

EA Progress Report Project Number: 45007-003 Loan: 3099-MON Period covered: April - June 2016

# Ulaanbaatar Urban Services and Ger Areas Development Investment Program

# QUARTERLY PROGRESS REPORT

30 JUNE 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

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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	30 June 2016	

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# History of modifications

Version	Date	Written by	Approved by
1	30 June 2016	CS2 Egis Team	Egis
2			

#### Acronyms and Abbreviations

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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	9
Project Management Arrangements	10
A. Project Implementation Organizations – Roles and Responsibilities	10
B. Key Persons Involved in Implementation	11
C. Project Organization Structure	12
A. The Project	15
A.1 Background	15
A.2 Project Impact and Outcome	15
A.3 Project Outcome	
B. Project Implementation Status	
B.1 Updated Project Implementation Schedule	
B.2 Performance Monitoring System (PPMS)	19
C. Project Management Information System (MIS)	22
D. Procurement	
D.2 Updated and Revised Procurement Plan	
E. Contract Management	
E.1 Bayankhoshuu Subcenter Subproject	
E.2 Selbe Subcenter Subproject	
E.3 Water and Wastewater Operation Improvement Subproject	
E.4 Consulting Services Packages	
F. Financial Management and Project Accountings	
F.1 Financial Management System and Support	
F.2 Project Costs	
F.3 Project Financing and Disbursements	
G. Safeguards	
G.1 Update of EMP, RPs, SAP and GAP	
G.1.1 Update of EMP	
G.1.2 Update of RPs	
G.1.3 Update of SAP and GAP	
G.2. Environmental Monitoring	
G.3. Safeguards Implementation Support and Monitoring	
G.4. Safeguards Implementation Support and Monitoring	
G.5 Social and Gender Consultations	
G.6 Grievance Redress Mechanism (GRM) and Reporting	
H. Capacity Building and Training	
H.1 Institutional Support	31

H.2 Training Plan	38
H.3 Training Activities	38
I. Key Activities for Next Quarter	40
Current Work in Progress:	40
List of documentation available	40
J. Conclusions, Issues and Recommendations	42
APPENDIXES	44
Appendix 1a: Design and Monitoring Framework for the Investment Program	45
Appendix 1b: PPMS Performance Indicators and Baseline	49
Appendix 2: Procurement Plan – Contract Packaging	54
Methods, Thresholds, Review and 18-Month Procurement Plan	54
List of Awarded and On-going, and Completed Contracts	59
Appendix 3: Updated Project Implementation Schedule	61
Appendix 4: Record of Meetings and Training Schedule	64
Appendix 5: Status of Tranche 1 Compliance with Loan Covenants	67
Appendix 6: Revised Procurement Plan under ADB Approval Process	82
Appendix 7: Consultants' Quarterly Progress Reports	92

# 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 Q2 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 Bayankhoshuu
- 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 now expected to commence in July 2016 and continue over the next 4-6 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
- Financial and accounting system development commenced May-June 2016
- Bidding period for WWOI closed on 16 June 2016 and commenced bid evaluation
- Bidding documents for facilities and heating plants under drafting pending completion of design details

# KEY ISSUES AND PROPOSED ACTIONS - TRANCHE 1 (As discussed during the ADB Mission in June 2016)

1. **Resettlement.** MUB decision on the baseline value for compensation per square meter of land is urgent. Without this, resettlement activities cannot progress and implementation will be delayed. It is suggested that MUB agree on 1 m<sup>2</sup> land baseline price between MNT 80,000-100,000. The land acquisition and resettlement (LAR) impact and scope for additional road sections for Selbe and Bayankhoshuu subcenters needs to be determined based on the final detailed technical design. Thus, EGIS (the program management support services consulting team) should prepare the land acquisition and resettlement plans (LARPs) for the remaining areas of Tranche 1. This work should be coordinated with the detailed technical design work for the remaining areas of Selbe and Bayankhoshuu subcenters.

2. **Environment.** The following should be undertaken: (i) urgent update of the design parameters of water supply, sewerage, road, and heating system for Bayankhoshuu and Selbe subcenters as per detailed layout plan is required to update the environmental management plan (EMP) after receiving all updated layout maps and design parameters for various components of Project 1; (ii) EARF and EMP: Tranche 1 project implementation consultants will update EARF and EMP and submit it to ADB by August 2016 (prior to fact-finding mission for Tranche 2); (iii) Grievance redress mechanism (GRM): review the GRM in place to adjust it as needed, and to document it in the updated EARF, including the complaints that were filed, related mainly to resettlement; (iv) Environmental Monitoring: the PMO informed that monitoring obligation will be delegated to contractors (which shall hire monitoring entity), and therefore, provisional item will need to be included in bidding documents; and (v) EMP update: after completion of the final layout of the project detailed design, the EMP will be updated by EGIS.

3. **Social.** Coordination between the PMO, EGIS, IPE Global, and UN Habitat in terms of social due diligences and community participation-related activities should be improved. The PMO, supported by EGIS, will review the progress of implementation of social, community participation, and gender action plans; and prepare a social monitoring report to be submitted to ADB by mid-July 2016.

4. **Approval process.** The MUB approval process should be simplified and shortened (some approval process could be done in parallel). Kindergartens and business incubators are ready to be tendered for more than one month but approval to start the tender process has not been received. Advance review of bidding documents by ADB before detailed design is submitted to state expertise may be considered.

5. **Revised Procurement Plan.** The PMO requested to revise the Procurement Plan due to changes in the design. NCB procurement method will be introduced. The PMO has to submit 2–3 contracts of similar nature. The revised Procurement Plan needs to be approved by ADB as soon as possible as most of the bidding packages will be advertised in Q3 2016.

6. **Audit Report.** In order to comply with the loan covenants, the Mission requested the PMO to submit the 2014 audit report for MUB as soon as possible. The PMO was also reminded to submit the 2014/2015 audit report for the project by end-June 2016.

7. **Contract variation.** Dohwa will submit a variation request, which should be processed on time to allow the design team to make the final adjustments to the design and start the tendering process. Variation approval should be finalized by end-June 2016 so that the design team can mobilized on 1 July 2016.

8. While making the final adjustment in the project detailed design, the consultant team should pay a special attention in making the design as flexible as possible to provide access opportunity to a maximum of residents and calibrate the services supply based on average demand by block to allow a maximum adaptability of the system and to adapt to the future organic and redevelopment process.

#### 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)	<ul> <li>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.</li> </ul>
The Government	<ul> <li>The Borrower's representative</li> </ul>
	<ul> <li>Ensures that the MUB provides timely counterpart funding.</li> </ul>
	<ul> <li>Screens and approves withdrawal applications.</li> </ul>
	<ul> <li>Establish three imprest accounts (for loans and grant funds, respectively) in a Commercial bank acceptable to ADB.</li> </ul>
	<ul> <li>Ensures annual audit of the project accounts.</li> </ul>
	<ul> <li>Negotiates project and loan agreements.</li> </ul>
Program Steering Committee	<ul> <li>Chaired by the Mayor of Ulaanbaatar</li> </ul>
	<ul> <li>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.</li> </ul>
	<ul> <li>Oversees progress on the Investment program.</li> </ul>
	<ul> <li>Provides strategic guidance on program implementation.</li> </ul>
	<ul> <li>Meet at least once every 6 months until program completion.</li> </ul>
Executing Agency – Municipality of	<ul> <li>Responsible for program oversight and administration.</li> </ul>
Ulaanbaatar (MUB)	<ul> <li>Sets up multimodal coordination committee and follow up the action plan.</li> </ul>
	<ul> <li>Oversees implementation of investment program road maps.</li> </ul>
	<ul> <li>Submits progress reports to the steering committee for decision making.</li> </ul>
	<ul> <li>Prepares subsequent tranches.</li> </ul>
	<ul> <li>Be accountable and responsible for proper use of advances to the imprest accounts.</li> </ul>
	<ul> <li>Endorses withdrawal applications.</li> </ul>
	<ul> <li>Ensures compliance with project covenants.</li> </ul>
	<ul> <li>Hold quarterly meetings with the program management office.</li> </ul>
Implementing Agency – Municipality of Ulaanbaatar (MUB)	<ul> <li>Responsible for implementation of the program, including finance and administration, technical and procurement matters, monitoring and evaluation, and safeguards compliance.</li> </ul>

Program Management Office, and	<ul> <li>Responsible for program implementation and management.</li> </ul>
Procurement	<ul> <li>Establishes and maintain program performance management system.</li> </ul>
Committee	<ul> <li>Manages detailed surveys, investigations and engineering designs for all subcomponents.</li> </ul>
	<ul> <li>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.</li> </ul>
	<ul> <li>Secures technical and ecological expertise for all civil works prior to bidding.</li> </ul>
	<ul> <li>Assists the MUB in procurement and management of works, goods supply, and consulting services contracts (with support from relevant municipal bodies).</li> </ul>
	<ul> <li>Ensures monitoring and quality control of construction works with necessary safety measures.</li> </ul>
	<ul> <li>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.</li> </ul>
	<ul> <li>Submits progress reports and audit reports, to ADB and the MUB on time.</li> </ul>
	<ul> <li>Maintains the program imprest accounts.</li> </ul>
	<ul> <li>Submits the withdrawal application to ADB, collect and keep supporting documents, submit reporting requirements, including the annual report and financial statements.</li> </ul>

SOURCE: FAM

# B. Key Persons Involved in Implementation

Municipality of Ulaanbaatar(MUB)	
Municipality of Ulaanbaatar (MUB)	Mr. S. Batbold 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
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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 Mr. Ts. Bayarsaikhan Deputy Project Coordinator	
Consultants	E-mail: bayarsaikhanmmubip@yahoo.com	
	<ol> <li>Dohwa Engineering / KDH / MonConsult</li> <li>Egis international in JV with Egis Eau and Sub- consultants Egis Tiin Mongolia &amp; Inter Consulting Group</li> <li>UN Habitat</li> <li>IPE Global</li> </ol>	

# C. Project Organization Structure

Figure 1: Program Organizational Structure



Ulaanbaatar Urban Services and Ger Areas Development Investment Program



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#### 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 commenced in February 2016 and is expected to be ready for approval by the ADB Board by Q3 2016.

The ADB fielded a Mission to Ulaanbaatar, Mongolia, on 13–17 June 2016 for the Ulaanbaatar Urban Services and Ger Areas Development Investment Program—review for Tranche 1 and interim for Tranche 2. The objectives of the Mission were to (i) review the implementation progress of Tranche 1 specifically regarding environmental aspects, gender action plan implementation, and project related other social dimensions; and (ii) provide guidance on the (a) overall next steps of the Tranche 1 implementation and on preparation of social monitoring report for Tranche 1 components; (b) steps for the preparation of Periodic Financing Request (PFR) for Tranche 2, including linked documents, that should be submitted to ADB by July 2016. The Mission conducted trainings on ADB social due diligence, project approval social requirements and documents, and on ADB SPS and LARP implementation. A site visit to Denjiin Market area was organized on 15 June 2016. A wrap-up meeting to discuss key issues for both tranches was held on 17 June 2016. A City Board Administration Council was held on 20 June 2016 to decide on the key issues raised by the wrap-up meeting.

ADB's Memorandum of Understanding (MOU) summarizes the discussions and issues identified during the meetings. The agreements reached as set out in this MOU are subject to approval of ADB Management and the government. The MOU is expected to be signed in July 2016 and is available at the PMO Office.

Status of compliance with loan covenants. The Mission reviewed the status of compliance with loan covenants under Project 1, which are summarized in Appendix 5. All the covenants that are relevant at this stage of implementation are being complied with except for submission of the 2014 audit report of MUB. The PMO was requested to submit the audit report as soon as possible to fully comply with the loan covenants.

Change in scope and procurement plan. Based on the engineering detailed design the procurement plan has been updated (see Appendix 6). Because the initial procurement plan was only formed by ICB packages, Tranche 1 loan agreements were not making reference to NCB procurement method. The increases of ICB thresholds for Mongolia, in 2015, means that 10 packages, for an overall value of \$19.6 million, are eligible to be procured using NCB method. List of NCB packages are indicated in the updated procurement plan in Appendix 6. Domestic market analysis demonstrate that national companies and the MUB have enough capacity to implement those packages. Tranche 1 loan agreements should be modified to mention NCB as procurement method for Tranche 1 and eligible packages are procured using NCB method.

**Approval process.** The tentative approval process for Tranche 2 is as follows (detailed processing plan is given in the MOU:

ADB Management	2016
Fact-finding mission/EIB appraisal mission	29 August – 9 September
MUB/MOF submits Tranche 2 PFR to ADB	16 September
Submission of PFR report	30 September
Management review of PFR report	28 October
Demostia Presedures	
Domestic Procedures	
Ministries circulation/comments	7 November
Cabinet no-objection	21 November

MOF/ADB/MUB loan negotiations	25 November
Loan Approval	
MOF Minister/ADB President	15 December

## V. KEY ISSUES AND PROPOSED ACTIONS

#### **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 building
- Subcenter 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 3 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 organization in charge of collection (government agency, supervision consultant...)

The above will be simply computerized 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 finalize 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 / organization 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 in the planning and set up stage and an initial architecture outline was developed during June 2016 by CS5. The MIS will be developed further as per the project needs. The UB-Subcenter website will be enhanced further to provide project details during the next two quarters.

#### **D.** Procurement

#### **D.1 Procurement Assistance**

#### Prepare Tender Documents

The Consultant will prepare Bidding Documents in accordance with the revised procurement plans and detailed designs and will in general follow:

- 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, 2015;

ADB Standard Bidding Documents for procurement of Works of 2015 or for procurement of Works
 Small Contracts, 2015, 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 CS1 Consultant.

#### **D.2 Updated and Revised Procurement Plan**

The Procurement Plan – Contract Packaging drafted 15 Feb 2016 will now form the basis of the revised procurement plan in accordance with the detailed design packages and the change of scope in phasing the works recommended by CS1 consultants and agreed by the PMO and ADB.

Revised Procurement Plan. The PMO requested to revise the Procurement Plan due to changes in the design. NCB procurement method will be introduced. The revised Procurement Plan needs to be approved by ADB as soon as possible as most of the bidding packages will be advertised in Q3 2016. The current draft dated 2 June 2016 Ver 4 is attached in Appendix 6.

#### E. Contract Management

The contract management system will be started soon and future reporting will follow the format shown below. A full contract management system will be started in the next quarter and will follow the headings listed below.

# 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 S	upport		
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 Provide	ers		
CSOI	Support to the service delivery organizations USUG, OSNAAG, <i>kantors</i> , 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 7.

# 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**

9. **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.

10. 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)

	Investment	
ltem	Program	Tranche 1
A. Base Cost <sup>a</sup>		
<ol> <li>Expanded roads and urban services</li> </ol>		
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

	Investment	
Item	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 <sup>b</sup>	22.63	7.40
C. Financing Charges During Implementation <sup>c</sup>	12.25	4.00
Total (A+B+C)	320.00	104.52

Note: Numbers may not sum precisely because of rounding.

<sup>a</sup> 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.

<sup>b</sup> 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.

<sup>c</sup> 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.

Withdrawal Application No.	Application Amount	Auth. No.	Amount Disbursed	US\$ Equivalent	Value Date	Accounting Month
0004	91,219.00 USD	0003	91,219.00 USD	91,219.00	07 Apr 2016	201604
0005	243,920.00 USD	0002	243,920.00 USD	243,920.00	31 Mar 2016	201603
0006	181,114.31 USD	0004	181,114.31 USD	181,114.31	15 Apr 2016	201604
0007	70,796.25 USD	0005	70,796.25 USD	70,796.25	19 Apr 2016	201604
0008	121,824,474.40 MNT	0006	121,824,474.40 MNT	61,144.90	19 Apr 2016	201604
0009	521,379.00 USD	0007	521,379.00 USD	521,379.00	23 Jun 2016	201606
0010	15,439.78 USD	0010	15,439.78 USD	15,439.78	24 Jun 2016	201606
0011	17,977.27 EUR	0008	17,977.27 EUR	19,846.91	28 Jun 2016	201606
CAP	44,385.52 USD	916A	18,517.28 USD	18,517.28	15 May 2016	201605
	TOTAL				1,232,311.92	

#### **Direct Payment - Withdrawal Applications in 2016:**

Financial Status Report (as of 30 June 2016):

	Budget	Previous Year's Balance	Current Year	Cumulative Total	Balance To date
ADB OCR Loan No. 3098-MON					
Civil Works					
Heat Distribution Networks	4,950,000			-	4,950,000
Other Civil Works	18,550,000			-	18,550,000
Contingencies	1,760,000			-	1,760,000

Interest and	1	1	1		Í
Commitment Charges	2,240,000			-	2,240,000
Sub-Total - OCR					
Loan ADB ADF Loan No.	27,500,000	-	-	-	27,500,000
3099-MON					
Civil Works					
Socio-Economic					
Facilities	4,400,000			-	4,400,000
Landscaping and					
River Embankments	7,070,000			-	7,070,000
Detailed Engineering					
Design	4,350,000	402,424	1,042,370	1,444,794	2,905,206
Program Management					
Support	2,000,000	293,829	565,555	859,383	1,140,617
Consulting Services	2,000,000	364,609	25,409	390,018	1,609,982
Contingencies	1,990,000			-	1,990,000
Interest and	600.000	02 100	11 007	107.005	562.075
Commitment Charges Sub-Total - ADF	690,000	82,198	44,827	127,025	562,975
Loan	22,500,000	1,143,060	1,678,160	2,821,220	19,678,780
ADB UEIF Grant					
No.0380-MON					
Civil Works Civil Works for					
USUG	3,700,000			_	3,700,000
Sub Total - ADG					
Grant	3,700,000	-	-	-	3,700,000
European Investment Bank (EIB)					
Civil Works					
Water Supply and Sewerage	25,000,000			-	25,000,000
Contingencies	2,340,000			-	2,340,000
Interest and Commitment Charges	1,040,000			-	1,040,000
Sub Total - EIB					
Loan GOM (Municipality of	28,380,000	-	-	-	28,380,000
Ulaanbaatar)					
Land Acquisition	1,020,000			-	1,020,000
Civil Works					
Heat Distribution Networks	4,050,000			-	4,050,000
Other Civil Works	8,100,000	2,959,259	417,490	3,376,749	4,723,251
Resettlement Support	1,760,000			-	1,760,000
Duties and Taxes	6,180,000			-	6,180,000
Contingencies	1,330,000			-	1,330,000

Sub - Total GOM Equity	22,440,000	2,959,259	417,490	3,376,749	19,063,251
GRAND TOTAL	104,520,000	4,102,318	2,095,651	6,197,969	98,322,031
	Percentage o	f Disburseme	ent	5.93%	

June 2016):	
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	PREVIOUS	PREVIOUS RALANCE	CIRREN	CLIRRENT PERIOD	CHMIII 4	CHMIII ATIVE TOTAL
ACCOUNT DESCRIPTION	DSD USD	MNT	USD	MNT	USD	MNT
CASH RECEIPTS:						
Direct Payment						
Loan (ADF) 3098-MON (SF)	233,312		1,213,795		1,447,107	ı
Loan (OCR) 3099-MON (SF)						
Grant (UEIF) 0380-MON (EF)					1	I
Reimbursement						
Loan (ADF) 3098-MON (SF)					I	I
Loan (OCR) 3099-MON (SF)					I	I
Grant (UEIF) 0380-MON (EF)					1	
Commitment						
Loan (ADF) 3098-MON (SF)					1	-
Loan (OCR) 3099-MON (SF)					I	•
Grant (UEIF) 0380-MON (EF)					1	
Imprest-Fund						
Loan (ADF) 3098-MON (SF)	1,500,000				1,500,000	·
Loan (OCR) 3099-MON (SF)	1,500,000				1,500,000	ı
Grant (UEIF) 0380-MON (EF)					1	
European Investment Bank (EIB)					ı	
Government of Mongolia		5,864,121,663		848,640,593	ı	6,712,762,256
Other Receipts- Bank Interest Income	104,535				104,535	·
TOTAL CASH RECEIPTS	3,337,847	5,864,121,663	1,213,795	848,640,593	4,551,642	6,712,762,256
CASH PAYMENTS (Per Loan/Grant Category)						

A. INVESTMENT COSTS						
1. Land Acquisition					1	•
2. Civil Works						
a. Water Supply and Sewerage					ı	I
b. Civil Works for USUG					ı	I
c. Socio Economic Facilities						I
d. Heat Distribution Networks						I
e. Landscaping and River Embankments					I	
f. Other Civil Works		5,864,121,663		848,640,593	ı	6,712,762,256
Sub Total - Civil Works		5,864,121,663	ı	848,640,593	ı	6,712,762,256
3. Detailed Engineering Design and Supervision	402,424		1,042,370		1,444,794	I
4. Resettlement Support					I	
5. Program Management Support	293,829		565,555		859,383	
6. Consulting Services	364,609		25,409		390,018	
7. Duties and Taxes						
Other Expenditures- Bank Charge	50		5		55	I
TOTAL CASH PAYMENTS	1,060,912	5,864,121,663	1,633,339	848,640,593	2,694,250	6,712,762,256
NET CASH RECEIPTS	2,276,936	•	(419,544)		1,857,392	•
Add/Deduct: Foreign Exchange Gains/Losses	101				101	
NET CHANGE IN CASH	2,277,037		(419,544)	I	1,857,493	

## 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 <b>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 14<sup>th</sup> 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 23<sup>th</sup> 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 subcenters. 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.

The consultant presented the scope of social and gender issues of two sub-centers at Tranche-1 based on the result of DMS to ADB mission.

According to ADB gender specialist comments, GAP and SAP implementation matrices (in English and Mongolian) were prepared for monitoring of the implementation process of Tranche-1 in collaboration with PMO, UN-Habitat.

Technical support was provided to UN Habitat for preparation of distribution materials to residents of Selbe and Bayankhoshuu sub-centers.

Presentation was prepared for GAP and SAP implementation progress Tranche 1 for ADB Interim mission.

#### 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

Developed Environmental specifications to be incorporated in the bidding documents. 1. 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.

Conducted Heating station technical specification review and developed 2. 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.

 $\checkmark$ 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.

Developed guideline for developing Construction environmental management plan 3 (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. (10<sup>th</sup> March, 2016 in Bayankhoshuu sub-center and 11<sup>th</sup> 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 9<sup>th</sup> March, 2016 to all affected people.

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

The consultant provided technical support to finalize survey tools on Poverty and Social analysis including the FGD guideline on Girls and Women's security among the communities for Tranche-2.

The consultant provided technical assistance with the agenda development and hold of consultation meeting on Poverty, social and gender assessment of Tranche-2.

The consultants collectively with PMO social specialist held stakeholders meeting amongst counterpart international donor organizations running in social welfare related areas.

#### G.6 Grievance Redress Mechanism (GRM) and Reporting

PMO, the GRM mechanism (without institutional arrangements) is established at the MUB during the previous Sewer Main Collector Pipes subproject in Selbe, Bayankhoshuu subcenters. 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 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.
- Grievance receiving and handling mechanism within the Project is working associated with Citizen Service center under the MUB <u>http://smartcity.mn/login.</u> 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 22<sup>nd</sup> 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 31<sup>st</sup> 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 harmonized 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 <sup>1</sup>
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	<ul> <li>For all management staff to:</li> <li>Manage and deliver successful projects for stakeholder satisfaction</li> <li>Apply best practices to plan a project</li> <li>Estimate and schedule task work, duration and costs</li> <li>Implement risk management techniques and mitigation strategies</li> </ul>	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 <sup>1</sup>
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

<sup>1</sup> 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)

- o 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 Bayankhoshuu 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 since October 2015

- 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 Procurement 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
- > Contract Variation No 01 signed and approved by ADB on 27 April 2016.

#### **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 Status of Tranche 1 Compliance with Loan Covenants

Appendix 6 Revised Procurement Plan – Contract Packaging under ADB Approval Process

Appendix 7 Consultant Quarterly Progress Reports CS1 to CS4

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

Design	Performance Targets	Data Sources and	Assumptions	Status as of
Summary	and Indicators with Baselines	Reporting Mechanisms		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. <b>Risk</b> Urban infrastructure investments are constrained by fiscal and political factors.	Ongoing Planned
Outcome A network of livable, competitive, and inclusive subcenters in Ulaanbaatar's <i>ger</i> 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 <i>ger</i> areas. <b>Risks</b> 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.	<b>By 2016:</b> 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	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	Performance Targets	Data Sources and	Assumptions	Status as of
Summary	and Indicators with	Reporting		December 2015
	Baselines	Mechanisms		
	universal design			
	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	By 2023:	PMO progress and	Assumption	Ongoing
and public	At least 5,000	completion reports	Investment in	Planned
services in	beneficiaries, 50% of	and district records	economic and social	
subcenters are	whom are women,		facilities leads to	
improved.	receive vocational		increased	
	training (baseline: 0 in		employment.	
	2012)		Risks	
	Constructed social		Inappropriate	
	facilities based on		vocational training	
	community needs fully staffed and		courses provided. Lack of demand for	
	operational in		commercial facilities	
	participating		built	
	subcenters (baseline:		Duin	
	0 in 2012)			
3. Service	By 2023:	USUG operating	Assumptions	Ongoing
providers	Water supply network	and financial	Service providers are	Planned
become more	pumping system is	reports	supportive of	
efficient	improved	PMO progress and	proposed policy and	
	Distribution system is	completion reports	institutional reforms	
	optimized		Customers continue	
	Operation Control		to pay water and	
	Centre is upgraded		sewerage charges	
	and expanded		Risk The MUB fails to	
			provide adequate	
			subsidies to augment	
			shortfalls of	
			revenues.	
4. Institutional	By 2023:	PMO progress and	Assumptions	Ongoing
strengthening	6 CDCs and SDCs	completion reports	Urban planning and	Planned
and capacity	fully functioning in	CDC reports	subcenter	
building	targeted areas, with at	USUG operating	development	
4.1 Subcenter	least 40% women	and financial	methodologies and	
development	participating actively	reports	tools and supporting	
and community	(baseline: CDCs	USUG business	legislation are in	
engagement	established only in	plans	place at the start of	
4.2 Operations	Bayankhoshuu and		program	
and	Selbe in 2012)		implementation.	
management of	Subcenters plan are		Subcenter	
service	prepared and		redevelopment leads	
providers	endorsed by all the		to more efficient land	
improved	stakeholders through		use and	
	community		management.	
	consultation including	1	Risks	1

Design	Performance Targets	Data Sources and	Assumptions	Status as of
Summary	and Indicators with	Reporting	·	December 2015
	Baselines at least 50% of	Mechanisms	Program	
	women participants		implementation is	
	By 2017:		slowed down by a	
	USUG is autonomous		lack of community	
	in terms of financial		and private sector	
	and asset management		participation. Women are not	
	(baseline: USUG not		effectively	
	autonomous)		mainstreamed into	
	Utility tariffs linked to		the program.	
	direct cost recovery of		Assumptions	
	O&M, including asset depreciation (baseline:		Policy reforms receive full	
	tariffs barely cover		government support.	
	O&M)		Appropriate user	
	Revised performance		charges/ tariffs are	
	contract		not implemented by	
	between the MUB and service providers in		the MUB, and/or not supported by the	
	place		target consumers.	
			Risks	
			Inadequate program	
			resources are	
			allotted to support the policy and	
			institutional reforms.	
			Lack of incentives to	
			attract private sector	
4.0	D., 0000		participation	la Das sus sus
4.3 Strengthened	By 2023: PMO is fully	MUB reports PMO progress and	Assumption Consultants and	In Progress: Consultants and
program	functioning with fully	completion reports	PMO staff work	PMO staff are
implementation	trained staff, at least		effectively as a team.	working
capacity	30% of whom are		Risk	effectively as a
	women (baseline: 0 in 2012)		Failure to appoint and retain well	team.
	Sex-disaggregated		qualified and	
	program performance		experienced	
	and monitoring system		consultants	
	operational (baseline:			
	0 in 2012) Project feasibility			
	studies, due diligence,			
	and safeguards			
	prepared for			
	participating			
	subcenters (baseline: 0 in 2012)			
Activities with M	lilestones for Tranche	Inputs		I
1 (after Loan Eff		Amount		
1.1 Detailed desig	<b>1. Roads and urban services expanded</b> 1.1 Detailed design of water and/or			
	ements completed (Apr	las va a torra a red		
2014) 1.2 Detailed desig	nn of heating	Investment Program		
	mpleted (Apr 2014)	ADB MFF 163.70		
	gn of roads and/or other	MUB 96.00		
infrastructure con	npleted (Apr 2014)	Cofinancing 60.30		
	ucture constructed,	Total 320.00		
	nd operating in phases	Project 1 ADB		
from Apr 2014 to	2010	ADB ADF Loan 22.50		
2. Economic and	d public services in	OCR Loan 27.50		
subcenters impr		UEIF-UFPFa 3.70		

Design Summary	Performance Targets and Indicators with Baselines	Data Sources and Reporting Mechanisms	Assumptions	Status as of December 2015
business incubato training centers of 2.2 Facilities cons and operating in p 2014 to 2017	n of kindergarten and ors and/or vocational completed (mid-2014) structed, commissioned, ohases from the end of	MUB 22.44 Cofinancing 28.38 Total 104.52		
3.1 Support impro efficiency 3.2 Construction of and measuremen 4. Institutional si capacity building 4.1 PMO fully stat 4.2 Hiring of capa consultants (Jan 2 4.3 Subcenter rec established and si 4.4 Subcenter pla guidelines and rec 2014) 4.5 CDCs and SE targeted areas (m 4.6 Support to fina improved regulato framework (mid-2 Tranche 2 is pre by 2016	fed (mid-Dec 2013) city development 2014) levelopment authority taffed (Dec 2013) nning and development gulations in place (Sep 0Cs fully functioning in iid-2014) ancial strengthening and ory and institutional 015) pared and approved			
Tranche 3 is pre by 2017	pared and approved			

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. An Urban Environmental Infrastructure Fund under the Urban Financing Partnership Facility

