцож байна вэ? (Эмэгтэйчүүд, эрэгтэйчүүд, хүүхдүүд, залуучууд, ахмадууд)	Бүлэглэх Эрэмбэлэх Институтын

	- Иргэд ямар ямар ажлуудад оролцдог вэ? - Хороо, дүүрэгт хийгдэж буй ажлууд, үйл ажиллагааны талаарх мэдээллийг хэрхэн авдаг вэ? Өдөөх: цаг хугацаа, мэдээллийн төрөл, хүртээмж, чанар? - Орон нутагтай холбоотой мэдээллийг ямар хэлбэрээр түгээвэл хүмүүст илүү хүрэх вэ? Яагаад?	анализ
2. Барилгын ажилтай холбоотойгоор үүсч болох орчны аюулгүй байдал	- Барилгын ажил явагдаж эхлэхэд ямар асуудалд илүү санаа зовж байна вэ? Өдөөх: - Аюулгүй байдал - Орчны бохирдол, дуу чимээ - Үйлчилгээнд хүрэх (сургууль цэцэрлэг, эмнэлэг, автобусны буудал, ахуйн үйлчилгээ г.м)	Бүлэглэх Эрэмбэлэх
3. Авто зам болон явган замыг ашиглахад гардаг хүндрэлүүд	- Авто болон явган хүний замыг ашиглахад гардаг хүндрэл бэрхшээлүүд юу вэ?	Эрэмбэлэх Бүлэглэх /өнгийн цаасан дээр бичүүлэх/
4. ОН-ийн зориулалттай барилга байгууламжаар үйлчлүүлэхэд гардаг асуудлууд	Олон нийтийн барилга байгууламжаар үйлчлүүлэхэд гардаг асуудлуудыг тодорхойлно уу, - Гадна талд: Өдөөх: нэвтрэх шат, налуу зам, гаднах зам талбай, хаалга, гэрэлтүүлэг гэх мэт. - Дотор талд: Өдөөх: бие засах газар, шал, нярай хүүхдэд зориулсан тусгайлсан өрөө, хаалга, урсгал шат гэх мэт.	Бүлэглэл Эрэмбэлэх

1.5. Оролцооны тухай

№	Оролцогч	Оролцоо	Дүүрэг	Хороо	Төсөл, хөтөлбөр
1.	Эмэгтэйчүүд	Илүү оролцдог	-хурал -ЖДҮ-ийн үйл ажиллагаа Хөдөлмөрийн хэлтэсээс сургалт	-хурал -тэмцээн уралдаан -Баяр ёслол -цэвэрлэгээ	ХЗХ-ны сургалт
2.	Эрэгтэйчүүд	муу	-	Хуралд ховорхон Хаяа тэмцээнд	
3.	Залуучууд	муу	-тэмцээн уралдаан	-тэмцээн	-сургалт
4.	Ахмад настан	муу	-баяр ёслол -цагаан сарын үйл ажиллагаа	-баяр ёслол -хурал -ОН-ын ажил цэвэрлэгээ	
5.	Хүүхдүүд	муу	-		-хурал -ДЗ-ийн сургалт

Оролцогчдын оролцооны талаархи байдлыг харахад дүүрэг, хороо, төсөл хөтөлбөрөөс явуулж байгаа үйл ажиллагаанд эмэгтэйчүүд, залуучууд илүү оролцож ХБИ,эрэгтэйчүүд үйл ажиллагаанд сул оролцож байгаа нь харагдаж байна.

1.6. Мэдээлэл хаанаас авдаг

№	Хаанаас	Яаж өгдөг
1	Хэсгийн ахлагч	• утсаар • биеэр • урилгаар
2	Хөрш	• ам дамжин • утасаар
3	Зарлал	• дэлгүүр • эмийн сан • худаг • гудамжны үзүүр

		• зарлалын самбар

Мэдээлэл түгээх боломжит суваг, эх үүсвэр

Оролцогч бүрээс мэдээлэл түгээх өөр боломж байгаа эсэхийг асуухад

- FB
- ХА –аар гэсэн саналууд гарлаа.

2.1. **Орчны аюулгүй байдал ХБИ-ын хувьд**

№	Аюул	Яагаад
1	Газар шорооны ажил	- Нүхэнд унах аюултай - Тоосжилт их үүснэ. - Зорчих хэсэг хаагдахад богинохон ч явж чаддаггүй хүмүүст улам хэцүү болдог. - Явах замд саад их болдог
2	Зам	- Хөдөлгөөн ихсэнэ - Зорчих хэсэг хаагдана.
3	Дуу чимээ Агаарын бохирдол	- Дуу чимээ ихсэнэ ялангуяа шөнийн цагаар - Хүүхэд салхилуулахад хэцүү болно
4	Хөдөлмөр хамгаалал аюулгүй байдал	- Аюулгүй ажиллагааны заавар хийх, хамгаалалтын хашаа, анхааруулах таних тэмдэг хийх - Унаа ойртож ирэх боломжгүй байдал нт ХБИ-д хүндрэлтэй - Түргэн дуудахад ч саад тотгортой.

3.Авто зам ашиглахад гардаг хүндрэлүүд / ХБИ-ын хувьд/

1	Гарц	• Хараагүй хүнд зориулсан мэдрэгчтэй байх • Тэргэнцэртэй хүмүүст зориулсан гарц руу орох налуу хашаагүй байх • Явган хүний гарц яг байх газараа байхгүй хол байдаг /хүн их зорчдог газар байх/
2	Гэрэл дохио	• Хараагүй хүнд зориулсан дуут дохиотой байх
3	Тэмдэг тэмдэглэгээ	• Тэмдэглэгээнүүд сайн хийж өгөх тод байх • Гудамжны замын тэмдэглэгээгээ арилдаггүй байх
4	Хурд сааруулагч	• Тойрогт ойр • Уруу замд байх
5	Камер	• Гэрэл дохиотой, хурд сааруулагчтай газар байх
6	Гэрэлтүүлэг	• Гэрэлтүүлэг тод асдаг байх

4. ОН-ийн барилга

4.1. гадна тал

Шат	• Налуу зам хэтэрхий огцом богинохон • Нарийхан байдаг өрнөх байлгах • Налуу шат хамгаалалтай байх • Халтирч гулгадаггүй байх • Гэрлэн мэдрэгч байх • Харааны бэрхшээлтэй хүмүүст зориулсан мэдрэгч байх
Хаалга	• Нарийнхан босго өндөртэй байдаг босгогүй байх • Нээж хаахад саадгүй байх
Лифт	• Хэмжээ том байх • Товчлуур товгор байх
Явган зам	• Өргөн баймаар байдаг тэрэг багтаад хажуугаар нь хүн зөрдөг байвал зүгээр байна.
Гадна орчин	• Суугаад амрах хангалттай сандал баймаар байна. • Мөн хогийн сав ойр байх

4.2. дотор тал

Жорлон	• Тэрэгтэйгээ орох зайтай байх • Хананд нь татаад босох бариул байх • ХБИ зориулсан эр эм гэж баймаар
Хаалга	• 2 тийшээ онгойдог байх
шат	• Налуу шат хэрэгтэй • Шатны гишгүүр зөв өргөн байх • Бариул нь халтиргаагүй байх

Annex 5. Compiled Challenges and Needs of Vulnerable Groups including women, children, elderly and disabled from the construction of roads, infrastructure and social facilities

Байгууламж, бүрдэл хэсгүүд	Иргэдэд тулгардаг бэрхшээл, тавьж буй шаардлага	Холбогдох Монгол улсын стандарт нормууд	Холбогдох стандарт нормын дагуу тусгах зүйлүүд	Төлөвлөж буй барилгын зураг төсөл, үгсралтын ажилд тусгагдаж байгаа эсэх
Авто зам	• Авто замыг чанартай хатуу, нягтрал сайтай хийх • Авто замын усны хаялгыг сайн хийх • Машинууд хорооллын доторхи замаар хурд ихтэй явдаг учраас гудамжны аман дээр, зам эргэхийн өмнө, уруу замд /хороолол руу орж байгаа хэсэгт/ хурд сааруулагч тавих • Засмал замаас шороон зам руу шилжих хэсэгт эвдрэл хагарал амархан үүсдэг	• БНбД 32-01-07 Авто зам төсөллөх • БНбД 32-01-04 Хот суурины гудамж, зам төлөвлөлт • БНбД 30-01-04 Хот, тосгоны төлөвлөлт • MNS1592:2002 замын байгууламжийн материал. Асфальтобетон хольц техникийн шаардлага • MNSASTM D1241:2002Замын суурийн доод үе, суурь болон хучилтын материал болох хөрс-элс хайрганы хольцын техникийн шаардлага • MNS 5968:2009Хурд сааруулагч • MNS 6444:2014 Сургуулийн бүс. Техникийн ерөнхий шаардлагын дагуу	• Баянхошуу дэд төвийн бүсэд 76, 67-р сургууль, 38, 78, 163-р цэцэрлэг Сэлбэ дэд төвийн бүсэд 35-р сургууль, 51-р цэцэрлэг байрлаж байгаа учраас сургууль орчмын бүсийн хурдны хязгаар тээврийн хэрэгсэл сургууль цэцэрлэг ажиллах өдрүүдэд, цагт 20км/ц-ээс хэтрүүлэхгүй байх боломжийг хангах • Хүүхдэд зориулсан гарцыг хичээлийн өдрүүдэд тусгай болон хязгаарлагдмал цагаар сургуулийн ойролцоо 200м дотор байгуулах	

Явган зам	• Хальтирдаг материалаар хийдгээс хальтирч хүн бэртдэг • барзгар байвал эвтэйхэн • тэргэнцэртэй хүн багтахаргүй өргөнтэй байдаг • Харааны бэрхшээлтэй иргэдэд зориулсан тоноглолтой байх • Дугуйн зам байхгүй	• MNS 5682:2006 Явган хүн, хөгжлийн бэрхшээлтэй иргэдэд зориулсан зам, техникийн шаардлага • MNS 4599:99 Явган зам, талбайн хавтан стандарт, техникийн шаардлага • БНбД 32-01-04 Хот суурины гудамж, зам төлөвлөлт	• Явган хүний замын хавтангуудын хоорондох зай 12.5мм-ээс ихгүй байна. • Худалдаа үйлчилгээ, сургууль зэрэг хөдөлгөөн ихтэй газарт явган замын өргөн 1800мм-ээс багагүй байна. • Явган хүний зам нь зөвхөн явган хүн, тэргэнцэртэй хүнд зориулагдсан байна. • Харааны бэрхшээлтэй хүмүүс саадыг тойрч гарах, мэдрэх боломж хязгаарлагдмал байдаг учир саад, бартаа болон ил гарсан аливаа биетийг замд төлөвлөхгүй.	
Гарц	• Гарцгүйн улмаас осол аваар их гардаг • Хүн их зорчдог хэсгээр явган хүний гарц байдаггүй • Нүхэн эсвэл лифттэй гүүрэн гарц нь зам гарахад аюулгүй • Гарц нь хараагүй хүнд зориулсан мэдрэгчтэй байх • Тэргэнцэртэй хүмүүст зориулсан гарц руу орох налуу хашлагатай байх	• БНбД 32-01-07 Авто зам төсөллөх • БНбД 32-01-04 Хот суурины гудамж, зам төлөвлөлт • БНбД 30-01-04 Хот, тосгоны төлөвлөлт,	• Автозамтай огтлолцож байгаа явган хүний замыг автозамын зорчих хэсгийн түвшинтэй ижил болгохын тулд налуу хийж өгнө. • Хөгжлийн бэрхшээлтэй иргэд тэргэнцэрээр зорчиход хялбар байх үүднээс автозам болон явган хүний замын зааг, замын уулзвар, гудамжны зогсоол , автобусны буудал зэрэгт замын хашлагыг налуу хийнэ.	
Гэрлэн дохио	• Явган хүний гарцаар гарахад гэрлэн дохиотой байх, гэрлэн дохио нь ажиллаж байх • Гэрлэн дохиогүйн улмаас осол аваар их гардаг • Хараагүй хүнд зориулсан дуут дохиотой байх	• MNS 4980 : 2014 "Авто замын гэрлэн дохио. Техникийн ерөнхий шаардлага" стандарт • MNS 4596 : 2013 Дуут дохиогхэрхэн байрлуулж хэрэглэхтэй холбоотой дүрэм стандарт	• Харааны бэрхшээлтэй хүмүүст зориулсан нэмэлт дохиогоор тэдгээр хүмүүс замын хөдөлгөөнд аюулгүй орох эрхийг хамгаалах шаардлагатай. • Явган зорчигчийн гэрлэн дохионы ажиллагааны горимыг мэдээлэх нэмэгдэл дуут дохио • Явган хүний гарцын байршлыг мэдэгдэх нэмэлт дуут дохио	

Замын тэмдэглэгээ	• Замын тэмдэглэгээнүүд тод байх • Хөгжлийн бэрхшээлтэй иргэдэд зориулсан тусгай тэмдэглэгээ байх • Гарцын цагаан тэмдэглэгээ арилдаг, бусад тэмдэглэгээнүүд хурдан унаад алга болдог, сайн хийж өгөх тод байх хэрэгтэй • Жижиг гудамжны буюу хорооллын доторхи замын тэмдэглэгээ хийгддэггүй	• MNS 4597 : 2014 Замын тэмдэг, Техникийн ерөнхий шаардлага • MNS 4759 : 2014 Замын тэмдэглэл, Техникийн ерөнхий шаардлага		
Гудамж	• Гудамж хэт огцом, өгсүүр байдгаас хальтиргаа ихтэй байдаг • Гудамж, явган зам дээр шар шороо асгадаг нь явганаар болон тэргэнцэрээр явахад бэрхшээлтэй • Гудамж руу урууддаг замыг алгуур налуу болгох • Гудамжинд муу ус асгаснаас болж өвлийн улиралд хальтиргаа гулгаа үүсч, зуны улиралд муухай үнэр үнэртдэг	• БНбД 32-01-04 Хот суурины гудамж, зам төлөвлөлт • MNS 5682:2006 Явган хүн, хөгжлийн бэрхшээлтэй иргэдэд зориулсан зам, техникийн шаардлага • MNS 4599:99 Явган зам, талбайн хавтан стандарт, техникийн шаардлага	• Явган хүний замын дагуу налуу 5%-иас хэтрэхгүй байна. Хэрэв налуу тогтоосон хэмжээнээс хэтэрсэн тохиолдолд тодорхой зайд налуу хийж хэсэг хийж өгнө. • Явган хүний замын дагуу налуу 2%-иас бага, 4%-иас их байж болохгүй. • Орон сууцны бичил хорооолд хөгжлийн бэрхшээлтэй иргэдийн явахад зориулагдсан явган хүний замын дагуу 300 м тутамд амрах сандал төлөвлөнө.	
Замын гэрэлтүүлэг, хяналтын камер	• Зарим гудамжинд гэрэлтүүлэггүй болохоор орой явахад аюултай • Сургуулийн орчинд гэрэлтүүлэг тавих шаардлагатай • Явган хүний замд гэрэлтүүлэг тавих • Камерийг гэрэл дохиотой, хурд сааруулагчтай газар байрлуулах • Гэрэлтүүлэг тод асдаг байх	• БД 31.102.11Хот,тосгон ба суурин газрын гудамж зам талбайн гэрэлтүүлэгийг төлөвлөх	• Шинээр төлөвлөж бүй гудамж явган замд гэрэлтүүлгийг зургийн даалгаврын дагуу төлөвлөнө.	
	Барилгын гадна талд			