## Appendix 1b: PPMS Performance Indicators and Baseline

OUTPUTS		TARGETS	IN	IDICATORS	DATA SOURCES	BASELINE MEASUREMENT	Survey collection time
		18.6 km of water supply	1.1.1	18.6 km of water supply network constructed		0 Km constructed in 2015	2016
	1.1	network, 20.0 km of sewer network, and 6.0 km of collector	1.1.2	20.0 km of sewer network constructed		0 Km constructed in 2015	2016
		constructed	1.1.3	6.0 km of collector mains constructed		0 Km constructed in 2015	2016
1. Roads and		Five heating facilities, 21 km of heating	1.2.1	Five heating facilities constructed		0 Heating facilities constructed in 2015	2016
urban services are expanded within the targeted subcenters and connectivity	1.2	network pipes, and 2.4 km of heating service	1.2.2	21 km of heating network pipes constructed	PMO progress and completion	0 Km constructed in 2015	2016
between subcenters is improved.		connections constructed	1.2.3	2.4 km of heating service connections constructed	reports	0 Km constructed in 2015	2016
	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		One 2.1.1 kindergarten facility each in		One kindergarten facility in Bayankhoshuu	PMO progress	0 m2 of floor area in 2015	2016
public services in subcenters are improved.	2.1 Bayankhosh u and Selbe with 1,800 m2 of floor area of clas rooms,	with 1,800 m2 of floor area of class	with 1,800 m2 of floor area of class rooms, administration and services and 500 m2 playground	and completion reports and district records	0 m2 of Playground in 2015	2016	

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

OUTPUTS		TARGETS	IN	IDICATORS	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
			4.1.1	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. Institutional strengthening and capacity building	4.1	Subcenter development and community engagement	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
	Operations	Operations	4.2.1	USUG is autonomous in terms of financial and asset management	USUG operating	USUG Not autonomous in 2015	2016
		4.2.2	Utility tariffs linked to direct cost recovery of O&M, including asset depreciation	and financial reports USUG Business Plan	Tariffs barely cover O&M in 2015	2016	

OUTPUTS		TARGETS	IN	IDICATORS	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
			4.3.1	PMO is fully functioning with fully trained staff, at least 30% of whom are women		No trained staff, Low woman participation in 2015	2016
	4.3	Strengthened program implementati on capacity	4.3.2	Sex- disaggregated program performance and monitoring system operational	MUB reports PMO progress and completion reports	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.1	% of population with improved access to water in targeted areas		0 % 2015	2016
A network of livable, competitive, and inclusive subcenters in Ulaanbaatar's ger areas	a.	% of population with improved access to water, sanitation, and heating increased to	a.2	% of population with improved access to sanitation in targeted areas	MUB report on urban constructio n and districts records	0 % 2015	2016
		20%	a.3	% of population with improved access to heating in targeted areas		0 % 2015	2016

OUTPUTS	TARGETS		TS 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 constructio n and districts records	average baseline: 50 persons per ha in 2010	2016
	C.	Number of business establishment s increased by 20% in targeted areas	c.1	Number of business establishment s increased by 20% in targeted areas	MUB report on urban constructio n 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
	I.1	Poverty headcount index reduced by 20%		Poverty headcount index reduced by 20%	National Statistical Office reports	23.5% in 2012	2016
Improved living conditions in Ulaanbaatar	1.2	Incidence of waterborne diseases reduced by 20%		Incidence of waterborne diseases reduced by 20%	Governme nt public health statistics	90,310 in 2012	2016
	1.3	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 an	Project Name: Ulaanbaatar Urban Services and Ger Area Development Investment Program –						
Tranche 1							
ADB Loan No.: 3099 - MON (SF)	Executing Agency: Municipality of Ulaanbaatar						
ADB Grant No. 0380 - MON (EF)							
EIB Loan No. 2013-0421							
Country: Mongolia							
Loan Amount: USD 50.0 Million	Project Closing Date : 31 December, 2018						
Grant Amount: USD 3.7 million							
Loan Amount EIB: USD 28.38 Million							
Date of First Procurement Plan: 15th May	Date of This Procurement Plan: 15 Feb 2016						
2013							

#### 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	

Ulaanbaatar Urban Services and Ger Areas Development Investment Program

The following table lists goods	and works	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	s either ongoin	a or expected to comm	d to commer	nce within the next 18 months
Description	Estimate d Value (USD	Description	Procurement Method	Bidding Procedure	Advertise ment Date (quarter/	Comments
1. Bayankhoshuu Area	million)				year)	
Package 1: Works of Road	8,417	((i)B:20M-0.9km,B:14M-5.34km,B:9.5m-	ICB	1S-1E	Q2	Without PQ: Yes;
construction in Bayankhoshuu Area		0.35km (ii)Lighting Pole and cable 270ea			2016	Bidding Document: ADB's SBD Works (Large);
		<ul> <li>(iii)Drainage:9,400m, (iv)Traffic signal: 4ea</li> <li>(v)Demolish and disposal of gabage:7,550m3</li> <li>(vi)Power line:35kw(3.2km), 10kw(15.24km)</li> <li>(vi)Arrangement for existing pole &amp; lighting</li> </ul>				Domestic Preference Applicable: No
Package 2: Works of	0,878	(i) Flood Protection 2,448m;	NCB	1S-1E	ð	Without PQ: Yes;
drainage Culvert (flood protection) in Bayankhoshuu Area		(ii) Foot bridge 6ea (iii) Culvert 1.5 115m, 1.5x2-105m			2016	Bidding Document: Standard Bidding Document of Mongolia; Language: Mongolian
Package 3: Works of	0,900	Landscaping including pedestrian ways	NCB	1S-1e	g	Without PQ: Yes;
Landscaping in		45,000m2			2016	Bidding Document: Standard
Bayankhoshuu Area						Bidding Document of Mongolia; Language: Mongolian
Package 4: Works of	2.814	Floor area 2,232m2, Playground8,159m2	NCB	1S-1E	02 02	Without PQ: Yes;
Kindergarten, Business incubator and Vocational		Floor area 2,090m2, Open area 3,540m2			2016	Bidding Document: Standard Bidding Document of Mongolia;
Training Centre in Bayankhoshuu Area						Language: Mongolian
Package 5: Works of	2.857	Steel Pipe + Insulation D125-400:3.86km	ICB	1S-1E	02 02	Without PQ: Yes;
Construction of Heating		Manhole 39, Substation 6			2016	Bidding Document: ADB's SBD
Distribution Network In Bavankhoshiili Area						vvorks (Large); Domestic Preference
						Applicable: No
Package 6: Works of	4.898	16.8MW CFBC Type Boiler	ICB	1S-1E	6 6	Without PQ: Yes;
Construction of Heating Plant and Facility in					2016	Blading Document: ADB's SBD Works (Large):
Bayankhoshuu Area						Domestic Preference
						Applicable: No
Package 7: Works of	4.244	HDPE & steel Pipe D150~250: 5.376km	NCB	1S-1E	Q2 2010	Financing under: EIB Loan
Construction of water supply		Irench for water and heating pipe:3.86km			2016	Without PQ: Yes;
network in bayanknosnuu Area		Mannole UT500, H-3.5 Zzea, Flowmeter 3				Bidding Document: Stangard Bidding Document of Mongolia;
		-				

Goods and Works Contracts Estimated to Cost USD 1 Million or more adjuncte contracts for which the producement activity is either opposing or expected to comme

EA Quarterly Progress Report

Ulaanbaatar Urban Services and Ger Areas Development Investment Program

Description	Estimate d Value (USD million)	Description	Procurement Method	Bidding Procedure	Advertise ment Date (quarter/ year)	Comments
						Language: Mongolian
Package 8: Works of Construction of water	3.416	Reservoir 1000ton, Pump station 1ea Pipe D125-300:3.141km, manhole D1500, 5ea	NCB	1S-1E	Q2 2016	Financing under: EIB Loan Without PQ: Yes;
reservoir and supply pipe in Bavankhoshill Area		(soil condition)				Bidding Document: Standard Bidding Document of Mongolia:
						Language: Mongolian
Package 9: Works of	2.922	HDPE Pipe D150~300: 9,928m	NCB	1S-1E	02 02	Financing under: EIB Loan
Construction of sewerage		Manhole D1000- 6, D1500 Dratection Dine D350~D500: 1308 55m			2016	Without PQ: Yes; Bidding Document: Standard
Area		HDPE Pipe D250 ( outbound site) 3.0km				Bidding Document of Mongolia;
						Language: Mongolian
Package 10: Works of Sewage Collector Main	1.630	4116 meters D450 & 500 ductile iron gravity sewer pipe	NCB	1S-1E	Q2 2015	Financing under: EIB Loan Without PQ: Yes:
(BCM-1) in Bayankhoshuu						Bidding Document: Standard
Area						Bidding Document of Mongolia;
						Language: Mongolian
Package 11: Works of Sewage Collector Main	1.170	2250 meters D600 ductile iron gravity sewer pipe	NCB	1S-1E	Q2 2015	Financing under: EIB Loan Without PQ: Yes;
(BCM-2) in Bayankhoshuu						Bidding Document: Standard
Area						Bidding Document of Mongolia;
	1	:	1	1	;	Language. Mongonan
Package 12: Works of Electricity and	2.518	5KV, L-3km	NCB	1S-1E	Q3 2016	Without PQ: Yes; Bidding Document: ADB's SBD
telecommunication network						Works (Large);
In bayanknosnuu area						Domesuc Preierence Annlicable: No
Package 13: Works of	2.628	Sewerage connection from outbound BK to	NCB	1S-1E	80	Financing under: EIB Loan
Construction of sewerage		main collector			2016	Without PQ: Yes;
connection from outbound						Bidding Document: Standard
						biading Document of Mongolia; Language: Mongolian
SUB-TOTAL	39.292					
2. Selbe Area	-					
Package 14 Works of Road	7.481	B:14M-5.548km,	ICB	1S-1E	02	Without PQ: Yes;
construction with		Bus Bower, marking, speed decelerator			2016	Bidding Document: ADB's SBD
underground powering in Selbe Subcenter		oueet Ligning Pole and caple.zogea				WOIRS (Laige),

EA Quarterly Progress Report

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Description	Estimate d Value (USD million)		Procurement Method	Bidding Procedure	Advertise ment Date (quarter/ year)	Comments
		Traffic Signals : 3ea, Traffic signs 407, signal stub Drainage:9,960m, Manhole:498ea Demolish and disposal of gabage:6,800m3 Arrangement for existing pole & lighting Underground Power line: 10kw(7.897km)				Domestic Preference Applicable: No
Package 15: Works of Flood protection in Selbe Subcenter	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 Subcenter	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 Subcenter	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-center	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-center	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-center	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-center	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

EA Quarterly Progress Report

Ulaanbaatar Urban Services and Ger Areas Development Investment Program

Description	Estimate d Value (USD million)	Description	Procurement Method	Bidding Procedure	Advertise ment Date (quarter/ year)	Comments
Package 22: Works of Construction of water supply in Selbe Sub-center	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
Package 23: Works of Construction Water reservoir & Supply Pipe in Selbe Sub-center	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-center	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-center	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		CB	1S-1E	Q16 2016	Financed under ADB Grant Without PQ: Yes; Bidding Document: ADB's SBD Plant – Design, Supply, Installation; Domestic Preference Applicable: No
* ICB = International Competi	tive Bidding;	* ICB = International Competitive Bidding; NCB = National Competitive Bidding; 1S-1E = Single-Stage Single-Envelope; SBD	E = Single-Stage	e Single-Enve	elope; SBD =	= Standard Bidding Document

EA Quarterly Progress Report

## 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)	Recruitmen t Method	Advertisemen t Date (Quarter/ year)	Type of Proposa I	International / National	Commen ts
Support to the service delivery organizations USUG, OSNAAG, <i>Kantors</i> , 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	l Works		
General Description	Estimated Value	Procurement Method	Bidding Procedure	Advertisement Date	Comments
	(\$ million)			(quarter/ year)	
Office furniture	Value of each	Shopping	As per National	Continuous	Multiple
and utilities etc.	contract below		Procurement		Contracts
	\$100,000		Practice		
Regular office	Value of each	Shopping	As per National	Continuous	Multiple
supplies and	contract below		Procurement		Contracts
consumables.	\$100,000		Practice		

### **Consulting Services**

		Consul	ung oerv	1003		
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

		Gu	ous and work	3		
General Description	Contract Value (\$ million)	Procurement Method	Advertisement Date (quarter/ year)	Date of ADB Approval of Contract Award	Scheduled Date of Completion	Comments
			Nil			

		Co	nsulting Servi	ces		
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- center 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

			, i	soous and wor	KS		
Γ	General	Contract	Procurement	Advertisement	Date of ADB	Date of	Comments
	Description	Value	Method	Date	Approval of	Completion	
	-	(\$		(quarter/	Contract	-	
		million)		year)	Award		
		•	•	Nil		•	•
_ L							

## **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

Tools Manual			
	% Complete	13 2014 2014 2015 2016 2017 2017 2016 2017 2017 2017 2017 2017 2017 2017 2017	2018 2018 01 02 03 04
Setting-Up of PMO	100%		-
Preparation of Detailed Design and Tender Documents	32%		32%
CS1- Design, Tendering and Construction Supervision Consultants (Dohwa)	34%	benerante testes test	
Detailed Designs and Tender Documents	100%	100%	
Feasibility Study for Tranche 2	57%	*	
Construction Supervision	%0		%0
Strengthening Program Implementation Capacity	26%		26%
CS2- Project Management Support Services Consultant (PMSS)	26%		26%
SEWAGE COLLECTOR MAINS	53%	53%	
Detailed Design for Sewage Collector Main	100%	100%	
Resettlement Surveys, RP Preparation and Approval	100%	100%	
WWOIP Tendering and Contract Award	100%	100%	
P.10 Construction Sewage Collector Main (BCM-1) - Bayankhoshuu Sub-center	23%	23%	
P.11 Construction Sewage Collector Main (BCM-2) - Bayankhoshuu Sub-center	%0		
P.25 Construction Sewage Collector Main (SCM) - Selbe Sub-Centre	23%	23%	
P.27 Sewage Water Treatment Plant (WWOI Grant)	2%		2%
Tendering and Contract Award Water Treatment Plant	53%	53%	
Design	%0	20%	
Supplies	%0		
Civil Works and Installation	%0		
HEATING PLANTS	4%		• 4%
Detailed Design for Heating Plants (Aborted, Design & Construct)	100%	100%	
Resettlement Surveys, RP Preparation and Approval	65%		
Tendering for Works and Heating Services	11%	11%	
P.6 Construction Heating Plant and Facility in Bayankhoshuu Sub-center	%0		%0
Design	%0		
Supplies	%0	%0	
Building Construction	%0		
Erection and Installation	%0		%0
Commissioning and Landscaping	%0		%0
P.21 Construction Heating Plant and Facility in Selbe Sub-center	%0		%0
Design	%0	0%	
Supplies	%0		
Building Construction	%0		
Erection and Installation	%0		0%
Commissioning and Landscaping	%0		%0 <b>BERRIE</b>
KINDER-GARTEN, BUSINESS INCUBATOR	2%		
Resettlement Surveys, RP preparation and approval	65%	55%	
Tendering for Construction Works	%0		
P.4 Construction of Kind'n, B. Incubator & Voc. Tr. Centre - Bayankhoshuu Sub-center	%0		0%0
P.19 Construction of Kind'n, B. Incubator & Voc. Tr. Centre - Selbe S/centre	%0		%0
Resettlement Plan for Roads and Utility Networks	44%	44%	
Socio-Economic Survey	100%	100%	
	1004	40%	

	Project I	nplementation Monitori	Project Implementation Monitoring Schedule - Update 6 June 2016	16				
0	Task Name	% Complete 13 03 0	04 01 02 03 04 01	1 02 03 04 01	2016 02 03 04	01   02   03   04	2018 01 02 03	8
45	Resettlement Plan preparation and Approval				200000010	F	-	
46	SEWERAGE	%0						• 0%
47	Tendering for Sewerage Construction Works	%0			1000000000	%0		
48	P.9 Construction of Sewerage network in Bayankhoshuu Sub-center	0%						%0
49	P.13 Construction of Sewerage connection from outbound BK to main collector	0%					0808080808080808088	%0
8	P.24 Construction of Sewerage network in Selbe Sub-centre	%0						%0
5	WATER SUPPLY AND HEATING DISTRIBUTION SYSTEMS	%0						8
52	Tendering for Water Supply and Heating Distribution Works	%0			anononocone	60%		
8	P.5 Heating Distribution Network in Bayankhoshuu Sub-center	%0						6
54	P.7 Water supply network in Bayankhoshuu Sub-center	0%					onenenenenenenene	6
S	P.20 Heating Distribution Network in Selbe Sub-centre	%0					an a privat da trave da man da man da trave da man da man da man da man da man	6
29	P.22 Water supply in Selbe Sub-centre	0%					000000000000000000000000000000000000000	60
57	WATER RESERVOIR	%0						8
8	Tendering for Construction Works	%0			2003000000	0%		
5	P.8 Construction of Water reservoir and supply pipe in Bayankhoshuu Sub-center	%0					000000000000000000000000000000000000000	6
99	P.23 Construction of Water reservoir & Supply Pipe in Selbe Sub-centre	%0						60
61	ROADS	%0						8
62	Tendering for Road Construction Works	%0				0%		
8	P.1 Road Construction in Bayankhoshuu Sub-center	%0					000000000000000000000000000000000000000	6
64	P.14 Road Construction with underground power line in Selbe Sub-centre	%0						6
65	BRIDGES	0%						8
99	Tendering for Bridge Construction Works	%0			nonononerat	0%		
67	P.16 Bridge Construction in Selbe Sub-centre	%0						6
89	P.17 Bridge Construction in Selbe Sub-centre	%0			-			6
<u>69</u>	FLOOD PROTECTION & LANDSCAPING	%0						8
20	Tendering for Flood Protection and Landscaping Works	%0				80		
71	P.2 Drainage Culvert (flood protection) in Bayankhoshuu Sub-center	%0						6
72	P.3 Landscaping in Bayankhoshuu Sub-center	0%						6
2		%0						6
74	P.18 Open Sub-center Landscape in Selbe Sub-centre	%0					a tana tana tana tana tana tana tana ta	6
75	ELECTRICITY AND TELECOMMUNICATION NETWORK	%0						8
76	Tendering for Electricity and Telecom Works	0%				%0		
11	P.12 Electricity and telecommunication network in Bayankhoshuu Sub-center	%0				00000000000000000000000000000000000000	000000000000000000000000000000000000000	6
78	P.26 Electricity and telecommunication network in Selbe Sub-center	0%						6
79	Community Engagement	38%				P	38%	
8	CS3- Community Engagement, and SME Support (UN-Habitat)	38%			900000000000000000000000000000000000000	000000000000000000000000000000000000000	38%	
81	Improved Subcenter Planning and Development	32%					32%	
82		32%			000000000000000000000000000000000000000		32%	
8	Improved O&M of Service Providers and Institutional and Regulatory Reforms	%0			Þ			
84	CS-5 Improved O&M of Service Providers and Institutional and Regulatory Reforms	0%			000000000000	000000000000000000000000000000000000000	000000000000000000000000000000000000000	0
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## Appendix 4: Record of Meetings and Training Schedule

N⁰	DATE	REMARKS	ATTENDEES	STATUS	DISTRIBUTI
					ON
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

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

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
28	04/04/16	CONSULTANTS MEETING	MUB, ADB, CS1- CS4	Final	E-mail 04/11/16
29	04/12/16	DETAILED BOQ MEETING	PMO, CS1, CS2	Final	E-mail 04/15/16
30	04/13/16	DOHWA MEETING NOTES	PMO, CS1, CS2	Final	E-mail 04/19/16
31	04/13/16 - 04/22/16	WORKSHOP #7 ON ART OF MANAGEMENT - 2 WEEK PROGRAM	PMO, CS2	n/a	n/a
32	04/15/16	SAP & GAP MEETING NOTES	ADB, CS1, CS2, CS3	Final	
33	04/23/16	WORKSHOP #8 ON PROJECT QUALITY MANAGEMENT	PMO, CS2	n/a	n/a
34	04/28/16	SOCIAL GENDER ASSESSMENT - TRANCHE 2	ADB, CS1, CS2, CS3	Final	n/a
35	04/28/16	PRE-BID MEETING	PMO, CS1, CS2	Final	E-mail 05/07/16
36	05/02/16	PHASING MEETING	PMO, ADB, CS1, CS2	Final	E-mail 05/02/16
37	05/06/16	WORKSHOP #9 ON INTRODUCTION TO FIDIC	PMO, MUB, CS2	n/a	n/a
38	05/12/16 & 05/13/16	WORKSHOP #10 ON ART OF MANAGEMENT	MUB, CS2	n/a	n/a
39	06/17/16	WORKSHOP #11 ON BID EVALUATION FOR THE EVALUATION COMMITTEE	MUB, PMO, EVALUATION COMMITTEE, CS2	Final	n/a

40	06/16/16	WORKSHOP #12 ON INVOICE PREPARATION FOR CONSULTANTS	CS2, CS3, CS4	Final	n/a
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## Appendix 5: Status of Tranche 1 Compliance with Loan Covenants

## MFF 0078-MON: Ulaanbaatar Urban Services and Ger Areas Development Investment Program (Loan 3098-MON/3099-MON [SF]/Grant 0380-MON [EF])

Article/ Schedule		Description	Schedule/ Due Date	Status/Remarks (as of Tranche 1 Review Mission and Tranche 2 Interim Mission, 13–20 June 2016)
LA Art III	3.01	(a) The Borrower shall relend the proceeds of the Loan to MUB upon terms and conditions satisfactory to ADB.	December 2014	Complied. Relending agreement signed on 11 December 2014.
LA Art III	3.01	(b) The Borrower shall cause MUB to apply such proceeds to the financing of expenditures on the Project in accordance with the provisions of the Ordinary Operations Loan Agreement (OCR), Special Operations Loan Agreement (ADF), and the Project Agreement.	Throughout implementation period	Being complied.
LA Art III	3.02	The proceeds of the Loan shall be allocated and withdrawn in accordance with the provisions of Schedule 2 (OCR) and Schedule 3 (ADF), as such Schedule may be amended from time to time by agreement between the Borrower and ADB.	Throughout implementation period	Being complied.
LA Art III	3.03	Except as ADB may otherwise agree, the Borrower shall procure, or cause to be procured, the items of expenditure to be financed out of the proceeds of the Loan in accordance with the provisions of Schedule 4 to the Special Operations Loan Agreement. ADB may refuse to finance a contract where any such item has not been procured under procedures substantially in accordance with those agreed between the Borrower and ADB or where the terms and conditions of the contract are not satisfactory to ADB.	Throughout implementation period	Being complied. Procurement procedures of ADB being strictly followed in accordance with approved Procurement Plan.
LA Art III	3.04	Except as ADB may otherwise agree, the Borrower shall cause all items of expenditure financed out of the proceeds of the Loan to be used exclusively in the carrying out of the Project.	Throughout implementation period	Being complied.
LA Art III	3.05	The Loan Closing Date for the purposes of Section 9.02 (OCR) and Section 8.02 (ADF) shall be 30 June 2018 or such other date as may from time to time be agreed between the Borrower and ADB.	30 June 2018	The Loan Closing Date remains the same.
LA Art IV	4.01	(a) The Borrower shall cause the Project to be carried out with due diligence and efficiency and in conformity with sound applicable technical, financial, business, and development practices.	Throughout implementation period	Being complied.
LA Art IV	4.01	(b) In the carrying out of the Project and operation of the Project facilities, the Borrower shall perform, or cause to be performed, all obligations set forth in Schedule 5 to the Special Operations Loan Agreement and in the Project Agreement.	Throughout implementation period	Being complied.
LA Art IV	4.02	The Borrower shall make available, or cause to be made available, promptly as needed, and on terms and conditions acceptable to ADB, the funds, facilities, services, land and other resources, as required, in addition to the proceeds of the Loan, for the carrying out of the Project.	Throughout implementation period	Being complied.
LA Art IV	4.03	(a) Whenever applicable, in the carrying out of the Project, the Borrower shall cause competent and qualified consultants and contractors, acceptable to ADB, to be employed to an extent and upon terms and conditions satisfactory to the Borrower and ADB.	Throughout implementation period	Being complied.
LA Art IV	4.03	(b) The Borrower shall cause the Project to be carried out in accordance with plans, design standards, specifications, work schedules and construction methods acceptable to the Borrower and ADB, as applicable. The Borrower shall	Throughout implementation period	Being complied. Detailed Design consultant is preparing plans, design standards,

Article/	Section/	Description	Schedule/	Status/Remarks
Schedule			Due Date	(as of Tranche 1 Review Mission and Tranche 2 Interim Mission, 13–20 June 2016)
		furnish, or cause to be furnished, to ADB, promptly after their preparation, such plans, design standards, specifications and work schedules, and any material modifications subsequently made therein, in such detail as ADB shall reasonably request.		specifications, work schedules, and construction methods to required standards, which are reviewed by MUB and ADB.
LA Art IV	4.04	The Borrower shall ensure that the activities of its departments and agencies with respect to the carrying out of the Project and operation of the Project facilities are conducted and coordinated in accordance with sound administrative policies and procedures.	Throughout implementation period	Being complied.
LA Art IV	4.05	The Borrower shall enable ADB's representatives to inspect the Project, the Goods and Works, and any relevant records and documents.	Throughout implementation period	Being complied.
LA Art IV	4.06	(a) The Borrower shall (i) maintain separate accounts and records for the Project; (ii) prepare annual financial statements for the Project in accordance with accounting principles acceptable to ADB; (iii) have such financial statements audited annually by independent auditors whose qualifications, experience and terms of reference are acceptable to ADB, in accordance with international standards for auditing or the national equivalent acceptable to ADB; (iv) as part of each such audit, have the auditors prepare a report (which includes the auditors' opinion on the financial statements, use of the Loan proceeds and compliance with the financial covenants of this Loan Agreement as well as on the use of the procedures for imprest fund and statement of expenditures) and a management letter (which sets out the deficiencies in the internal control of the Project that were identified in the course of the audit, if any); and (v) furnish to ADB, no later than 6 months after the end of each related fiscal year, copies of such audited financial statements, audit report and management letter, all in the English language, and such other information concerning these documents and the audit thereof as ADB shall from time to time reasonably request.	Throughout implementation period	Being complied. The EA/IA maintain separate books of accounts for the project and prepare annual financial statements. The 2014 and 2015 financial statements are now under audit. The audit is being conducted by Dalai Van Audit LLC. The 2014/2015 audit reports will be submitted to ADB by end June 2016.
LA Art IV	4.06	(b) ADB shall disclose the annual audited financial statements for the Project and the opinion of the auditors on the financial statements within 30 days of the date of their receipt by posting them on ADB's website.	Throughout implementation period	To be complied.
LA Art IV	4.06	(c) The Borrower shall enable ADB, upon ADB's request, to discuss the financial statements for the Project and the Borrower's financial affairs where they relate to the Project with the auditors appointed pursuant to subsection (a) (iii) hereinabove, and shall authorize and require any representative of such auditors to participate in any such discussions requested by ADB. This is provided that such discussions shall be conducted only in the presence of an authorized officer of the Borrower, unless the Borrower shall otherwise agree.	Throughout implementation period	To be complied, if such request from ADB will be received.
LA Art IV	4.07	The Borrower shall ensure that any facilities relevant to the Project are operated, maintained and repaired in accordance with sound applicable technical, financial, business, development, operational and maintenance practices.	Throughout implementation period	Being complied.
LA Art IV	4.08	The Borrower shall take all actions which shall be necessary on its part to enable MUB to perform its obligations under the Project Agreement, and shall not take or permit any action which would interfere with the performance of such obligations.	Throughout implementation period	Being complied.