Довжоо, шат	• Хөгжлийн бэрхшээлтэй иргэдэд зориулсан налуу зам байдаг ч хэтэрхий огцом богино, нарийн байдаг • Шат, довжоо хэт огцом учраас ахмадууд, хүүхдүүд унаж ойчдог • Плитан шал хальтиргаа ихтэй • Өндөр шатанд бариул байдаггүй • Налуу зам хамгаалалтай байх • Гэрлэн мэдрэгч байх • Харааны бэрхшээлтэй хүмүүст зориулсан мэдрэгч байх	• БД 31-101-04 Тахир дутуу иргэдэд зориулсан барилгын төлөвлөлтийн норм • БД 31.112.11 Хөгжлийн бэрхшээлтэй иргэдийн амьдрах орон зай, орчны зураг төсөл зохиох дүрэм	• Хөгжлийн бэрхшээлтэй иргэдэд зориулсан налуу зам талбай босгогүй байна. • Гэхдээ энд 1.2 м-ээс багагүй өргөн, 1:20-иос ихгүй налуутай пандус төлөвлөнө.	
Явган зам	• Хөгжлийн бэрхшээлтэй хүний зам байдаггүй • Шороон зам дээрх чулуу тээгэлдээд тэргэнцэртэй явахад хүндрэлтэй. • Тэрэг багтаад хажуугаар нь хүн зөрөхөөр өргөн байх	• MNS 5682:2006 Явган хүн, хөгжлийн бэрхшээлтэй иргэдэд зориулсан зам. Техникийн шаардлага	• Явган хүний замын өргөн нь тэргэнцэртэй хоёр хүн зөрөх эсвэл зэрэгцэн явах хамгийн бага хэмжээ буюу 1500мм-ээс багагүй байна.	
Саравч, сандал	• Гадна салхилж суухад саравч, сандал хэрэгтэй боловч цөөхөн байдаг • Саравч, сандал дээр архичид байнга очоод суучихдаг эсвэл хулгайчид аваад явчихдаг*	• Олон нийтийн зориулалттай тохижилтын архитектурын жижиг элментүүдийг зургийн даалгаврын дагуу төлөвлөнө.		
Бие засах газар	• City бие засах газар шиг байгууламж хэрэгтэй боловч байнга ажиллаж чаддаггүй • Ахлах, дунд ангийн сурагчид сургуулийн гадаа жорлонгоор үйлчлүүлдэг • Эрэгтэй, эмэгтэй суултуур болон бие засах газар тусдаа байдаггүй	• БНбД 31.03.03 Олон нийт иргэний барилга • БД 31.113.11 Ерөнхий боловсролын сургуулийн барилгын төлөвлөлт	• Одоо байгаа сургуулийг төлөвлөгдөж байгаа дэд бүтцэд холбох шаардлагатай.	
Барилга байгууламжийн хашаа	• Гадна талбайн хашааг аюулгүй чанартай хийх • Хашаа хэт том байх шаардлагагүй • Хашааны орж гардаг хаалга нарийхан байдаг	• БНбД 3.01.06.90Барилгын орчны тохижилтын ажил	• 4.1 Хашааг ихэвчлэн нэг ба олон эгнээгээр суулгасан бут сөөг, төмөр бетон, төмөр сараалж, мод, төмөр утас зэрэг материалуудыг хэрэглэж барина. • Гадна хашааг зургийн даалгаврын дагуу төлөвлөнө.	

Гадна орчин	• Ногоон байгууламжийн талбай байхгүй • Камергүй болохоор хулгайн гэмт хэрэг их гардаг, камер суулгах • Хүүхдийн тоглоомын талбайд архичид орчихдог болохоор хүүхдүүд тоглож чаддаггүй • Хашлагагүй мод суулгаж тарихаар архичид аваад зарчихдаг • Хагарсан архины шил, тамхины иш их байдаг • Суугаад амрах хангалттай сандал баймаар байна. • Хогийн сав ойр байх • Гаднах талбай маш бага давчуухан	• БНбД 3.01.06.90Барилгын орчны тохижилтын ажил	• Гадна орчины ногоон байгууламж, зам талбайн тохижилтыг зургийн даалгаврын дагуу төлөвлөнө.	
Авто машины зогсоол	• Авто машины зогсоол бараг байхгүй • Барилга болгон тусдаа машины зогсоолтой болох • Хөгжлийн бэрхшээлтэй иргэдэд зориулсан авто зогсоол хийх /барилга байгууламжийн үүдэндээ ойрхон авто зогсоол/	• БД 31.112.11 Хөгжлийн бэрхшээлтэй иргэдийн амьдрах орон зай, орчны зураг төсөл зохиох дүрэм	• 100 хүртэлх машины зогсох зогсоолд 4% буюу 1-ээс багагүй	
	Барилгын дотор тал			
Өрөө, тасалгаа	• Өрөө, тасалгаа агааржуулалттай байх/ Халуун бүгчим байдаг/ • Сургууль, цэцэрлэг номын сантай байх • хувцас солих өрөө давчуу • үнтлагын өрөөгүй • гэрэлтүүлэг муу • биеийн тамир буюу чийрэгжүүлэх өрөөгүй • Дуу хөгжмийн өрөөтэй байх • Гал тогооны өрөө зориулалтын бие даасан байх /ангиудын/	• БНбД 31.03.03 Олон нийт иргэний барилга	• Цэцэрлэгийн бүлгийг хүүхдийн насаар нь ангилж, тус бүрд нь хүлээн авах, бүлгийн болон бие засах өрөө тасалгаатай байхаар тооцож 2-оос доошгүй гарцтай байхаар төлөвлөнө. • Бүлгийн өрөө нь хүүхдүүд тоглох, хичээллэх, унтах, хооллох олон талын үйл ажиллагаатай байна. • Цэцэрлэгийн барилгын хөгжмийн хичээлийн танхимыг нэг хүүхдэд 2ам/м-ээс багагүй талбай, биен тамирын хичээлийн танхимын нэг хүүхдэд 4ам/м-ээс багагүй талбай ноогдохоор тооцох шаардлагатай.	

Шал	• Шалыг хальтиргаа бага үүсгэх материалаар хийх • Шал нь чулуун плитатай болохоор хальтиргаатай • Шал цөмөрч, эвдэрдэг учраас жил болгон засдаг	• БД 31.112.11 Хөгжлийн бэрхшээлтэй иргэдийн амьдрах орон зай, орчны зураг төсөл зохиох дүрэм	• Хөгжлийн бэрхшээлтэй иргэдийн амьдрах барилга байгууламжийн доторх шал, явган хүний зам нь хатуу, нягт, хальтрахааргүй хийгдсэн байна.	
Бие засах өрөө	• Эрэгтэй, эмэгтэй тусдаа бие засах өрөө байх/сургууль гэх мэтОН-ийн барилга байгууламжинд/ • Бие засах газар давхар бүрд байх • Цэцэрлэгийн болон бага ангийн сурагчдад зориулсан жижиг суултуур байдаггүй • Багшийн бие засах өрөө сурагчдынхаас тусдаа байх • Хөгжлийн бэрхшээлтэй иргэдэд зориулсан суултуур ямар ч барилгад байдаггүй • Тэргэнцэртэйгээ орох зайтай байх • Хананд нь татаад босох бариул байх • ХБИ зориулсан эрэгтэй, эмэгтэй гэж байх	• БД 31.112.11 Хөгжлийн бэрхшээлтэй иргэдийн амьдрах орон зай, орчны зураг төсөл зохиох дүрэм • БНбД 31.03.03 Олон нийт иргэний барилга	• Олон нийтийн барилгын ариун цэврийн өрөөнд тэргэнцэр болон бусад хэрэгсэл ашигладаг хөгжлийн бэрхшээлтэй иргэнд зориулсан ариун цэврийн өрөөг төлөвлөнө. Хэмжээ нь 1.65 м-ээс багагүй өргөнтэй, 1.8 м-ээс багагүй урттай, хаалганы өргөн 0.9 м-ээс багагүй, босгогүй төлөвлөнө. • Тэргэнцрээс бие засах суултуурын нэг талаас шилжин суухад тохиромжтой хангалттай зайтай байна.	
Хаалга	• Анги, танхимийн хаалга шилтэй байх (хүүхдүүдийг гаднаас хянаж болохуйц хэмжээтэй байх, хаалганы шил том байх нь хагарах аюултай) • Хаалга өргөн байх • Нарийн хаалгаар тэргэнцэртэй хүн багтаж орох хэцүү • Орох, гарах хаалга том, тусдаа байх • Хаалга хоёр тийшээ онгойдог байх • Хөгжлийн бэрхшээлтэй иргэдэд зориулсан тусгай гүйдэг хаалгатай байх	• БНбД 31-03-03. Олон нийт, иргэний барилга. • БД 31-101-04. Тахир дутуу иргэдэд зориулсан барилгын төлөвлөлтийн нормаль.	• Барилга байгууламж руу хөгжлийн бэрхшээлтэй иргэн болон нийтээр орох зориулсан хаалганы өргөн 0.9 м-ээс багагүй байна. • Уг хаалга шилтэй байх бол цохилтонд тэсвэртэй, шил нь шалны түвшингөөс 0.9 м-т бусад хаалгын доод ирмэгийг 0,3 м хүртэл цохилтонд тэсвэртэй материалаар хамгаалсан байна. • Савдаг нугастай, эргэдэг хаалга тоноглож болохгүй.	

Шат	• Хэт огцом, өндөр шат аюултай • Тэргэнцэртэй хүнд зориулсан шат, зам байдаггүй • Зарим барилгуудад тэргэнцэрт зориулсан зам байдаг боловч хэт огцом, хэрэглэхэд тохиромжгүй • Шатны гишгүүр зөв өргөн байх • Бариул нь хальтирдаггүй байх • Ханандаа бариултай байх	• БНбД 31.03.03 Олон нийт иргэний барилга	• Нэг марштай шатны гишгүүрийн тоо 3-аас багагүй 18-аас ихгүй байна. • Гишгүүрийн өргөн 25 см-ээс багагүй, өндөр 15 см-ээс багагүй ба 18 см-ээс ихгүй байна. • Шатны гишгүүр болон талбайд бариултай хашлага байх ёстой. • Өндөр настан, тахир дутуу иргэд амьдрах байшингийн шатны хананд нэмэлт бариул төлөвлөнө.	
Хувцасны өлгүүр	• Хувцасны өлгүүрийн өрөө байх	• БНбД 31.03.03 Олон нийт иргэний барилга	• **Өлгүүрийн өрөөг зоорийн болон хаяавчийн давхарт төлөвлөхдөө тусдаа задгай шатаар нэгдүгээр шаттай холбож болно.**	
Сантехник, шугам сүлжээ	• Дээврийн ажлыг сайн хийх, бороо, цасны ус урсах хоолой хийх (барилгын хажуугаар явахад усны хаялгыг саад болохгүйгээр хийх) • Бохирын шугам сүлжээ, хаалт хавхлага буруу хийгдсэнээс болж бохир үнэртдэг, ус алдаж бөглөрдөг • Бохирын шугамыг хөлдөлтийн түвшнээс дээр суулгаснаас үүдэн хөлдөлт үүсдэг • Төвийн шугамын ус өвөлд хөлдөөд ирдэггүй • Халаалт тэнцвэргүй, жигд биш зарим өрөө хэт халуун зарим нь хүйтэн	• БНбД 3.05.01.88Дотор сантехникийн систем • БНбД 41.01.11 Халаалт, агаар сэлгэлт ба кондиционер • БНбД 40.05.98/2005 Барилга доторхи усан хангамж, ариутгах татуурга • БНбД 40.01.06Ариутгах татуурга,гадна сүлжээ байгууламж • БНбД 3.05.06.90Цахилгаан техникийн ажил • БНбД 31.10.05Заслын ажил		
Бусад	• Барилгын ажлыг хянах ажлын хэсэгтэй байх • Утааны мэдрэгч байдаг хэдий ч ажилладаггүй			

Annex 6.Minutes of Capacity Building Workshops

Minutes of CDCs Capacity Building Workshop in Selbe

НҮБ-Хабитат

Семинар/Уулзалт-ын тэмдэглэл

Тэмдэглэл хөтөлсөн: Н.Золзаяа	**Тэмдэглэлтэй танилцсан:**	**Дугаар:** С9/16
Огноо: 2016.03.25	**Байрлал:** СБД-ийн 14-р хороо, иргэний танхим	**Оролцогчдын тоо: 60** Үүнээс: Эр:18 Эм:42

Зохион байгуулагчид:
- Н.Золзаяа, Нийгмийн ажилтан, НҮБ-Хабитат
- Ж.Мөнхэрдэнэ, Нийгмийн ажилтан, НҮБ-Хабитат
-Э.Аззаяа, Дадлагажигч, МУИС

Оролцогчид:
- СБДүүргийн 14-р хорооны түвшинд байгуулагдсан ОСЗ-ийн гишүүд, удирдлага
-ЧДүүргийн 18-р хороон дээр байгуулагдсан ОСЗ-ийн гишүүд, удирдлага

Хөтөлбөр:

№	Сэдэв	Хугацаа	Хэн хариуцах
1	Уулзалтын нээлт, семинарын зорилгыг танилцуулах	10.00-10.10	Н.Золзаяа/НҮБ-Хабитат/
2	ОСБ-ын хамтын ажиллагаа буюу баг бүрдүүлж ажиллах нь	10.10-10.50	Н.Золзаяа/НҮБ-Хабитат/
3	ОСБ-ийг удирдан ажиллах болон манлайлах үйл ажиллагаа	10.50-11.20	Ж.Мөнхэрдэнэ, Н.Золзаяа/НҮБ-Хабитат/
	Цайны завсарлага	11.20-11.40	
4	ОСЗ-ийн зохион байгуулалтын тухай 1. Ажил олголт хариуцсан ажлын хэсэг 2. Санал гомдол барагдуулах ажлын хэсэг 3. Хянан шалгах зөвлөлийг сонгох 4. Хуулийн зөвлөгөө хариуцсан АХ 5. Сошиал мэдээлэл хариуцсан АХ	11.40-12.20	Ж.Мөнхэрдэнэ/НҮБ-Хабитат/
5	ОСЗ-ийн бичиг баримт бүрдүүлэх тухай	12.20-12.50	Ж.Мөнхэрдэнэ/НҮБ-Хабитат/
	Өдрийн хоол	12.50-13.50	
6	Хурал уулзалт зохион байгуулах тухай	13.50-14.30	Н.Золзаяа/НҮБ-Хабитат/
7	ОСЗ-ийн дүрэм боловсруулах/Багийн ажил/	14.30-15.00	Бүх оролцогчид
8	Дүрмийг нэгтгэх	15.00-15.40	Ж.Мөнхэрдэнэ, Н.Золзаяа/НҮБ-Хабитат/
	Асуулт хариулт	15.40-17.00	

Семинар/Уулзалтын зорилго:
- ОСЗ-ийн гишүүдийг чадавхижуулах, ОСЗ-ийг албан ёсны хуулийн этгээд болох бэлтгэл

ажлыг эхлүүлэх

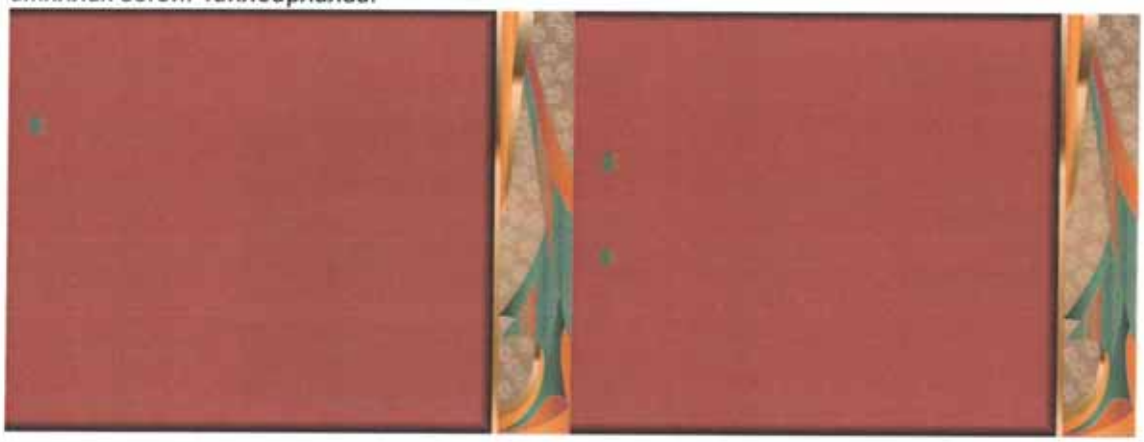
- Төслийн явцад ажиллах шаардлагтай ажлын хэсгүүдийг байгуулах

Явц:

Нэг:

1. Семинарыг зохион байгуулж байгаа ажилтнуудын зүгээс семинарын зорилго болон хөтөлбөрийг танилцууллаа. Төслийн талбар дээр Анхдагч бүлгүүд зохион байгуулагдах ажил үргэлжилж байгаа тул хэд хэдэн бүлгүүд шинээр байгуулагдаж ОСЗ-д шинэ гишүүд орж ирж байгаа тул бие биентэйгээ танилцах, бие биенээ мэддэг болох үүднээс бүх оролцогчид өөрсдийгөө танилцууллаа.

2. Хөтөлбөрийн дагуу ОСБ нь хэрхэн баг бүрдүүлж ажиллах, ОСБ-ын хамтын ажиллагааны талаар талбар хариуцсан Нийгмийн ажилтан Н.Золзаяа мэдээлэл хүргэлээ . ОСБ-ын суурь нь иргэдийн бүлэг байх тухай, улмаар ОСБ нь улсын бүртгэлд бүртгүүлж албан ёсны хуулийн этгээд болж ажиллах ёстойг тайлбарлалаа.



3. Бүлгийн ахлагч, болон нарийн бичгээр сонгогдож ОСЗ-ийн гишүүн болж орж ирсэн гишүүд иргэдээ хэрхэн манлайлж ажиллах болон манлайлах үйл ажиллагааны талаар Нийгмийн ажилтан Ж.Мөнхэрдэнэ мэдээлэл хүргэж, бодит жишээн дээр тайлбарлаж дасгал ажиллууллаа.

Хүн бүр манлайлагч байх боломжтой байдаг

- Харилцан ярилцаж, анхааралтай сонсож, уриалан дуудсан үйлсээрээ тулгарсан бэрхшээлийг амжилттай туулах чадварыг бусдад бий болгохыг хэлдэг

Манлайлагчид саад болох чанар

- Хов жив ярих
- Өөрийн вант улсыг байгуулах
- Хувийн сонирхлыг багийн өмнө тавих
- Бусдыг буруутгах
- Бусдыг доош нь хийх

4. Анхдагч бүлэг болон ОСБ-ын хийж болох хамгийн эхний ажил бол тэдний уулзалт хурал байдаг. Уулзалт хурлыг хэрхэн зохион байгуулах тухай, хурал уулзалтын үед анхаарах зүйлүүдийн талаар мөн мэдээлэл хүргэлээ.

5.ОСБ-ууд анхнаасаа хурал уулзалтынхаа бичиг баримтыг бүрдүүлж явахад анхаарах зүйлүүд, хөтөлбөл зохих наад захын бичиг баримтуудын тухай мэдээлэл өглөө.

Хоёр:

-ОСЗ-ийн дэргэд ажиллах Ажлын хэсгүүдийг нэр дэвшүүлж нээлттэй зарчмаар байгууллаа.

ЧД-ийн 18-р хорооны ОСЗ нь дараах ажлын хэсгүүдийг байгууллаа.

1. Ажил олголт/Хөдөлмөрийн бирж/ хариуцсан ажлын хэсэг
   -Болд/88161293/
   -Нэргүй/99171920/
   -Сосорбарам/89212348/
   -Нацагням/99133513/

2. Санал гомдол хүлээж авах ажлын хэсэг
   -Байгалмаа/96061060/
   -Бямбаа/99794651/
   -Бямбажав/91390439/

3. Мэдээ мэдээлэл дамжуулах ажлын хэсэг
   -Байгалмаа/96061060/
   -Алтанзул/99898646/

СБД-ийн 14-р хорооны ОСЗ нь дараах Ажлын хэсгүүдийг байгууллаа.

1. Ажил олголт/Хөдөлмөрийн бирж/ хариуцсан ажлын хэсэг
   -Энхбаяр/99300031/
   -Уянга/88028399/
   -Отгончулуун/88682244/
   -Гомботуяа/99112473/

2. Санал гомдол хүлээж авах ажлын хэсэг

-Туяацэцэг/91913460/
-Алтанцэцэг/99744350/
-Түүл/99729447/

3. Мэдээ мэдээлэл дамжуулах ажлын хэсэг
-Батбаатар/99308891/
-Отгончулуун/99862244/

Гурав:
ОСЗ-ийн гишүүд хороо хороогоор баг болж багийн ажлаар ОСЗ-ийнхөө дүрмийн эхний хувилбарыг боловсруулаа. Энэ багийн ажлаар тэд санал бодлоо хуваалцаж, ойртож танилцаж хамтран ажиллах эхлэл ийг тавьлаа.

Санал/асуулт, хариулт:
М.Бямбаа: Бидэнд энэ семинарын үеэр замын зургийг үзүүлж болохгүй юу?
Ж.Мөнхэрдэнэ: Өнөөдрийн семинарын зорилгыг та бүхэнд танилцуулсан байгаа. Бид семинараар хийх ёстой зүйлүүдээ бүрэн хийж дуусаны дараа семинарын төгсгөлд та бүхэнд одоогийн замын хувилбарыг үзүүлнэ.
Дүгнэлт/Шийдвэр:
Багийн ажлаар гаргасан ОСЗ-ийн дүрмүүдээ ОСЗ-үүд тус тусдаа сайн нягталж дутуугаа гүйцээгээд, бусад семинарт ирж амжаагүй гишүүдтэйгээ зөвшилцөж ярилцсаны дараа ОСЗ-ийн хурлаараа батлах ёстой. ОСЗ-үүд дараагийн удаа өөрсдөө бие дааж ОСЗ-ийн хурлаа хийж дүрмээ батлахаар тогтлоо.
Хавсралт:

Зураг:

НҮБ-Хабитат

Семинар-ын тэмдэглэл

Тэмдэглэл хөтөлсөн: Ц.Цогзолмаа	**Тэмдэглэлтэй танилцсан:**	**Дугаар:** Б4/16
Огноо: 2016.03.24	**Байрлал:**СХД-ийн9-р хорооны байр	**Оролцогчдын тоо: 61** Эр: 21, Эм: 40

Зохион байгуулагчид:Ц.Цогзолмаа Нийгмийн ажилтан, НҮБ-Хабитат
Д.Мөнхөө, Нийгмийн ажилтан, НҮБ-Хабитат

Оролцогчид: - СХДүүргийн 7, 8, 9, 10, 28 -р хорооны ОСЗ-ийн гишүүд

Хөтөлбөр:

№	Сэдэв	Хугацаа	Хэн хариуцах
1	Уулзалтын нээлт, семинарын зорилгыг танилцуулах	10.00-10.10	Д. Мөнхөө
2	ОСБ-ийг удирдан ажиллах болон манлайлах үйл ажиллагаа	10.10-10.30	Ц.Цогзолмаа
3	Цайны завсарлага	10.30-10.50	
4	Хороодын ҮАТ боловсруулах	10.50-11.30	НА
5	ОСЗ-ийн зохион байгуулалтын тухай 6. Ажил олголт хариуцсан ажлын хэсэг 7. Санал гомдол барагдуулах ажлын хэсэг 8. Хянан шалгах зөвлөлийг сонгох 9. Хуулийн зөвлөгөө хариуцсан АХ 10. Сошиал мэдээлэл хариуцсан АХ	11.30-12.00	Д. Мөнхөө
6	Хурал уулзалт зохион байгуулах тухай	12.00-12.30	Ц.Цогзолмаа
7	Өдрийн хоол	12.30-13.00	
8	ОСЗ-ийн бичиг баримт бүрдүүлэх тухай	13.00-13.20	Д.Мөнхөө
9	ОСЗ-ийн дүрэм боловсруулах/Багийн ажил/	13.20-13.50	Бүх оролцогчид
10	Цайны завсарлага	13.40-14.00	
11	Дүрмийг нэгтгэх	14.00-14.20	Ц. Цогзолмаа
12	ОСБ-ын хамтын ажиллагаа	14.20-14.40	НА
	Асуулт хариулт	14.40-15.00	

Уулзалтын зорилго:
Оршин суугчдын зөвлөлийн-ийн гишүүдийн чадавхийг бэхжүүлж нийгмийн оролцоог дээшлүүлэх. Оршин суугчдын зөвлөлийн гишүүдийг зохион байгуулж төслийн үеэр хэрэгжих ажлуудыг хуваарилан ажлын хэсэгт хуваарилах.

1. **Семинарын явц**

НҮБ-Хабитат байгууллагын нийгмийн ажилтнууд Баянхошуудэд төвийн (7, 8, 9, 10, 28-р хороо) Оршин суугчдын зөвлөлийн гишүүд болон идэвхтэй иргэдийг оролцуулан түс семинарыг зохион байгууллаа.

НҮБ-Хабитатын нийгмийн ажилтан Ц. Цогзолмаа: Семинарын эхэнд төслийн явцыг ерөнхийд нь танилцуулж семинарт оролцогчдын ирц бүртгэлийг аван 5 баг болгон хуваарилж суулгалаа.

ОСБ-ийг удирдан зохион байгуулж ажиллах болон манлайлах үйл ажиллагааг танилцуулж иргэдийг (Ажил олголт болон хөдөлмөр эрхлэлт хариуцсан ажлын хэсэг, Санал гомдол хариуцсан ажлын хэсэг, Хуулийн асуудал хариуцсан ажлын хэсэг, Сошиал мэдээлэл хариуцсан ажлын хэсэг, Хяналт мониторингийн асуудал хариуцсан ажлын хэсэг, Бизнесийн асуудал хариуцсан ажлын хэсэг) 6 ажлын хэсэгт хуваж ажиллуулахаар боллоо.

Оршин суугчдын зөвлөлийн гишүүд өөр, өөрийн
хуваарилагдсан ажлын хэсгүүдийн иргэдтэйгээ цаашдаа хэрхэн ажиллах тухайгаа санал солилцох, төлөвлөгөө боловсруулах, түс тусын ажлын хэсгийн удирдлагыг сонгох хурал уулзалтуудын товоо хэлэлцэж тохиролцов. 7, 28-р хороодын ОСЗ дахин уулзалт зохион байгуулан хэлэлцэж байж ажлын хэсгүүдэд хуваарилагдах болсноо мэдэгдлээ. Учир нь түс 2 хорооны ОСЗ-ийн гишүүдийн ирц дутмаг байгаа гэж үзсэн байна.

1. Ажил олголт, хөдөлмөр эрхлэлт хариуцсан ажлын хэсэг:
- С. Баасансүрэн 50 нас/эм 8-р хороо
- Энхжаргал 48 нас/эм 10-р хороо
- Л. Энэбиш 50 нас/эм 9-р хороо

2. Санал гомдол хариуцсан ажлын хэсэг:
- Р. Цэрэндорж 63 нас/эм 8-р хороо
- Л. Дашзэвэг 64 нас/эр 10-р хороо
- Н. Долзодмаа 42 нас/эм 9-р хороо

3. Хяналт хариуцсан ажлын хэсэг:
- Ц. Баасанжав 55 нас/эр 8-р хороо
- М. Баярмаа 45 нас/эр 8-р хороо
- Баямба 67 нас/эм 10-р хороо
- Д. Дэнсмаа 61 нас/эм 9-р хороо

4. Хуулийн зөвлөгөө, үйлчилгээ хариуцсан ажлын хэсэг:
- Д. Хишигбаатар 37 нас/эр 8-р хороо
- Д. Цогбадрах 32 нас/ эр 9-р хороо
- Ядамжав 65 нас/эр 10-р хороо

5. Сошиал мэдээлэл хариуцсан ажлын хэсэг:

- Ц. Амарсанаа 31 нас/эр 8-р хороо
- У. Өнөртөгс 26 нас/эм 8-р хороо
- Ц. Пунсалмаа 21 нас/эм 10-р хороо
- Р. Машбат 35 нас/эр 9-р хороо

6. Бизнес эрхлэгчдийн асуудал хариуцсан ажлын хэсэг:

- Э. Отгонхүү 52 нас/эр 8-р хороо
- Ж. Жавзмаа 45 нас/эм 10-р хороо
- Д. Хүрэлбаатар 61 нас/эр 9-р хороо

НҮБ-Хабитатын нийгмийн ажилтан Д. Мөнхөө: ОСЗ-ийн гишүүдэд бичиг баримт боловсруулах, албан бичиг хэрхэн хөтлөх тухай мэдээлл олгов.