Article/	Section/	Description	Schedule/	Status/Remarks
Schedule			Due Date	(as of Tranche 1 Review Mission and Tranche 2 Interim Mission, 13–20 June 2016)
LA Art IV	4.09	(a) The Borrower shall exercise its rights under the Subsidiary Loan Agreement in such a manner as to protect the interests of the Borrower and ADB and to accomplish the purposes of the Loan.	Throughout implementation period	Being complied.
LA Art IV	4.09	(b) No rights or obligations under the Subsidiary Loan Agreement shall be assigned, amended, abrogated or waived without the prior concurrence of ADB.	Throughout implementation period	Being complied.
LA Sch 2 (OCR) LA Sch 3 (ADF)	2	<b>Basis for Withdrawal from the Loan Account.</b> Except as ADB may otherwise agree, the proceeds of the Loan shall be disbursed on the basis of the withdrawal percentage for each item of expenditure set forth in the Table.	Throughout implementation period	Being complied. The EA/IA strictly follows the percentage for each item of expenditure set forth in the Allocation and Withdrawal of Loan Proceeds Table stated in the loan and grant agreements.
LA Sch 2 (OCR) LA Sch 3 (ADF)	4	<b>Reallocation.</b> Notwithstanding the allocation of Loan proceeds and the withdrawal percentages set forth in the Table, (a) if the amount of the Loan allocated to any Category appears to be insufficient to finance all agreed expenditures in that Category, ADB may, by notice to the Borrower, (i) reallocate to such Category, to the extent required to meet the estimated shortfall, amounts of the Loan which have been allocated to another Category but, in the opinion of ADB, are not needed to meet other expenditures; and (ii) if such reallocation cannot fully meet the estimated shortfall, reduce the withdrawal percentage applicable to such expenditures in order that further withdrawals under such Category may continue until all expenditures thereunder shall have been made; and	Throughout implementation period	To be complied. No reallocation yet as of to-date.
LA Sch 2 (OCR) LA Sch 3 (ADF)	4	(b) if the amount of the Loan allocated to any Category appears to exceed all agreed expenditures in that Category, ADB may, by notice to the Borrower, reallocate such excess amount to any other Category.	Throughout implementation period	To be complied. No reallocation yet as of to-date.
LA Sch 2 (OCR) LA Sch 3 (ADF)	5	<b>Disbursement Procedures.</b> Except as ADB may otherwise agree, the Loan proceeds shall be disbursed in accordance with the Loan Disbursement Handbook.	Throughout implementation period	Being complied.
LA Sch 2 (OCR) LA Sch 3 (ADF)	6	<b>Retroactive Financing.</b> Withdrawals from the Loan Account may be made for reimbursement of eligible expenditures incurred under the Project before the Effective Date, but not earlier than 12 months before the date of this Loan Agreement in connection with the Consulting Services and Project management support, subject to a maximum amount equivalent to 20% of the Loan amount.	Throughout implementation period	Retroactive financing was provided but not utilized for the project under Tranche 1.
LA Sch 3 (ADF)	7	<b>Imprest Account.</b> Except as ADB may otherwise agree, the Borrower shall establish immediately after the Effective Date, an imprest account at a commercial bank acceptable to ADB. The imprest account shall be established, managed, replenished and liquidated in accordance with the Loan Disbursement Handbook, and detailed arrangements agreed upon between the Borrower and ADB. The imprest account shall only be used for the purposes of the Project. The currency of the imprest account shall be the Dollar. The maximum ceiling for the imprest account shall not exceed the equivalent of 10% of the Loan amount, unless otherwise agreed between the Borrower and ADB.	Throughout implementation period	Being complied. Two (2) imprest accounts were opened in the State Bank of Mongolia on 12 November 2014 in the amount of USD1.5 million each. A sub-account was also opened and maintained in the same bank for PMO salaries.
LA Sch 2 (OCR)		Conditions for Withdrawals from Loan Account. Notwithstanding any other provision of this Loan	December 2014	Complied. Relending agreement signed on

Article/ ScheduleSection/ Para no.DescriptionSchedule/ Due DateSchedule/ (as of Tranche Mission and T Interim Mi 13–20 JuneLA Sch 3 (ADF)Agreement, no withdrawals shall be made from the Loan Account until the Subsidiary Loan Agreement, in form and substance satisfactory to ADB, has been duly authorized or ratified by, and executed and delivered on behalf of, the Borrower (or its authorized government entity) and the MUB, and is legally binding upon the parties thereto in accordance with its terms.December 2014Complied.LA Sch 2 (OCR) LA Sch 3 (ADF)8 (OCR) Notwithstanding any other provision of this Loan Agreement, no withdrawals shall be made from the Loan Agreement, no withdrawals shall be made from the Loan Agreement no withdrawals shall be made from the Loan Account for Works that relate to the EIB-cofinanced components of a Subproject until the Borrower has certified to ADB in writing that the execution and delivery of the EIB Loan agreement on behalf of the Borrower and EIB shall have been duly authorized or ratified by all necessary corporate and governmental action.December 2014 December 2014Complied.LA Sch 4 (ADF)1,2The procurement of Goods, Works and Consulting Services shall be subject to and governed by the Procurement Guidelines, and the Consulting Guidelines, respectively. All terms used in this Schedule and not otherwise defined in this Loan Agreement have the meanings provided in the Procurement Guidelines and/or the Consulting Guidelines,Throughout implementation period	e 1 Review Tranche 2 ission, e 2016) 2014. 2014. eement ed on for EUR ivalent in As of this rawal has om the t, a ial is now in
(ADF)Account until the Subsidiary Loan Agreement, in form and substance satisfactory to ADB, has been duly authorized or ratified by, and executed and delivered on behalf of, the Borrower (or its authorized government entity) and the MUB, and is legally binding upon the parties thereto in accordance with its terms.December 2014Complied. EIB Loan Agreement, no withdrawals shall be made from the Loan Agreement, no withdrawals shall be made from the Loan Account for Works that relate to the EIB-cofinanced components of a Subproject until the Borrower has certified to ADB in writing that the execution and delivery of the EIB Loan agreement on behalf of the Borrower and EIB shall have been duly authorized or ratified by all necessary corporate and governmental action.December 2014Complied. EIB Loan Agree has been signe 30 June 2014 ti bomillion equi two tranches. / date, no withdr been made fro loan. However request for initi disbursement i process.LA Sch 4 (ADF)1,2The procurement of Goods, Works and Consulting Services shall be subject to and governed by the Procurement Guidelines, and the Consulting Guidelines, respectively. All terms used in this Schedule and not otherwise defined in this Loan Agreement have the meanings provided in theThroughout implementation period	eement ed on for EUR ivalent in As of this rawal has om the t, a ial is now in
(OCR) LA Sch 3 (ADF)Agreement, no withdrawals shall be made from the Loan Account for Works that relate to the EIB-cofinanced components of a Subproject until the Borrower has certified to ADB in writing that the execution and delivery of the EIB Loan agreement on behalf of the Borrower and EIB shall have been duly authorized or ratified by all necessary corporate and governmental action.EIB Loan Agree has been signed 30 June 2014 to 50 million equi two tranches. A date, no withdr been made fro loan. However, request for initi disbursement i process.LA Sch 4 (ADF)1,2The procurement of Goods, Works and Consulting Services shall be subject to and governed by the Procurement Guidelines, and the Consulting Guidelines, respectively. All terms used in this Schedule and not otherwise defined in this Loan Agreement have the meanings provided in theThroughout implementation period	ed on for EUR ivalent in As of this rawal has om the t, a ial is now in
(ADF)shall be subject to and governed by the Procurement Guidelines, and the Consulting Guidelines, respectively. All terms used in this Schedule and not otherwise defined in this Loan Agreement have the meanings provided in theimplementation period	d.
as applicable.	
LA Sch 4 (ADF) 3,4 <b>Goods and Works.</b> Except as ADB may otherwise agree, Goods and Works shall only be procured on the basis of the method of procurement set forth below: International Competitive Bidding. The method of procurement is subject to, among other things, the detailed arrangements and threshold values set forth in the Procurement Plan. The Borrower may only modify the method of procurement or threshold values with the prior agreement of ADB, and modifications must be set out in updates to the Procurement Plan.	ADB ny change
LA Sch 4 (ADF) 5 National Competitive Bidding. The Borrower and ADB shall ensure that, prior to the commencement of any procurement activity under national competitive bidding, the Borrower's national competitive bidding procedures are consistent with the Procurement Guidelines. Any modifications or clarifications to such procedures agreed between the Borrower and ADB shall be set out in the Procurement Plan. Any subsequent change to the agreed modifications and clarifications shall become effective only after approval of such change by the Borrower and ADB.	Plan is to include s for
LA Sch 4 (ADF) 6 Conditions for Award of Contract. The Borrower shall not award any Works contract for a Subproject, or any component financed under the Project, which involves environmental impacts until MUB has (a) obtained the final approval of the Detailed Environmental Impact Assessment (as applicable) from the Mongolia's Ministry of Environment and Green Development (MEGD); and (b) incorporated the relevant provisions from the EMP into the Works contract.	
LA Sch 4 7 The Borrower shall not award any Works contract for a Throughout Being complete	
LA Sch 4 (ADF) 7 The Borrower shall not award any Works contract for a Subproject, which involves involuntary resettlement impacts, until the Borrower has prepared and submitted to ADB the final RP for such Subproject based on the detailed design, and obtained ADB's clearance of such RP.	

Article/	Section/	Description	Schedule/	Status/Remarks
Schedule			Due Date	(as of Tranche 1 Review Mission and Tranche 2 Interim Mission, 13–20 June 2016)
(ADF)		and except as set forth in the paragraph below, the Borrower shall cause MUB to apply quality- and cost-based selection for selecting and engaging Consulting Services.	implementation period	was used for 2 packages (CS1 and CS2). However, 2 packages used QBS (CS3 and CS4) due to inclusion of UN agency in the shortlist. The last consulting package (CS5) was advertised on 17 June 2016 and will use QCBS.
LA Sch 4 (ADF)	9	The Borrower may recruit the individual consultants for improving operation and maintenance of utility service providers and incremental administrative tasks in accordance with procedures acceptable to ADB for recruiting individual consultants.	Throughout implementation period	To be complied.
LA Sch 4 (ADF)	10	Industrial or Intellectual Property Rights. (a) The Borrower shall ensure that all Goods and Works procured (including without limitation all computer hardware, software and systems, whether separately procured or incorporated within other goods and services procured) do not violate or infringe any industrial property or intellectual property right or claim of any third party.	Throughout implementation period	Being complied.
LA Sch 4 (ADF)	10	(b) The Borrower shall ensure that all contracts for the procurement of Goods and Works contain appropriate representations, warranties and, if appropriate, indemnities from the contractor or supplier with respect to the matters referred to in subparagraph (a) of this paragraph.	Throughout implementation period	Being complied.
LA Sch 4 (ADF)	11	The Borrower shall ensure that all ADB-financed contracts with consultants contain appropriate representations, warranties and, if appropriate, indemnities from the consultants to ensure that the Consulting Services provided do not violate or infringe any industrial property or intellectual property right or claim of any third party.	Throughout implementation period	Being complied.
LA Sch 4 (ADF)	12	<b>ADB's Review of Procurement Decisions.</b> Contracts procured under international competitive bidding procedures and contracts for Consulting Services shall be subject to prior review by ADB, unless otherwise agreed between the Borrower and ADB and set forth in the Procurement Plan.	Throughout implementation period	Being complied.
LA Sch 5 (ADF)	1	<b>Implementation Arrangements.</b> The Borrower and MUB shall ensure that the Project is implemented in accordance with the detailed arrangements set forth in the FAM. Any subsequent change to the FAM shall become effective only after approval of such change by the Borrower and ADB. In the event of any discrepancy between the FAM and this Loan Agreement, the provisions of this Loan Agreement shall prevail.	Throughout implementation period	Being complied.
LA Sch 5 (ADF)	2	<b>Environment.</b> The Borrower shall ensure, or cause MUB to ensure, that the preparation, design, construction, implementation, operation of the Project, comply with (a) all applicable laws and regulations of the Borrower relating to environment, health, and safety; (b) the Environmental Safeguards; (c) SPS; (d) the EARF; and (e) all measures and requirements set forth in the respective IEE and EMP, and any corrective or preventative actions (i) set forth in a Safeguards Monitoring Report or (ii) subsequently agreed with ADB.	Throughout implementation period	Being complied. Developed Environmental Specifications, which is incorporated in the bidding documents.
LA Sch 5 (ADF)	3	Land Acquisition and Resettlement. The Borrower shall ensure, or cause MUB to ensure, that all land and all rights-of-way required for the Project, are made available to	Throughout implementation period	Being complied. LARP on sewer main collector was updated

Article/	Section/	Description	Schedule/	Status/Remarks
Schedule		Decemption	Due Date	(as of Tranche 1 Review Mission and Tranche 2 Interim Mission, 13–20 June 2016)
		the Works contractor in accordance with the schedule agreed under the related final RP and all land acquisition and resettlement activities are implemented in compliance with (a) all applicable laws and regulations of the Borrower relating to land acquisition and resettlement; (b) the Involuntary Resettlement Safeguards; (c) the RF; and (d) all measures and requirements set forth in the respective RP, and any corrective or preventative actions (i) set forth in a Safeguards Monitoring Report or (ii) subsequently agreed with ADB.		on 15 Aug 2015. LARPs on facilities are being updated and will be submitted by Sep 2016.
LA Sch 5 (ADF)	4	Without limiting the application of the Involuntary Resettlement Safeguards, the RF or the RP, the Borrower shall ensure, or cause MUB to ensure, that no physical or economic displacement takes place in connection with the Project until (a) compensation and other entitlements have been provided to affected people in accordance with the respective RP; and (b) a comprehensive income and livelihood restoration program has been established in accordance with the respective RP.	Throughout implementation period	Being complied. Sewer main collector LARPs implementation is ongoing.
LA Sch 5 (ADF)	5	<b>Indigenous Peoples.</b> The Borrower shall cause MUB to ensure that the preparation, design, construction, implementation and operation of the Project and Project facilities does not have any adverse impacts on the indigenous peoples, within the meaning of SPS. In the event that the Project does have such impact, the Borrower shall take all steps required to ensure that the Project complies with the applicable laws and regulations of the Borrower and with ADB's SPS.	No action required	The project under Tranche 1 is classified as Category C as there are no ethnic minority communities in the area.
LA Sch 5 (ADF)	6	<b>Bidding documents and work contracts.</b> The MUB shall ensure that all bidding documents and contracts for civil works contain provisions that require contractors to: (a) comply with the measures relevant to the contractor set forth in the IEE, the EMP, relevant RPs and any corrective or preventative actions set forth in the Annual Environmental Monitoring Report or subsequently agreed with ADB; (b) make available a budget for all such environmental and social measures; and (c) provide MUB with a written notice of any unanticipated environmental and social risks or impacts that arise during construction, implementation or operation of the project that were not considered in the IEE, the EMP or the relevant RPs.	Throughout implementation period	Being complied.
LA Sch 5 (ADF)	7	Human and Financial Resources to Implement Safeguards Requirements. The Borrower shall cause MUB to make available necessary budgetary and human resources to fully implement the EMP and the relevant RPs.	Throughout implementation period	Being complied.
LA Sch 5 (ADF)	8	The Borrower shall ensure, or cause MUB to ensure, that all bidding documents and contracts for Works contain provisions that require contractors to (a) comply with the measures and requirements relevant to the contractor set forth in the IEE, the EMP, and the relevant RPs (to the extent they concern impacts on affected people during construction), and any corrective or preventative actions set out in a Safeguards Monitoring Report or subsequently agreed with ADB; (b) make available a budget for all such environmental and social measures; (c) provide the Borrower with a written notice of any unanticipated environmental, resettlement or indigenous peoples risks or impacts that arise during construction, implementation or operation of the Project that were not considered in the IEE, the EMP, or the relevant RPs; and (d) fully reinstate pathways, other local infrastructure, and public facilities to	Throughout implementation period	Being complied. No action required for Indigenous Peoples as it was classified as Category C.
Article/	Section/	Description	Schedule/	Status/Remarks
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Schedule			Due Date	(as of Tranche 1 Review Mission and Tranche 2 Interim Mission, 13–20 June 2016)
		at least their pre-project condition as early as possible and		, , , , , , , , , , , , , , , , , , , ,
LA Sch 5	9	no later than completion of construction. The Borrower shall cause MUB to ensure that (a) the	Throughout	Being complied.
(ADF)	9	Project implementation consultants are engaged in a timely manner, including safeguards specialists; (b) a licensed environmental monitoring institute is contracted to conduct periodic environmental impact monitoring in accordance with the approved monitoring plan; and (c) the capacity- building program described in the EMP and the RPs is implemented as planned from the date of engagement of the consultants until Project completion.	implementation period	Ongoing - the developed list of potential environmental monitoring institute accredited by the Government of Mongolia
LA Sch 5 (ADF)	10	<b>Safeguards Monitoring and Reporting.</b> The Borrower shall cause MUB to do the following: (a) submit semi-annual Safeguards Monitoring Reports to ADB and disclose relevant information from such reports to affected persons promptly upon submission; (b) review any changes to the Project design that may potentially cause negative environmental or social impacts, and in consultation with ADB, revise environmental or social monitoring and mitigation measures as necessary to assure full safeguard compliance. MUB will provide to ADB within 60 days, justification for any proposed changes to the mitigation measures required during design, construction, and operations, if any changes to the IEE or RPs must be implemented for safety or emergency reasons; and (c) report any actual or potential breach of compliance with the measures and requirements set forth in the EMP, or the relevant RPs promptly after becoming aware of the breach.	Throughout implementation period	Being complied. The first Environmental Monitoring Report was approved by ADB and disclosed on the ADB website on 26 May 2016.
LA Sch 5 (ADF)	11	<b>Prohibited List of Investments.</b> The Borrower shall cause MUB to ensure that no Loan proceeds are used to finance any prohibited activity included in the list provided in Appendix 5 of the SPS.	Throughout implementation period	Being complied.
LA Sch 5 (ADF)	12	Health and Labor Standards. The Borrower shall cause MUB to ensure that works contractors engaged under the Project (i) comply with all applicable labor laws and core labor standards; (ii) use their best efforts to employ women and local people, including disadvantaged people; (iii) provide equal pay to men and women for work of equal type; (iv) provide and adequately equip first-aid, health and sanitation, and personal hygiene facilities for male and female workers at the Project site; (v) maximize female training and employment; (vi) conduct an information and education campaign on sexually transmitted diseases and HIV/AIDS for construction workers as part of the health and safety program during Project implementation; and (vii) abstain from child labor. Relevant contracts financed under the Project must include specific clauses on these undertakings.	Throughout implementation period	Being complied. In preparation process in accordance with construction schedule.
LA Sch 5 (ADF)	13	<b>Gender and Development.</b> The Borrower shall cause MUB to ensure that the social action plan (SAP) and gender action plan (GAP) in form and substance agreed with ADB are implemented in a timely manner over the Project period and, to the extent necessary, incorporated into the bidding documents, and that adequate resources are allocated for these purposes. Specific social- and gender-related measures and activities undertaken during Project implementation shall be reported in the Project Performance Monitoring Report.	Throughout implementation period	Being complied.
LA Sch 5 (ADF)	14	The Borrower shall cause MUB to ensure that the agreed SAP includes measures to (i) facilitate and support each Subprojects' community development council (CDC) and SME development council (SDC); (ii) identify and prioritize	Throughout implementation period	Being complied. Ongoing support being provided to the CDCs and SDC. CAP

Article/	Section/	Description	Schedule/	Status/Remarks
Schedule	Para no.		Due Date	(as of Tranche 1 Review Mission and Tranche 2 Interim Mission, 13–20 June 2016)
		CDC and SDC needs and sustain awareness and support to the project by the different stakeholders; (iii) mobilize and organize community members as well as the business owners affected by a Subproject into relevant CDC and/or SDC to support the development of the land use plan, local development plan, and investment plan of the Project; (iv) facilitate public awareness concerning overall strategy of urban functions development; (v) facilitate the skills mapping of the community members and matching with the demand of the SMEs as well as linking the community groups with training institutions providing vocational/technical skills training; and (vi) facilitate proper monitoring and evaluation of the different aspects of these components.		conducted to identify and prioritize needs. Skills mapping completed and will be updated regularly.
LA Sch 5 (ADF)	15	The Borrower shall cause MUB to ensure that the agreed GAP: (i) integrates gender inclusive design measures into road infrastructure to ensure safety, security, mobility and access; (ii) serves at least 1,000 beneficiaries of which at least 50% are women for the vocational training; (iii) assesses affordability and potential for creating subsidies on the tariff reform; (iv) ensures that the CDCs and SDCs are fully functional with at least 40% female participation; and (v) requires sex disaggregated data be reported in the Project Performance Monitoring Report.	Throughout implementation period	Being complied. i. CDCs and SDCs are functional in Bayankhoshuu with nearly 50% female participation. Data submitted with sex disaggregation.
LA Sch 5 (ADF)	16	<b>Counterpart Support.</b> The Borrower shall cause MUB to ensure that the counterpart funding required for successful Project implementation is timely allocated and provided. The Borrower shall cause MUB to adequately staff and equip a Project implementation unit in a manner acceptable to ADB.	Throughout implementation period	Being complied. In compliance with the FFA Undertakings, the Government has constructed 50 apartment units in Bayankhoshuu and Selbe project areas.
LA Sch 5 (ADF)	17	<b>Good Governance.</b> The Borrower and MUB shall (i) comply with ADB's Anticorruption Policy (1998, as amended to date) and acknowledge that ADB reserves the right to investigate directly, or through its agents, any alleged corrupt, fraudulent, collusive or coercive practice relating to the Project and Facility; and (ii) cooperate with any such investigation and extend all necessary assistance for satisfactory completion of such investigation.	Throughout implementation period	Being complied. Anticorruption training/ seminar held for executing and implementing agencies in Ulaanbaatar in Oct 2015.
LA Sch 5 (ADF)	18	The Borrower and MUB shall ensure that the anticorruption provisions acceptable to ADB are included in all bidding documents and contracts, including provisions specifying the right of ADB to audit and examine the records and accounts of the executing and implementing agencies and all contractors, suppliers, consultants, and other service providers as they relate to the Project.	Throughout implementation period	Being complied. Anticorruption provisions are being incorporated in bidding documents.
LA Sch 5 (ADF)	19	The Borrower shall cause MUB assisted by Project consultants to develop a transparent mechanism, acceptable to ADB, for voluntary community-led Ger areas' subcenters redevelopment. Such mechanism, among other matters, shall proscribe terms and conditions on private sector participation, adequate community consultation on redevelopment proposals, fair and equitable land pooling and compensation procedures for volunteering landowners, and shall be established and made operational by December 2014.	December 2014	Being complied. Work is ongoing and assisted by IPE Global. Pilot block plans are under preparation and schemes for possible private sector participation will be ready by 30 Sep 2016.
LA Sch 5 (ADF)	20	The Borrower shall ensure that necessary implementing legislation and/or regulation governing the procedure of voluntary land pooling for purposes of redevelopment is developed and adequate public consultation, with	June 2015	Being complied. The preparation of a block planning manual is underway and running

Article/	Section/	Description	Schedule/	Status/Remarks
Schedule		Decemption	Due Date	(as of Tranche 1 Review Mission and Tranche 2 Interim Mission, 13–20 June 2016)
		participation of ADB, on such draft legislation/regulation is conducted by December 2014; and that such legislation/regulation is adopted by June 2015. Prior to adoption of such legislation/regulation, the Borrower shall cause MUB assisted by Project consultants to conduct public awareness campaign in the Project area, with CDC and SDC participation, to educate interested landowners on land pooling mechanism in order to facilitate fair dealing and to avert coercion and other unfair practices.		parallel with the development of pilot sub-block plans. The manual, with suggested legal documentation needed, will be finalized by 30 Nov 2016.
LA Sch 5 (ADF)	21	<b>Operational covenants.</b> The Borrower shall cause MUB to ensure that the Works contractors (a) select quarries, borrow pits and spoil disposal sites appropriate to the scale of the required borrow soil and the spoil generated before construction commences; (b) endorse such sites as being consistent with the selection criteria set out in the EMP; and (c) manage the sites in accordance with the EMP prescriptions.	Throughout implementation period	Being complied and incorporated into bidding documents.
LA Sch 5 (ADF)	22	The Borrower shall cause MUB to ensure that the heating facilities comply with relevant national standard (e.g., MNS 6298:2011) and regular ambient air quality and stack emission monitoring is conducted and reported to ADB.	Throughout implementation period	Being complied. National specifications and construction EMP are being incorporated into bidding documents.
LA Sch 5 (ADF)	23	The Borrower shall cause MUB to ensure that the Works contractors take necessary actions to avoid interruptions to water supply, heating and other utility services during the construction under the Project.	Throughout implementation period	Being complied. National specifications and utility provisions are being incorporated into bidding documents.
LA Sch 5 (ADF)	24	The Borrower shall cause the Ulaanbaatar Water Supply and Sewerage Authority (USUG) to consolidate and improve its operational sustainability by ensuring that commencing no later than 2016 fiscal year, USUG will achieve and maintain for each subsequent fiscal year, a full cost recovery operating ratio of at least 1.0 or below, where: (a) "full cost recovery operating ratio" means that ratio of full expenditure over revenues net of subsidies; (b) "full expenditure" means the sum of all expenses related to operations including administration, maintenance, current taxes and payments in lieu of taxes, and a return on equity computed at 12% of the average of the opening and closing balance of equity; (c) "debt" means any indebtedness of USUG maturing by its terms more than 1 year after the date on which it was originally incurred; (d) "equity" means the sum of total unimpaired paid-up capital, retained earnings and reserves of USUG not allocated to cover specific liabilities; and (e) "debt servicing" means the aggregate amount of all repayments (including sinking fund payments, lease payments under financial leases if any), whether or not actually paid, and interest and other charges on debt. Interest charges which are incurred in financing capital expenditure during development are excluded if they are capitalized.	Throughout implementation period	Being complied.
LA Sch 5 (ADF)	25	The Borrower and MUB shall ensure that: (a) USUG tariffs are reviewed at least once a year and set and periodically adjusted as appropriate by at least 5% every 5 years, starting no later than 2017 fiscal year, to ensure the financial viability of the project investments; (b) commencing no later than 2016 fiscal year, USUG achieves an aggregate tariff collection rate from all customers of 80%; (c) commencing no later than 2018 fiscal year, USUG achieves an aggregate tariff collection rate from all customers of 85%; and (d) commencing no later than 2022 fiscal year, USUG achieves and aggregate	Throughout implementation period	Being complied.

Article/	Section/	Description	Schedule/	Status/Remarks
	chedule Para no.		Due Date	(as of Tranche 1 Review Mission and Tranche 2 Interim Mission, 13–20 June 2016)
		tariff collection rate from all customers of 90%. Furthermore, the Borrower and MUB shall ensure that appropriate public awareness programs are conducted to educate the public on the need for a rational water supply and sewerage tariffs scheme and the importance of water conservation.		
LA Sch 5 (ADF)	26	In order to facilitate and improve its operational and financial sustainability, MUB shall ensure that USUG prepares, in accordance with prudent business practice, annual business plans for the MUB's approval commencing no later than 2015 fiscal year.	From 2015	Being complied.
LA Sch 5 (ADF)	27	The Borrower and MUB shall also ensure that (a) heating tariffs are reviewed at least once a year and set and periodically adjusted as appropriate by at least 10% every 5 years, starting from no later than 2017 fiscal year, to ensure the financial viability of the project investments; (b) commencing no later than 2016 fiscal year, heating service providers involved in the project achieve an aggregate tariff collection rate from all customers at 85%; (c) commencing no later than 2018 fiscal year, an aggregate tariff collection rate for heating from all customers of 90% is achieved; and (d) commencing no later than 2022, an aggregate tariff collection rate for heating from all customers of 95% is achieved. The Borrower and MUB shall also ensure that appropriate public awareness programs are conducted to educate the public on the need for a rational tariffs scheme on heating services and heating conservation.	No later than 2016 fiscal year	Being complied.
LA Sch 5 (ADF)	28	<b>Grievance Redress Mechanism.</b> The Borrower shall cause MUB to ensure that separate safeguards grievance redress mechanisms acceptable to ADB are established in accordance with the provisions of the EMP and RPs at the PMO, within the timeframes specified in the relevant EMP and RPs, to consider safeguards complaints.	Throughout implementation period	Being complied. Land Acquisition and Resettlement Plan Implementation Committee and working group established by City Mayor Order on 22 Feb 2016.
LA Sch 5 (ADF)	29	The Borrower shall cause MUB to ensure that within 12 months following the Effective Date, a grievance redress mechanism, acceptable to ADB, is established and a task force is functioning effectively to (a) review and document eligible complaints of Project stakeholders; (b) proactively address grievances; (c) provide the complainants with notice of the chosen mechanism/action; and (d) prepare periodic reports to summarize (i) the number of complaints received and resolved; (ii) chosen actions; and (iii) final outcomes of the grievances and make these reports available to ADB upon request. Eligible complaints include those related to the Project, any of the service providers, any person responsible for carrying out the Project, complaints on misuse of funds, unfair land pooling practices and other irregularities, as well as gender issues.	September 2015	Being complied. Citizens send the complaints through <u>http://cityhall.gov.mn/cp/i</u> <u>ndex.php/homepage/sm</u> <u>artcity-mn</u> web or call to Hotline 1111, or fill the complaint form directly at PMO.
GA Art III	3.01	(a) The Recipient shall make the proceeds of the Grant available to MUB upon terms and conditions satisfactory to ADB and shall cause the proceeds of the Grant to be applied to the financing of expenditures on the Project in accordance with the provisions of this Grant Agreement, the ADB Loan Agreements, and the Project Agreement.	Throughout implementation period	Being complied.
GA Art III	3.01	The Recipient agrees that the proceeds of the Grant may be used to pay ADB's administration fees and bank and other charges pursuant to the applicable cofinancing	Throughout implementation period	Being complied.

Article/	Section/	Description	Schedule/	Status/Remarks
Schedule	Para no.		Due Date	(as of Tranche 1 Review Mission and Tranche 2 Interim Mission, 13–20 June 2016)
		arrangements with UEIF. ADB shall be entitled to withdraw from the Grant Account and pay to itself, on behalf of the Recipient, the amounts required to meet payments, when due, of such administration fees, bank and other charges.		
GA Art III	3.02	The proceeds of the Grant shall be allocated and withdrawn in accordance with the provisions of Schedule 1 to the Grant Agreement, as such Schedule may be amended from time to time by agreement between the Recipient and ADB.	Throughout implementation period	Being complied.
GA Art III	3.03	Except as ADB may otherwise agree, the Recipient shall procure, or cause to be procured, the items of expenditure to be financed out of the proceeds of the Grant in accordance with the provisions of Schedule 4 to the Special Operations Loan Agreement.	Throughout implementation period	Being complied.
GA Art III	3.04	Except as ADB may otherwise agree, the Recipient shall cause all items of expenditure financed out of the proceeds of the Grant to be used exclusively in the carrying out of the Project.	Throughout implementation period	Being complied.
GA Art III	3.05	The Grant Closing Date for the purposes of Section 8.02 of the Grant Regulations shall be 30 June 2018 or such other date as may from time to time be agreed between the Recipient and ADB.	30 June 2018	The Grant Closing Date remains the same.
GA Art IV	4.01	In the carrying out of the Project and operation of the Project facilities, the Recipient shall perform, or cause to be performed, all obligations set forth in Schedule 5 to the Special Operations Loan Agreement.	Throughout implementation period	Being complied.
GA Art IV	4.02	(a) The Recipient shall (i) maintain separate accounts and records for the Project; (ii) prepare annual financial statements for the Project in accordance with accounting principles acceptable to ADB; (iii) have such financial statements audited annually by independent auditors whose qualifications, experience and terms of reference are acceptable to ADB, in accordance with international standards for auditing or the national equivalent acceptable to ADB; (iv) as part of each such audit, have the auditors prepare a report (which includes the auditors' opinion on the financial statements, use of the Grant proceeds and compliance with the financial covenants of this Grant Agreement as well as on the use of the procedures for imprest fund and statement of expenditures) and a management letter (which sets out the deficiencies in the internal control of the Project that were identified in the course of the audit, if any); and (v) furnish to ADB, no later than 6 months after the end of each related fiscal year, copies of such audited financial statements, audit report and management letter, all in the English language, and such other information concerning these documents and the audit thereof as ADB shall from time to time reasonably request.	Throughout implementation period	To be complied. 2015 audit reports to be submitted by end-June 2016.
GA Art IV	4.02	(b) ADB shall disclose the annual audited financial statements for the Project and the opinion of the auditors on the financial statements within 30 days of the date of their receipt by posting them on ADB's website.	Throughout implementation period	To be complied.
GA Art IV	4.02	The Recipient shall enable ADB, upon ADB's request, to discuss the financial statements for the Project and the Recipient's financial affairs where they relate to the Project with the auditors appointed pursuant to subsection (a) (iii) hereinabove, and shall authorize and require any representative of such auditors to participate in any such discussions requested by ADB. This is provided that such	Throughout implementation period	To be complied.