НҮБ-Хабитатын нийгмийн ажилтан Ц. Цогзолмаа: Хурал хэрхэн зохион байгуулах, хурал удирдах, хурлын төрөл, хурлын протокол хэрхэн хөтлөх талаар сургалт өглөө.

Семинарын явцаас хийсэн дүгнэлт:

Энэхүү семинараар ОСЗ-ийн гишүүдийн хэрэгцээн дээр үндэслэн сургалт явуулах сэдвүүдээ сонгосон тул иргэдээс маш чухал цаг үеэ олсон сургалт боллоо. Бид яг хүсэж байсан мэдлэг

мэдээллээ олж олон зүйлийг сурч мэдэж авлаа гэж байлаа.
Иргэд тус семинарт түйлын идэвхтэй сууж тухай бүрт нь лавлан асууж тэмдэглэл хөтлөж байсан явдал нь сургалын үр дүн өндөр болсныг харуулж байна. Мөн иргэд цаашдаа илүү олон хэрэгцээт сургалт мэдлэг мэдээллээр хангаж байхыг хүсч байлаа.
Мөн багийн ажлаар гаргасан ОСЗ-ийн дүрмүүдээ ОСЗ-үүд тус тусдаа сайн нягталж дутуугаа гүйцээгээд, бусад семинарт ирж амжаагүй гишүүдтэйгээ зөвшилцөж ярилцсаны дараа ОСЗ-ийн хурлаараа батлах ёстой. ОСЗ-үүд дараагийн удаа өөрсдөө бие дааж ОСЗ-ийн хурлаа хийж дүрмээ батлахаар тогтлоо.

Annex 7. Minutes of Meetings

MINUTES Q2 NO.1 (SELBE)

ОСЗ-ийн хурал

НҮБ-Хабитат

Семинар/Уулзалт-ын тэмдэглэл

Тэмдэглэл хөтөлсөн: Н.Золзаяа	**Тэмдэглэлтэй танилцсан:**	**Дугаар:** 12
Огноо: 2015.12.07	**Байрлал:** СБД-ийн 14-р хороо, иргэний танхим	**Оролцогчдын тоо:** 4 Үүнээс: Эр: Эм:4

Зохион байгуулагчид:
- Н.Золзаяа, Нийгмийн ажилтан, НҮБ-Хабитат
- Ж.Мөнхэрдэнэ, Нийгмийн ажилтан, НҮБ-Хабитат

Оролцогчид:
- СБДүүргийн 14-р хорооны ОСЗ-ийн удирдлагууд
-ЧДүүргийн 18-р хорооны ОСЗ-ийн удирдлагууд

Хөтөлбөр:

Семинар/Уулзалтын зорилго:
ОСЗ-ийн үйл ажиллагааг идэвхжүүлэх, бүлгүүдийг шинэчлэн зохион байгуулах тухай

Явц:

Н.Золзаяа:
- Уулзалтын зорилгыг танилцууллаа.
-ОСЗөвлөл нь дүрэмтэй байх тухайболон цаашид дүрмийнхээ дагуу үйл ажиллагаа явуулах шаардлагатай байгааг хэллээ.

Санал/асуулт, хариулт:

Байгалмаа/ЧД, ОСЗ-ийн дарга/: ОСЗ-ийг албан болгох хэрэгтэй байна.

Н.Золзаяа: Би та бүхэнд ОСЗ-ийн дүрмийн загвар авчирсан байгаа. Үүнийг хараад өөрсдийн ОСЗ-д тохирсон дүрмээ боловсруулаарай.

Байгалмаа/ЧД, ОСЗ-ийн дарга/: Зарим айл өрхүүд өөрчлөгдсөн байна. Хэсгийн ахлагч нартай уулзаж зарим нэг айлууд хашаандаа байгаа эсэхийг тодруулая.

Энхтуяа/ЧД, ОСЗ-ийн дэд дарга/: Бүлэг болох, зохион байгуулалтанд орох гэхээс илүү иргэд төслөөр яг юу хийх, зам хаагуур явж байгааг илүү сонирхох юм. Бидэнд замын зургийг өгч болох уу?

Н.Золзаяа: Одоогоор замын зураг арай эцсийн болоогүй байна. Бэлэн болсон үед нь өгье.

Байгалмаа/ЧД, ОСЗ-ийн дарга/: Хорооны зургийг бидэнд Гүүглээс томхон хэвлээд өгөөч. Бүлгийг зохион байгуулахад ч, нэг хашаанд хэдэн айл байгааг харахад хэрэгтэй байх юм.

Энхтуяа/ЧД, ОСЗ-ийн дэд дарга/: Замтай, хаалганы дугаартай зураг байвал сайн байна.

Дүгнэлт/Шийдвэр:

Н.Золзаяа:

-Цаашид дараа дараагийн үүлзалтууд болон төслийн үйл ажиллагаанд гишүүдээ идэвхитэй оролцуулах.
-Бүлгүүдээ сайн зохион байгуулж, ОСЗ-ийнхөө үйл ажиллагааг сайжруулах шаардлагатай байгааг хэлж сануулаа.

MINUTES Q2 NO.2 (SELBE)

ОСЗ-ийн хурал

НҮБ-Хабитат

Семинар/Уулзалт-ын тэмдэглэл

Тэмдэглэл хөтөлсөн: Н.Золзаяа	**Тэмдэглэлтэй танилцсан:**	**Дугаар:** 13
Огноо: 2015.12.22	**Байрлал:** ЧД-ийн 18-р хороо, Засаг даргын өрөө	**Оролцогчдын тоо:** 5 Үүнээс: Эр:1 Эм:4

Зохион байгуулагчид:
- Н.Золзаяа, Нийгмийн ажилтан, НҮБ-Хабитат
- Ж.Мөнхэрдэнэ, Нийгмийн ажилтан, НҮБ-Хабитат

Оролцогчид:
-ЧДүүргийн 18-р хорооны төсөлд хамрагдсан Хэсгийн ахлагч нар
- ЧДүүргийн 18-р хорооны Засаг дарга

Хөтөлбөр:

Семинар/Уулзалтын зорилго:
Айл өрхүүдээс санал асуулга авахад хэсгийн ахлагч нарын туслалцаа авах тухай ярилцах

Явц:

Н.Золзаяа:
- Уулзалтын зорилгыг танилцууллаа.
-Санал асуулгыг хэрхэн авах тухай тайлбарлав.
-Одоо хэрэгжиж байгаа төслөөс гадна "Төлбөрийн чадавхид нийцсэн орон сууц" гэсэн төслийн ТЭЗҮ боловсруулах ажил явж байгаа тухай танилцууллаа.

Санал/асуулт, хариулт:

Сосорбарам/ХА/: Иргэд зам хаагуур явах вэ гэж их асуух юм.

Цолмон/ХА/: Иргэд их хүлээлттэй байгаа. Төслийг л асуугаад байх юм.

Н.Золзаяа: Бид төслийн талаарх мэдээллийг тухай бүрт нь өгч байх болно. Иргэдээ бүлэг болох, зохион байгуулалтанд ороход нь тэдэнд дэмжлэг үзүүлээрэй.

Отгонбаяр/18-р хорооны засаг дарга/: Иргэдийн амьдрал ахуйд л хэрэгтэй байвал ямар ч төсөл хөтөлбөртэй хамтарч ажиллана. Хорооны зүгээс чадах зүйлээрээ бүхий л талаар дэмжиж туслахад бэлэн байна.

Н.Золзаяа: Энэ төлбөрийн чадавхид нийцсэн орон сууцны төслийн хүмүүс хороон дээр ирвэл бас дэмжээд туслаад өгөөрэй.

Дүгнэлт/Шийдвэр:

Н.Золзаяа:
-Цаашид дараа дараагийн уулзалтууд болон төслийн үйл ажиллагаанд иргэдээ идэвхитэй оролцуулах.
-Иргэдээс авч байгаа санал асуулгын хуудсыг түргэвчлэх хэрэгтэй байгааг хэллээ

MINUTES Q2 NO.3 (SELBE)

"Төслийн үйл ажиллагааг танилцуулах" уулзалт

НҮБ-Хабитат

Семинар/Уулзалт-ын тэмдэглэл

Тэмдэглэл хөтөлсөн: Н.Золзаяа	**Тэмдэглэлтэй танилцсан:**	**Дугаар:** С1/16
Огноо: 2016.01.13	**Байрлал:** СБД-ийн 13-р хорооны байр	**Оролцогчдын тоо:** 6 Үүнээс: Эр: 3 Эм: 3

Зохион байгуулагчид:
- Н.Золзаяа, Нийгмийн ажилтан, НҮБ-Хабитат
- Ж.Мөнхэрдэнэ, Нийгмийн ажилтан, НҮБ-Хабитат
-Н.Наранбат, Архитектор

Оролцогчид:
- СБДүүргийн 13-р хорооныхзасаг дарга-Н.Баярэрдэнэ
-Хэсгийн ахлагч-Эрдэнэчимэг
-Зохион байгуулагч-Түвшин
-Халамжийн мэргэжилтэн-Аюурсэд
-Оршин суугч-Алтанцэцэг
-Оршин суугч-Пагваажи

Хөтөлбөр:

Семинар/Уулзалтын зорилго:
Төслийн үйл ажиллагаанд 13-р хорооны хэсэг газар хамрагдах болсныг мэдэгдэх, төслийн үйл ажиллагаа болон төслөөр хийгдэх ажлуудын тухай танилцуулах

Явц:

Н.Золзаяа:
- Уулзалтаар төслийн хамрах хүрээнд 13-р хорооны хэсэг газар нутаг хамрагдах болсныг мэдэгдлээ .
- Төслийн үйл ажиллагаа, явц болон цаашид хийх үйл ажиллагааны талаар товч танилцуулга хийлээ.

Санал/асуулт, хариулт:

Н.Баярэрдэнэ/Засаг дарга/: Төслийн үйл ажиллагаанд хамрагдах болсныг дүүрэгт албан ёсоор мэдэгдэх хэрэгтэй. Бидэнд дүүргээс албан ёсоор бичиг ирээгүй байна. Дүүргээс бидэнд энэ байгууллагатай хамтарч ажиллана уу гэсэн албан бичиг ирэх ёстой. Тийм төслөөс явж байна, ийм төслөөс явж байна гээд судалгаа авдаг. Ямар байгууллагаас, ямар төслөөс гэх мэт хаяг нэр ус нь тодорхой байх нь зүйтэй.

Аюурсэд/Халамжийн мэргэжилтэн/:Манай хорооны нутаг дэвсгэрийн 32-40 хувь нь барилга барихад тохиромжтой. Дийлэнх нь намагтай газар байгаа. Манай хороон дээр Канад технологоор цэцэрлэг барьж байгаа.

Н.Баярэрдэнэ/Засаг дарга/: Манай хороон дээр New urbanization гэж байгууллагаас судалгаа хийсэн. " Есөн эрдэнэ" гэдэг бүлэг байгуулагдсан. Одоо ТББ болохоор ажиллаж байгаа. 13-р хорооны нутаг дэвсгэрийг 9-р хороолол болно гэсэн ойлголттой байгаа.

Алтанцэцэг/Иргэн/: Газрын үнэлгээ ямар байгаа вэ? Газраа өгөхгүй гээд байж болох уу? Бид газар

дээрээ байх дуртай байгаа.
Н.Золзаяа: Одоогоор газрын үнэлгээ гараагүй байгаа. Газрын үнэлгээг МУ-н хууль дүрэм болон АХБ-ны дүрэм журамд нийцүүлэн тусгай үнэлгээний компани хийнэ.
Пагваажи /Иргэн/: Манайх замд өртөж байгаа юм шиг байна лээ. Газар шорооны ажил хэзээ эхлэх вэ?
Ж.Мөнхэрдэнэ: Айлууд газраа чөлөөлсний дараа л газар шорооны ажил эхлэх байх.

Дүгнэлт/Шийдвэр:
Н.Золзаяа:
-Цаашид дараа дараагийн үүлзалтууд болон төслийн үйл ажиллагаанд иргэдээ идэвхитэй оролцуулах.
-Төслийн зүгээс дүүрэгт албан ёсоор мэдэгдэх
-Иргэдээс бөглөгдсөн санал асуулгын хуудас ирвэл хороон дээр төвлөрүүлэх

MINUTES Q2 NO.4 (SELBE)

"Хэрэгцээ бэрхшээл тодорхойлох, үйл ажиллагааг төлөвлөх" семинар

НҮБ-Хабитат

Семинар/Уулзалт-ын тэмдэглэл

Тэмдэглэл хөтөлсөн: Н.Золзаяа	**Тэмдэглэлтэй танилцсан:**	**Дугаар:** С2/16
Огноо: 2016.01.14	**Байрлал:** СБДүүргийн 14-р хороо, 35-р сургуулийн зааланд	**Оролцогчдын тоо:**70 Үүнээс: Эр: 21 Эм: 49

Зохион байгуулагчид:
- Н.Золзаяа, Нийгмийн ажилтан, НҮБ-Хабитат
- Н.Наранбат, Төлөвлөгч

Оролцогчид:
- СБД- ийн 14-р хорооныОршин Суугчдын Зөвлөлийн гишүүд
-ЧД- ийн 18-р хорооны Оршин Суугчдын Зөвлөлийн гишүүд
- ЧД- ийн 14-р хорооны Оршин Суугчдын Зөвлөлийн гишүүд
-Хороодын Хэсгийн ахлагч нар

Хөтөлбөр:

№	Сэдэв	Хугацаа	Хэн хариуцах
1	Семинарын нээлт, семинарын зорилгыг танилцуулах	10.00-10.20	Н.Золзаяа
2	Төслийн танилцуулга	10.20-10.50	Н.Наранбат
3	Төслийн үйл ажиллагаа болон төслийн явц	10.50-11.20	Н.Золзаяа
	Цайны завсарлага	11.20-11.50	
4	Иргэдийн оролцоо, зохион байгуулалтын тухай	11.50-12.30	Н.Золзаяа
5	Хэрэгцээ болон бэрхшээлийг тодорхойлох/багийн ажил/	12.30-13.00	Нийт оролцогчид
6	Хэрэгцээ бэрхшээлийг ач холбогдлоор нь ангилах	13.00-13.30	Н.Золзаяа Н.Наранбат Нийт оролцогчид
	Өдрийн хоол	13.30-14.00	
7	Үйл ажиллагааг төлөвлөх/багийн ажил/	14.00-14.30	Нийт оролцогчид
8	Төлөвлөгөөг танилцуулах	14.30-15.00	Багуудын төлөөлөл
9	Ярилцлага, асуулт хариулт	15.00-15.30	Н.Наранбат Н.Золзаяа

Семинар/Уулзалтын зорилго:

Төслийн үйл ажиллагааг дэлгэрэнгүй танилцуулах, оршин суугчид төслийн үйл ажиллагаанд хэрхэн оролцох тухай мэдээлэл хийх, оршин суугчдын хэрэгцээ болон бэрхшээлийг тодорхойлох, эрэмбэлэх, үйл ажиллагааг төлөвлөх

Явц:

Н.Золзаяа:

- Семинарын зорилго болон хөтөлбөрийг танилцууллаа.