Article/ Schedule	Section/ Para no.	Description	Schedule/ Due Date	Status/Remarks (as of Tranche 1 Review Mission and Tranche 2 Interim Mission, 13–20 June 2016)
		discussions shall be conducted only in the presence of an authorized officer of the Recipient, unless the Recipient shall otherwise agree.		
GA Art IV	4.03	The Recipient shall enable ADB's representatives to inspect the Project, the Goods and Works, and any relevant records and documents.	Throughout implementation period	To be complied if such request from ADB will be received.
GA Art IV	4.04	The Recipient acknowledges and agrees that this Grant Agreement is entered into by ADB, not in its individual capacity, but as grant administrator for UEIF. Accordingly, the Recipient agrees that (i) it may only withdraw Grant proceeds to the extent that ADB has received proceeds for the Grant from UEIF; and (ii) that ADB does not assume any obligations or responsibilities of UEIF in respect of the Project or the Grant other than those set out in this Grant Agreement.	Throughout implementation period	Acknowledged and agreed.
GA Sch 1	1	<b>Basis for Withdrawal from the Grant Account.</b> Except as ADB may otherwise agree, the proceeds of the Grant shall be disbursed on the basis of the withdrawal percentage for each item of expenditure set forth in the Table.	Throughout implementation period	Being complied.
GA Sch 1	3	<b>Reallocation</b> . Notwithstanding the allocation of Grant proceeds and the withdrawal percentages set forth in the Table, (a) if the amount of the Grant allocated to any Category appears to be insufficient to finance all agreed expenditures in that Category, ADB may, by notice to the Recipient, (i) reallocate to such Category, to the extent required to meet the estimated shortfall, amounts of the Grant which have been allocated to another Category but, in the opinion of ADB, are not needed to meet other expenditures; and (ii) if such reallocation cannot fully meet the estimated shortfall, reduce the withdrawal percentage applicable to such Category may continue until all expenditures thereunder shall have been made; and (b) if the amount of the Grant allocated to any Category appears to exceed all agreed expenditures in that Category, ADB may, by notice to the Recipient, reallocate such excess amount to any other Category.	Throughout implementation period	To be complied. No reallocation yet as of to-date.
GA Sch 1	4	<b>Disbursement Procedures.</b> Except as ADB may otherwise agree, the Grant proceeds shall be disbursed in accordance with the Loan Disbursement Handbook.	Throughout implementation period	Being complied.
PA Art II	2.01	(a) MUB shall carry out the Project with due diligence and efficiency, and in conformity with sound applicable technical, financial, business, and development practices; and (b) in the carrying out of the Project and operation of the Project facilities, MUB shall perform all obligations set forth in the Loan Agreements to the extent that they are applicable to MUB.	Throughout implementation period	Being complied.
PA Art II	2.02	MUB shall make available, promptly as needed, and on terms and conditions acceptable to ADB, the funds, facilities, services, land and other resources as required, in addition to the proceeds of the Loans and Grant, for the carrying out of the Project.	Throughout implementation period	Being complied.
PA Art II	2.03	(a) In the carrying out of the Project, MUB shall employ competent and qualified consultants and contractors, acceptable to ADB, to an extent and upon terms and conditions satisfactory to ADB; and (b) except as ADB may otherwise agree, MUB shall procure all items of expenditures to be financed out of the proceeds of the Loans in accordance with the provisions of Schedule 4 to the	Throughout implementation period	Being complied.

Article/	Section/	Description	Schedule/	Status/Remarks
Schedule			Due Date	(as of Tranche 1 Review Mission and Tranche 2 Interim Mission, 13–20 June 2016)
		Special Operations Loan Agreement. ADB may refuse to finance a contract where any such item has not been procured under procedures substantially in accordance with those agreed between the Borrower and ADB or where the terms and conditions of the contract are not satisfactory to ADB.		
PA Art II	2.04	MUB shall carry out the Project in accordance with plans, design standards, specifications, work schedules and construction methods acceptable to ADB. MUB shall furnish, or cause to be furnished, to ADB, promptly after their preparation, such plans, design standards, specifications and work schedules, and any material modifications subsequently made therein, in such detail as ADB shall reasonably request.	Throughout implementation period	Being complied.
PA Art II	2.05	(a) MUB shall take out and maintain with responsible insurers, or make other arrangements satisfactory to ADB for, insurance against such risks and in such amounts as shall be consistent with sound practice; and (b) without limiting the generality of the foregoing, MUB undertakes to insure, or cause to be insured, the Goods to be imported for the Project against hazards incident to the acquisition, transportation and delivery thereof to the place of use or installation, and for such insurance any indemnity shall be payable in a currency freely usable to replace or repair such Goods.	Throughout implementation period	Being complied.
PA Art II	2.06	MUB shall maintain, or cause to be maintained, records and accounts adequate to identify the items of expenditure financed out of the proceeds of the Loans and Grant, to disclose the use thereof in the Project, to record the progress of the Project (including the cost thereof) and to reflect, in accordance with consistently maintained sound accounting principles, its operations and financial condition.	Throughout implementation period	Being complied.
PA Art II	2.07	<ul> <li>(a) ADB and MUB shall cooperate fully to ensure that the purposes of the Loans and Grant will be accomplished;</li> <li>(b) MUB shall promptly inform ADB of any condition which interferes with, or threatens to interfere with, the progress of the Project, the performance of its obligations under this Project Agreement, or the accomplishment of the purposes of the Loans and Grant; and (c) ADB and MUB shall from time to time, at the request of either party, exchange views through their representatives with regard to any matters relating to the Project, MUB, the Loans and Grant.</li> </ul>	Throughout implementation period	Being complied.
PA Art II	2.08	<ul> <li>(a) MUB shall furnish to ADB all such reports and information as ADB shall reasonably request concerning</li> <li>(i) the Loans, Grant and the expenditure of the proceeds thereof; (ii) the items of expenditure financed out of such proceeds; (iii) the Project; (iv) the administration, operations and financial condition of MUB; and (v) any other matters relating to the purposes of the Loans and Grant.</li> </ul>	Throughout implementation period	Being complied.
PA Art II	2.08	(b) without limiting the generality of the foregoing, MUB shall furnish to ADB periodic reports on the execution of the Project and on the operation and management of the Project facilities. Such reports shall be submitted in such form and in such detail and within such a period as ADB shall reasonably request, and shall indicate, among other things, progress made and problems encountered during the period under review, steps taken or proposed to be taken to remedy these problems, and proposed program of activities and expected progress during the following period.	Throughout implementation period	Being complied, through submission of quarterly and annual reports with ADB.
PA Art II	2.08	(c) Promptly after physical completion of the Project, but in	After project	To be complied

1	Section/	Description	Schedule/	Status/Remarks
Schedule	Para no.		Due Date	(as of Tranche 1 Review Mission and Tranche 2 Interim Mission, 13–20 June 2016)
		any event not later than 3 months thereafter or such later date as ADB may agree for this purpose, MUB shall prepare and furnish to ADB a report, in such form and in such detail as ADB shall reasonably request, on the execution and initial operation of the Project, including its cost, the performance by MUB of its obligations under this Project Agreement and the accomplishment of the purposes of the Loans and Grant.	completion	
PA Art II	2.09	(a) MUB shall (i) maintain separate accounts and records for the Project; (ii) prepare annual financial statements for the Project in accordance with accounting principles acceptable to ADB; (iii) have such financial statements for the Project audited annually by independent auditors whose qualifications, experience and terms of reference are acceptable to ADB, in accordance with international standards for auditing or the national equivalent acceptable to ADB; (iv) as part of each such audit, have the auditors prepare a report (which includes the auditors' opinion on the financial statements, use of the Loans and Grant proceeds and compliance with the financial covenants of the Loan Agreements as well as on the use of the procedures for imprest fund and statement of expenditures) and a management letter (which sets out the deficiencies in the internal control of the Project that were identified in the course of the audit, if any); and (v) furnish to ADB, no later than 6 months after the close of the fiscal year to which they relate, copies of such audited financial statements, audit report and management letter, all in the English language, and such other information concerning these documents and the audit thereof as ADB shall from time to time reasonably request.	Throughout implementation period	Being complied. PMO developing automated financial and accounting system/s to comply. Auditing from Capital city's auditing department is completed. The auditing from ADB by "Dalai Van" audit is ongoing.
PA Art II	2.09	(b) ADB shall disclose the annual audited financial statements for the Project and the opinion of the auditors on the financial statements within 30 days of the date of their receipt by posting them on ADB's website.	Throughout implementation period	To be complied.
PA Art II	2.09	(c) In addition to annual audited financial statements referred to in subsection (a) hereinabove, MUB shall (i) provide its annual financial statements prepared in accordance with national accrual-based financing reporting standards acceptable to ADB; (ii) have its financial statements audited annually by independent auditors whose qualifications, experience and terms of reference are acceptable to ADB, in accordance with international standards for auditing or the national equivalent acceptable to ADB; and (iii) furnish to ADB, no later than 1 month after approval by the relevant authority, copies of such audited financial statements in the English language and such other information concerning these documents and the audit thereof as ADB shall from time to time reasonably request.	Throughout implementation period	To be complied. PMO to submit 2014 and 2015 audit reports for MUB.
PA Art II	2.09	(d) MUB shall enable ADB, upon ADB's request, to discuss the financial statements for the Project and MUB and its financial affairs where they relate to the Project with the auditors appointed by MUB pursuant to subsection (a) (iii) hereinabove, and shall authorize and require any representative of such auditors to participate in any such discussions requested by ADB. This is provided that such discussions shall be conducted only in the presence of an authorized officer of MUB, unless MUB shall otherwise agree.	Throughout implementation period	To be complied, if such request from ADB will be received.
PA Art II	2.10	MUB shall enable ADB's representatives to inspect the Project, the Goods and Works and any relevant records and documents.	Throughout implementation period	Being complied.

	Section/	Description	Schedule/	Status/Remarks
Schedule			Due Date	(as of Tranche 1 Review Mission and Tranche 2 Interim Mission, 13–20 June 2016)
PA Art II	2.11	(a) MUB shall, promptly as required, take all action within its powers to maintain its corporate existence, to carry on its operations, and to acquire, maintain and renew all rights, properties, powers, privileges and franchises which are necessary in the carrying out of the Project or in the conduct of its operations.	Throughout implementation period	Being complied.
PA Art II	2.11	(b) MUB shall at all times conduct its operations in accordance with sound applicable technical, financial, business, development and operational practices, and under the supervision of competent and experienced management and personnel.	Throughout implementation period	Being complied.
PA Art II	2.11	(c) MUB shall at all times operate and maintain its plants, equipment and other property, and from time to time, promptly as needed, make all necessary repairs and renewals thereof, all in accordance with sound applicable technical, financial, business, development, operational and maintenance practices.	Throughout implementation period	Being complied.
PA Art II	2.12	Except as ADB may otherwise agree, MUB shall not sell, lease or otherwise dispose of any of its assets which shall be required for the efficient carrying on of its operations or the disposal of which may prejudice its ability to perform satisfactorily any of its obligations under this Project Agreement.	Throughout implementation period	Being complied.
PA Art II	2.13	Except as ADB may otherwise agree, MUB shall apply the proceeds of the Loans and Grant to the financing of expenditures on the Project in accordance with the provisions of the Loan Agreements, Grant Agreement and this Project Agreement, and shall ensure that all items of expenditures financed out of such proceeds are used exclusively in the carrying out of the Project.	Throughout implementation period	Being complied.
PA Art II	2.14	MUB shall promptly notify ADB of any proposal to amend, suspend or repeal any provision of its constitutional documents, which, if implemented, could adversely affect the carrying out of the Project or the operation of the Project facilities. MUB shall afford ADB an adequate opportunity to comment on such proposal prior to taking any affirmative action thereon.	Throughout implementation period	To be complied, if such situation occurs.

Appendix 6: Revised Procurement Plan under ADB Approval Process

#### REVISED Procurement Plan Basic Data

Dusie Dutu			
Project Name: Ulaanbaatar Urban Services and Ge	er Area Development Investment Program – Tranche 1		
ADB Loan No.: 3099 - MON (SF)	Executing Agency: Municipality of Ulaanbaatar		
ADB Grant No. 0380 - MON (EF)			
<b>EIB Loan No.</b> 2013-0421			
Country: Mongolia			
Loan Amount: USD 50.0 Million	Project Closing Date : 31 December 2018		
Grant Amount: USD 3.7 million			
Loan Amount EIB: USD 28.38 Million			
Date of First Procurement Plan: 15 <sup>th</sup> May 2013	Date of This Procurement Plan: 2 June 2016 (Ver 4)		

#### 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	Comments
	Post	
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	
<b>Recruitment of Consulting Firms</b>		
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	Prior	
Selection (CQS), Least Cost Selection (LCS), Fixed		
Budget Selection (FBS), and Single Source		
Selection		
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.

Comments	Without PQ: Yes Bidding Document: Standard Bidding Document Small Works (English) Domestic Preference Applicable: No Using the ADB Small Works SBD as the basis.		Without PQ: Yes; Bidding Document: ADB's SBD Design Plant (Turnkey); Domestic Preference Applicable: No		Financing under: EIB Loan Without PQ: Yes; Bidding Document: Standard Bidding Document in English; Language: English	Without PQ: Y es Bidding Document: Standard Bidding Document Small Works (English) Domestic Preference Applicable: No Using the ADB Small Works SBD as the basis.
Advertisement (quarter /year)	Q2 2016	(	Q3 2016		Q3 2016	Q3 2016
Proc. Method	ICB IS-IE	ja s	ICB 1S-1E		NCB 1S-1E	NCB IS-IE
Description	Floor sub-center 2,232m2, Playground 8,159m2 Floor sub-center 2,090m2, Open sub-center 3,540m2 Floor sub-center 2,232 m2, Playground 8,159m2	Floor sub-center 2,090 m2, Open sub-center 3,540m2	16.8MW CFBC Type Boiler (3 Boilers)	25.2MW CFBC Type Boiler (3 Boilers)	Open channel 4,000m for Bayankhoshuu Culvert 868m for Selbe	SB-Bridges 60m, 30m & 24m
Recalculate Estimated Value (USD million)	2.917		7.180	7.958	1.800	2.912
Package code	BSF05 SSF05		BHF06	SHF06	BSDF07	SBR08
Description	LOT 1: Works of Kindergarten, Business incubator and Vocational Training Centre in Bayankhoshuu Sub-center LOT 2: Works of Kindergarten, Business	Incubator and Vocational Training Centre in Selbe Sub- center	LOT 1: Works of Construction of Heating Plant and Facility in Bayankhoshuu Sub-center	LOT 2: Works of Construction of Heating Plant and Facility in Selbe Sub- center	Flood Protection & Embankment (combined for Culverts and Embankment Bayankhoshuu and Selbe Sub-centers)	Three (3) Bridges in Selbe Sub-center
Bid For:	(1) Kinder- garden, Business Incubator		(2) Heating Plants		(3) Drainage and Flood Protection	(4) Bridges

EA Quarterly Progress Report

Comments	Without PQ: Y es Bidding Document: Standard Bidding Document Small Works (English) Domestic Preference Applicable: No Using the ADB Small Works SBD as the basis.	Financing under: EIB Loan Without PQ: Yes; Bidding Document: Standard Bidding Document in English; Language: English		Without PQ: Yes Bidding Document: Standard Bidding Document Small Works (English) Domestic Preference Applicable: No Using the ADB Small Works SBD as	the basis.	Financing under: EIB Loan Without PQ: Yes; Bidding Document: Standard Bidding Document in English; Language: English
Advertisement (quarter /year)	Q3 2016	Q3 2016		Q3 2016		Q3 2016
Proc. Method	NCB 1S-1E	NCB IS-IE		ICB IS-IE		NCB IS-IE
Description	Bayankhoshuu 45,000m2 Selbe 34,300m2	Bayankhoshuu: Reservoir 1000ton, Pump station 1ea Pipe D125-300:3.141km, manhole D1500, 5ea (soil condition) Selbe: Reservoir 1000ton, Pump station 1ea Pipe D300mm-276m		Bayankhoshuu Road: B14m, 2.9km Heating Pipe D125~D450, 3.14km, Manhole 6EA, Substation 3EA	Road: B14m, 3.3km Heating Pipe D125~D450, 2.73km, Manhole 36EA, Substation 7EA	SRTP lines D150 ~ D250 : 1.0km(without trench) Steel Pipe lines D150 ~ D250 : 1.6km(with trench) Trench : 1.6km Manhole D1500 : 10 each Flow and pressure control valves : 2ea
Recalculate Estimated Value (USD million)	1.800	4.230		4.213	4.853	0.944
Package code	BSLS09	BSWR10		BRDH11	SRDH11	BWW12
Description	Open Space (Landscape)	Works of Construction of two water reservoir and supply pipe in Bayankhoshuu and Selbe Sub-centers	PHASE 1	LOT 1: Roads and Heating Network for in Bayankhoshuu Sub-center	LOT 2: Roads and Heating Network in Selbe Sub-center	LOT 1: Water supply and Sewerage network in Bayankhoshuu Sub-center
Bid For:	(5) Open Space (Landscape)	(6) Water Reservoir		(7) Roads and Heating Network		(8) Water supply and Sewerage

EA Quarterly Progress Report

sement Comments rter ur)		<ul> <li>Financing under: EIB Loan</li> <li>Without PQ: Yes;</li> <li>Bidding Document: Standard Bidding</li> <li>Document in English;</li> <li>Language: English</li> </ul>	<ul> <li>Without PQ: Yes;</li> <li>Bidding Document: ADB's SBD Works (Small);</li> <li>Domestic Preference Applicable: No Using the ADB Small Works SBD as the basis</li> </ul>			Ine basis.	<ul> <li>4 Financing under: EIB Loan</li> <li>16 Without PQ: Yes;</li> <li>4 Bidding Document: Standard Bidding</li> <li>16 Document in English;</li> </ul>
Proc. Advertisement Method (quarter /year)		NCB Q3 IS-IE 2016	NCB Q3 IS-IE 2016		ICB Q4 IS-IE 2016		NCB         Q4           IS-IE         2016           NCB         Q4           IS-IE         2016
P1 Me			N 15				N IS IS
Description	DCIP lines D150 ~ D300 : 3.6km Collector main pipe D300 : 1.1km Manhole D1000 : 60ea Manhole D1500 : 107ea	SRTP lines D150 ~ D250 : 3.9km(without trench) Steel Pipe lines D150 ~ D250 : 0.9km(with trench) Trench : 0.9km Manhole D1500 :13ea Flow and pressure control valves : 2ea DCIP lines D150 ~ D300 : 4.2km Manhole D1000 : 56ea Manhole D1000 : 56ea	Bayankhoshuu: 5KV, L-3km Selbe: 10KV, L-1km		Road: B20m, 0.9km         B14m,           2.4km         B9.5km, 0.35km           Heating Pipe D125~D450,         1.68km, Manhole 33EA,           Substation 8EA         Substation 8EA	Koad: B14m, 2.2km	SRTP lines D150 ~ D250 : 2.3km(without trench) Steel Pipe lines D150 ~ D250 : 0.6km(with trench) Trench . 0 6km
Recalculate Estimated Value (USD million)		1.256	1.093		7.392	CU2.4	0.955
Package code		SWW12	BSEC13		BRDH14	SKDH14	BWW15
Description		LOT 2: Water supply and Sewerage network in Selbe Sub-center.	Works of Electricity and telecommunication network in Bayankhoshuu and Selbe Sub-centers	PHASE 2	LOT 1: Roads and Heating Network for in Bayankhoshuu Sub-center	LUI 2: Koads and Heating Network in Selbe Sub-center	LOT 1. Water supply and Sewerage network in Bayankhoshuu Sub-center.
Bid For:			(9) Electricity And Telecomm Network		(10) Roads and Heating Network		(11) Water supply and Sewerage

EA Quarterly Progress Report

86

Comments	Financing under: EIB Loan Without PQ: Yes; Bidding Document: Standard Bidding Document in English;	Lauguage: Dugusu	Financing under: EIB Loan Without PQ: Yes; Bidding Document: Standard Bidding Document in English; Language: English	Financing under: EIB Loan Without PQ: Yes; Bidding Document: Standard Bidding Document in English; Language: English
Advertisement (quarter /year)			Q4 2017	Q1 2017
Proc. Method			NCB 1S-1E	ICB IS-IE
Description	Flow and pressure control valves : lea DCIP lines D150 ~ D300 : 4.6km Manhole D1000 : 92ea Manhole D1500 : 14ea	SRTP lines D150 $\sim$ D250 : 1.0km(without trench) Steel Pipe lines D150 $\sim$ D250 : 0.3km(with trench) Trench : 0.3km Manhole D1500 :13ea Flow and pressure control valves : 2ea DCIP lines D150 $\sim$ D300 : 5.7km Manhole D1000 : 73ea Manhole D1500 : 92ea	Secondary connection of water supply and sewerage line	Rehabilitation of Water Supply and Sewerage network in UB
Recalculate Estimated Value (USD million)		0.586	4.0	5.0
Package code		SWW15	WSC16	WSNR17
Description		LOT 2. Water supply and Sewerage network in Selbe Sub-center.	Water supply and sewage connections in Bayankhoshuu and Selbe sub-centers	Rehabilitation of Water Supply and Sewerage network
Bid For:			(12) Water supply and sewer connections	(13) Water Supply and Sewerage network rehabilitation

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

**Procurement in Progress** 

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Bid For:	Description	Package code	Estimated Value (USD million)	Description	Proc. Method	Award	Comments
Sewage Collector	Works of Sewage Collector Main (BCM-2)	BCM02	1.170	2250 meters D600 ductile iron gravity sewer pipe	NCB 1S-1E	Q2 2016	Financing under: EIB Loan Without PQ: Yes;
Mains In Progress	in Bayankhoshuu Sub- center						Bidding Document: Standard Bidding Document in Mongolia; Language: Mongolian
WWOI -04 (Grant)	Works of Pump, SCADA for water and	WWOI04	3.70	Works of Pump, SCADA for water and waste water treatment	ICB 1S-1E	Q3 2016	Financed under ADB Grant Without PQ: Yes;
Bid for Plant – Design,	waste water treatment process.			process equipment.			Bidding Document: ADB's SBD Plant – Design, Supply, Installation;
Supply, Installation In Progress							Domestic Preference Applicable: No

#### 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	Recruitment Method	Advertisement Date	Type of Proposal	International/ National	Comments
	Value		(Quarter/			
	(\$ million)		year)			
Support to the	500,000	QCBS	Q1	FTP	International	Time
service delivery		(90:10)	2016			based
organizations						Contract
USUG,						
OSNAAG,						
Kantors, and						
Heat-only boiler						
operators to						
improve the						
management of						
the services CS5						

\* 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.

		Goous and	VV UI K5		
General	Estimated	Procurement	Bidding	Advertisement	Comments
Description	Value	Method	Procedure	Date	
	(\$ million)			(quarter/	
				year)	
Office furniture	Value of each	Shopping	As per National	Continuous	Multiple
and utilities etc.	contract below		Procurement		Contracts
	\$100,000		Practice		
Regular office	Value of each	Shopping	As per National	Continuous	Multiple
supplies and	contract below		Procurement		Contracts
consumables.	\$100,000		Practice		

#### **Goods and Works**

#### **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/	Date of ADB/EIB Approval of	Scheduled Date of Completion	Comments
			year)			

				Contract Award		
BCM01. Works of Sewage Collector Main in Bayankhoshuu Sub-center	1,440,576.99	NCB	Q2 2015	Q1 2016	Q4 2016	N/A
SCM03.Works of Sewage Collector Main in Selbe Sub-center	1,048,406.74	NCB	Q2 2015	Q1 2016	Q4 2016	N/A

#### **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
Design, tendering and Construction Supervision consultants CS1	4,024,400	QCBS (90:10)	2014	2 June, 2015	1 June, 2018	Contract awarded to Dohwa Engineering Co. Ltd., Korea
Project Management Support Consultants CS2	1,250,000	QCBS (90:10)	2014	17 August, 2015	16 August, 2018	Contract awarded to EGIS- International, France
Community Engagement, and SME support CS3	700,000	QBS	2014	3 July, 2015	2 January, 2018	Contract awarded to UN Habitat
Improved Sub- center planning and developments CS4	800,000	QCBS (90:10)	2013	8 September, 2015	7 March, 2018	Contract awarded to IPE Global, India

\* QCBS = Quality and Cost Based Selection

### Completed Contracts

		G	boods and Worl	KS		
General	Contract	Procurement	Advertisement	Date of ADB	Date of	Comments
Description	Value (\$	Method	Date (quarter/	Approval of Contract	Completion	
	million)		year)	Award		
			Nil			

		Со	nsulting Servi	ces		
General	Contract	Recruitment	Advertisement	Date of ADB	Date of	Comments
Description	Value	Method	Date	Approval of	Completion	

	(\$ million)		(Quarter/ year)	Contract Award		
Detail Design for Sewerage	160,000	ICS	2014	27 August, 2015	Q1 2015	Assignment Completed
Collector mains						

\* ICS = Individual Consultant Selection Method

**Appendix 7: 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 sub center planning and development



Attachment: Quarterly progress report for 2nd quarter of 2016

Sincerely Yours,

Lee Dong joo Team Leader Ulaanbaatar Urban Services and Ger Areas Development Investment Program Tranche 1 DOHWA ENGINEERING CO., LTD

E. Jarya

DOHWA ENGINEERING CO., LTD. Korea in Joint Venture with Korea District Heating Corporation



### Ulaanbaatar Urban Services and Ger Areas Development Investment Program

# Quarterly Progress Report (April to June 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





#### 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 April,

- a. The Consultant team revised the detailed design drawings and bidding documents, which were submitted on March 2016, in accordance with the comments from PMO engineers on them and submitted the revised detailed designs and bidding documents of the road, architecture, water supply & sewerage, heating plants and heating distribution network for each sub-center again PMO and also to MPA in order to get evaluation and comments on. Accordingly, the drawings were revised again as per the comments from MPA for the drawings. Also the concept designs for the landscaping prepared in each sub-center and submitted them for the issuance of the work instruction of landscaping.
- b. The Consultant team fixed the location of reservoir through the several meetings and site surveys with related engineers of MPA, USUG and PMO.
- c. Resettlement issue has been arisen in March 2016 and it was required to reduce road width or green areas in order to minimize the number of households to be affected on the road alignment. Accordingly, the Consultant team hold several meetings with related all of authorities on this issue and finally, it was agreed to reduce the green areas width by



keeping the road width as planning. Regarding with it, the Consultant team faced to carry out new designing for each component. Therefore, some meetings for variation of detailed design and bidding documentation have been made among ADB, PMO and Dohwa and a proposal has been prepared and submitted to PMO.

#### 2.2 May,

- a. The most of international and national experts were withdrawn from the field office except some of national key experts for supporting PMO in case of events for regarding with completion of detailed design.
- b. At the beginning of the month, the Consultant team announced the Call for consulting services on Environment Impact Assessment for FS2 of Tranche 2. Accordingly, 6 companies applied for and 3 of them left at the next stage of financial proposal. And the financial proposals were opened at the meeting room of the Consultant team with the presence of Ms. Khorolsuren, Environmental specialist of PMO, Team leader, Deputy Team leader and Directors of selected 3 companies, Environ LLC, Sunny Trade LLC and SEC LLC. As a result, 1 company was awarded to subcontract for implementing Detailed Environment Impact Assessment for Tranche 2.
- c. The consultation meeting of Pre-stakeholder engagement strategy for improving the social, poverty, gender and human rights in the Project sites held on May 18, 2016. The objective of the meeting was open discussion on the ger areas sub-center conditions, priorities, proposed intervention and their linkages to social, poverty and gender improvements (Please refer Appendix 1).
- d. Some of office equipment including 8 desks, 8 chairs and 2 set of computers were handed over to PMO.
- e. The Consultant team for FS2 of Tranche 2 submitted the English version of Interim report on April 29, 2016, while the Mongolian version was submitted on May 9, 2016 and its soft copies were delivered also.



#### 2.3 June,

- a. The Consultant team hold several meetings with Mr. Battulga, Head of State Council, Ms. Tserenbaljid, Head of Infrastructure department of MPA and Mongolia representative consultants for heating sector for discussing a possibility to connect the planning heating distribution network under the project with the State Central Heating System and a meeting with Senior Engineer of Ulaanbaatar District Heating Company for discussing the heating network planning of Bayankhoshuu and Selbe sub-centers. Related for this issue, another meeting was hold with ADB, Mr. Byamba-Ochir, President of Heating supply association, Mr. Erbar, Senior engineer of Ulaanbaatar District Heating Sector, PMO, and Team leader and Heating engineer of Dohwa consultant team at June 16, 2016 discussing the possibilities for connection of heating distribution network with Central heating system or for suppling it by gas or electricity. As a result of the meeting, it was agreed to discuss it again at the higher level and decide this issue (Please refer **Appendix 2**).
- b. The procurement packages for Tranche 1 were defined and concluded between ADB, PMO, Egis and Dohwa consultant teams as following:

1 Sale																	
Package	Work			16			20	17			20	18				19	
I ackage	WOIK	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1	Kindergarten &		Bid				Conc	tructio									
1	Business Incubator		ΒΙά				Cons	tructio	n								
2	Heating Plant			Bid					Cons	tructio	on						
3	Drainage & Flood Protection			Bid													
4	Bridges			Bid			Cons	tructio	on								
5	Open Space(Landscape)			Bid			Cons	tructio	on								
6	Water Reservoir			Bid				Cons	tructio	on							
Phase	1					1	1	1				1	1				<u> </u>
7	Road and Heating Network			Bid					Cons	tructio	on						
8	Water Supply and sewerage			Bid				Cons	tructio	on							
9	Electricity & Telecommunication			Bid													
Phase	2		1			1	1	1				1	1			1	L
	Road and Heating																
10	Network				Bid					Cons	tructio	on					
11	Water Supply and sewerage				Bid				Cons	tructio	on						
12	Water Supply and sewe connection				Bid			Cons	tructio	on							
13	Water Supply and Sewerage network Rebabilitation					Bid			Cons	tructio	on						

c. Mr. Yoo Chang min, Head of Dohwa Headquarter, arrived in the project field office with the purpose of a contract performance review meeting with MUB and PMO. The meeting had been held on June 09 and 10, 2016. At the meeting, Mr. Otgonbaatar, Head of Project Cooperation Department of MUB, discussed the definite issues, including replacement of many experts, delayed timesheet approval and payment, budget for electricity design sub-contracting, and reasons for the delayed detailed designs of the Tranche 1 with PMO and Dohwa/Monconsult consultant team (please refer **Appendix 3**)



and some countermeasures to accelerate the detailed designs were proposed by the Dohwa/Monconsult consultant team (please refer **Appendix 4**).

- d. The detailed design drawings, BOQ and Section 6 of the Kindergarten & BIC, Flood protection channel and Bridge have been revised in order to get State Expertise approval. The detailed design drawings of Kindergarten and BIC have been evaluated by the National Emergency Management Agency and Capital Emergency Management Department, while the drawings of Bridge and Flood protection channels are at the stage of getting approval and signs of administrators of the related agencies, including National Property Agency, Master Planning Agency, City Mayor office and Ulaanbaatar Authority for public services.
- e. Topographic and geological surveys on the locations of reservoirs and its pipelines for Bayankhoshuu and Selbe sub-centers have been carrying out and their final reports will be submitted at the end of the month.
- f. International and national experts of Land management and resettlement, Mr. Al Nasir Zaver (K-9) and Mr. Batjargal (N-13), for FS2 have been started to be deployed from May 30 and June 01, 2016 respectively. Since their deployment, they conducted series of meetings with GADA, Land acquisition division of National Property Agency, National Land Management and Cadaster Agency, UN Habitat, IPE and PMO to discuss current land valuation process, compensation prices for land acquisition applied by MUB and progress and issues with resettlement plan of Tranche 1 as well as conducted site visits in Denjiin 1000 and Dambadarjaa sub-centers to get overall idea on khashaa sizes, house types and other structures such as latrines, sheds and others. Currently, number of affected households, khashaas and other structures under the Tranche 2 are being verified using the updated Google map and layouts of designed roads and social amenities.
- g. International expert of Financial and Economic expert, Mr. Edwin Virtudes Alzate (K-13), for FS2 has been started to be deployed from June 11, 2016 and he prepared the



powerpoint presentation for ADB interim mission on the status of the cost estimates and economic & financial analysis. Also he reviewed the economic and financial analysis under the Tranche 1.

h. Also a focus group meeting hold with 12 and 14 aged teenagers living in the Denjiin 1000 sub-center in order to define urgent problems facing with the children. As a result of the meeting, it was concluded that more lighting and CCTV are necessary at the narrow streets and surrounding areas of the market (please refer Appendix 5).



#### 3. UPDATED CONSULTANT'S WORK PLAN AND MOBILIZATION SCHEDULE

During the 2<sup>nd</sup> Quarter, work plan and staff deployment was not any changed. After submission of finally revised packages on 19 April 2016, the staffs were gradually withdrawn from the field office and only the national key experts were remained.