Н.Наранбат:

-Төслийн ерөнхий танилцуулгыг хийлээ. Үүнд төслийн үйл ажиллагааны одоогийн байдал, цаашид хийгдэх ажлуудын тухай, төслийг гүйцэтгэгч багуудын талаар мэдээлэл хийлээ.

Н.Золзаяа:

-Иргэд төслийн үйл ажиллагаанд хэрхэн оролцох тухай, Оршин суугч иргэдийн байгууллагын цаашдын үйл ажиллагааны тухай мөн бүлэг хамт олныг бүрдүүлж ажиллах тухай мэдээлэл хийлээ.

-Семинарт оролцогчид хэрэгцээ бэрхшээлээ хэрхэн яаж тодорхойлох тухай багийн ажлын дүрмийг танилцууллаа.

Цаашид:

- Нийт оролцогчид баг багаараа хэрэгцээ болон бэрхшээлийн жагсаалт гаргав.
- Оролцогчид санал өгөх зарчмаар жагсаасан хэрэгцээ бэрхшээлээ ач холбогдлоор нь эрэмбэллээ.
- Эрэмбэлсэн хэрэгцээ бэрхшээл дээрээ үндэслэн Үйл ажиллагаагаа төлөвлөх оролдлого хийв.

-Оролцогчид өөрсдийн амьдарч байгаа орчноо 10-20 жилийн дараах байдлаар төсөөлөн төсөөлөл бичлээ.

Санал/асуулт, хариулт:

-Д.Мөнхцэцэг/ЧД-18-р хороо/: Өрх тус бүрт төслийн танилцуулга брошюр хэвлэж тараах хэрэгтэй байна. Нарийвчилсан зураг төсөлтэй танилцмаар байна. Газрын үнэлгээг эртхэн гаргаж танилцуулбал зүгээр байна.

-Б.Баттулга/СБД-ийн 14-р хороо/: Бидэнд хэрэгцээтэй байгаа нэг зүйл бол иргэдийн аюулгүй амьдралын нэг үндэс болсон камержуулалтын асуудал юм. Гэтэл тавьсан камеруудынх нь бичлэг байдаггүй. Бичсэн бичлэг дээр нь хүн нь танигддаггүй, бүрэгэр чанаргүй бичлэгтэй байдаг. Камераа оновчтой байрлалд байрлуулдаггүй тал байдаг.

-Д.Болорэрдэнэ/СБД-ийн 14-р хороо/: Утаагүй амьдрахын тулд халаалтын асуудлаа шийдэх хэрэгтэй байдаг. Гэтэл иргэдэд санхүүгийн дэмжлэг хэрэгтэй. Төслөөс хувь айл өрхүүдэд санхүүгийн дэмжлэг үзүүлэх юм уу?

-Ж.Нацагням/ЧД-18-р хороо/: Төслийн хүрээнд баригдах зам болон барилга байгууламжийн ажлууддаа хөгжлийн бэрхшээлтэй иргэдэд зориулсан орц гарц гаргах тал дээр анхнаас нь анхаарах хэрэгтэй.

Дүгнэлт/Шийдвэр:

- Төслийн ажилтнууд оролцогчдын гаргасан төлөвлөгөөг эмхэтгэж компьютерт оруулж бичээд ОСЗ-д өгөхөөр тогтлоо.

MINUTES Q2 NO.5 (BAYANKHOSHUU)

"Хэрэгцээ бэрхшээл тодорхойлох, үйл ажиллагааг төлөвлөх" семинар

НҮБ-Хабитат

Семинар/Уулзалт-ын тэмдэглэл

Тэмдэглэл хөтөлсөн: Н.Золзаяа	**Тэмдэглэлтэй танилцсан:**	**Дугаар:** С2/16
Огноо: 2016.01.14	**Байрлал:** СБДүүргийн 14-р хороо, 35-р сургуулийн зааланд	**Оролцогчдын тоо:**70 Үүнээс: Эр: 21 Эм: 49

Зохион байгуулагчид:
- Н.Золзаяа, Нийгмийн ажилтан, НҮБ-Хабитат
- Н.Наранбат, Төлөвлөгч

Оролцогчид:
- СБД- ийн 14-р хорооныОршин Суугчдын Зөвлөлийн гишүүд
-ЧД- ийн 18-р хорооны Оршин Суугчдын Зөвлөлийн гишүүд
- ЧД- ийн 14-р хорооны Оршин Суугчдын Зөвлөлийн гишүүд
-Хороодын Хэсгийн ахлагч нар

Хөтөлбөр:

№	Сэдэв	Хугацаа	Хэн хариуцах
1	Семинарын нээлт, семинарын зорилгыг танилцуулах	10.00-10.20	Н.Золзаяа
2	Төслийн танилцуулга	10.20-10.50	Н.Наранбат
3	Төслийн үйл ажиллагаа болон төслийн явц	10.50-11.20	Н.Золзаяа
	Цайны завсарлага	11.20-11.50	
4	Иргэдийн оролцоо, зохион байгуулалтын тухай	11.50-12.30	Н.Золзаяа
5	Хэрэгцээ болон бэрхшээлийг тодорхойлох/багийн ажил/	12.30-13.00	Нийт оролцогчид
6	Хэрэгцээ бэрхшээлийг ач холбогдлоор нь ангилах	13.00-13.30	Н.Золзаяа Н.Наранбат Нийт оролцогчид
	Өдрийн хоол	13.30-14.00	
7	Үйл ажиллагааг төлөвлөх/багийн ажил/	14.00-14.30	Нийт оролцогчид
8	Төлөвлөгөөг танилцуулах	14.30-15.00	Багуудын төлөөлөл
9	Ярилцлага, асуулт хариулт	15.00-15.30	Н.Наранбат Н.Золзаяа

Семинар/Уулзалтын зорилго:

Төслийн үйл ажиллагааг дэлгэрэнгүй танилцуулах, оршин суугчид төслийн үйл ажиллагаанд хэрхэн оролцох тухай мэдээлэл хийх, оршин суугчдын хэрэгцээ болон бэрхшээлийг тодорхойлох, эрэмбэлэх, үйл ажиллагааг төлөвлөх

Явц:

Н.Золзаяа:

- Семинарын зорилго болон хөтөлбөрийг танилцууллаа.

Н.Наранбат:

-Төслийн ерөнхий танилцуулгыг хийлээ. Үүнд төслийн үйл ажиллагааны одоогийн байдал, цаашид хийгдэх ажлуудын тухай, төслийг гүйцэтгэгч багуудын талаар мэдээлэл хийлээ.

Н.Золзаяа:

-Иргэд төслийн үйл ажиллагаанд хэрхэн оролцох тухай, Оршин суугч иргэдийн байгууллагын цаашдын үйл ажиллагааны тухай мөн бүлэг хамт олныг бүрдүүлж ажиллах тухай мэдээлэл хийлээ.

-Семинарт оролцогчид хэрэгцээ бэрхшээлээ хэрхэн яаж тодорхойлох тухай багийн ажлын дүрмийг танилцууллаа.

Цаашид:

- Нийт оролцогчид баг багаараа хэрэгцээ болон бэрхшээлийн жагсаалт гаргав.
- Оролцогчид санал өгөх зарчмаар жагсаасан хэрэгцээ бэрхшээлээ ач холбогдлоор нь эрэмбэллээ.
- Эрэмбэлсэн хэрэгцээ бэрхшээл дээрээ үндэслэн Үйл ажиллагаагаа төлөвлөх оролдлого хийв.

-Оролцогчид өөрсдийн амьдарч байгаа орчноо 10-20 жилийн дараах байдлаар төсөөлөн төсөөлөл бичлээ.

Санал/асуулт, хариулт:

-Д.Мөнхцэцэг/ЧД-18-р хороо/: Өрх тус бүрт төслийн танилцуулга брошюр хэвлэж тараах хэрэгтэй байна. Нарийвчилсан зураг төсөлтэй танилцмаар байна. Газрын үнэлгээг эртхэн гаргаж танилцуулбал зүгээр байна.

-Б.Баттулга/СБД-ийн 14-р хороо/: Бидэнд хэрэгцээтэй байгаа нэг зүйл бол иргэдийн аюулгүй амьдралын нэг үндэс болсон камержуулалтын асуудал юм. Гэтэл тавьсан камеруудынх нь бичлэг байдаггүй. Бичсэн бичлэг дээр нь хүн нь танигддаггүй, бүрэгэр чанаргүй бичлэгтэй байдаг. Камераа оновчтой байрлалд байрлуулдаггүй тал байдаг.

-Д.Болорэрдэнэ/СБД-ийн 14-р хороо/: Утаагүй амьдрахын тулд халаалтын асуудлаа шийдэх хэрэгтэй байдаг. Гэтэл иргэдэд санхүүгийн дэмжлэг хэрэгтэй. Төслөөс хувь айл өрхүүдэд санхүүгийн дэмжлэг үзүүлэх юм уу?

-Ж.Нацагням/ЧД-18-р хороо/: Төслийн хүрээнд баригдах зам болон барилга байгууламжийн ажлууддаа хөгжлийн бэрхшээлтэй иргэдэд зориулсан орц гарц гаргах тал дээр анхнаас нь анхаарах хэрэгтэй.

Дүгнэлт/Шийдвэр:

- Төслийн ажилтнууд оролцогчдын гаргасан төлөвлөгөөг эмхэтгэж компьютерт оруулж бичээд ОСЗ-д өгөхөөр тогтлоо.

MINUTES Q2 NO.6 (BAYANKHOSHUU)

"Хэрэгцээ бэрхшээл тодорхойлох, үйл ажиллагааг төлөвлөх" семинар

НҮБ-Хабитат

ҮАТБ Семинар/Уулзалт-ын тэмдэглэл

Д.Мөнхөө		
Огноо: 2016.01.15	**Байрлал:** СХД-ийн 9-р хорооны иргэний танхим	**Оролцогчдын тоо:** Үүнээс: 102 Эр: 45 Эм: 57

Зохион байгуулагчид:

- Ц.Цогзолмаа, Нийгмийн ажилтан, НҮБ-Хабитат
- Д.Мөнхөө, Нийгмийн ажилтан, НҮБ-Хабитат
- Н.Наранбат төлөвлөгч

Оролцогчид:

- СХДүүргийн7, 8,9,10,28-р хорооны иргэд ба бизнесэрхлэгчид

Хөтөлбөр:

№	Сэдэв	Хугацаа	Хэн хариуцах
1	Семинарын нээлт, семинарын зорилгыг танилцуулах	10.00-10.20	Ц.Цогзолмаа
2	Төслийн танилцуулга	10.20-10.50	Ц.Цогзолмаа
3	Төслийн үйл ажиллагаа болон төслийн явц	10.50-11.20	Д.Мөнхөө
	Цайны завсарлага	11.20-11.50	
4	Иргэдийн оролцоо, зохион байгуулалтын тухай	11.50-12.30	Ц.Цогзолмаа
5	Хэрэгцээ болон бэрхшээлийг тодорхойлох/багийн ажил/	12.30-13.00	Нийт оролцогчид
6	Хэрэгцээ бэрхшээлийг ач холбогдлоор нь ангилах	13.00-13.30	Ц.Цогзолмаа Д.Мөнхөө
	Өдрийн хоол	13.30-14.00	
7	Үйл ажиллагааг төлөвлөх/багийн ажил/	14.00-14.30	Нийт оролцогчид
8	Төлөвлөгөөг танилцуулах	14.30-15.00	Иргэдийн төлөөлөл
	Ярилцлага, асуулт хариулт	15.00-15.30	Ц.Цогзолмаа Д.Мөнхөө Н.Наранбат

Семинар/Уулзалтын зорилго:

Төслийн үйл ажиллагааг танилцуулах, бизнес эрхлэгчид төслийн үйл ажиллагаанд хэрхэн оролцох тухай мэдээлэл хийх, бизнес эрхлэгчдийн хэрэгцээг тодорхойлох, төлөвлөх

Явц:

Нийгмийн ажилтан Ц.Цогзолмаа

- Уулзалтын зорилгыг танилцуулсаны дараа нийгмийн ажилтан Д.Мөнхөө төслийн өнөөгийн явц болон одоо авч байгаа өрхийн судалгаа, бизнес эрхлэгчдийн судалгаа, санал авах хуудасны талаар дэлгэрэнгүй танилцуулав.
- Үүний дараа иргэд, бизнес эрхлэгчдийн хэрэгцээ болон бэрхшээлийн жагсаалт гаргаж, Баянхошуу талбарын алсын харааг тодорхойлуулаа. Үүний дараа нийт хэрэгцээ бэрхшээлийг ач холбогдлоор нь эрэмбэллээ.

Мөн төлөвлөгч Наранбатыг замын трассын танилцуулга хийсэний дараа иргэд өөрсдийн газрыг өртсөн эсэх тухай асууж хашаа хашаагаар нь зургийг харахыг хүсэж, асуултууд асуулаа.