																					De	ign &	FS fo	r Tra	nche 1	& Co	onstru	iction																					
	Name		[	1	2	3	4		5	6	7	8		9	10	11	L	12	1.		14	15	16		17	18	19	20	0	21	22	23	24	25		27	2	3 29	9 3	30	31	32	33			36			
No.	(Nationality)	Position	ļ				20													2016															)17									2018				Total	
	(		ļ	Jun	Jul.	Aug	. Se	p. 0	et. ?	Yov.	Dec.	Jan	i. Fe	eb.	Mar.	Ap	r.	May	Ju	1	Jul.	Aug	Se	1 (	)et.	Nov.	Dec	. Ja	n. I	èb.	Mar.	Apr.	May	Jun	Jul.	Aug	. Se	p. Oc	t. N	iov. 1	Dec.	Jan.	Feb.	Mar.	Apr.	May	4		
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KEY EXP	ERTS (INTERNATIONAL)																																																
	Lee Dongjoo	Project management specialist/	Home								Ш				111		Π	Ш																			Т											-	
K-1	KOR, 20.01.1958		Field							11					111							1		1	1.0	0.5	1				0.5	1.0	1.0	0.5	0.5	1.	0 1	.0 0	5					0.5	1.0	1.0	25.00	j 2	25.00
	Sin, Jung Hun	Engineer/ architect	Home	1	m			11			TT				Ш	Ш	T	Π	T			Π	Ш	İ.	1		Í																						
K-2	KOR, 17.08.1972	social infrastructure	Field		1		111		ΠT	1	ΪÌ		ſΠ	îπ	ìĦ	ttt	11	t t t	111	ŤΠ	71	îΠ	TT	11			• • • •									-	1									1	4.50	5	4.50
	Oh, Dong-hwan	Civil engineer roads and	Home													Ħ	Ħ	Ħt						Ħ													+												-
K-3	KOR, 06.11.1972		Field	++++	rttt	11		ti i		1	ή i		i i		ΰŴ	tt	11			tΗ	++-	$^{\dagger\dagger}$	+++	11-												-	-									+	8.00	5	8.00
	Kim, Yong Sig		Home																					+	+	-		-								+	+	+							1	1			-
K-4	KOR, 17.03.1976	Water sinnly and severage engineer	Field	÷				di de la								i i i i i	· • •			++	•++•	┿╫	╈╬	<u> </u>						••••			1.0			+	-									+	12.00	- 1	12.00
	Park, Jong-hoon		Home		H																+			$\mathbb{H}$	+	-		-		-			1.0			+	+	-		-	_	_				-	12.00		-
K-5	KOR, 01.08.1970	autor and maxemater treatment	Field	╬╫╢╸	┢┾┿┼		┝┿┿┥			+++		╈	┿┿┿	+++	₩	╋╋	⊹	ŀΗ	+++	┿╋┥	+++-	┿┼	╈													+	-									+	1.00		1.00
<u> </u>	Yeon, Hae Min		Home		HH					+++	╉				++	॑	+	₩		++	++	+	॑	+	-	_	-	-	-	-						+	+	+	-	-	_	_			-	-	1.00		-
K-6	KOR. 06.11.1972	Instrumentation and control expert	Field		H		lan han han h	-	┉		╬╫	┢╬┿	┉	₩	╬╫╋	┢╬┪	╓	h	┢╢┥	┉	-H-	╈┿	┿┿	╆╋┉	~~~		h	-							h										+		2.00	4	2.00
	2.00 C		Home							+					₩			Ш		+	+	++	Ш		+	_		-	-	_	_					-	+	+-	-	_	_	_			-	-	2.00	-	_
K-7	Park Joohy cong	District heating expert		÷	Li il				ЩН	-	Щ	₩	LL.	Ц	Щ	₩	-	Щ		÷	-H-	┿┿	┿╫┥	┉			h										-											i r	14.00
<u> </u>	KOR, 03.08.1967		Field		<u> </u>				111		Щ				Щ						++	+++			+	_		-	-	_	_		1.0			-	+	_	-	_					1.0	1.0	14.00	/	_
K-8	Lim Dongwon	Urban nlanner - Tranche 2 FSR	Home	÷	μμ	┉┿╬┿╴			μμ		Щ	₩	₩.	Ц	Щ	H	44	ш	44	44	h	+++-	┉	₊			h	-							ļ		-											4	6.50
	KOR,		Field		###						Щ				Щ						1	11	111	11	_			_		_							+	_	_	_						_	6.50	1	_
K-9	Al Nasir Zaver	Land management and resettlement	Home		444		ht		ЩЦ	-U.	ДЩ	444	₩₩	Щ	μĻ	Щ	44	ш	Щ	44	h	44.	₩	44				4							ļ													1	2.50
	CAN, 21.08.1948		Field		Ш																																	_									2.50	1	
K-10		Last a connection of persons of a function of	Home		Ш		h		ЩЦ		Щ	Щ.,	Щ	Щ	Julu	Щ	Ш	Ш	Ш	Щ	щ		Щ	44				4							ļ										ļ			1	2.00
	USA, 28.01.1949		Field		Ш				Ш		Ш																																				2.00	)	
K-11	Giovana Beltrão→ Rob Story		Home	Ш	Ш		ШШ		Ш		Ш	Ш	Ш	Ш	Ш	Ш	Ш	Ш	Ш	Ш	Ш	Ш	Ш	Ц.			L	_									_	_	_						l		-	· ]	2.50
	CAN, 22.09.1950	Tranche 2 FSR	Field		Ш																																										2.50	)	2.50
K-12	SAVINIANO M. PEREZ, Jr.		Home																																														1.50
K-12	PHL, 17.12.1946	FSR	Field	TTT	MIT	111	mn	111	m	Ш	Ш	m		m	111	Ш	Т			Ш			m	T	1		[	1		T								- T							1	1	1.50	j]	1.50
K-13	Edwin Virtudes ALZATE	Project financial and economy expert	Home													Ш	Π																																2.00
K-13	PHL, 18.04.1971	- Tranche 2 FSR	Field							TT	Ш	Ш	TT	Ш			Т			T	T	Т	Ш																								2.00	Ĵ	2.00
	Song ho kyoung	Project management specialist	Home		IIII										111		Π		Π																														
K-14	KOR, 17, 07, 1979	supplement & Water supply, sewerage and drainage (Supplementary)	Field	╉	H							Нh	l lite	H.	╆╫┥	$^{++}$	╓	++	++	++	•++•	╈	+	++			l								<u> </u>	+									+	+	8.00		8.00
<u> </u>			Home		Ħ												+	₩	$\mathbb{H}$	++	+	+	$\mathbb{H}$	+	+			+		-	-			-		+	+	+	+	-	-				-	+	2.27	7	-
K-15	KOR, 05. 02. 1979		Field		- <u> </u> - - -	·	┝┿┿┝	·++-}·	-  <del> </del> -		·+++		l.	44			÷ŀŀ	·		++	.++.	÷+-			••••		ŀ	• • • • • •		····-					<u> </u>	·	-+	···							÷	+	1.73		4.00
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No.	(Nationality)	Position		-	in Jul. A	2015 ug. Sep.	0.6.	Nuv. Dr	er. Jan.	Peb. 2	dar. Ap	er. May	20 Jun.	Jul.	Aug.	Sep.	Ovi.	Nov. 1	Dee. Jar	i. Feb.	Mar.	Apr.	May	2017 Jun J	al. Au	. Sep.	Oci.	Nov.	Dec.	Jan. Pr	201 b. Ma	18 or. Apr.	May	то	Fotal
Y EXPE	RTS (INTERNATIONAL)			m			шш										1 1	_	_	_		_	_	_	_	_				_	_				_
C-1	Lee Dongjoo	Project management specialist/ Civil angineer	Home	TP				111111				1111																					-	-	1
K-2	KOR, 20.01.1958 Sin, Jung Hun	Engineer/ architect	Hame	₩			<b></b>										1.0	0.5	-	-	0.5	1.0	1.0	0.5	0.5 1	0 1.0	0.5			+	0.	5 1.0	<b></b>	25.00	┢
	KOR, 17.08.1972 Oh, Dong-hwan	secial infrastructure Civil engineer reads and	Field	##														_				_	_	_			-			_	—	_	$\leftarrow$	4.50	1
к-з	KOR, 06.11.1972	Civil engineer reads and embankments	Pield	111																												_		8.00	1
K-6	Kim, Yong Sig KOR, 17.03.1976	Water supply and severage engineer	Pield		in a second s	halado holada	delululule	da bi da bi da	ini dalahiri		ululululul	· Intelation			****	+++++	·				· • • • • • • •						•						tt-	12.00	•
K-5	Park, Jong-hoon KOR, 01.08.1970	Water and wastewater treatment	Horme	-			to a laborator	-		***																							f		
K-6	Yeon, Hae Min	Instrumentation and control experi	Harme	111																											_				t
K-7	KOR, 06.11.1972 Park Joohysons		Field	₩	┝╅╉╋╋╋╋	╇╇┿┿	╇┿┿		+++++++++++++++++++++++++++++++++++++++		+++++							-	_	-		-	-	-	_	-	-			-+	_	+	$\leftarrow$	2.00	⊢
	KOR, 03.08.1967	District heating experi	Field	##																			1.0								—	1.0		14.00	1
K-8	Lim Dongwon KOR,	Urban planner - Transhe 2 PRR	Pield	11					ini kining										_												-	-		6.50	1
к-9	Al Nasir Zaver CAN, 21.08.1948	Land management and rewithment specialist - Transhe 2 P3R	Field								·				****	••••																	f	2.50	F
K-10	Lawrence Quinn	Environmental specialist - Translar 2	Home									Juli																					f		t
K-11	USA, 28.01.1949 Giovana Beltrão→ Rob Story	Proverty, gender, and social specialist - Transfor 2 FNR	Harme	₩		++++++	┼┼┼┼╊		+++++++++++++++++++++++++++++++++++++++									-	_	-	+ +	-	-+	-	-	-	-			+	+	+	++	2.00	⊢
	CAN, 22.09.1950 SAVINIANO M. PEREZ, Jr.	Tranche 2 FNR Institutional specialist - Tranche 2	Pixelal	Ŧ														_				_	_	_	-		-				+	=	F T	2.50	⊢
K-12	PHL, 17.12.1946	POR	Pield	111																											+			1.50	1
K-13	Edwin Virtudes ALZATE PHL, 18.04.1971	Project financial and economy experi - Tranche 2 FMR	Pield	HH		$\left \left \left \left \left \left \left \right \right \right \right \right \right $	+++++	++++++	HHHH	++++++					++++			-		-	+ +		-+	-	-	-	+			+	+	+	$\vdash$	2.00	Ł
K-14	Song ho ky oung	Project management specialist semilement & Water semily, severage	Harme						<u>a lut</u>																								ft.	-	Γ
	KOR, 17. 07. 1979 Hyun Shang chul/Kim hak Seung	and drainage (Supplementary)	Parlal	117					++-			++++	HHT	+++11	HHĨ	HHĨ	+ 1				+	<u> </u>				+	+	<u> </u>	-T	-+	+	+	t—f	8.00 2.27	+
K-15	Hyun Shang chul/Kim hak Seung KOR, 05. 02. 1979		Pixelal	Ш			шШ					ш					1 1																<u>ا ا</u>	1.73	Ĺ
		Total		_																															_
EY EXPL	RTS (NATIONAL)																																		
N-1	DASHNYNAM MNG, 07.11.1971	Depui y projeci manager/ Civil engineer	Pield	$\pm \Box$			and the second										1.0	1.0	1.0 1	0 1.0	1.0	1.0	1.0	1.0		0 1.0	1.0	1.0	1.0	1.0		0. 1.0	1.0	34.00	1
N-2	LHAGVASUREN Dorjsuren MNG, 12.05.1971	Clevidettia engineer	Pield	±,	a a a a a a a a a a a a a		a de la dela de la		HHT				HT			HT		T					Ŧ								-	$\pm$	ET	6.00	£
N-3	ULZIIRAYAR MNG, 15.08.1949 Batmunkh Chulaunbaatar	Design and construction supervision engineer water supply and severage	Field	ŦŦ								ITT	H				1.0	1.0	1.0	1	1.0	1.0	1.0	1.0	1.0	0 10	1,0				-			27.00	ſ
~~~	Batmunkh Chulaunbaatar MNG, 22, 05, 1981	Deninoge design	-	Ш												ШП																		4.00	1
N-4	LKHAGVAJAV R. MNG, 17.02.1949	Design and construction supervision engineer district heating	Pield	ŦĦ													1.0		_	-	10	1.0	1.0	1.0	1.0	0 10	1,0			_				21.00	Ł
	GERELEE Dashnyam MNG, 10.09,1982	Design_district brating	Field	ŦĦ															_											_	-	+-		1.00	1
	TUMENJARGAL Tumon-Oidov MNG, 16.01.1978	Quantity survey/Cost Estimator for Road	Field	Ħ												HH			_								-			_	-	-	+	8.50	Ł
N-5	Uyanga Purevjav MNG 18.10.1982	Channel it is a maximum. Cons Marih firms	Home	111			THE P		o to to								1	-		-		-	-	-		-	-				+	1	F F	4.50	1
N-6	LHAGVAJAV Dorjsseen MNG, 13.02.1973	Design and construction supervision environment reads	Harme	##								, had de		·	Lulul-l	الوالوالية	1				-											_	Lange Land	35.86	t
N-7	GANTUMUR Dairiimaa MNG, 22.10.1975	Nenitor design manager/brating engineer	Harme	ΗÐ			THE P													-										=	Ŧ			18.00	t
N-8	MNG, 22.10.1975 Endenetsetseg Makhranz MNG, 12.02.1959	Mechanical/piping engineer	Harme	##					CT COL		0.00			000						-										=	+			10.00	t
N-9	SHIRCHINSUREN Purevdori	Electrical engineer	Harme	##																			-	-						_	+			12.00	t
	MNG, 27.03.1975 AMARZAYA MNG, 17.05.1971	Building structure engineer	Partia	##																-	1	-	-				+			_	+	+		10.00	t
1	MNG, 17.05.1971 LHAGVASUREN Dorjouren MNG, 12.05.1971 ERDENCHIMEG Barjav	Bridge/Culveri Mensiure engineer	Harme	##													1 1		_	-			-			-	-			_	+	=	$\models$	4.50	1
N-10		Bridge/Culveri Structure engineer	Field	##					CTTTT-							++++	1 1	-	_	-		-	-	-		-	-			$\rightarrow$	+	+	F	1.00	4
	ERDENTSETSEG Choijoo MNG, 08.04.1984 BAIGALI By ambaiay	Bridge/Culveri Structure engineer	Pield	ŦĦ					<del></del>							HH		_				_	_	_	_	_	-			_	-	-	<u>⊢</u> +	1.00	1
N-11	BAIGALI Ryambajav MNG, 14.12.1980	Design and construction supervision architect public amenities Urban architect/planner + Tranche 2	Pield	ŦŦ		(all all all all all all all all all all	the state		(all all all all all all all all all all								1.0			E			1.0	1.0		0 1.0	1.0				E	1.07		21.00	ſ
N-12	ISHIGSUREN →KHURELBAAT. MNG, 01.04.1961 BADAM Tseveen	Urban architect/planner - Tranche 2 1986	Field	μÐ			(IIII)								ΗHT	ннT	1 T	-		+									Ē		+	$\pm$	E	6.50	1
N-13	BADAM Tseveen MNG, 08.03.1954 BYAMBADORJ Janchiylamdan	Land management and resettlement specialist - Tranche 2 FM Environmental specialist - Tranche 2	Pield	##			####										1 1	_		-		_	_	-		-	1			_	+	+	⊨∔	4.00	1
N-14 N-15	MNG, 29.05.1969 ALTANCHIMEG Badasch MNG, 26.02.1972	Poterty, Gender and Social specialist -	Pield	+++			####								++++	++++	1			-							+			_		+	F	4.00	1
N-15 N-16	MNG, 26.02.1972 DASHNYAM Bassanjav MNG, 07.11.1971	Translor 2 FNR Institutional specialist - Translor 2	Ford	H	<del>mm</del> +		HH		<del>a de la com</del> e						THE		1										1						F=+	5.00	ł
N-16 N-17	MNG, 07.11.1971 BAT Choimpig	F3R Project financial and economy	Durla	H	HIIII	HHH	HH	ШÜ	<del>AHH</del>					HII	IIII	HIII	I I									-	1			=			Æ	2.00	÷
N-17	MNG, 13.03.1956 BVVANKHISHIG Oyunteetseg	specialist - Tranche 2 P38 Water and wastewater treatment	Partal	ŦÐ	HIIII	HTTP	HH	1010	HIII						HII	HIĨ	1			-	-					-	1			-	$\pm$	f	F	4.00	t
N-19	M NG, 22.03.1964 Saranmandal Tumurkhuyag M NG. 19.12.1984	expert & water supply and Hydrologic	Parta	##																-	1	-	-				+			_	+	+		7.00	t
N-20	To be nominated	Landscape	Pastal Harme Eastal	##														-		-	1	-	-	-		-	1			=	+	+=	$\vdash$	4.00	t
DN-KEV	EXPERTS (NATIONAL)																			· ·					- · ·	· ·		· · ·			Statistic	stal			t
NK-1	RATKHULEG Mandakhbayar MNG, 23.02,1994		Parle	ŦP			<b>CONT</b>						HH	1111	1111	HH	1		_	1	-	- 1	- 1		-	1	T		-					15.00	T
NK-2	MNG, 02.02.1993 ANKH-OD Enkligerel	and sewerage (1) AutoCAD operators water supply and sewerage (2)	Pield	111																-			-	-		-	1							15.00	F
		AutoCAD operator engineering(road)	Pield	Ŧ₩										++++	++++	++++		-														-	-	16.00	F
			Harme	100		July Indulula	1. Cluber	1 July 1 July 1	بالباليا بالباليا	July alasta		- Hill		++++++	+	1-1-1-1-	+										+	+					harris -	14.00	ſ
NK-3 NK-4	MNG, 16.02.1984	AutoCAD operator architecture	Paulal	100	- minimum																														
NK-4 NK-5	MNG, 16.02.1984 BYAM BADELGER MNG 19.03.1994	AutoCAD operators heating (1)	Pield Hoome Pield										• • • • •		•••••	••••																		16.00	£
NK-4	MNG, 16.02.1984 BYAMBADELGER		Postd Postd Postd Horme Postd												****																			18:00	£



#### 4. CAPACITY BUILDING TRAINING

The Consultant team attended in the final presentation of the Affordable housing project on June 02, 2016 and ADB interim mission on from June 13 to 17 2016. Also the Consultant organized the workshop of Pre-stakeholder engagement strategy for improving the social, poverty, gender and human rights in the Project sites held on May 18, 2016. At the workshop, open discussions on the ger areas sub-center conditions, priorities, proposed intervention and their linkages to social, poverty and gender improvements were conducted among the stakeholders.



#### 5. OUTPUTS DURING THE PERIOD

#### **5.1 Deliverables for Tranche1**

No.	Package name	Delivery date
1	Heating Plant (Bayankhoshuu)	2016.04.18
2	Heating Plant (Selbe)	2016.04.18
3	Bridges-24, 30m (Selbe)	2016.04.18
4	Bridges-60m (Selbe)	2016.04.18
5	Heating supply network (Bayankhosuu)	2016.04.18
6	Heating supply network (Selbe)	2016.04.18
7	Kindergarten & VTC (Bayankhoshuu)	2016.04.19
8	Kindergarten & VTC (Selbe)	2016.04.19
9	Culvert (Bayankhosuu)	2016.04.19
10	Culvert & Embankment (Selbe)	2016.04.19
11	Road (Bayankhosuu)	2016.04.19
12	Road (Selbe)	2016.04.19
13	Water supply (Bayankhoshuu)	2016.04.19
14	Water supply (Selbe)	2016.04.19
15	Sewerage (Selbe)	2016.04.19
16	Sewerage (Bayankhosuu)	2016.04.19

#### **5.2 Deliverables for FS2**

No.	Package name	Delivery date
1	Interim report (in English)	2016.04.29
2	Interim report (in Mongolian)	2016.05.09
3	Interim report (in CDs)	2016.05.11



#### 6. ACTIVITIES PLANNED FOR NEXT QUARTER

#### 6.1 Deliverable for Tranche 1

No.	Package name	Delivery date
1	Water Reservoir (Bayankhosuu)	2016.08.31
2	Water Reservoir (Selbe)	2016.08.31
3	Landscape (Bayankhosuu)	2016.08.31
4	Landscape (Selbe)	2016.08.31
5	Packages of Phase 1 works	2016.07.31
6	Packages of Phase 2 works	2016.08,31
7	Geological and topographic surveys for 3.1 km water supply and reservoir (Bayankhoshuu)	2016.06.25
8	Geological and topographic surveys for 300 m water supply and reservoir (Selbe)	2016.06.25

#### 6.2 Deliverables for FS2

No.	Package name	Delivery date
1	Draft final report	2016.07.29
2	DEIA	2016.07.30
3	Final report	2016.08.30



#### 7. PROBLEMS AND CHALLENGES ENCOUNTERED DURING THE PERIOD

#### > Delay in timesheet approval by PMO

- The Consultant has submitted the experts' timesheets for March in April 07, 2016, but it was suspended to approve by PMO until the problems occurred in designing are solved. But 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. In order to submit the invoice, the timesheet approval is required. Therefore, it was submitted again two times with official letters referenced as DH-MNG-222 (April 18, 2016) and DH-MNG-248 (April 21, 2016), but they were rejected again by PMO. Finally, it submitted as per the request from Dohwa Headquarter.
- The experts' timesheets for April was submitted in May 02, 2016.
- Timesheets for March and April have been approved simultaneously in June 14, 2016.

#### > Delay in payment for invoices submitted

- 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.
- But, due to the late approval of the timesheets for March and April, the invoices for the months also have been delayed and submitted on June 15, 2016.

#### > Rejection to receive the detailed design drawings and bidding documents

- Even though the Consultant has submitted the detailed design drawings and bidding documents on April 18 and 19, 2016, PMO rejected to receive without any reason.

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



#### 8. CONCLUSIONS, ISSUES AND RECOMMENDATIONS

Contract performance review meeting had been held for two days on June 09 and 10, 2016 with Mr. Otgonbaatar, Head of Project Cooperation Department of MUB, Mr. Yoo Chang min, Head of Dohwa headquarter, PMO and the Consultant team discussing the performance held and issues arisen during the design stage and reasons for the delayed detailed designs of the Tranche 1. Therefore, some countermeasures to accelerate the detailed designs were proposed by the Dohwa/Monconsult consultant team.

Unit · USD

#### 9. OTHER ISSUES AND APPENDIXES

							Unit : USD
					Transfer pa	ayment	
No.	Period	Invoice Date	Due date	Issue / Transfer	Remuneration	Reimbursement	Provisional sum
				Transfer Date		2015-08-18	
DH-001	Advance payment (10%)	2015-07-02	2015-08- 31	Issue Amount	402,424		
				Transfer Amount		402,424	
				Transfer Date	2016-01-12		
DH-002-01 DH-002-02	Jun-Aug 2015	2015-10-27	2015-12- 26	Issue Amount	185,852	58,174	36,538
				Transfer Amount	185,852		
				Transfer Date	2016-04-01		
DH-003-01 DH-003-02	Sep 2015	2016-01-11	2016-03- 11	Issue Amount	89,220	22,742	22,867
				Transfer Amount	89,220		
				Transfer Date	2016-04-01		
DH-004-01 DH-004-02	Oct 2015	2016-01-11	2016-03- 11	Issue Amount	71,918	22,786	
				Transfer Amount	71,918		
				Transfer Date	2016-04-01		
DH-005-01 DH-005-02	Nov 2015	2016-01-11	2016-03- 11	Issue Amount	82,782	27,057	
				Transfer Amount	82,782		
DH-006-01	D 2015	2016 02 01	2016-04-	Transfer Date			
DH-006-02	Dec 2015	2016-02-01	01	Issue Amount	131,553	28,564	68,598

#### Process of invoices (CS1/CSDD)\_ADB



				Transfer			
				Amount			
DH-007-01 DH-007-02	Jan 2016	2016-03-04	2016-05- 03	Transfer			
				Date			
				Issue	160,510	33,209	
				Amount			
				Transfer			
				Amount			
	Interest on delayed payments (Jun-Aug 2015 reimbursement and provisional sum Invoice No. DH-002-02)	2016-03-04	2016-05- 03	Transfer			
DH-007-03				Date			
				Issue			
				Amount	841		
				Transfer			
				Amount			
	Feb. 2016	2016-04-20	2016-06- 19	Transfer			
DH-008-01 DH-008-02				Date			
				Issue	151.000	27,837	
				Amount	151,888		
				Transfer			
				Amount			
DH-009-01 DH-009-02	March 2016	2016-06-15	2016-08- 14	Transfer			
				Date			
				Issue	161,631	31,625	
				Amount	- )	- ,	
				Transfer			
				Amount			
	April 2016	2016-06-15	2016-08- 14	Transfer			
DH-010-01 DH-010-02				Date			
				Issue		25,662	
				Amount	106,683	25,002	
				Transfer			
				Amount			
DH-010-03	Interest on delayed payments (Invoice No. DH-002-02) (Invoice No. DH-003-01) (Invoice No. DH-004-01) (Invoice No. DH-005-01)	2016-06-15		Transfer			
				Date			
				Issue			
				Amount	1,575		
				Transfer			
				Amount			
	(			7 milount			



#### Appendices

Appendix 1	Minutes of meeting for Social-Poverty-Gender Workshop			
Appendix 2	Minutes of meeting for Consultation meeting of Heating distribution network of 2 sub-centers			
Appendix 3	Minutes of contract performance review meeting			
Appendix 4	Engineering issues to accelerate redesign work			
Appendix 5	Minutes of focus group meeting for FS2			
Appendix 6	Proposal for efficient procurement packages			
Appendix 7	Proposal on procurement packages and plan			
Appendix 8	Electrical and telecommunication supply design			
Appendix 9	Electrical and telecommunication design and installation			
Appendix 10	Review of Tranche 1 Detail design work (FS2 Intermission workshop)			
Appendix 11	Interim mission for FS2			
### **UB Urban Services and Ger Area Improvements**

### Social-Poverty-Gender Workshop: 18 May 2016

A multi-stakeholder workshop was held in the Dohwa/MonConsult offices with approximately 25 attendees (see attached list) ranging from Government Ministries and MUB to Khoroo residents. The objective was an open-ended discussion of Ger Area Sub-Centre, conditions, priorities, proposed interventions and their linkages to social, poverty and gender improvements. A Mind-Mapping format was utilised. Numerous detailed suggestions emerged and are reflected in the **Figure**. A few of the major issues raised included:

**Governance:** Stressed that the keys to sustainability of the project and its components are not the initial capital investments, but the structures and capacities put in place to continue to manage and maintain over the long-term. Various options of government, private sector, PPP, community and NGO were mentioned with respect to proposed kindergartens, community laundries, markets, women's shelters, etc.

**Integration & Awareness:** There are a great number of related and often over-lapping projects and programmes going on in the same/similar geographic areas that are not taking best advantage of resources and synergies. Representatives of several were in attendance and MUB urged collaboration, while also indicating that MUB needed its own coordinating unit.

**Accessibility:** Inclusive accessibility is essential to all proposed services and facilities. This is particularly true for the disabled, elderly and women with children, but applies to all. Services must be conveniently located. Both overall land use planning/location selection as well as detailed design are required.

**Consultation:** Concern was expressed that not enough local consultation is conducted before final planning/design decisions are made. Examples given were location of Dambadarjaa Primary School high on hill accessible to no one; future consideration of Kindergartens, VTCs, Community Laundries, Public Toilets, etc.; other items where resettlement may be involved.

**Land:** Acquiring suitable sites for facilities acknowledged as a problem. People want to stay on their land, not move/be relocated, but want services/conditions improved. Also need expressed for community to understand needs, and cooperate/participate.

### Specific Facilities:

- Biggest problems are convenient water supply and healthy sanitation. Want own connections.
- Central heat would be good so they can stop burning coal and ruining health/eyes.
- Kindergartens needed and dispersed where women work/study.
- Community laundries very useful for washing large items (bedding/coats).
- Public toilets: particularly around public facilities markets, etc.
- Women's shelters. Need more. Only one now. Police get 70 domestic violence calls per day.
- Lots of VTCs around, but not convenient. Need more to be accessible.
- Women need place to sell handmade products.

All facilities need to be accessible through proximity and being disabled/elderly friendly.

Findings will continue to be integrated into past and future participation activities.









Сэлбэ, Баянхошуу Дэд Төвүүдийн дулаан хангамжийн эх үүсвэрийг оновчтой төлөвлөх сэдэвийн хүрээнд Дулаан хангамжийн инженерүүд, төслийн зохицуулагч нарын зөвлөлдөх уулзалт

АХБ-ны хурлын танхим 2016.06.16-ны 09 цагт эхлэв.

Тус уулзалтанд оролцсон хүмүүс:

- 1. Arnaud Heckmann /AXE/
- 2. Ж.Бямбадорж /Монконсалт ХХК-ын захирал/
- 3. Lee Dong Joo /Дохва инженеринг, төслийн удирдагч/
- 4. н.Мөнх-Очир /РМО ерөнхий инженер/
- 5. Д.Амгалан /РМО дулааны инженер/
- 6. Р.Лхагважав /Төслийн дотоодын зөвлөх, дулааны инженер/
- 7. Д.Бямба-Очир /МУЗИ, Дулаан хангамжийн холбооны ерөнхийлөгч, УБДС ТӨХК-ын дарга асан/
- 8. Д.Самдан /МУЗИ, дулааны инженер/
- 9. Р.Батмөнх /ЭХЭЗХ секторын эрхлэгч, МУЗИ, дулааны инженер/
- 10. Н.Бямбадорж / МУЗИ, дулааны инженер/
- 11. А.Эрбар /УБДС ТӨХК, төслийн ахлах инженер/
- 12. Ц.Доржпалам /УБДС ТӨХК, инженер/





Arnaud Heckmann: Хөрөнгө оруулалтын төслийн 1-р үе шат Сэлбэ, Баянхошуу Дэд Төв /СБДТ/үүдийн дулаан хангамжийн хувьд дулааны станц барина гэж төлөвлөөд зургийг нь хийсэн, түлхүүр гардуулах чиглэлээр тендерийн бичиг баримт боловсруулсан байгаа, 2-р шатны зураг төслийн ажил эхэлнэ, энэ явцад бид нар та бүхний саналыг тусгаж болно.

Д.Бямба-Очир: 2 өдрийн өмнө тус төслийн дулааны инженерүүдтэй уулзаж дараах материалуудыг бэлтгэж авчирлаа. Манай Дулааны хангамжийн холбоо /ДХХ/ нь 2 жилийн өмнөөс гэр хороолол руу хэрхэн төвийн дулаанд холбох, түгээх асуудлыг нарийвчлан судалж үзсэн. Энэ хүрээндээ бид Дани улсын Копинхаген дулаан хангамжийн системийг очиж судаллаа. Копинхаген хот нь өмнө буюу 1970 онд байгалийн хий, шингэн түлш гэх мэт олон төрлийн түлш хэрэглэдэг маш олон жижиг дулааны эх үүсвэр ажиллаж байжээ. 1980 онд тэдгээрийг байгальд ээлтэй цахилгаан, байгалийн хийгээр ажилладаг нэгдсэн дулааны эх үүсвэрээр сольсон нь ашиглалт сайжирч, хэрэглэгчийн, нэгдсэн шугам сүлжээний ажиллагаа найдвартай болж хэрэглэгчийн дулааны зардал багасан байна. Энэхүү Копинхагений дулааны эх үүсвэр нь дулаанжуулалтын хамгийн сайн хувилбар болсон байна.

Бид Улаанбаатар хотод үүнтэй адилхан 100 Гкал/ц дулааны эх үүсвэрийг Баянхошуу орчим, Сэлбэ дагуу, КТМС орчмийг төвийн дулаантай хосолмол ажиллагаатайгаар ажиллах боломжийг судлан, судалгааны ажлыг хийж байна.

Бидний санал болгож буй дулааны эх үүсвэр нь төвлөрсөн дулааны сүлжээтэй холбогдсон, Дулааны аккумлятор, Байгалийн хийгээр ажилладаг зуух бүхий бүрэн автоматчилагдсан дулааны эх үүсвэр байна. Ажиллагааны зарчим нь өвлийн ачаалал эхлэх 10 сарын 15-наас 3 сарын 1-ныг хүртэлх 5 сарыг шөнийн хэрэглээгүй цахилгаан эрчим хүчээр /өнөөгийн байдлаар 875 Мвт цахилгаан эрчим хүч 24-06 цагуудын хооронд ОХУ руу үнэгүй нийлүүлэгдэж байна/ дулаан үйлдвэрлэх, дулааны акумляторыг цэнэглэж өдрийн ачааллыг хаах, оргил ачаалалд байгалийн хийгээр ажилладаг зуухийг хослуулж ажиллуулна. 3-р сарын 1-нээс 10-р сарын 15 хүртэлх 7 сарыг хотын дулааны ачаалал багасан үеийн төвлөрсөн дулааны ачааллаар төлөвлөж буй эх үүсвэрийн дулаацуулга, хэрэгцээний халуун усны ачааллыг хааж ажиллан ТЭЦ-үүдийн хэвийн ажиллагааг хангаж, хямд дулааны эрчим хүчийг ашиглана.

Та бүгдийн төлөвлөж буй дэд төвүүдийн олон жижиг дулааны эх үүсвэрүүдийг нэгтгэж ирээдүйг харсан хосолмол ажиллагаатай дулааны эх үүсвэрийг барих санал оруулж байна.

Lee Dong Joo: Өвөл дулааны ачаалал шөнийн цагаар өндөрсдөг энэ үед хэрхэн ажиллах вэ?

Д.Бямба-Очир: Цахилгаан, хийн бойлер хосолж ажиллана.

Arnaud Heckmann: Нүүрс түлэхгүйгээр өөр ямар түлшээр дулааны гаргаж авах вэ.

Д.Бямба-Очир: Шөнийн цахилгаан, байгалийн хий, шахмал түлш г.м байгальд ээлтэй түлш хэрэглэнэ

Arnaud Heckmann: Шингэн түлш, байгалийн хийгээр хаанаас хангах вэ? Учир нь эдгээр түлш Монголд байхгүй. Манай төслийн хувьд техникийн шийдэл ямар байвал зохимжтой вэ? Ойрын 5 жил барилгажих үе шатанд нь төвийн дулаантай холбож болох эсэх?

Д.Самдан: 1988 онд ЗХУ-ын ГИПРОГОР инс. 2000 он хүртэлх төлөвлөлтийн 7,8,9,10 микрорайоныг (Дамбадаржаа, 7-н буудал, Баянбүрд, Дарь-Эх) төвийн халаалтанд холбоно гэсэн төлөвлөлтөөс одоогоор 7-р хороолол баригдаж байна. Гэтэл Сэлбэ дагуух өндөржилт 38м, Баянхошуу 53м зөрүүтэй байхад төвийн шугамтай холбох талаар судлалгүй нүүрсээр ажилладаг эх үүсвэрүүдийг төлөвлөж байна. Үүнд төвийн дулааны сүлжээтэй холбох талаар, технологийн гормийг нь өөрчилж 2, 3-р хэлхээ гаргаж дулааны хэрэглээг хангахыг судлах хэрэгтэй байна. Мөн Дэнжийн мянгыг төвийн шугамд холбохыг судлах хэрэгтэй.

Аrnaud Heckmann: Бидний төлөвлөсөн 2 Дулааны эх үүсвэрээ нь барилаа гэхэд: Дулааны эх үүсвэр барих талбайн айл нүүлгэн шилжүүлэлт, үйл ажиллагааны зардлаа яаж нөхөх вэ? гээд асуудал их байна. Манай байр суурь бол боломжгүй учраас дулааны эх үүсвэр барихаар төлөвлөөд байна. Болох бол төвийн сүлжээнд холбох нь хамгийн зөв шийдэл гэж ойлгож байна. Үүнийг дариу батлах хэрэгтэй байна.

Д.Самдан: Миний зүгээс энэ 8, 9-р хорооллын төлөвлөлт буюу Сэлбийн дагуух, Дэнжийн мянгийн хорооллыг төвийн шугамд холбох нь зүйтэй. Энэ талаар судалгаа тооцоо хийх хэрэгтэй.

Д.Бямба-Очир: Сэлбэ, Дэнжийн мянгын хорооллыг 3-10 сарын хооронд төвийн шугамд холбоход асуудалгүй. Өвлийн ачааллын үед 10-3 сар хүртэл шугам хоолойн нэвтрүүлэх чадвар хүрэхгүй тул боломжгүй. Өвлийн цагт цахилгаан, хий хосолсон бойлертой дулааны эх үүсвэр байх шаардлагатай.

А.Эрбар: 2016.05.23-нд ЭХЯ-ны төрийн нарийн бичгийн даргын тушаалаар байгалийн хийг ойрын хугацаанд төвлөрсөн дулаан хангамжинд ашиглах арга зам, түүнийг тодорхойлох ажлын хэсэг байгуулагдсан. Бүрэлдэхүүнд нь: ЭХЯ, УБДС ТӨХК, ЭХЭЗХ, ЭХЗХ-ны 11 хүний бүрэлдэхүүнтэй ажиллаж байна.

Хийн ордийг ашиглах "Эрдэс Метан" ТӨХК байгуулагдсан. Таван толгойн ордоос олборлох байгалийн хийг ашиглах мастер төлөвлөгөөг ЭХЯ-н дээр боловсруулж байгаа бөгөөд тус мастер төлөвлөгөөн дээр ажиллаж буй доктор проф. зөвлөх инженер Алтанчимэг маш хариуцлагатайгаар 1 жилийн дараагаар таван толгойн хийг нийлүүлнэ гэсэн. Туршилтын үйлдвэр нь баригдсан одоо ажиллаж байна.

Бид төсөл, санхүүжилт нь бэлэн болсон, төлөвлөлт хийгдэж байгаа Баянхошуу, Сэлбэ төвүүд дээр анхаарлаа хандуулж байна. Тус төвүүдэд баригдах дулааны эх үүсвэрүүдэд шаардлагатай байгалийн хийг нийлүүлэхэд бэлэн. Энэ жилдээ машинаар дараа жилээс хоолойгоор нийлүүлнэ. 500 км урт хоолойг 1 жилийн дотор угсрана, технологи нь энгийн ухаад булаад явах учир.

Arnaud Heckmann: Хүчин чадал нь ямар вэ?

А.Эрбар: Нөөц 3 терилион м3, жилд 3,5-5,5 тэрбум м3 хий олборлоно, энэ нь Монгол улсын 300 жилийн хэрэглээг хангахаар.

Эхлээд Баянхошууд хийн баазыг байгуулна. "Эрдэс Метан" ТӨХК-нд жилд шаардагдах хийн хэмжээг өгвөл, зөөвөрлөх машин бусад зүйлсийг төлөвлөх хэрэгтэй.

Н.Бямбадорж: Энэ дэд төвүүдийн төсөлсөн дулааны эх үүсвэрүүдийн байршил сонголт нь оновчгүй байна. Учир нь төлөвлөж буй дэд төвүүд нь дулаан төвлөрсөн сүлжээтэйгээ ойрхон төвлөрсөн сүлжээтэй холбогдох боломжтой. ТЭЦ-4-ын 210Мвт-ийн уур ус халаагчаас гарсан 800-1200 мм шугамнууд Хар хорин зах хүртэл баригдчихаад ашиглалтгүй байж байна. Ойрын 2 жилдээ барилгажиж ачаалал авахгүй газар нүүрсээр ажилладаг дулааны эх үүсвэр барих хэрэггүй.

Ц.Доржпалам: Баянхошуу, Сэлбэ, Дэнжийн мянга дэд төвүүдийг УБДС ТӨХК-ийн зүгээс төвийн шугамд холбох боломжгүй. 1988 онд гарсан 2000 он хүртэлх төлөвлөлт нь бичиг байж болно. Бичгээрээ, зургаараа хот яаж хөгжих байсан юм тэр зургийг гаргаж ирж байж Өнөөгийн хотын барилгажилт, хүчин чадал ямар болсныг харьцуулж үзэх. ЭХЯ-наас баримталж буй бодлого, хэтийн төлөв барьж байна гэдэг үүднээс хийн эх үүсвэрийг төлөвлөх нь зүйтэй.

Arnaud Heckmann: Бид өргөлтийн насос станц тавиад дэд төвүүдийг дулаанаар холбож болох уу.

Д.Бямба-Очир: Миний хувьд төвийн сүлжээнд Баянхошууг холбож болно. Харин Сэлбэ, Дэнжийн мянгийн орчимд хосолмол ажиллагаатай эх үүсвэр төлөвлөх хэрэгтэй.

Ж.Бямбадорж: 2 станцыг барих хугацаа байна. Дэнжийн мянга, Дамбадаржааг төвийн дулаантай холбосон байдлаар, тусдаа эх үүсвэртэйгээр судалсан судалгааг тайландаа оруулах хэрэгтэй байна.