Санал/асуулт, хариулт:

8-р хорооны иргэн Гансүх

Бид нарт хэзээ шугам сүлжээ, зам явах газрынхаа нарийвчилсан зургийг үзүүлэх гэж байна. Ер нь төсөлийн бодит ажил яг хэзээ эхлэх гэзд байна.

7-р хорооны иргэн Оюунцэцэг

Манай хорооны Мон-Лаа –ийн хэсэг орсон гэтэл бидэнд санал авах хуудас ч ирээгүй, зам явахгүй юм байна. тэгэхлээр бид төслийн үйл ажиллагаанд оролцох хэрэг байгаа юмуу?

28-р хорооны иргэн

Манай хорооныхон төслийн талаар мэдээлэл муутай байгаа дэлгэрэнгүй танилцуулга хиймээр байна. 2-3 жилийн өмнө нэг ийм төсөл хэрэгжинэ гэзд л яригдаад таг болсон тэгтэл одоо хийгдэх гэж байгаа ажлууд нь өөр өөр болоод байх шиг байхын. Бид зам дагуу өндөр байшингууд баригдана гэж бодож байсан энэ үнэн үү.

Дүгнэлт/Шийдвэр:

Ц.Цогзолмаа: Бидний урилгыг хүлээн авч цаг заваа зориулан уулзалтанд хүрэлцэн ирсэнд баярлалаа. Цаашид дараа дараагийн уулзалтууд болон төслийн үйл ажиллагаанд идэвхитэй оролцохыг хүсч байна.

Иргэдийн гол хүсэж яарч байгаа зүйл нь яг хаанаас эхэлж зам дэд бүтэцээ тавих, яаж хөгжих тухай байлаа.

Хавсралт:

Зураг:

MINUTES Q2 NO.7 (BAYANKHOSHUU)

ОСЗ-тэй хийсэн уулзалт

НҮБ-Хабитат

Уулзалт-ын тэмдэглэл

Тэмдэглэл хөтөлсөн: Д.Мөнхөө	**Тэмдэглэлтэй танилцсан:**	**Дугаар:** Б2/16
Огноо: 2016.01.28	**Байрлал:** СХД-ийн 9-р хорооны иргэний танхим	**Оролцогчдын тоо:** Үүнээс: 16 Эр: 9 Эм: 7

Зохион байгуулагчид:
- Д.Мөнхөө, Нийгмийн ажилтан, НҮБ-Хабитат
- Б.Баярбаатар

Оролцогчид:
- СХДүүргийн 8,9,10,28-р хорооны ОСЗ-ийн гишүүд

Хөтөлбөр:

№	Сэдэв	Хугацаа	Хэн хариуцах
1	Бүртгэл	10.00-10.10	ОСЗ-ийн гишүүний төлөөлөл
2	ҮАТБоловсруулах семинарын үр дүн, 2013 үйл ажиллагааны төлөвлөгөөг эргэн харах	10.00-10.30	Д.Мөнхөө
3	Өрхийн болон Бизнес эрхлэгчдийн судалгааны үр дүнгийн талаар	10.30-.11.00	5 хорооны ОСЗ-ийн гишүүд
4	Залуучуудын оролцоо уралдааны дүнг танилцуулж шалгаруулах	11.00-11.30	Баярбаатар
5	Уралдаанаас гарсан асуудлыг хэрхэн шийдвэрлэх талаар төлөвлөх багийн ажил	11.30-11.50	Оролцогчид
6	Төлөвлөлтөө танилцуулж, цаашид хийх ажлаа ярилцах	11.50-12.00	ОСЗ-ийн гишүүд

Уулзалтын зорилго:

Талбарын ОСЗ-ын гишүүдэд ҮАТБоловсруулах семинарын үр дүнг танилцуулах, талбарын залуучуудын дунд зарласан уралдааныг дүнгэх, уралдаанаас гарсан асуудлыг ажил хэрэг болгох цаашдын алхамаа тодорхойлох

Явц:

Нийгмийн ажилтан Д.Мөнхөө

- Уулзалтын зорилгыг танилцуулсаны дараа төслийн өнөөгийн явц болон одоо авч байгаа өрхийн судалгаа, бизнес эрхлэгчдийн судалгаа, санал авах хуудасны явцыг хороо хороогоор дэлгэрэнгүй танилцуулав.
- Үүний дараа залуучуудын бүлгийн ажил, уралдааны дүнг танилцуулж байр эзэлсэн залуучуудад шагналыг гардуулсан.

Мөн 1-р байранд орсон эссэ-нд гэр хорооллын хамгийн тулгамдаж байгаа асуудал болох

- Хог хаягдал
- Угаадас

- Халтиргаа –г хэрхэн шийдэж болох талаар бичсэн оролцогчын шийдэлийг дэмжиж өөрсдөө 3 баг болон дахин хэлэлцэв.

Оролцогчид авах дээрхи асуудалд арга хэмжээнүүдийн талаар ярилцаад бүүр болохгүй бол хашааны хаалган дээр нь гахай зурж ёс суртахууны арга хэмжээ авах тухайгаа ч ярилцаж төлөвлөв.

№	Хийгдэх ажил	Нөөц баялаг	Үйл ажиллагаа	Хугацаа	Хэн хянах
1	**Хог хаягдал**	ОСЗ Хороо Залуучуудын бүлэг Хөршийн холбоо	1.тараах материал тараана 2.Цэвэр гудамж уралдаан зарлана. 3.Холбогдох төрийн байгууллагад шаардлага хүргүүлэх 4.гудамжны ахлагчтай болох 5.хог ангилах 6.хог хаяж байгааг нь баримтжуулах 7.айл бүрт хорооны утасны дугаар өгөх	1-р улиралын 2-р сараас эхлээд	ОСЗ Хорооны ЗС холбогдох ажилтануд иргэн
2	**Халиргаа**	ОСЗ Хороо Залуучуудын бүлэг Хөршийн холбоо	1.гудамж талбайд давс асгах 2.зуны цагт муу усны цооногүй айлуудад 3.ус угаадасыг хэвэнд хийж хөлдөөгөөд хогонд ачих 4.анхааруулах тэмдэг хэрэглэх 5. зөрчлийг фото зургаар баталгаажуулах 6.өрхийн эмнэлэгээс эрүүл мэндийн танилцуулга сурталчилгаа хийх		ОСЗ Хорооны ЗС холбогдох ажилтануд иргэн
3	**Муу усны асуудал**	ОСЗ Хороо Залуучуудын бүлэг Хөршийн холбоо	1.муу усны цооногүй айлуудын судалгаа хийх 2.муу ус асгаж байгаа айлуудаа эхний ээлжинд анхааруулга сануулга өгөх 3.баримтжуулах 4.гудамж хариуцсан ээзэнтэй болгож улирал бүр тодорхой урамшуулал олгох 5.анхааруулаад		ОСЗ Хорооны ЗС холбогдох ажилтануд иргэн

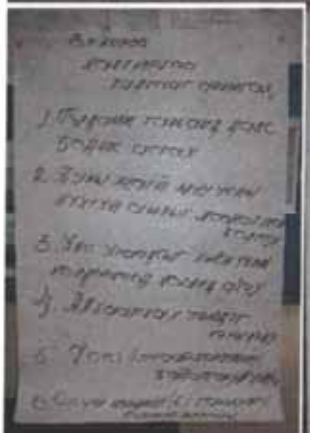
			байхад хэнэггүй байвал хашаан дээр нь гахай зурах		

Санал/асуулт, хариулт:

Дүгнэлт/Шийдвэр:

ОСЗ-ийн дор залуучуудын бүлгээ идэвхижүүлж хамтран авч явахаар болов. Мөн сонгууль дүүстал залуучуудын үүлзалт, цуглааныг ОСЗ зохион байгуулж болохгүй тул түх хойшлуулахаар болов.

Хавсралт: Зураг:



MINUTES Q2 NO.8 (BAYANKHOSHUU)

ОСЗ-тэй хийсэн уулзалт

НҮБ-Хабитат

Уулзалт-ын тэмдэглэл

Тэмдэглэл хөтөлсөн: Д.Мөнхөө	**Тэмдэглэлтэй танилцсан:**	**Дугаар:** Б3/16
Огноо: 2016.01.29	**Байрлал:** СХД-ийн 8-р хорооны байр	**Оролцогчдын тоо:** Үүнээс: 17 Эр: 11 Эм: 6

Зохион байгуулагчид:
- Д.Мөнхөө, Нийгмийн ажилтан, НҮБ-Хабитат
- Н.Наранбат хот төлөвлөгч

Оролцогчид:
- СХДүүргийн 8 -р хорооны Алтан өргөө бүлэг

Хөтөлбөр:

Уулзалтын зорилго:
Оршин суугчдад төслийн танилцуулга хийх

Явц:
Нийгмийн ажилтан Д.Мөнхөө
Төслийн талаар товч танилцуулга хийж төслийн өнөөгийн явц болон одоо авч байгаа өрхийн судалгаа, бизнес эрхлэгчдийн судалгаа, санал авах хуудасны явцыг дэлгэрэнгүй танилцуулав.
- Үүний дараа хот төлөвлөгч Н.Наранбат дэд төвийн шугам сүлжээ, зам хаагуур явах төлөөр зурган дээр дэлгэрэнгүй танилцуулав.

Санал/асуулт, хариулт:
Бид танайхаар явуулж байгаа бүх судалгааг одоо хийж өгье. Үүний дараа бид төслийн хамрах хүрээнд орж болохуу?
Наранбат: бид удирдлагууддаа танилцуулья_ харин та бүхэн арынхаа гудамжтай хамтраад ажиллавал зүгээр юм байна.

Дүгнэлт/Шийдвэр:
Удирдлагуудад танилцуулах, саналыг хүргэхээр болов.

Хавсралт: Зураг:

MINUTES Q2 NO.9 (BAYANKHOSHUU)

Дохва Дашнямтай хийсэн уулзалт

НҮБ-Хабитат

Уулзалт-ын тэмдэглэл

Тэмдэглэл хөтөлсөн: Д.Мөнхөө	**Тэмдэглэлтэй танилцсан:**	**Дугаар:** Б3/16
Огноо: 2016.02.19	**Байрлал:** Дохва 1506 тоот	**Оролцогчдын тоо:**

Зохион байгуулагчид:

Оролцогчид: НҮБ-Хабитатын нийгмийн ажилтнууд, Дохва инженерингийн багийн ахлагч
-

Хөтөлбөр:

Уулзалтын зорилго:
ОСЗ болон анхдагч бүлгийн дарга арын саналыг дамжуулах

Нийгмийн ажилтан Мөнхөө Дохва инженеринг-ийн Монгол талын захирал Дашнямд анхдагч бүлгийн гишүүдийн дараах саналыг хүргүүлэв. Үүнд:

1. *Цахилгаан станцыг байрлуулсныг харахад анх санаачлага гарган газраа өгье гэж байсан айлуудын байрлалаас өөр газар байна.*
2. *Баянцагааны 12-р гудамж дангаараа үлдээд дараагийн ямар нэгэн төлөвлөлт хийхэд бага талбай байгаа тул ямар нэгэн бүтээн байгуулалт хийхэд төвөгтэй байна.*
3. *Магадгүй цаашид газар нь үнэгүйдэх магадлалтай байна.*

Уулзалтын үр дүнд гарсан шийдвэр:

Дохва инженерингийн багийн дэд ахлагч Дашням "Зураг өөрчлөхөд хэцүү РМО инженерүүд их амарханаар төсөвлж байх шиг байна. зураг өөрчлөөд нэг куб шороо зөөх ч байсан ч зардал нэмэгдээд төсөв өөрчилөгдөнө гэсэн үг гээд бүтэн сайны иргэдтэй хийх уулзалтанд очиж тайлбарлая гэж тохиролцов.

MINUTES Q2 NO.10 (BAYANKHOSHUU)

"СХД-ийн 8-р хороонд баригдах 3 барилгын газарт өртсөн иргэдтэй хийсэн уулзалт"

НҮБ-Хабитат

Семинар/Уулзалт-ын тэмдэглэл

Тэмдэглэл хөтөлсөн: Ц. Цогзолмаа	**Тэмдэглэлтэй танилцсан:**	**Дугаар:** Б2/16
Огноо: 2016.02.21	**Байрлал:**СХД-ийн 9-р хорооны Иргэний танхим-д	**Оролцогчдын тоо:** Үүнээс: Эр: Эм:

Зохион байгуулагчид:

- Ц. Цогзолмаа, Нийгмийн ажилтан, НҮБ-Хабитат
- Д.Мөнхөө, Нийгмийн ажилтан, НҮБ-Хабитат
-Д. Эрдэнэтуяа, СХД 8-р хорооны засаг дарга
-Э. Мөнх-Очир, ТХН-ийн ерөнхий инженер
-Н. Болормаа, ТХН-ийн нүүлгэн шилжүүлэлтийн мэргэжилтэн
-А. Солонго, ЭЖИС- Жендерийн мэргэжилтэн
С. Мөнхнаран, ЭЖИС- Газрын менежмент, нүүлгэн шилжүүлэлтийн мэргэжилтэн

Оролцогчид:

- СБДүүргийн8-р хорооны 3 барилгын газарт өртсөн иргэд

Хөтөлбөр:

Agenda/Уулзалтын хөтөлбөр

Venue/Хаана: СХД-ийн 9-р хорооны иргэний танхим

Time/Хэзээ: 2016 оны 02-р сарын 21 - ны 13.00/16.00 цагаас

Participants/Оролцогчид: Барилга байгууламжид өртсөн айл өрхүүд

Objective/Зорилго: Барилга байгууламжид өртсөн айл өрхүүдэд мэдээлэл хүргэх, төслийн нүүлгэн шилжүүлэлтийн төлөвлөгөө гаргах тухай танилцуулах

№	Сэдэв	Хугацаа	Хэн хариуцах
1	Уулзалтын нээлт, уулзалтын зорилгыг танилцуулах	16.00-16.10	Ц. Цогзолмаа/НҮБ-Хабитат/
2	Нээлтийн үг	16.10-16.20	Д.Эрдэнэтуяа/СХД-ийн 8- р хорооны Засаг дарга/
3	Төслийн үйл ажиллагаа болон төслийн явц	16.20-16.50	Н.Болормаа/ТХН-Нүүлгэн шилжүүлэлтийн мэргэжилтэн/
4	Барилгын зураг төслийн танилцуулга	16.50-17.20	Э.Мөнхочир/ТХН-Ерөнхий инженер/
5	Барилгад өртсөн айл өрхүүдтэй хамтарч ажиллах төлөвлөгөө гаргах тухай	17.20-17.50	С.Мөнхнаран/Эжис- Газрын менежмент, нүүлгэн шилжүүлэлтийн мэргэжилтэн/
6	Асуулт хариулт		

Семинар/Уулзалтын зорилго:
Барилга байгууламжид өртсөн айл өрхүүдэд мэдээлэл хүргэх, төслийн нүүлгэн шилжүүлэлтийн төлөвлөгөө гаргах тухай танилцуулах

Явц:
Ц. Цогзолмаа:
- Уулзалтын зорилгыг танилцуулж иргэдийг тус уулалтанд идэвхтэй оролцон гар утасны дуугаа хааж, зэрэгцэж ярих, босож явах зэргээр бусад оролцогчдодоо саад болохгүй байхыг анхааруулав.
- Мөн уулзалтанд оролцогчдыг тус бүрийн хариуцсан ажлын хамт танилцуулав.