Р.Батмөнх: Д.Бямба-Очир инженерийн хосолсон холболттой станц ажиллах нь зөв. Шөнийн хэрэглээгүй цахилгааныг дулаанд ашиглах, станцын байршлууд нь өөр байж болно. УБДС-ны хувьд ашиглалтын хүндрэл гарна гээд байх шиг байна. Ер нь бага зэрэг ачааллууд байгаа. Ялангуяа Баянхошууг холбох бүрэн боломжтой. Баянголын амны ачаалал тэр чигээрээ сул байна. Баянголын аманд бүрэн дулааны ачаалал ортол хосолмол шинэ дулааны эх үүсвэрүүд гараад ирж болно ш дээ. Дэнжийн мянга хүртэл хоосон шугам явчихсан байгаа. Тэгэхээр энийг яаж ашиглах вэ гэдэгт, цааш нь хосолсон эх үүсвэр байхыг судлах. Эцэст нь хэлэхэд түүхий нүүрсний эх үүсвэр Улаанбаатар хотод яагаад ч байж болохгүй гэдгийг сайн ойлгох хэрэгтэй.

Arnaud Heckmann: Түүхий нүүрс ашиглахгүй хосолмол /цахилгаан, байгалийн хийн/ дулааны эх үүсвэр ашиглая зөв үү

Р.Батмөнх: Ерөөсөө өөр зүйл байхгүй.

Аrnaud Heckmann: Та нар ийм санал нийлсэн зүйлээ, дундын хувилбаруудаа бичээд өгнө үү. Хосолмол, бие биенээ дэмжсэн эх үүсвэртэй байя гээд шийдсэн, тохирчихсон бол альнаас нь эхлэх үү магадгүй эхний ээлжинд төвийн сүлжээг холбох байдаг юмуу эсвэл эхлээд хосолмол эх үүсвэрээ барих ч юм уу энэ сонголтуудаа хийгээд явчих зарчмаа та бүгд жаахан шуурхай хандаж тохирчихвол энэ төсөл мөнгө байна мөнгөө зарцуулаад асуудлаа шийдэх гээд байдаг гэтэл энэ асуудал шийдэгдэхгүй яваад байдаг тиймээс энэ асуудал дээр шуурхай хандмаар байна. Нэг л юмнаас эхэлмээр байна, шийдэхгүй яваад байна, газ бол Монголын хувьд шинэ боловч гайхалтай боломж. Тиймээс эхний ээлжийн төлөвлөлтийг төвийн дулаанаар, 2-р ээлжийн Дэнжийн мянга, Дамбадаржааг газ, цахилгаан хосолсон эх үүсвэрээр төлөвлөх саналтай байна.

Д.Бямба-Очир: Энэд яригдаж байгаа шийдвэрүүд бол заавал ЭХЯ-ны шинжлэх ухаан техникийн зөвлөлөөр гарч байж явах ёстой. Тэгэх юм бол энд маргаан гарахгүй, тэгээд ч энэ нь ЭХЯ-аар батлагдах ёстой бодлогын асуудал. Таны энэ саналыг харахад Баянхошуу дэд төвүүд нь нааштай харагдаж байна. Учир нь алслал нь гайгүй. Дээр нь Баянхошуу дээр давуу тал нь гэвэл ТЭЦ-4 дээр дулаан үйлдвэрлэх 210Мвт бойлер ашиглалтанд орсон, Баянголын аманд дулааны хэрэглээ байхгүй байна. Тэгэхээр Баянголын хэрэглээг татаад эхний ээлжинд орж байгаа гэр хорооллыг дулаанаар хангах боломж харагдаж байна. Манай холбооны зүгээс Баянхошуу дэд төвийг шууд төвлөрсөн дулаан хангамжид холбох тооцоо судалгааг хийж ЭХЯ-ний эрдмийн зөвлөлөөр оруулан батлуулж өгөх боломтой.

А.Эрбар: 2016.06.22-ны 11.30 шатдаг хийн ажлын хэсгийн сүүлийн уулзалттай. Уг ууллзалтанд Эрдэс Метаны төлөөллийг ирүүлэх, мөн ЭХЯ, ЭХЗГ, НЕТГ зочид ирнэ.

Д.Бямба-Очир: АХБ-аар санхүүжиж байгаа уг төсөл нь Улаанбаатар хотын гэр хорооллыг хөгжүүлэх, утааг багасга гэсэн улсын бодлого явагдаж байгаа учраас бид ирээдүйд газаа ашиглая, хосолмол эх үүсвэрээ ашиглая, өнөөдрийн ийм тулгамдсан асуудалд бол Баянхошуу бол тооцоо хийж үзэх шаардлагатай гэж үзэж байна

### Ulaanbaatar Urban Services and Ger Areas Development Investment Program



### MINUTES OF CONTRACT PERFORMANCE REVIEW MEETING

- Date and Time : 2016.06.09 09:00 ~ 17:30
- Venue : PMO meeting room
- Participant : attached list

### **MEETING SESSION 1 (09:00am~ 12:00)**

### Introduction of Meeting

**Mr. Otgonbaatar** opened the contract performance review meeting by greeting with participants and mentioned that the discussion will be hold based on 4 basic principles as following:

- Factual basis
- Past minutes of meetings
- Minutes of this meeting shall be made by each part.
- Meeting shall be hold in English.

There is 2 main issues to be discussed.

- Delay of the detailed designs
- Delay in payment

**Mr. Otgonbaatar** stated that the purposes of the meeting are to discuss above mentioned issues, finalize them and define the next steps to do, and the results of the meeting will be reported to the City Mayor and Vice Mayor. He proposed to prepare 2 kinds of minutes, including one will be made by each part for their reference and another one will be a summary of the minutes for the approval of Vice Mayor. He indicated the reasons for the delay of the detailed designs as following:

Due to failure from the Client:

- Approval of Master plan prepared by Urban Planning and Design Institute
- Late delivery of the technical conditions from the related authoroties
- Weak coordination between agencies
- Higher resettlement cost

Due to failure from the Consultant:

- Misunderstanding between Dohwa and Monconsult
- Temporary withdrawal(one week) of the experts of Monconsult on January 2016
- Mismatching opinions between Team leader and Deputy team leader
- High rate of replacement of experts

Mr. Otgonbaatar mentioned that PMO and the Consultant hold different positions as for the payment issue:

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### Ulaanbaatar Urban Services and Ger Areas Development Investment Program



- The Consultant is once the timesheet is submitted, the payment should be transferred,
- while the position of PMO is that the payment will be transferred when the deliverables has been provided since it is time based contract.
- He supposed to take legal consultation from ADB lawyer for this issue.

### Assessment of Engineering output

Mr. Munkh-Ochir introduced their conclusion for the work process of detailed designs in each component as following:

**Architecture:** Detailed designs of kindergarten and BIC buildings and designs of the internal utility lines including internal heating, ventilation, water supply, sewerage, electricity and telecommunication have been completed fully. Even though the designs of external heating supply network and water supply and sewerage system have been made, design for the electricity and telecommunication network do not be implemented. Also the designs for shifting the electricity and telecommunication lines which are overlapped with the building construction site have not been made yet.

<u>*Heating*</u>: It can be concluded as the percentage for implementation of detailed designs of heating supply network is 80%.

Water supply and sewerage design: 70% has been implemented and

**<u>Road</u>** is with the implementation of 80%.

**Mr. Munkh-Ochir** also mentioned the submitted dates of deliverables including inception report, preliminary and detailed designs to PMO and the delivery dates of work instructions, technical conditions and other related some comments from MPA to the Consultant team.

### • The Consultants expressed its positions for the PMO Engineer's comments:

**Ms. Baigali** (*Kindergarten & Business Incubator Center*) expressed that the reason of non-completion of designs was from absence of technical conditions for electricity and telecommunication. The impossibility to get approval of the preliminary design was due to absence of certificate on land title of the construction sites of the buildings.

Mr. Ulziibayar (Water supply and sewerage) introduced the current process of water reservoir.

Ms. Lkhagvajav (Road) expressed that the impossibility of approval from related authorities on the

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### Ulaanbaatar Urban Services and Ger Areas Development Investment Program



detailed design of the road was due to the late issuance of the technical conditions for shifting the electrical lines and resettlement issue as well as absence of technical condition of lighting and traffic signal.

**Mr. Bayarsaikhan** suggested that the Consultant would prepare some countermeasures upon the view of PMO and propose the dealings with how the detailed designs can be completed as quickly as possible after variation of detail design.

- The Consultant submitted their opinions upon the view of PMO engineers and proposed the measure how to move on for the detail design completion regarding the design variation.

### Administrative Work Assessment:

**Ms. Oyunchimeg** mentioned that the changes of staff deployment is a big amount of replacement. International has been changed in 53.3% and 88% of national experts and 71% of the non-key experts. Even though some of experts' deployment has been completed, the deliverables are not finished completely. Timesheets for March, April and May have been already reviewed and will be approved.

**Mr. Bayarsaikhan** mentioned that the payment for invoices of from June 2015 upto January 2016 have been trasferred to ADB in order to pay the Consultant, and the approval process of experts timesheets for March, April and May 2016 are undergoing. PMO would expect that the staff of the Consultant will not have more replacement during detailed design stage

### - The Consultant expressed that the replacement ratio of staff shall be recaculated based on the real deployment versus the planning deployment.

As a result;	Planing deployment	Actual deployment
International experts	63%	62%
National experts	45%	44%
Non-Key	68%	53%
Total	54%	50%

In fact, the Consultant has not used overly of the staff deployment until the completion of design stage. The replacement ratio of experts is 53.3 % for International experts and 44.4% for National experts and totally 48.5%.



### ■ MEETING SESSION 2 (15:00~17:30): Variation Issue

Mr Lee DongJoo(Team Leader) introduced the work process of expertising the bridge, flood protection channel and kindergarten & BIC and problems arising from the approval of expertise.

**Mr. Arnaud Heckmann** emphasised to complete the detailed designs quickly in more flexible way if the variation is agreed by the both sides.

(*Mr. Arnaud left the meeting room for the other meeting in 30 minites.*)

### Accounting Document Issues:

**Ms. Otgonjargal**, who is a financial specialist of PMO, mentioned that the supporting document for payment was not fully prepared at the beginning, but later on would be improved to meet the ADB requirement in terms of the foramt and terms.

**Mr. Yoo Chang min (Senior Director of DOHWA)** expressed that the TAX Exempt Certificate should be finalized as it is indicated in the Contract conditions.

**Mr. Byambadorj(President, Monconsult)** mentioned that his company is suffering with the delayed payment and proposed PMO to give a written notice to the Consultant if there is any shortcomings on the documents.

**Mr. Otgonbaatar** mentioned that the clauses 14.1(b), 42.1 and 18.1 of the Contract conditions shall be consulted with ADB lawyer in terms of the definition. PMO needs to suspend the payment using the Clause 18.1.

**Mr. Lee Dongjoo** pointed that the clause 18.1 is to suspend the service implementation of the Consultant including the payment to the Consultant. Once the suspension has been adopted the all works are to be suspended.



### Variation of redesign issue

**Mr. Otgonbaatar** mentioned that PMO and ADB would not be happy to use the contigency for the supplement of the additional sevice fee and suggested the alternative ways;

- 1) Using re-allocation of experts (from supervision work to design work)
- 2) Using provisional sum to supplement the lack of amount ( such as Seminar, training, workshop budgets)
- 3) No applicable to use Contingency but allow to use max.15% of total contigency if needed in case of using electricity subcontracting.
- 4) And the Contract variation will be accepted when the new proposal has been submitted.

**Mr. Yoo ChangMin** mentioned that the Consultant would study and review the above suggestion whether the cost of variation would be satisfied with the mentioned conditions by tomorrow and will have a meeting at 14:00 in PMO office, in oder to finalize the variation issue.

Attachment: 1. Engineering issues to accelerate the redesign works 2. Participants list

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### УСАН ХАНГАМЖ, АРИУТГАХ ТАТУУРГА

### ДОХВА

### Ажлын талаар

- 1. Бид манай оронд анх удаа хийгдэж байгаа гэр хорооллын дэд бүтцийг цогцоор нь нэг зэрэг шийдэх төсөл дээр ажиллах байна. Зам, дулаан, усны асуудлыг нэг зэрэг шийдэж байна. Тэр тусмаа нүүлгэн шилжүүлэлт их гарах Баянхошуу, Сэлбэ дэд төвүүдийн гэр хороололд шүү. Энэ тохиолодолд зарим асуудлуудыг шийдэхэд захиалагч, төсөл удирдах нэгж, зөвлөх багт хүндрэл гарч байсан. Иймээс усан хангамж, ариутгах татуургын ажил тогтсон хугацаанаасаа хоцорсон. Ажил маань анх удаа хийгдэж байгаа, ийм ч учраас ТХН-ийн зүгээс их анхаарч, зураг төсөлд тэр тусмаа усан хангамж, ариутгах татуургын төсөлд өндөр шаардлага тавьдаг. Үүнийг хүлээж авч байна. Ажлын биелэлтийг 70%тай гэжээ. Үгүй 85,3%-тай ч гэж маргахгүй. Усан хангамж, ариутгах татуургын трасс өөрчлөгдөх тул шинээр байгуулах хөдөлмөрийн гэрээнд тусгагдсан хугацаанд зураг төслөө бүрэн гүйцэд боловсруулах боломжтой.
- Баянхошуу, Сэлбэ дэд төвүүдийн усан хангамжид зориулсан насос станц, усан сангийн байршил, ус дамжуулах шугам хоолойн трассын дагуух топо зураглал хийгдээд дууссан. Бид хүлээж авсан. Дээр дурьдсан газруудад инженергеологийн талбайн судалгаа хийгдээд дуусч байна. Мэдээлэл боловсруулалтын ажил үлдсэн.

### Санал, хүсэлт

- 1. Нүүлгэн шилжүүлэлт бага гарах, төсөл хэрэгжээд эхлэхэд иргэдийн уур, уцаар, бухимдлыг бага хүргэх газрын асуудлуудыг шийдвэрлэхэд Захиалагч, ТХН анхаарах
- 2. Зураг төсөл боловсруулахад анхдагч болон шаардагдах техникийн нөхцөл, ажлын даалгавруудыг түргэтехникийн нөхцөл, ажлын даалгавруудыг түргэн шуурхай гаргаж өгөх

### <u>ДУЛААН ХАНГАМЖ</u>

### ДОХВА

### Тайлбар:

МСҮТ-ийн УДДТ-ийг УХЗГ-аар ажиллуулах зураг төсөл хийгдэж байгаа. Зуухны сонголтыг хийн түлшээр ажилладаг зуухаар төлөвлөхөөр судалгаа, эрэл хайгуулын хийгдэж байгаа. Сэлбэ, Баянхошуу төвүүдийн гадна дулааны зурагт засвар байгаа.

### Санал оруулах нь:

- Зураг төслийг боловсруулахад шаардагдах багийн хүн хүч, бодит цаг хугацааг төлөвлөх шаардлагатай. /Үүнд: Талбайн судалгаа, мэргэжлийн бусад байгууллагуудтай зөвшилцөх, зураг төсөл гүйцэтгэх, эксперт хийлгэх, зураг засварлах, хянуулах г.м/

Эх үүсвэр, шугам сүлжээ:

-а. Дэд төвүүдийн дулаан хангамжийг хотын төвлөрсөн дулааны хангамжид холбогдох нөхцлийг судлах,

-б. Бие даасан дулааны эх үүсвэртэй нөхцөлд байгаль хүрээлэн буй орчин, хотын иргэдийн аюулгүй байдлыг хангасан сүүлийн үеийн дэвшилтэд технологи бүхий шингэрүүлсэн хийн түлш, цахилгаанаар, дулааны акумлятор бүхий эх үүсвэрүүдийг төлөвлөх. /Хатуу түлшний эх үүсвэрүүд нь түлшний хувийн зарцуулалт өндөр, тээвэрлэлт, үнс, нүүрс, ашиглалтын зардал өндөр, утаа агаарын бохирдол, тоосонцор ялгаруулал өндөр/

-в. 1-р хэлхээ (контур)-ний шугам хоолойг тунелийн системтэйгээр төлөвлөх.

### <u>БАРИЛГА</u>

РМО	DOHWA
<ol> <li>Барилга, дотор шугам сүлжээ:</li> <li>Баянхошуу, Сэлбэ дэд төвийн цэцэрлэг, БИ,ҮСТөвийн барилга байгууламж болон дотор халаалт, агаар сэлгэлт, цэвэр бохир ус, цахилгаан хангамж, холбоо дохиололын зураг төсөл бүрэн дууссан.</li> </ol>	- Дууссан учир тайлбар байхгүй
1.2 Гадна шугам сүлжээ. а) Дулаан хангамжийн шугам сүлжээний зураг төсөл хийгдсэн боловч эх үүсвэрийг Баянхошуу, Сэлбэ дэ төвүүдийн тус барилгуудын ойролцоох УДДТ-ийг халаалтын зуух болгон тоноглож дулаанаар хангах шийдэл гаргасан бөгөөд зураг төслийг гүйцэтгээгүй байна.	- УДДТ-ийн халаалтын зуух болгон тоноглох дотор зураг төсөл хийгдсэн боловч батлагдсан эскиз зураг болон, газар, техникийн нөхцлүүд олгогдоогүй нөхцөл байдлаас шалтгаалан гадна шугам сүлжээ болон хийцийн зураг хийх боломжгүй байна.
b) Усан хангамж ариутгах татуургын зураг төслийг дэд төвүүдэд хийгдэхээр төлөвлөж буй шугамд холбохоор хийгдсэн.	- Дууссан учир тайлбар байхгүй
с) Цахилгаан хангамж төлөвлөж буй барилгуудын ойролцоох цахилгаан дамжуулах дэд өртөөнөөс хангахаар төлөвлөн зураг төслийг гүйцэтгэсэн нь одоо байгаа дэд өртөө, кабель шугамын хүчин чадлыг өргөтгөх зураг төслийг гүйцээгээгүй, мөн зардлыг тусгаагүй байна.	- Цахилгаан хангамжийн техникийн нөхцөл Баянхошуу Сэлбэ дэд төвийн хэмжээнд гасан боловч энэ техникийн нөхцөл нь барилгын гадна цахилгааны зураг төсөл хийх техникийн нөхцөл болж чадахгүй юм. /БХТөв техникийн нөхцөл болон газрын захирамж, архитектур төлөвлөлтийн даалгавар , зургийн даалгавар гэх мэт бичиг барим байхгүй тохиолдолд зураг төсөлд магадлал хийдэггүй. Гадна цахилгааны зураг төсөл дуусга гэсэн шаардага нь хууль бус шаардлага болоод байгааг анхааралдаа авна уу/

	Иймд барилгын тухайлсан техникийн нөхцөл эсвэл эх үүсвэрийн тодотгол байхгүйн улмаас барилгуудын гадна цахилгаан шугам сүлжээний албан ёсны батлагдах зураг төсөл хийх боломжгүй нөхцөл байдалтай байна.		
	Хэдийн ийм боловч төслийн нэгжийн зөвлөсөн болон шаардагын дагуу гадна цахилгааны зураг төслийг ойролцоох дэд өртөөнөөс хангахаар төлөвлөж зураг төсөл хийсэн.		
d) Холбоо дохиололын зураг төслийн ажлыг хийгээгүй байна.	<ul> <li>Холбоо дохиололын техникийн нөхцөл Баянхошуу Сэлбэ дэд төвийн хэмжээнд гасан боловч энэ техникийн нөхцөл нь барилгын гадна холбооны зураг төсөл хийх техникийн нөхцөл болж чадахгүй юм. Тухайлсан техникийн нөхцөл эсвэл тодотгол эх үүсвэрийн зөвшөөрөл холбогдох байгууллагуудаас гараагүй байгаа болно. /БХТөв техникийн нөхцөл болон газрын захирамж, архитектур төлөвлөлтийн даалгавар , зургийн даалгавар гэх мэт бичиг баримт байхгүй тохиолдолд зураг төсөлд магадлал хийдэггүй. Гадна холбооны зураг төсөл дуусга гэсэн шаардага нь хууль бус шаардлага болоод байгааг анхааралдаа авна уу/</li> <li>Иймд барилгын тухайлсан техникийн нөхцөл эсвэл эх үүсвэрийн тодотгол байхгүйн улмаас барилгуудын</li> </ul>		
	холбооны шугам сүлжээний албан ёсны батлагдах зураг төсөл хийх боломжгүй нөхцөл байдалтай байна.		
<ul><li>1.3. Одоо байгаа байгаа шугам сүлжээг зөөж шилжүүлэх:</li><li>а) Тус барилгуудын байршилд одоо</li></ul>	- Цахилгаан дамжуулах шугам, гэрэлтүүлгийн шонг зөөж шилжүүлэх зураг төсөл хийхийн тулд.		
байгаа цахилгаан дамжуулах шугам,	1. Техникийн нөхцөл		
гэрэлтүүлгийн шонг зөөж шилжүүлэх зураг төслийн ажлыг гүйцэтгээгүй бөгөөд ажлыг тоо хэмжээнд ойролцоогоор тооцсон	2. Техникийн нөхцлийн дагуу ашиглагч байгууллагын зөвшөөрөл		
байна.	тус тус шаардлагатай.		
	5 сарын 5-нд зөөх шилжүүлэх техникийн нөхцөл зөвлөх багт ирсэн нь зураг төсөл хийх боломжгүй байдал үүсгэсэн.		
	Хэдий ийм байдалтай байгаа боловч бид ажлаа түргэвчлүүлэх үүднээс ОБЕГазартай удаа дараа уулзаж		

болон Нийслэлийн	341990
н албан тоот хүргү	үлсэний
	н албан тоот хүргү Газраар зургаа хян байдлаар дүгнэлт г

### Дүгнэлт санал:

1. Зөвлөх багийн болон захиалагчийн зүгээс давшгүй хүчин зүйл нь газартай холбоотой үүсэн нөхцөл байдал гэдэг нь тодорхой байгаа юм.

Иймд газартай холбоотой үүссэн нөхцөл байдлыг нэн тэргүүний шийдвэрлүүлэх асуудал гэж бодож байна.

2. Нарийвчилсан зураг төсөл дахин эхлүүлэхдээ НЕТГазартай нягт хамтран ажиллаж нүүлгэн шилжүүлэлтгүй зураг төсөл хийх чиг баримтлах шаардлага гарч байна.

3.Цаашдын ажилд захиалагчийн зүгээс хууль бус шаардлагууд тавьж цаг авах биш асуудлыг хэрхэн шийдвэрлэж болох талаар холбогдох байгууллагууд болон зөвлөх багтай нягт хамтран ажиллах.

4. Батлагдахгүй, амьдрал дээр хэрэгжих боломгүй зураг төсөл дахин хийлгүүлэх нөхцөл байдал үүсэхээс сэргийлэх үүднээс ТНэгж дарга дээд тушаалын хүмүүст зураг төсөл гүйцэтгэх процессыг зөв тайлбарлах, ойлгуулах зөвлөх үүргээ хангалттай биелүүлэх шаардлагатай байна.

### ΑΒΤΟ ЗΑΜ, ΓΥΥΡ

PMO	DOHWA
НЕТГ-д 2016 оны 4 сарын 25-нд зургаа батлуулахаар өгсөн. НЕТГ-с 2016.04.26-нд өгсөн саналыг Төслийн нэгжээс хүргүүлсэн боловч зураг төслийг засаж ЕТГ, Барилгын хөгжлийн төвөөр магадлал хийлгээгүй байна.	<ol> <li>ЕТГ магадлал хийхгүй.</li> <li>Авто замын зургийг Зам тээврийн хөгжлийн төвөөр магадлал хийлгэдэг. Магадлал хийлгэхийг тулд дараах байгууллагуудтай зөвшилцөх ёстой. Үүнд:         <ul> <li>Нийслэлийн авто замын газар,</li> <li>Нийслэлийн өмчийн харилцааны газар,</li> <li>УСУГ,</li> <li>Дулаан дамжуулах сүлжээ ТӨК, /зөвшилцсөн/</li> <li>Цахилгаан түгээх сүлжээ ХК,</li> <li>Мэдээлэл холбоо сүлжээ ХК,</li> <li>Нийтийн тээврийн газар, /зөвшилцсөн/</li> <li>Замын хөдөлгөөний удирдлагын төв, /зөвшилцсөн/</li> <li>Цахилгаан дамжуулах үндэсний сүлжээ ХК,</li> <li>УБ нэгтгэл зэрэг байгууллагуудтай /зөвшилцсөн/</li> <li>Зөвшилцөж батлуулсны дараа УБ хотын ерөнхий архитектор батлах ёстой байдаг.</li> </ul> </li> </ol>

Авто замын зураг магадлал хийлгэх	Авто замын зураг экспертизэд оруулахын өмнө дээр дурдсан байгууллагуудтай зөвшилцсөн байх ба дараах зургуудыг хийж батлуулсан байх шаардлагатай боловч техникийн нөхцөл гараагүйн улмаас зураг хийх боломжгүй. Үүнд: 1. Авто замын гэрэлтүүлгийн техникийн нөхцөл гараагүй 2. Гэрлэн дохионы техникийн нөхцөл гараагүй 3. Авто замын трасст орсон Баянхошуу -1, Сэлбэд-2 ус түгээх байр орсон байгааг зөөж, шилжүүлж барих зөвшөөрөл албан ёсоор авах /холбогдох байгууллага болон төслийн нэгж шийдвэр гаргах/ 4. Авто замын трасст орсон цахилгаан, холбооны шугамыг зөөж, шилжүүлэх техникийн нөхцөл 5 сарын 6-нд бидэнд ирсэн
Техникийн нөхцөл хойшлогдсон нь ажил хойшлох шалтгаан биш. Энэ нь холбогдох байгууллагуудтай зөвшилцөх шатанд хамаарна	Техникийн нөхцөл байхгүй бол зураг төсөл боловсруулах нөхцөл бүрдэхгүй. Зураг төсөл хийх шат дарааллыг танилцуулья. 1. Зургийн даалгаврын дагуу авто замын трассыг батлуулах 2. Батлагдсан трассаа холбогдох байгууллагуудтай зөвшилцөх үүнд нүүлгэн шилжүүлэлт газар чөлөөлөлтийг зөвшилцсөний дараа бусад байгууллагуудтай зөвшилцөх 3. Холбогдох байгууллагуудаар тодруулга хийлгэх 4. Тодруулгын дагуу техникийн нөхцөл гаргуулах 5. Техникийн нөхцлийн дагуу зураг төслийг боловсруулах, 6. Холбогдох байгууллагуудтай зөвшилцөх 7. Зураг төсөлд магадлал хийлгэх
Дахин зураг төсөл боловсруулах үед ажлыг түргэвчлүүлэхэд ямар санал байна вэ	<ol> <li>Газар чөлөөлөлт нүүлгэн шилжүүлэлтийн асуудлыг шийдвэрлэх</li> <li>Техникийн нөхцлүүдийг холбогдох байгууллагуудаар яаралтай гаргуулах</li> <li>Шаардлагатай албан бичгийг цаг тухайд нь гаргаж өгч байх</li> <li>Холбогдох газруудаас ирсэн албан бичгийг цаг алдалгүй бидэнд хүргүүлэх</li> </ol>



Улаанбаатар хотын гэр хорооллыг хөгжүүлэх, хөрөнгө оруулалтын дэмжих хөтөлбөр

### ФОКУС БҮЛГИЙН ЯРИЛЦЛАГЫН ТЭМДЭГЛЭЛ

Огноо: 2016.06.07

### Хаана: 57-р сургууль

Оролцогч талууд : /Хүснэгтээр хавсаргав/

- 57-р сургуулийн сурагч 13-14 насны 8 охин,
- UNHABITAT,
- Dohwa/Monconsult зөвлөх үйлчилгээний косорциум.

**БҮЛГЭЭР ХЭЛЭЛЦЭХ АСУУДАЛ:** Охидын амьдарч буй орчин, соёл, үйлчилгээ олон нийтийн газрууд хэр аюултай эсэх талаар ярилцаж, охидын саналд үндэслэн аюулыг зэрэглэн ангилна.

Dohwa/Monconsult зөвлөх үйлчилгээний Ядуурал нийгэм, жендэрийн багаас бэлтгэсэн тусгай асуулгын дагуу UNHABITAT-аас ярилцлагыг хөтөлж явуулав.

### Сургуулийн орчин дахь аюулгүй байдал:

Сургуулийн ажилчдын харилцаа хандлага, хөвгүүд охидын хоорондын зөрчил, сургуулиас мөнгө нэхэх, бие засах газрын хүндрэл зэрэг маш олон асуудлыг сөхөж ярилцсан ба эдгээрээс хамгийн аюултай буюу охидод ээлгүй зүйлсээр дараах 3 зүйлийг нэрлэв. Үүнд:

- Сургуулийн бие засах байр охидод хамгийн ээлгүй буюу 2 бие засах газар нь нэг газар байрладаг. Зүүн талын блокд бие засах газар байхгүйгээс баруун захын блок руу бие засахаар ирж, очих, очоод дараалан зогссоор завсарлагааны цаг дуусдагв заримдаа цоожтой байдаг тухай гомдоллов.
- 2. Сургуулийн цайны газар хүүхдэд хэт үнэтэй, хоол нь чанаргүй.
- 3. Үе тэнгийн болон дээд ангийн хөвгүүд охид нэгийгээ дээрэлхэх асуудал их.
- 4. Ажилчид муухай аашилж цохиж авахаас наагуур байдаг.

### Гэрийн хөдөлмөр, хүүхдийн хөдөлмөртэй холбоотой аюулгүй байдал:

Охид угааж цэвэрлэх гэрийн аил их хийдэгв. Зочин ирэх, баяр ёслолоор хэд дахин давтаж аяга угаах, тос нь арилахгүй байх, фэйри үнэртэх гэх мэт хүндрэл байдаг. Байр шиг халуун хүйтэн устай бол гоё. Угаалгын машин ажиллуулж байгаад тогонд цохиулдаг. Хогийн ногоон уут хог даадаггүй, чанаргүй, усанд явж байгаад хальтарч унах, Түлээ хагалж байгаад нүүр рүү үсрэх, хойд ээж автай хүүхдийн дарамт, ах эгч, айлын хүүхэд харах хэцүү, ус авч явахдаа ичдэг зэрэг бэрхшээлүүдийг нэрлэсэн ба эдгээрээс хамгийн охидод ээлгүй зүйлсээр дараахыг нэрлэв. Үүнд:

1. Хоол унд хийж, орон гэр цэвэрлэх угаах нөхцөл (устай холбоотой)



- 2. Ус авах, худгын ойр орчмын хальтиргаа, аюулгүй байдал
- 3. Цалинтай ажил буюу хүүхэд харах гэх мэт мөнгө авдаг нь гоё ч ээж аавд нь загнуулдаг хэцүү

### Гэр бүлийн гишүүдийн харилцан хүндэлэл, харилцаа хандлагатай холбоотой аюулгүй байдал: (ГБХ)

Хойд ээж аавын дарамтанд байдаг хүүхдүүдийн тухай, ах эгч нар нь байнга хянаж цагддаг, хувцасаа угаалгах гэх мэтээр дарамталдаг, эрхшээлдээ байлгах гэдэг, газ, цавуу гэх мэт үнэрлүүлээд дараа нь бэлгийн халдлага болсон тохиолдол байсан архичин аавтай гэр бүлийн хүүхдүүд маш хэцүү, эрүүл мэндэд нь анхаарахгүй байх, хоол өгөхгүй сойдог аав ээж байдаг гэх мэт асуудлуудыг хөндсөн. Эдгээрээс хамгийн аюултай хэмээн охид дараахыг зэрэглэв. Үүнд:

- 1. Архичин эцэг эх
- 2. Хойд эцэг эхийн дарамт
- 3. Эцэг эх хянах цагдах, эрхшээлдээ байлгах

### Гудамжны аюулгүй байдал:

Архичид, гудамжны нохой, бэлгийн хүчирхийлэл, дээрэм, хулгай, гудамжны атаманууд жагсааж байгаад мөнгө нэхдэг, автомашины осол гэх мэт бэрхшээлүүдийг тоочсон. Эдгээрээс хамгийн аюултай бэрхшээлээр дараахыг нэрлэв. Үүнд:

- 1. Архичид
- 2. Гудамжны нохой
- 3. Харанхуйь бохир, тухгуй гудамж,
- 4. Зам тээврийн осол

### Нийтийн тээврийн хэрэгсэл дэх аюулгүй байдал:

Автобус гэнэт тоормослох, автобусанд хэрэлдэх, хаалгаа нээхгүй байх, бууж амжаагүй байхад хөдөлж явах, эмэгтэй хүмүүсийг эрчүүд татаж өвөр дээрээ суулгадаг, эмэгтэй хүний бөгс рүү нь алдгаддаг, таксинд юмаа матвал өгдөггүй, утас хулгайд алддаг, таксинд суугаад хөдлөнгүүт хаалгаа түгждэг гэх мэт айдас бэрхшээлийг нэрлэв.

Эдгээрээс хамгийн аюултай гэж дараахыг зэрэглэв. Үүнд:

- 1. Автобусны аюулгүй байдал
- 2. Таксиний аюулгүй байдал
- 3. Гарцаар гаргахгүй, гарч амжаагүй байхад сигналдан цочоох
- 4. Зам тээврийн осол

### Кинотеарт болон үзвэр үйлчилгээний газар дахь аюулгүй байдал:



- 1. Араас сандал өшиглөх
- 2. Суудалдаа дугаараараа суудаггүй
- 3. Попкорн шиддэг
- 4. Хүүхдийн гуйлга

### Захын ойр орчи, дэлгүүрийн аюулгүй байдал:

- 1. Хулгай дээрэм
- 2. Хүүхдэд өндөр үнэ хэлдэг, чанаргүй хугацаа дууссан, муу юмаа өгдөг
- 3. Хүүхдийг ялгаж харьцдаг, юм асуухаар хариулдаггүй

### Утас интернэт, сошиал медиа дахь аюулгүй байдал:

FB-д хүүхдийн зураг тавиад танилцъя гэдэг, хүүхэд юм байх гээд андуураад харьцангуут эвгүй зүйл асууж, айлгаж ичээдэг. Том хүний муухай зүйлс асууж шалдаг. Сошиал медиагаар хүүхдүүд нэгийхээ нэр хүндийг унагаадаг, үүнээс болоод амиа хорлосон хүүхэд ч сонсогдож байсан. Худал цуурхал тараадаг. Утсанд танилцъя гэж том хүнээс мессеж ирдэг. Гэрийнхэн утсаар байнга мөрдөж дарамталдаг.

- 1. FB танилцах санал мессеж, элдэв муухай зураг явуулах
- 2. Утсанд ирдэг танихгүй хүний месееж, гэрийхний хяналт
- 3. Нэр хүнд унагах, цуурхал тараах, гүтгэх, доромжлох

Ярилцлагыг хөтөлсөн: Ц.Цогзолмаа, Д.Мөнхөө/UNHABITAT

Тэмдэглэл бэлтгэсэн: Б.Алтанчимэг/ Dohwa/Monconsult зөвлөх үйлчилгээ

### European Investment Bank



### Улаанбаатар хотын гэр хорооллыг хөгжүүлэх, хөрөнгө оруулалтын дэмжих хөтөлбөр

Ярилцлагыг чиглүүлж, үдирдсан

Тэмдэглэл хөтөлсөн Ярилцлага хийсэн он сар өдөр Эхэлсэн цаг 10.30 .....

18. 1807 gos una /UN Habitat B. Juian war / Adriva 2016.06.07.

Дууссан цаг

Бүлгийн ярилцлагат оролцогчдыг бүртгэх хуудас

Дуурэг, хороо Бүлгийн төрөл

Ишиланта: 41,12-р хороо Охидым Булгил хрименога. (19-14и)

			1	Өрхийн	Ŷ	Үүнээс		100
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6	T. Laurynzyc	14	au	8.	2	2	1	100
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8	A. Monarum	13	au	5	2.	1.	0	
					(M)			

### ФОКУС БҮЛГИЙН ЯРИЛЦЛАГЫН ТЭМДЭГЛЭЛ

Огноо: 2016.06.07

Хаана: 57-р сургууль

### Оролцогч талууд : /Хүснэгтээр хавсаргав/

- 57-р сургуулийн сурагч 13-14 насны 8 хөвгүүн,
- UNHABITAT,
- Dohwa/Monconsult зөвлөх үйлчилгээний косорциум.

**БҮЛГЭЭР ХЭЛЭЛЦЭХ АСУУДАЛ:** Хөвгүүдийн амьдарч буй орчин, үйлчлүүлдэг соёл, үйлчилгээ олон нийтийн газрууд хэр аюултай эсэх талаар ярилцаж, хөвгүүдийн саналд үндэслэн аюулыг зэрэглэх.

Dohwa/Monconsult зөвлөх үйлчилгээний Ядуурал нийгэм, жендэрийн багаас бэлтгэсэн тусгай асуулгын дагуу UNHABITAT-аас ярилцлагыг хөтөлж явуулав.

ЮН Хабитетээс төслийн 2-р шат болох Дэнжийн мянгын талаар товч танилцуулга хийв.

Өсвөр насны хүүхдүүдэд тохиолддог аюул, хүндрэл, тулгамдсан асуудал юу вэ гэдэг талаар чөлөөтэй ярилцсан нь:

### Ер нь өмнөх жилүүдтэй харьцуулахад та нарын амьдрах орчин дээрдэж байна уу ?

- **Сурагч 1:** Гэрэлгүй байсан гудамж гэрэлтэй болсон Ингэснээр онгорхой нүхэнд унах, өвөл халтиргаанаас сэргийлэх боломжтой болсон

- **Сурагч 2:** Явган хүний замтай болсон, золбин ноход ховор болсон. Худаг янзалж байгаа. Худгуудыг ихэвчлэн гүний усаар хангах болсон, Автомат системтэй болж байгаа.

- Сурагч 3 : Нийтийн эргүүл, цагдаагийн эргүүл, сургуулийн эргүүл гэх мэт эргүүлийн цагдаа нар их байдаг болсон нь гоё.

### Хэцүү, хүндрэлтэй тулгамдаж буй асуудал, хамгийн хэцүү нь юу вэ?

**Сурагч 1 :** Хамгийн хэцүү нь согтуу хүмүүс/өвгөнтийн хүмүүс/ Согтчихоод дайрч, дээрэлхэж, мөнгө нэхэж дарамталдаг. Бүлэг согтуугаараа явдаг хүмүүс ч байдаг. Ялангуяа захааас цаашаа гэр хорооллын хэсэгт их байдаг. Бас архи уудаг өсвөр насныхан ч байгаа.

### Үеийнхэндээ дарамтлуулж дээрэлхүүлэх асуудал гардаг уу?

**Сурагч 2**: Дээд үеийнхэндээ зодуулах асуудал бараг гардаггүй.Үе тэнгийхэн дунд тийм асуудал хааяа гарна. Буруу замаар орсон, гудамжны хүүхдүүдэд дээрэмдүүлэх асуудал байдаг ч их биш.

Сурагч 3 : Автомашины хөдөлгөөн их аюултай. Цагдаа байхгүй камергүй газруудаар



дураараа хурд хэтрүүлэн явдаг. Жолооч нар ухамсаргүй жолоо барьж байхдаа хогоо шууд хаядаг.

**Сурагч 4**: Автобусанд халаасны хулгайч нар их байдаг. Ялангуяа орой 7 цагаас хойш автобус пиг дүүрэн байдаг. Бас гоё хувцас өмсөөд гадуур явах их хэцүү учир нь гудамжны золбин хүүхдүүд үнэтэй гутал, пүүзийг дээрэмдээд авчихдаг. Пүүзний ломбардад тавьж мөнгө болгож авдаг гэсэн.

Сурагч 5 : Хавар намрын улиралд угаадас их хэцүү бас өвөл хөлдчихдөг болохоор халтиргаатай байдаг.

Сурагч 6 : Захаар ихэвчлэн ээж аав, ах эгч нартайгаа хамт явдаг. Халаасны хулгайч маш их байдаг.

### Чөлөөт цагаараа гадуур гарч зугаалдаг уу?

**Сурагч 1:** Гадуур найз нартайгаа хамт Соёмбо, Өргөө, Тэнгис кино театр орж кино үзэн тоглоом тоглоно. Олуулаа явахгүй бол гудамжны хүүхдүүдэд дээрэлхүүлж дээрэмдүүлэх аюултай.

### ДҮГНЭЛТ :

Өсвөр насны хөвгүүдийн хамгийн их санаа зовоосон аюултай гэж боддог зүйл бол архи уусан хүмүүс. Тэд дээрэм хийхийг санаархаж дарамталдаг. Амьдарч байгаа орчин нь бага багаар улам сайжирч байгаа хэмээн боддог.

Ярилцлагыг хөтөлсөн: .....?

Тэмдэглэл бэлтгэсэн: Б.Одзаяа/ Dohwa/Monconsult зөвлөх үйлчилгээ



### Улаанбаатар хотын гэр хорооллыг хөгжүүлэх, хөрөнгө оруулалтын дэмжих хөтөлбөр

Ярилцлагыг чиглүүлж, удирдсан

Тэмдэглэл хөтөлсөн

M. Monx-Spyons, Doliver

2016-5.7 ..... Дууссан цаг <u>1200</u>

Ярилцлага хийсэн он сар өдөр

Эхэлсэн цаг \_\_\_\_\_\_ 103-0

Бүлгийн ярилцлагат оролцогчдыг бүртгэх хуудас

Дүүрэг, хороо Бүлгийн төрөл лгийн ярилцлагаг орног Гингэцлэгд дүүрэг Ир херес 13-14 масних ховгундлэгт хийгэн Зургийн уулдагий

				Өрхийн	Y	үнээс		
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Į.	Darepon	16	0-0	5	R	×	Х	Ô
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7	3 Ulunsdage	13	30	4	1	X	X	Ø
8	Danopurener	14	op	6	.2	×	X	0
9.	& Day jon ang the	15	3P	7	5	X	×	0
0	2602 Fogso	15	30	4	1	X	X	0
		101-		12/210	1.222.15		-	- 6 3 3 -