Э. Мөнх-Очир:
-Төслийн явц болон барилга барих газар түүнийг хэрхэн сонгох болсон шалтгаан геодезийн дүгнэлт зэргийг тайлбарлан таниуллаа.

С. Мөнхнаран:
-Нүүлгэн шилжүүлэлтийн талаар танилцууллаа. Үүнд 3 барилгын газарт өртсөн иргэдийн газрыг өнөөгийн зах зээлийн ханшаар үнэлэх ба үл хөдлөх хөрөнгийг Үнэлгээний компаниар үнэлүүлэх юм. Үнэлгээг хийхдээ элэгдэл хорогдлыг тооцохгүй бөгөөд шинэ барилгын ханшаар тооцон дахин барилга барих буюу нүүх зардлыг нь нэмж тооцох болно. Мөн газар болон үл хөдлөх хөрөнгийн үнэлгээ хийлгэн мөнгөө авсан иргэд өөрсдийн эзэмшиж байсан барилга байгууламж хашаа зэргийг авч болно.

Санал/асуулт, хариулт:
Отгонхүү:
- Суурьших газар зааж өгөх үү?
- Өмчлөх, эзэмших хоёрт энэ нүүлгэн шилжүүлэлт адил үйлчлэх үү?
- СХД-т газар хашааны үнэ хэд байгааг мэдэж байна уу?

ТУН Болороо:
-Үүнийг яг мэргэжлийн үнэлгээний компани үнэлэн тогтоох болно.
-Үнэлгээний бүс гэж зарласан байдаг. Засгийн газраас тогтоосон газрын суурь үнэ 13,200 төгрөг байгаа. Гэхдээ түүгээр үнэлэхгүй тухайн үеийн зах зээлийн ханшаар үнэлэх болно.

Асуулт
ИргэнЧулуунбат:
-Нэгэнтээ ингэж үймүүлж байж суурьшлын бүс зааж өгөх хэрэгтэй байна. Бид тохирсон км байр л авна гэхээр өгч байгаа мөнгө чинэ хүрэхгүй бол яах вэ.

Хариулт
ЭЖИС Солонго:
-Яг таны хэлж буй суурьшлын бүс бүсийг зааж өгөх нөхцөл өнөөгийн УБ хотод байгаа юу? Энэ хүмүүс хэн бэ гэдэг судалгааг аваад амьжиргааны төвшинд тохирсон орон сууц буюу нүүлгэн шилжүүлэлт, жендерийн төлөвлөгөө боловсруулна.

Асуулт
ИргэнТөгсбаяр:
-Энэ асуудлыг яг шиидчихээд байгаа юм уу? Эсвэл санал асуугаад болохгүй бол өөрчлөх юм уу?

Асуулт
ИргэнГалаа:
-Нэг хашаанд 3 айл байгаа тохиолдолд нөгөө хоёр айлыг нь яах вэ? Уг нь энэ төсөлд орж газраа

өгөх сонирхолтой байна.

Асуулт

Иргэн:

-Хашаа байшин маань 40 жил болж байна. Ам бүл 13 үүл. 5 өрөө байшинтай. Мөн дэлгүүр ажиллуулж амьжиргаагаа залгуулдаг өрх толгойлсон эмэгтэй байна. Хэрэв газраа өгөхгүй бол яах вэ?

Хариулт:

-Бид аль болох иргэдэд төвөг багатайгаар шийдэх боломж хайж байна. АХБ-ны нэг давуу тал нь төслийн талбарын иргэдийн амьжиргааг аль болох одоо байгаагаас дээшлүүлж төслийн үр шимийг олон хүнд хүртээх зорилготой юм.

Ц. Цогзолмаа: Бидний үрилгыг хүлээн авч цаг заваа зориулан уулзалтанд хүрэлцэн ирсэнд баярлалаа. Цаашид дараа дараагийн уулзалтууд болон төслийн үйл ажиллагаанд идэвхтэй оролцохыг хүсч байна.

Хавсралт:

- Ирц

MINUTES Q2 NO.11 (SELBE)

Дэд төвийн хөгжлийн асуудлаар иргэдтэй хийх уулзалт

НҮБ-Хабитат

Семинар/Уулзалт-ын тэмдэглэл

Тэмдэглэл хөтөлсөн: Н.Золзаяа	**Тэмдэглэлтэй танилцсан:**	**Дугаар:** С3/16
Огноо: 2016.02.21	**Байрлал:** СБД, 14-р хороо, 35-р сургууль	**Оролцогчдын тоо:**37 Үүнээс: Эр: 19 Эм:18

Зохион байгуулагчид:
НҮБ-Хабитат, ТХН, Эжис зөвлөх үйлчилгээний компани

Оролцогчид:
- СБДүүргийн 14-р хорооныбарилгын газарт өртсөн өрхүүд
-СБДүүргийн 13-рхорооныбарилгын газарт өртсөн өрхүүд
-Хариуцсан хэсгийн ахлагчид
-Хорооны ажилтнууд

Хөтөлбөр:

№	Сэдэв	Хугацаа	Хэн хариуцах
1	Уулзалтын нээлт, уулзалтын зорилгыг танилцуулах	16.00-16.10	Н.Золзаяа/НҮБ-Хабитат/
2	Нээлтийн үг	16.10-16.20	Д.Дэлгэрсайхан/СБД-ийн 14- р хорооны Засаг дарга/
3	Төслийн үйл ажиллагаа болон төслийн явц	16.20-16.50	Н.Болормаа/ТХН-Нүүлгэн шилжүүлэлтийн мэргэжилтэн/
4	Барилгын зураг төслийн танилцуулга	16.50-17.20	Э.Мөнхочир/ТХН-Ерөнхий инженер/
5	Барилгад өртсөн айл өрхүүдтэй хамтарч ажиллах төлөвлөгөө гаргах тухай	17.20-17.50	С.Мөнхнаран/Эжис- Газрын менежмент, нүүлгэн шилжүүлэлтийн мэргэжилтэн/
6	Асуулт хариулт		

Семинар/Уулзалтын зорилго:
Барилга байгууламжид өртсөн айл өрхүүдэд мэдээлэл хүргэх, төслийн нүүлгэн шилжүүлэлтийн төлөвлөгөө гаргах тухай танилцуулга хийх

Явц:
Н.Золзаяа:
- Уулзалтыг нээж уулзалтын зорилго болон хөтөлбөрийг танилцууллаа.
- Уулзалтанд мэдээлэл хийх, иргэдийн сонирхсон асуултанд хариулахаар хүрэлцэн ирсэн төслийн ажилтнуудыг танилцууллаа.
Э.Мөнхочир:
-Барилгын байрлал болон зураг төслийн талаар танилцуулга хийлээ.
С.Мөнхнаран:
-Барилгад өртсөн айл өрхүүдтэй хамтарч ажиллах төлөвлөгөө гаргах тухай мэдээлэл хийлээ.
Н.Болормаа:
-Төслийн үйл ажиллагаа болон төслийн явцын талаар танилцуулга хийлээ
Санал/асуулт, хариулт:
А.Баттөгс: Энэ төсөл хэдэн он хүртэл үргэлжлэх вэ? Бид газраа Улаанбаатар хотын А зэрэглэлийн газар гэж үзэж байгаа. Газрын нэгж үнийг хэдээр тооцож байна вэ? 2016 оны төсөвт суусан юм уу.
Э.Мөнхочир: Энэ төслийн эхний үе шат нь 2017 оныг дуустал хэрэгжинэ. Газрыг зах зээлийн дундаж үнээр үнэлнэ. Мөнгөний тухайд хотын төрийн сангаас зөвшөөрөл авахын тулд тодорхой хугацаа ордог. 2016 оны төсөвт суусан байгаа.
А.Баттөгс: Гэрээ хийхдээ хэн гэдэг компанитай гэрээ хийх вэ?
Э.Мөнхочир: Нийслэлийн өмчийн харилцааны газартай гэрээ хийнэ.
Н.Ариунболд: Нөхөн олговор өгсөн тохиолдолд газраа чөлөөлж өгч болох уу?
С.Мөнхнаран:Харилцан тохиролцсон тохиолдолд шууд нүүвэл илүү амар байна. Барилгын ажил эхлэх хугацаа нь болчихвол түр оршин суух байранд оруулна.
Н.Ариунболд:Нөхөн олговроо авч байж л нүүнэ шүү.
Иргэн:Барилга хэзээ эхлэх вэ?
Э.Мөнхочир:Энэ оны 6 сараас барилга үгсралтын ажил хийгдэх байх.
Иргэн: Газрын үнэлгээ гарсан уу? 1м кв газрын үнэ хэд вэ?
Э.Мөнхочир:Газрын улсын үнэлгээ 13 000-40 000 төгрөг байдаг. Энэ төслийн хувьд бол зах зээлийн дундаж үнээр үнэлнэ.
Н.Болормаа:Газрын үнэлгээ болон эд хөрөнгийн үнэлгээг Сангийн яамны тусгай зөвшөөрөлтэй компани хийнэ.
Иргэн:Үнэлгээний компани миний бодож байснаас доогуур үнэлбэл яах юэ?
Н.Болормаа:Хэрэв үнэлгээний компани хийсэн үнэлгээг хүлээн зөвшөөрөхгүй бол, хувиараа үнэлгээ хийлгэж болно.
С.Мөнхнаран:Хэтэрхий бага үнэлэх байх гэж айлтгүй байх аа.
Иргэн:Өндөрхөн үнээр үнэлүүлээд өгөөч ээ.
Э.Мөнхочир:АХБ-ны энэ төслийн нүүлгэн шилжүүлэлтийн зардлыг хотын захиргаа хариуцаж байгаа.
Иргэн:Бид сэтгэл ханамжтай байхаар үнэлэх хэрэгтэй байна. Бид амьдралаа сайжруулж орон сууцанд орохыг л хүсч байгаа. Ахиад л гэр хороололд очиж суухыг хүсэхгүй шүү дээ.
С.Мөнхнаран:Нөхөн олговрыг МУ-ын засгийн газар буюу Хотын захиргаа хариуцаж байгаа.
Иргэн:Мөнгөө 100 хувь авсан тохиолдолд л нүүнэ. Үнэлгээг доогуур хийвэл өндөр үнээр хувийн компанид өгсөн нь дээр шүү дээ.
С.Мөнхнаран:Өнөөдөр бид мэдээлэл өгөх зорилготой урьдчилсан уулзалт хийж байгаа юм. НЭЗ-ийн судалгаа авахын тулд урьдчилж мэдэгдэж байгаа юм.
Дүгнэлт/Шийдвэр:
-Өртсөн айл өрхүүд дараа дараагийн уулзалтуудад идэвхитэй оролцох хэрэгтэй.
-Айлуудаар явж НЭЗ судалгаа авна, судалгаанд идэвхтэй оролцож газар болон хашаанд байгаа

өмч хөрөнгө, бизнесийн үйл ажиллагаагаа бодитоор үнэлүүлэх шаардлагатай.

Зураг:

MINUTES Q2 NO.12A (BAYANKHOSHUU)

НҮБ-Хабитат

Нийт иргэдтэй хийсэн уулзалтын тэмдэглэл

Тэмдэглэл хөтөлсөн: Д.Мөнхөө	**Тэмдэглэлтэй танилцсан:**	**Дугаар:** Б.../16
Огноо: 2016.03.05	**Байрлал:** СХД-ийн 9-р хорооны иргэний танхим	**Оролцогчдын тоо:** 250 орчим

Зохион байгуулагчид:

- ADB, EJIS, Dohwa, IPE, Төсөл хэрэгжүүлэх нэгж, НҮБ-Хабитатын баг

Оролцогчид:

- СХДүүргийн7, 8,9,10,28-р хорооны төслийн талбарт хамрагдсан хэсгийн иргэд ба бизнесэрхлэгчид

Хөтөлбөр

Семинар/Уулзалтын зорилго:

Төслийн үйл ажиллагааны талаар ерөнхий танилцуулга хийх, төсөлд оролцогч Зөвлөх үйлчилгээний байгууллагууд өөр өөрсдийн үйл ажиллагааг танилцуулж мэдээлэх замаар төслийн талаархи иргэдийн ойлголт болон тэднийг төслийн үйл ажиллагаанд оролцох бололцоог сайжруулах

Явц:

Нүб-Хабитат Ш.Энхцэцэг

Уулзалтын зорилгыг танилцуулж нийслэлээс хэрэгжүүлж байгаа дахин төлөвлөлтийн ажилтай андуурахгүй байхыг сануулав. Үүний дараа АХБ-ыг төлөөлж төслийн үйл ажиллагааг хариуцан ажиллаж байгаа Арно Хекман энэ төслийг хэрэгжүүлэхэд ямар үе шатууд дамжин хэзээнээс хэрэгжиж эхэлж байгаа тухай дэлгэрэнгүй танилцуулаад хэрхэн хөгжих нь иргэнд та бүхний гарт байгаа тул та бүхний шийдэл хамгийн чухал гэдгийг сануулаа.

Үүний дараа бусад зөвлөх байгууллагууд өөрсдийн хийсэн ажил, туршлагаасаа хуваалцаж энэ төсөлд хамтран ажиллаж байгаа тухайгаа танилцуулаа.

Санал/асуулт, хариулт:

8-р хорооны иргэн

Зураг төсөл нь хэзээ гарч дуусах вэ?

Дохва Дашням

Зургийн ажлыг 3 сардаа багтаагаад дуусгана.

10-р хорооны Засаг дарга Хишигт

Бүх бүтээн байгуулалтын ажлууд манай хорооноос хол байна. Манай хороонд цэцэрлэгийн шаардлага их байгаа тухай тоот явуулсан. Төслийн 2 дахь үе шатны үеэр анхаарч үзнэ гэж байсан. Манай хороон дахь цэцэрлэгийн асуудлыг шийдвэрлэж өгөөч.

9-р хорооны ОСЗ-ийн гишүүн

Энэ дэд төвийн төсөл манай Баянхошуу талбараас эхлэн хэрэгжиж байгаад бид их баяртай байгаа. Үйл ажиллагаанд нь идэвхитэй оролцож хамтран ажиллахад бэлэн байна. Төслийн багийн хамт олонд талархахын зэрэгцээ бидэнд боломж олгож байгааг ойлгож ажлыг нь дэмжиж

өгөөрэй.

9-р хороо Уулын 1-1

Манай урдуур зам явж байгаа гэж байсан тэгэхлээр бидэнтэй хэзээ уулзах гэж байна. 8 айлын газар байна. ярьж хөөрмөөр байна. Бас 3 давхар барилга байгаа тэрнийг яах вэ?

Эжис: Б.Чинзориг

Нүүлгэн шилжүүлэлт хийх явцад иргэдийн саналыг эхлээд өөрсдөөс нь авна. Та бүхэн түр байранд ороод дараа нь мөнгөө авахуу эсвэл эндээсээ явахгүй блокоороо хөгжихүү гэдэгээ ярилцана.

Ай Пи И З.Туяа

Бүлэг болоод 20, 30 100-гаараа нийлээд хэн нэгнээ нүүлгэлгүйгээр блокоор хөгжих боломж байна. эсвэл нүүлгэн шилжүүлэлтэнд өртөж болно.

10-р хорооны иргэн

Янз бүрийн төлөвлөлт энэ тэр гээд их хэрэгждэг. Яг ажил дээрээ ирэхээр алга болчихдог гадны сайхан сайхан юм яриад л ирдэг. Ер нь энэ уулзалтыг хороо тус бүрээр нь хийсэн бол зүгээр байж дэ. Бидэнд мөнгөө өгчихвөл бид өөрсдөө тэр барилгын компаниас илүү л хийж чадна да.

Нүб-Хабитат Ш.Энхцэцэг

АХБ-наас Монгол улс зээл авсан. Хороо хороогоор уулзах боломжгүй учир нь 28- хороо гэхэд л 8 гудамж тал орсон 9 хороо 3 хэсэг 10 хороо 2 хэсгийн тал гэх мэт хороо бүхэлдээ ороогүй. Илүү дэлгэрэнгүй мэдээллийг манай нийгмийн ажилтнуудаас авч болно.

Н.Наранбат зураг үзүүлж тайлбарлав.

Дүгнэлт/Шийдвэр:

Хүмүүсийн сонирхож байгаа асуудал нь нүүлгэн шилжүүлэлт байсан ба сөргөлдөх, зөвшөөрөхгүй байх нь харьцангуй цөөхөн байв.

Хавсралт:

Зураг:

Consultant's Quarterly Progress Report

Reporting period:	January to March, 2016
Consultancy Title:	Institutional Strengthening and Capacity Building Component 1 – Improved Urban Planning and Subcenter Development
Consulting Firm:	IPE Global in association with M.A.D

---

1. Scope of Work Illustrated in the Terms of Reference (ToR)

Three major work streams are outlined in the ToR, and are being undertaken by the consultant:

- One: Preparation of integrated and participatory local development plans for Bayankhoshuu and Selbe Subcenters.
- Two: Subcenter redevelopment mechanisms and area redevelopment project preparation, and feasibility through pilot studies for two blocks within each subcenter.
- Three: Capacity development in urban planning and land redevelopment

The following project deliverables and dates are required according to the contract:

• Inception report	December 2015, completed
• Monthly progress reports for January, February and March.	Starting in January 2016—reports submitted
• Local development plan report	Early August, 2016
• Feasibility study reports for pilot projects	Early October, 2016
• Strategic capacity development plan report	Early July 2016
• Draft final and final reports	Late 2017/early 2018

On 29th January the Project Coordinator, L. Saintugs issued a "No objection" letter to the request prepared by IPE Global for a Contract Variation, which (i) increased the time of Royston Brockman by one month, and transferred one month of home time to field time; (ii) increased the time of Christopher de Gruben by two months; (iii) added in national planning assistant for two months; (iv) added in a national researcher for two months; (v) dropped Rob Story from the contract; (vi) adjusted the airfare, per idem and accommodation budgets accordingly; (vii) increased the local travel budget; and (viii) added an office operations budget line to cover rent, operations, communications and a project coordinator[1]. The changes were endorsed by the ADB.

Furthermore, on March 29, 2016, the Project Coordinator approved the request of IPE Global to mobilize researcher Ms Saruul Batbileg from M.A.D under the above contract variation through a letter to the consultants[2].

2. Progress of Activities and Tasks Undertaken During the Reporting Period

2.1 Local subcenter development

Local development plans are being prepared for Bayankhoshuu and Selbe Subcenters. These plans integrate a business planning methodology with a more traditional land use planning approach and will be action oriented. Community and private sector involvement will be encouraged. The plan consists of a technical document and a summary—which will be a publication of high visual quality.

---

[1] In accordance with Contract Variation # 1, submitted on January 28, 2016 and approved on January 29, 2016 in a letter from the PMO, Project Coordinator in response to IPE Global's request submitted on March 22, 2016.

[2] Memorandum from L Saintugs, PMO, Project Coordinator. Date March 29, 2016. Ref 132. Subject: Request for approval of expert for researcher position.

Contents of the plan document include: (i) a business development plan—approach and concept; (ii) a major subcenter in the north of the city—the strategic context; (iii) poor living conditions and insufficient economic opportunities—the current state and diagnostic assessment; (iv) towards and inclusive, sustainable and competitive subcenter—vision, objectives and strategic directions; (v) densification and mixed land uses that change over time—the subcenter development plan, land use and zoning, and integrated projects; (vi) external and local initiatives will driver subcenter development—the first 3-year investment plan, 2016-2018; and (vii) locally driven and participatory plan and subproject implementation—implementing arrangements.

Currently the review and analysis stage is being documented and we are working within the framework of the approved master plan for each subcenter. Draft land use master plans have been prepared for both subcentres—including proposed land use zones and permitted development standards, and infrastructure networks that match those proposed under tranche1 of the ADB loan project. Discussions have taken place with UDI and MPA on the acceptance of these physical plans prior to further elaboration with communities. In principle they have been accepted

2.2 Block Development Planning

The team is developing a methodology for the preparation of block plans—areas delineated by the trunk infrastructure investments. This includes details of the steps to be undertaken, preparation of regulations and guidelines, and provision of assistance at the community level in the preparation of the block plan. Plans for two blocks in each subcenter are being prepared in consultation with communities, the private sector, civil society and local government. This work is being undertaken jointly with UN-Habitat. The pilot blocks have been selected in relation to access to infrastructure and utilities and willingness of the community to participate.

The team is also reviewing and further developing guidelines for the implementation of land readjustment options in each subcenter. This will involve the selection of the most appropriate modality based on: (i) the community-based vision and objectives for development; (ii) subcenter policy and development opportunities; (iii) financial analysis of proposals; and (iv) assessment and modification of the block plans based on finding of the analyses

This assistance clearly demonstrates the role of IPE Global as a bridge between the communities and the private sector to encourage the redevelopment of blocks and eventually, the subcenters themselves. Here the consultants will function as facilitators, to make things happen.

2.3 Capacity Building

Initial contacts with the key agencies identified earlier in the technical assistance—see below—have been made and further arrangements are underway to start an assessment of their capacity building needs in relation to redevelopment proposals under the project. The capacity assessment will focus on: (i) urban planning and redevelopment; (ii) project development, feasibility and implementation; and (iii) community and private sector involvement. It will involve the integration of the training programs of four institutional strengthening consulting teams under the investment program. And will complement the assistance given under MUGGUP, Phases 1 and 2.

In summary, the capacity assessment will cover the following agencies: (i) Program Management Office, (ii) Master Planning Agency of Capital City, (iii) Urban Design Institute, (iv) Ger Area Development Agency, (v) Ger Area Housing Project, (vi) Capital City Housing Corporation, (vii) Economic and Planning Department of Capital City, and (viii) Strategy Policy and Planning Department of Capital City. Assessments will also cover the departments relevant to land planning and investment of Governor's Office of Districts, and Khoroo Governors' Offices once contacts have been made.

A capacity development questionnaire is to be prepared for each agency, which, after its completion and interviews with staff, will identify key capacity gaps in each. Solutions towards bridging these gaps in the form of training programs and workshops will be developed.

3. Updated Consultant's Work Plan and Mobilization Schedule

An updated work plan is currently under preparation and will be submitted once finalised.

4. Capacity Building and Training

This has been discussed under section 2 above

5. Outputs during the Reporting Period

Key outputs during the period were:

- Inception Report submitted on December 25—in English—and Janaury 18 in Mongolian, which contained an executive summary, an introduction, logistics and progress of the assistance, the approach, methodology and work plan, notes on integrated and participatory land development planning, subcenter redevelopment mechanisms, and next steps.
- Progress Reports for January, February and March submitted on February 16, March 19 and April 12, respectively, which detailed consultants' inputs, meetings and workshops held, and raised specific issues to the PMO for resolution.
- Draft Land Use Plans and Zoning for Bayankhoshuu and Selbe Subcenters, which were presented to the PMO and other agencies at a workshop held on February 25, 2016 in the PMO Conference Room
- Other workshops and key meeting held are set out in the Monthly Progress Reports

6. Major Activities for April to June, 2016

6.1 Focus Group Discussions

The team is conducting focus groups with representatives from the private sector and business people from Bayankhoshuu and Selbe subcenters—6th and 7th of April. This is part of the information gathering and participation campaign by engaging the private sector in the process of subcenter redevelopment. The results will enable the team to understand the issues and problems affecting local private enterprise and real estate developers better, and to ascertain their needs and requirements. These discussions will take place before the residential community is formally engaged. The focus groups will (i) provide potential business and construction stakeholders with an overview of the objectives, approaches, methods and expected results of the program; (ii) gather potential stakeholders' opinions and understand their concerns; (iii) answer their questions and provide clarification; and (iv) create discussion and catalyse stakeholder participation.

Four focus groups have been arranged: (i) Focus group 1: real estate developers—eleven have been contacted; scheduled for April 6, 2016; (ii) Focus group 2: real estate developers involved in ger districts—forty such developers have been contacted; scheduled for April 6, 2016; (iii) Focus group 3: local business in Bayankhoshuu subcenter—twenty such businesses have been contacted; scheduled for April 7, 2016; and Focus group 4: local business in Selbe subcenter—twenty such businesses have been contacted; scheduled for April 7, 2016. The output of these discussion will feed into the preparation the subcenter business development plans and will be a key consideration in the block planning exercise.

6.2 Setting up the Bayankhoshuu and Selbe Subcenter Field Offices

A key activity over the next quarter will be to assist the PMO and local governments to establish field offices, one within each sub-centre. These will enable the better coordination of actions with and provide information to the communities and private businesses. These local offices will enable day-to-day assistance to be provided to residents on an "as-needed" basis. Operations probably will be financed by the PMO and the offices may be staffed by UN Habitat, the PMO, local governments, or possibly IPE Global and GAHP staff. It is understood that a room in each of the temporary resettlement buildings will be allocated for this purpose.

6.3 Block Planning

Two "sub-blocks" have been identified each in Selbe and Bayankhoshuu Subcenters, and IPE Global jointly with UN-Habitat, will pilot the process of redevelopment. The sub-blocks have been selected according to their access to infrastructure and utilities.

The key steps in the block planning process are:

- Identify within each block a sufficiently large group of adjacent residents who are willing to work with the team to better understand their needs. Ideally this would involve 10 to 20 households.
- The sub-blocks will be geographically divided according to their social and physical characteristics, and community leaders for each will be selected.
- The team will explain the principles of the project and show that the residents' desires need to be realistic in terms of private / public / affordable sector. Examples of potential developments will be given, and the team will emphasise its role of providing a platform to assist the community, work with NGO's and the private sector, and assist in developing a legal framework for redevelopment. Appropriate scripts and documentation will be prepared
- Undertake a "Likert Scale" questionnaire of priorities focused on (i) land uses and building areas, (ii) nearby amenities desired, and (iii) land/dwelling unit swap mechanisms. This would establish what the community and private sector desires are and corresponding land use/space requirements in the redevelopment projects.
- The team will prepare a financial plan and conceptual plan according to both resident and private sector capacity.
- The most appropriate land/dwelling unit swap mechanism to the community will be discussed—shareholder solution, home-owners association, direct swap, and purchase.
- The team will introduce interested private sector entities to the sub-block residents, open discussions between all parties, and attempt to reach a mutually beneficial understanding on redevelopment.
- Discussions will continue, and swap mechanisms will be refined. Outline or conceptual development plans will be prepared and evaluated as to their financial viability.
- The approach will be used as a template for other sub-blocks and required documentation, including guidelines will be prepared.

6.4 Business Development Plans for Bayankhoshuu and Selbe Subcenters

Further research and analysis will be undertaken to produce the draft business plan document, where the first draft for discussion is scheduled for May 31, 2016. A one month program of consultation will take place after this, including that with the concerned communities. Finalisation of the document will follow.

7. Problems and Challenges Encountered during the Reporting Period

Key issues raised during the quarter related to:

- VAT issuance and company registration
- Assignment of counterpart staff
- Resettlement issues as a result of the major road network proposals
- Revision of the approved master plans for Bayankhoshuu and Selbe Subcenters

They have largely been resolved with the exception of the issuance of the VAT exemption certificate, which still remains a problem.

8. Conclusions, Issues and Recommendations

Short-term actions and deliverables over the next quarter include:

- Documentation of the findings of the focus group discussions with the private sector and the local business communities of Bayankhoshuu and Selbe—April 15. A full transcript of the discussions will be prepared plus a summary of key findings and recommendations in English and Mongolian

- IPE Global, UN-Habitat and PMO to prepare detailed work plans and expected outputs for block development planning in both subcenters—April 15
- IPE Global to design the capacity building questionnaire—April 31
- PMO to open field offices in Bayankhoshuu and Selbe Subcenters, allocate budgets and staff—April 31
- IPE Global to draft local subcenter development plans for Bayankhoshuu and Selbe Subcenters—first complete draft—May 31
- IPE Global to continue to provide inputs to the feasibility study for tranche 2 subcenters, especially regarding urban planning, private sector involvement, financial assessments and institutional arrangements as and when needed over the next three months.