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Тендерийн багцыг газар чөлөөлөлттэй уялдуулан үр ашигтай зохион байгуулах

2016 оны 05-р сарын 17

Төслийн удирдах хороо



Баянхошуу дэд төвийн барилгын ажлын тендерийн багцууд



## Үндсэн багц : 11 (2016)

- Усан сан - Цэцэрлэг & МЭСҮТ
  - Дулааны станц

Гүүр
 Ногоон байгууламж

- 3am
- Усан хангамж
- Ариутгах татуурга
- Дулаан дамжуулах шугам
- Үерийн хамгаалалтын шуудуу



### 1-p ye шат : 7 (2016)

- Багц : 1
- хангамж+Ариутгах Зам + Дулааны шугам+ Усан
  - татуурга
- хамгаалалтын • Үерийн
  - Усан сан шууду
- Цэцэрлэг & МЭСҮТ
  - Дулааны станц

    - Lyyp

### 2p ye шат : 2 (2017)

- Багц : 1
- хангамж+Ариутга Зам + Дулааны шугам+ татуурга Усан
  - Ногоон байгууламж

# 3. 1 ба 2-р үе шатанд хуваагдаж буй ажлуудын төсөвт өртөг

Нэгж үнэ: сая ам.доллар

		Нийт д <sub>Ү</sub> н	3aM	Дулааны шугам	Усан хангамж	Ариутгах татуурга
	Нийт	11.404	6.782	1.189	1.492	1.151
Баянхошуу	1 р <sub>Ү</sub> е шат	5.157	2.780	1.035	0.915	0.427
	2 р <sub>Ү</sub> е шат	6.247	4.002	0.854	0.667	0.725
	Нийт	9.265	5.570	0.997	1.479	1.217
Сэлбэ	1 р <sub>Ү</sub> е шат	6.109	3.285	766.0	1.147	0.680
	2 р <sub>Ү</sub> е шат	3.156	2.285	I	0.332	0.537
Нийт		20.669	12.352	2.886	3.061	2.368

- 1-р үе шатны хүрээнд Баянхошуу, Сэлбэ дэд төвүүдэд хийгдэх зам, дулаан, усан хангамж, ариутгах татуургын ажлыг тус бүр нэг багц болгон зарлана.
- 1-р үе шатанд хийгдэх ажлуудын хүрээнд шаардлагатай байгаа газар чөлөөлөлтийг 2016 оны төсөвт тусгагдсан 6 тэрбум төгрөгт багтаан гүйцэтгэх боломжтой
- 2-р шатны ажлыг Баянхошуу Сэлбэ дэд төвүүдэд газар чөлөөлөлтийн асуудал шийдэгдсэн даруйд эхлүүлэх боломжтой.

# 4. Багцийн тооны өөрчлөлт

Дулаан хангам ж	-	1	2
Усан хангам ж	1	1	2
Ариутга х татуург а	1	1	2
3am	1	1	2
Цах/хо лбоо	Ч	1	2
Усан сан	Ч	Н	2
Ногоо н байгуу ламж	Ч	Н	2
Үерийн шууду У	Ч	Н	2
Гүүр	0	2	2
дс	1	7	2
Цэцэрлэг, МЭСҮТ	Ч	Ч	2
й Ии	10	12	22
Дэд төв	Баянхошуу 10	Сэлбэ	Нийт

# Теслийн бичиг баримтад заасан багц

- Хүндрэл болон шийдэл
- Хэт олон багц болгон хуваах нь хяналт, гүйцэтгэл хийхэд бэрхшээлтэй.
- Ажлын гүйцэтгэлийн дараалал өөр учраас гүйцэтгэгчдийн ажил хийх хугацааг зохицуулахад бэрхшээл үүсэж болзошгүй.
  - Хэт олон багц шууд бус зардлыг өсгөнө.

# **Reduced Packages**

	/		、
Зам+Дулааны шугам+ Ариутгах татуурга+Усан хангамж	1 (1р үе шат) 1 (2р үе шат)	1 (1р үе шат) 1 (2р үе шат)	4
Цахилгаан /холбоо	1	Ц	2
Усан сан	Ц	с <del>і</del>	2
Ногоон байгуулам ж	τH		Ч
Үерийн шуудуу	H		1
ſŗŗp	0	1	1
Дулааны станц	1	Ч	2
Цэцэроэг7 ΜЭСҮТ	1	1	2
Нийт	8	7	15
Дэд төв	Баянхош уу	сэлбэ	Нийт



FIDIC ийн MBD Туслан гүйцэтгэгчийн тухай 5.1 ийн заалт 2010 оны гарын авлага



### **Changes of Scope of Project Work**

June 2016

### CONTENT

1. Background2
1.1 Review of the Current Procurement Package2
1.2 Description of the Current Detail Design
1.3 Proposed Procurement Package4
2. Justifications for Amendment to Procurement Plan5
2.1 Resettlement Impacts5
2.2 Phase Work6
2.3 Work Sequence7
2.4 Implementation Experience and Capacity9
3. Final Procurement Packages and Plan10
3.1 Revised Procurement Packages10

3.2 Revised Procurement Implementation Plan......11

Attachment: 1. LAR of PMSC

### **Changes of Scope of Project Work**

During implementation of Detail design there were several components incompatible with the procurement packages specified in Feasibility Study Report for tranche 1. Therefore, the revised procurement packages and Plan are proposed to get the approval from ADB and EIB before the revised detail design which was ignited with the Land Acquisition and Resettlement impact.

### 1. Background

### **1.1 Review of the Current Procurement Package**

Fig1.1.1 Current Procurement Plan described in Appendix 17 FSR

General Description	Contract value (in US\$)	Procurement Method	Prequalification of Bidders (Y / n)	Advertisement date (Quarter / Year)	Comments
Bayankhoshuu Subcenter Subproject			- Contraction		
Construction of (i) 4.96 km road, 5.5 m carriage way, 1 m sidewalk and underground power line; (ii) 1.18 km road 5.5 m carriage way (iii) treatment of 1.800 m <sup>2</sup> remaining space roads/plots; and (iv) power line.	6,067,000	ICB	N	November 2014	Civil Works Contract (Itemized B/OQ).
Construction of (i) 4.32 ha landscaping; and (ii) 868 m of drainage culvert-8m <sup>3</sup> /ml earth filling + 8m <sup>3</sup> /ml concrete + asphalt road.	4,336,000	ICB	N	November 2014	Civil Works Contract (Itemized B/OQ).
Construction of (i) a kindergarten; and (ii) business incubator/vocational training center 1,800 m <sup>2</sup> .	2,200,000	ICB	N	January 2015	Civil Works Contract (Itemized BOQ).
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; (ii) 3.45 km of Dia 300 mm HDPE sewerage collector main; and (iii) one 500 m <sup>3</sup> ground reservoir.	9,854,900	ICB	N	April 2014	Civil Works Contract (Itemized BOQ). For EIB
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.	3,891,700	ICB	N	April 2014	Advance contracting Civil Works Contract (Itemized BOQ). Advance contracting
Construction of two, 8.4 MW (3 x 2.8 MW), heating plants 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	ІСВ	N	December 2014	Civil Works Contract (Itemized B/OQ).
Selbe Subcenter Subproject Construction of (i) 5.35 km road, 5.5 m carriage way + underground power line; (ii) 3.42 km road, 5.5m carriage way; (iii) treatment of line.	8,490,000	ICB	N	November 2014	Civil Works Contract
Construction of (i) 2 bridges 1,000 m <sup>2</sup> and improvements of existing river embankment 2 km; and (ii) landscaping 3.12 ha.	2,734,000	ICB	N	November 2014	Civil Works Contract (Itemized BOQ).
Construction of (i) a kindergarten; and (ii) business incubator/vocational training center 1,800 m <sup>2</sup> .	2,200,000	ICB	N	January 2015	Civil Works Contract (Itemized BOQ).
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 HDPE gravity sewerage pipe and 0.94 km of Dia 200 mm pressure sewerage pipe; (iii) 2.43 km Dia 400 mm and 0.12 km Dia 300 mm HDPE sewerage collector main; and (iv) one 500 m <sup>3</sup> ground reservoir, including supply of piping, valves, electrical equipment and remote control devices.	14,674,000	ICB	N	April 2014	Civil Works Contract (Itemized BOQ). For EIB Advance contracting
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.	5,108,500	ICB	N	April 2014	Civil Works Contract (Itemized BOQ). Advance contracting
Construction of three 8.4 MW (3 x 2.8 MW), heating plants 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	ІСВ	N	December 2014	Civil Works Contract (Itemized BOQ).
Water and Wastewater Operation Improvement project 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	3,700,000	ICB	N	February 2014	Plant Design, Supply an Install

The Goods and Works Contracts for procurement activity described appendix 17: procurement plan: project 1 in FSR has 12 packages total for two subcenters. The 12 packages consist of two 6 packages of Road, Kindergarten & Business Incubator/Vocational training center, Water supply, Sewerage and Water Reservoir, Heating distribution network and Heat plant for Bayankhosuu and Selbe subcenter.

The descriptions of those packages are understood to guide the procurement method when the bidding documentation would be on going to implement the packages. Therefore, the revised procurement packages in accordance with the actual conditions of two subcenters should be introduced

### **1.2 Description of the Current Detailed Design**

The detail design has been based on the NEW MASTER PLAN of MUB unlikely the concept of FSR. Here is the difference between FRS and Detail Design:



Fig.1.2.1 Bayankhosuu





The original concept of road network in FSR was to pave the existing roads of 6.5m and 5.5m width just along the road alignment supposed to be main road in the area. The detail design for road widths and alignment has been upgraded with 20m, 14m and 9.5m widths roads in order to significantly adapt to the future development. With the new road design concept, the additional components such as bridges, flood protections which were not specified in the packages should be included as the additional procurement packages.

### **1.3 Proposed Procurement Packages**

Fig 1.1.1 shows 12 procurement packages simplified with main infrastructure works and building works and heating plant but in fact, the detail packages are shown on the left column of the below table 1.2.1. However, the final procurement packages shall be considered to fit the land acquisition compensation program.

Table 1.2.1 Comparison of packages

No.	Proposed Procurement Package	Alternative Procurement for Phase work				
Bayankhosuu						
1	Flood Protection (NCB)	Flood Protection (NCB)				
2	Open Area (Landscape) (NCB)	Open Area (Landscape) (NCB)				
3	Kindergarten & Vocational Training	Kindergarten & Vocational Training Center				
0	Center (NCB)	(ICB)				
4	Water Reservoir (NCB)	Water Reservoir (NCB)				
5	Heating Plant (ICB)	Heating Plant (ICB)				
6	Road (ICB)	Phase 1 (ICB)	Phase 2 (ICB)			
7	Heating Distribution Network (ICB)	One contractor	One contractor			
8	Water Supply (ICB)	Phase 1 (ICB)	Phase 2 (ICB)			
9	Sewerage(Internal network) (ICB)	One contractor	One contractor			
10	Electricity & Telecommunication (NCB)	Electricity & Telecommunication (NCB)				
Selbe						
1	Flood Protection & Embankment(NCB)	Flood Protection & Embankment(NCB)				
2	Bridge 1 (24m, 30m) (NCB)	Bridge 1 (24m, 30m) (NCB)				
3	Bridge 2 (60m) (NCB)	Bridge 2 (60m) (NCB)				
4	Open area(Landscape) (NCB)	Open area(Landscape) (NCB)				
5	Kindergarten & Vocational Training	Kindergarten & Vocat	tional Training Center			
5	Center (NCB)	(ICB)				
6	Water Reservoir (NCB)	Water Reservoir (NCB)				
7	Heating Plant (ICB)	Heating Plant (ICB)				
8	Road (ICB)	Phase 1 (ICB)	Phase 2 (ICB)			
9	Heating Distribution Network (ICB)	One contractor	One contractor			
10	Water Supply (ICB)	Phase 1 (ICB)	Phase 2 (ICB)			
11	Sewerage(Internal network) (ICB)	One contractor	One contractor			
12	Electricity & Telecommunication (NCB)	Electricity & Telecommunication (NCB)				

\* Alternative Procurement packages for Phase work will be described later. If the four packages are combined as one, the total number of packages is significantly reduced.

### 2. Justifications for Amendments to Procurement Plan

### 2.1 Resettlement Impacts

The compensation for land resettlement should be financed by MUB. The total affected plots from the original road layout and building construction was counted as below:

	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
	24	15	43	254	367	703

MUB has built two-50 units housing in two subcenters for the residents' temporary habitation which are affected from the construction but the residents prefer to have a permanent housing or full cash compensation upfront and then move by themselves.

According to the preliminary count, the compensation cost for 703 plots was estimated around 60 billion MNT, which is equivalent to US\$ 30millions\* <sup>LAR of PMSC</sup>

Unfortunately, MUB' planned 2016 budget for LAR has been revealed with only 6 billion MNT, which is equivalent to US\$ 3million.

To minimize the resettlement impact, the revised road widths and road alignment shall be considered and the preliminary design of revised road components show as below;

Fig.2.1.1 Road width



Also road alignment has been modified to reduce the land occupation along the road. For example,


In result, the reduced land plots were **474 from 703** plots. However, those reduced number was only the preliminary assessment from the revised road widths and alignment. After detail design for water-heating trench line, the number of land plot would be increased or decreased but no any big difference from 474 plots would be expected. (presented in the meeting of Mayor and City Councilor on 30 March 2016)

Since the compensation budget for 2016 is too tiny to acquire even 474 plots, it is necessary to find any solutions how to implement the packages in the process time. According to the assessment of financing work for the LAR, there are one solution. Phase Work could be introduced in this proposal.

## 2.2 Phase Work (related to Clause 1.3)

To reduce the compensation of land acquisition for the subcenters for 2016 implementation, Phase Work shall be introduced. Also, when the construction area will be divided into two phase works, the procurement time shall be planned as a revised procurement plan. If the phase works have separated the bidding time into 2016 and 2017, then the recommendable packages are shown as below:

Fig. 2.2.1 Phase work of two subcenters



Phase works include one package with Road and Heating network for ADB financing and one package with Water Supply and Sewerage work for EIB financing.

Phase 1 will be tendered during Quarter 3<sup>rd</sup> in 2016 and Phase 2 on Quarter 4<sup>th</sup> in 2016.

	Tota I	Kindergarte n & VTC	Heating Plant	Bridge	Flood protectio n	Water Reservoir	Landscap e	Electricity	Road	Heatin g Pipe	Sewera ge	Water supply
ВК	12	1	1	0	1	1	1	1	1	1	1	1
SB	12	1	1	2	1	1	1	1	1	1	1	1
Total	24	2	2	2	2	2	2	2	2	2	2	2
Propo sed	13	2	2	1	1	1	1	1	Ź	2		2

Table2.2.2 Selbe Number of Packages

If the number of contractor is reduced as above, the management of construction work will be more effective and efficient. Also one contractor for Road, Heating pipe and one contractor for Water Supply and Sewerage work will be much practical and efficient to prevent any conflicts or troubles aroused from the several contractors of each works.

## 2.3 Work Sequence

To minimize the number of contractors of Phase work considering the finance resource from ADB and EIB, Road and Heating work are combined as one package and Water and Sewerage work are combined as one package.

Also, the conflicts between contractors would be occurred while two contractors are working in the same road work area. The ideal combination for 4 different works - road, heating network, water and sewerage- is that one contractor can be procured to manage and control all works along with the work schedule. However, because there are two financial resources, two contractors shall be separately procured and incorporated as one contractor.

To solve the problem, the scope of work shall be artificially confined to their scope of work:

- i. The Road Contractor will take road formation works and excavation and refill earth work of water and sewerage work. So, the Road Contractor will be responsible for the part of Water Contractor's work.
- ii. The excavation shall be prior to install the pipes of water and sewerage. Otherwise, the water contractor will be delayed with their work schedule and complain it to the Road Contractor.

Therefore, two contractors should collaborate on the work and the Road Contractor shall manage the whole road work schedule.

The sequence of work is shown as beloe;



## Sequence of Work

**2.4 Implementation Experience and Capacity (**references if any for MUB experience with similar procurement packages civil works versus materials and supply, assessment on the number of packages in terms of capacity of MUB and resources allocated for construction supervision)

## 3. Proposed Procurement Packages and Plan

## 3.1 Revised Packaging

BK-Bayankhosuu, SB-Selbe

No.	Procurement Package	Lot	Method	Comments
1	Kindergarten & Business Incubator	1(BK)	ICB	ABD's SBD small
	Kindergarten & Business Incubator	2(SB)	ICB	work
2	Heating Plant (CFBC Type)	1(BK)	ICB	ADB's SBD
2	Treating Flant (CFDC Type)	2(SB)	ICB	Turnkey
3	Drainage and Flood Protection		NCB	Combined with 2 subcenters
4	Bridges		NCB	SBD small work
5	Open Space(Landscape)		NCB	Combined with 2 subcenters
6	Water Reservoir		NCB	Combined with 2 subcenters
Phas	e 1			
7	Road and Heating network	1(BK)	ICB	ADB's SBD small
1	Road and Heating hetwork	2(SB)	ICB	work
8	Water Supply and Sewerage	1(BK)	NCB	SBD small work
0	water Supply and Sewerage	2(SB)	NCB	EIB loan
9	Electricity & Telecommunication		NCB	Combined with 2 subcenters
Phas	e 2			
10	Road and Heating network	1(BK)	ICB	ADB's SBD small
10	Road and Heating Hetwork	2(SB)	ICB	work
11	Water Supply and Sewerage	1(BK)	NCB	SBD small work
11	Water Supply and Sewerage	2(SB)	NCB	EIB loan
12	Water supply and Sewer connection		NCB	Combined with 2 subcenters, EIB loan
13	Water Supply and Sewerage network rehabilitation		ICB	EIB loan
Proc	urement in Progress			
	Sewerage Collector Mains		NCB	SBD, EIB loan
	WWOI-04, USUG improvement		ICB	ADB' SBD, ADB Grant

\* ICB = International Competitive Bidding; NCB = National Competitive Bidding; SBD = Standard Bidding Document

The total number of packages is significantly reduced from 24 to 13.

## 3.2 Revised Procurement Implementation Plan

According to the above procurement packages and Plan, the construction of each packages will be estimated as the below bar progress.

Package	Work		20	16			20	17			20	)18			20	)19	
i ackage	WORK	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1	Kindergarten &		Bid				Conc	tructi	on								<u> </u>
	Business Incubator		Did				CONS	uucu									
				<b>D</b> ' 1													
2	Heating Plant			Bid					Cons	structi	on						
	Drainage & Flood																
3	Protection			Bid													
1	Pridaoc			Bid			Conc	tructi	0.12								
4	Bridges			ыа			Cons	tructi	on								
5	Open			Bid			Cons	tructi									[
	Space(Landscape)			ыц			CONS	tructi									
				<b>D</b> ' 1				C									
6	Water Reservoir			Bid				Cons	tructi	on							
Phase	1	I		I	1	I			1		I	1		I	1	1	L
7	Road and Heating			Bid					Conc	struction	0.0						
	Network			ый					CONS								
	Water Supply and			Bid				Carro									
8	sewerage			віа				Cons	tructi	on							
9	Electricity &			Bid													
9	Telecommunication			ыа													
Phase	2	•	•	•	•	•	•		•	•	•	•		•	•	•	
10	Road and Heating				Bid					Conc	tructi	0.0					
10	Network				ыц					CONS	urucu						
11	Water Supply and				<b>D</b> ' 1				6								
11	sewerage				Bid				Cons	structi	on						
10	Water Supply and							<u> </u>									
12	sewe connection				Bid			Cons	tructi	on							
10	Water Supply and																
13						Bid			Cons	tructi	on						
13	Sewerage network Rebabilitation					Bid			Cons	tructi	on						

The construction period shall be included with Winter Break of Mid Oct. ~ End Mar. of each winter season. The actual work period will be from April to October.

The completion of Tranche 1 is supposed to be in the  $3^{rd}$  quarter of 2019.

## Attachment: LAR of PMSC

### **Egis International**

3 March 2016

A field survey is currently ongoing in both Selbe and Bayankhoshuu for those affected by project-related building constructions and roads.

- Our findings during the progress of the survey reveal that:
  - There's a difference between the number of plots and number of parcels
  - In some cases, there are 4 to 8 households living in one parcel while the average seems to be 2 to 3 households per parcel.
  - The residents do not like the idea of going through a 'temporary' residence first and then moving into a permanent residence, they would prefer to move in directly into their new residence or receive full cash compensation upfront and then move themselves.

Land and assets valuation is also currently progressing.

Location	Kindergarten	BIC	Heat supply plant	and	k of roads d other structure	
	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

## Preliminary study results of plots affected

We found that a total of **83 plots** are affected by the construction of kindergartens, BIC, and heat supplying plants in both the Selbe and Bayankhoshuu areas.

In Bayankhoshuu:

A total of **419 plots** are affected, out of which 172 are fully affected while the remaining 247 are partially affected.

In Selbe:

A total of **284 plots** are affected, out of which 164 plots are fully affected while the remaining 120 plots are partially affected.

According to our preliminary count, a total of **703** plots are either fully or partially affected. This amounts to around **60 billion MNT** in compensation.

We need to have options for compensation and resettlement.

# Electrical and telecommunication supply design

1. Work Schedule																		I
WI and Decomposition			1				2				3					4		
W OFK Description	uays	$1^{st}$	$2^{nd}$	$3^{\rm rd}$	$4^{\rm th}$	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	$4^{\text{th}}$	$1^{st}$	$2^{nd}$	$3^{\rm rd}$	$4^{\mathrm{th}}$	$1^{st}$	$2^{nd}$	$3^{\rm rd}$	$4^{\mathrm{th}}$	
1. Site Inspection	14				<u> </u>													
2. Land Survey & soil test	14																	
3. Research for requirement	20																	1
4. Preliminary design	30																	
5. Conference with Govt. Agency	10																	
6. Detail design	15																	
7. Bidding Document	30				<u> </u>													
Total	120				<u> </u>													
2. Prospective Design Fee									-									1
Expert	Ŋ	Month		Unit l m	Unit Rate per month	ar	Price(	Price(USD)		Remark	ıark							
1. Chief Engineer		4		4	4,293		17,	17,172										
2. Electrical Senior Engineer		4		4	293		17,	172				Ì						
3. Electrical Engineer		Э		Э,	3,794		11,	382				<u> </u>						
4. Telecommunication Engineer		3	<u> </u>	3,	3,794		11,	382										
5. Road Engineer		1	<u> </u>	3,	3,993		3,9	3,993										
6. Land Surveyor (outsourcing)*		0.5								Not inc	Not included	<b> </b>						
•					•							Γ						

\* the fee for land survey is not included in this fee.

Total

7. Road Estimator

70,000

3,794 1,897 70,586

3,794

0.5

- -

6. Telecommunication Estimator

7. Electrical Estimator

3,794

3,7943,794

## **Electricity and Telecommunication Design and Installation**

Design stage	- Land Survey & Geological Test	2 weeks
(3 months)	- Preliminary Design	4 weeks
	- Detail Design	4 weeks
	- BOQ & Specification	3 weeks
Procurement stage	- 3 months	
Construction Stage	- Mobilization: 1 month	
(7months)	- Construction: 5 months	
	- Commissioning 1 months	

Design- Bidding - Build Procurement;

## Electricity & Telecommunication Work Schedule



## - Technically, this is not included in ADB packages, which is not confined to the resettlement plan.

• Turnkey(Design-Build) Procurement

Bidding Document	- TOR and Preliminary Design 3 weeks
Procurement stage	- 3 months
Construction Stage	- Design : 3 month including site survey
(7months)	- Construction: 5 months
	- Commissioning 1 months

## Electricity & Telecommunication Work Schedule











- ➤ Progress of works
- 2015. 5. 29 : Singing the Contract of Consulting Services
- •2015. 6. 16 : Mobilization of Consulting Team
- 2015.10. 9 : Inception Report
- 2015. 11. 23 : Confirmation of Road network layout
- 2015. 12. 16 : Preliminary Design of Kindergarten & Incubator Center
- 2015. 12. 21: Initial Cost Estimate Report
- 2016. 1. 8: Bidding document of USUG Project
- 2016. 2. 8: Inception Report of FS2 for Tranche 2
- 2016. 2. 29 : Detail Design and Bidding Document of Kindergarten & Incubator Center
- 2016. 3. 31: Detail Design and Bidding Document of all packages
- 2016. 4. 19: Revised Detail Design and Bidding Document of all packages
- 2016. 4. 29: Interim Report of FS2 for Tranche 2
- 2016. 5. 30: Proposal of revised procurement packages
- 2016. 6. 9 : Contract Review Meeting





## I Status of Tranche 1

- > Progress of works
- •2016. 6. 30: Expertise for packages
- 2016. 7.30: Detail Design and Bidding Document of Phase 1 package

Draft Final Report of FS2 for Tranche 2

Detail Environment Impact Assessment for FS2

• 2016. 8. 30: Detail Design and Bidding Document of Phase 2 package

Final Report of FS2 for tranche 2

• During Bidding Process, expertise for Phase 1 and 2 will be applied.





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	<b>Tranche 1</b>
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## ➤ Status of Summit Deliverables

No.	Deliverables	Contract Date	Actual Date	Comments
<del>~</del>	Inception report	15 Aug. 2015	09 Oct. 2015	<ul> <li>Spend months for checking New Master Plan, required by Client. Final instruction for Road layout on 23 Nov. 2015</li> </ul>
7	Studies and Investigation Reports (topographic and geotechnical surveys)	15 Oct. 2015	09 Mar. 2016	<ul> <li>Location of Kindergarten, Incubator center, Heating Plant was not instructed on time.</li> </ul>
ę	Preliminary Design and Initial Cost Estimates	15 Oct. 2015 (Design duration from Road layout-2M)	16 Dec.2015 (KG/VTC Submit) 19 Feb. 2016 (HP submit) 21 Dec. 2015 (Initial Cost submit)	<ul> <li>Building packages were submitted regardless of road layout</li> <li>Impact the whole design schedule due to the delayed road layout confirmation</li> </ul>
4	Detailed Design, Drawings, Documents	17Jan. 2016 (from DD to CD 4M)	28 Jan. 2016 DD submission of KG&VTC 29 Feb.2016 (Building Package submit) 31 Mar. 2016 (All packages submit)	<ul> <li>Delayed for requesting work instruction, Technical conditions</li> </ul>
വ	Bidding Documents and Cost Estimates	17 Feb. 2016 (CD- Bidding Doc. 1M) The perspective time would be 7 m from the road layout confirmation to the bidding documentation	29 Feb.2016 (Building Package) 31 Mar. 2016 (All packages) 18 Apr.2016 ( Revised all packages)	<ul> <li>Revised packages submitted in accordance with the requir ement of MUB</li> </ul>
9	Quarterly Progress Report	Each Quarter	Each Quarter	<ul> <li>Submission</li> </ul>
Addin .				DOHW Engineering Co., Ltd.

[ Status of Tranche 1

➤ Status of Summit Deliverables





DOHW Engineering Co., Ltd. KDHC DOHWA Ulaanbaatar Urban Services and Ger Area Development Investment Program/ Loan No.MFF 0078/Loan 3099-MON(SF)/Contract No. CS1/CSDD



Step table of Progress

Comparison between FSR and MASTER PLAN

- PMO handed over the new Master Plan to the Consultant on 28 July 2015. i. MUB required to reflect the new Master Plan of UB to the detail design
- ii. The Consultant requested the extension of submission date of Inception Report. and finally reported on 09 October 2015.
- iii. The final confirmation for Road alignment was instructed on 23 November 2015 by MUB.
- iv. In accordance with the final Road Layout, all infrastructure design was commenced complying with the instruction and requirements of MUB.

in results,























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## > Resettlement Impacts

The total affected plots from the original road layout and building construction was co unted as below:

other	Partially	247 419	120 284	367 703
Network of roads and other infrastructure	Fully Par	132 2	122 1	254 3
Heat supply plant	Fully	19	24	43
BIC	Fully	8	7	15
Kindergarten	Fully	13	11	24
		Bayankhoshuu	Selbe	

- MUB has built two-50 units housing in two subcenters for the residents' temporary ha bitation.
- According to the preliminary count, the compensation cost for 703 plots was estimate d around 60 billion MNT, which is equivalent to US\$ 30millions\* LAR of PMSC
- To minimize the resettlement impact, the revised road widths and road alignment shall be considered;









Also road alignment has been modified to reduce the land occupation along the road. For example, ı





DOHW Engineering Co., Ltd. KDHC DOHWA Ulaanbaatar Urban Services and Ger Area Development Investment Program/ Loan No.MFF 0078/Loan 3099-MON(SF)/Contract No. CS1/CSDD

**II** Justifications for Procurement Packages

- Phase Work
- In result, the reduced land plots were 474 from 703 plots. The exact number of impact plots will be counted after revising the detail design.
- Due to the resettlement budget, Phase works are recommended as below:



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<b>Procurement Plan</b>
to
tifications for Amendments to Procurement P
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Phase works include one package with Road and Heating network for ADB financing and one package with Water Supply and Sewerage work for EIB financing ı

	BK	SB	Total	Proposed (
Tot al	12	12	24	11 (13)
Kinderga rten & V TC	1	Ч	2	2
Heating Pl ant	1	1	2	2
Bridge	0	7	2	<del>L</del> I
Flood protecti on	1	Ч	2	Ч
Water Reservoir	1	1	7	ст
Landsca pe	1	1	2	1
Landsca Electricity Road	1	Ч	2	
Road	1	1	2	1(1)
Heatin g Pipe	1	1	2	Ē
Sewer age	1	1	2	Ē
Water supply	1	1	2	1(1)

- The less number of contractors , the better management of construction work. ī
- Procurement timing becomes more important because of the work sequence. ı





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DOHWA

<b>M</b> Justifications for Amendments to Procurement Plan	<ul> <li>Work Sequence         <ol> <li>The Road Contractor will take formation works and excavation and refill earth work of water and sewerage. Thus, the Road Contractor will be responsible for all work schedule.</li> <li>The excavation shall be prior to install the pipes of water and sewerage. Otherwise, the water contractor (EIB) will be delayed with their work. It will cause many conflicts.</li> </ol> </li> </ul>	Road Contractor.       Road Vorkt         Road Source       Road Norkt         Read Source       Ensuing File Norkt         Mentor File Norkt       File Norkt         Water Contractor.       Ensuing File Norkt         Water Supply Workt       File Norkt         Severage Norkt       File Norkt         Mater Supply Workt       File Norkt         Severage Norkt       Nater Supply Workt         Severage Norkt       Nater Supply Morkt         Anter Supply Workt       Nater Contractor         Mater Supply Morkt       Nater Contractor         Mater Contractor       Nater Contractor	Ulaanbaatar Urban Services and Ger Area Development Investment Program/ Loan DOHWA ADB No.MFF 0078/Loan 3099-MON(SF)/Contract No. CS1/CSDD DOHW Engineering co., Ltd. Konconsult
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<ul> <li>W Performance Plan</li> <li>&gt; Revised Detail Design and bidding document</li> <li>The variation is under the negotiation.</li> <li>The variation is under the negotiation.</li> <li>Toonfirmation of Design Variation : the end of June</li> <li>() Confirmation of Pesign and Bidding Document : End of July         (if approvals from MUB, PMO and other agencies during Nadam, APEC)         () Completion of Phase 2 design and Bidding Document : End of August         () Completion process and Flood Protection package and Heating Plant packages will be         proceed for bidding process.</li> <li>The Consultant (DOHWA &amp; Monconsult) are collaborating to get the expertise         proceed for bidding process.</li> </ul>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

1					
ed Procu	<b>Revised Procurement Implementation</b>		Plan		
110-111	2016	2017	2018	2019	L
WUIK	Q1 Q2 Q3 Q4	Q1 Q2 Q3 Q4	Q1 Q2 Q3 Q4	Q1 Q2 Q3 Q4	- The construction period
Kindergarten &	Bid	Construction			shall be included with
JSINESS INCUDAU					
Heating Plant	Bid	Č	Construction		WINTER BREAK OF WIND UCL.
					<ul> <li>End Mar. of each</li> </ul>
Drainage & Flood Protection	Bid				winter season
Bridaor					
pringes	DI				
Open	Bid	Construction			<ul> <li>The actual work period</li> </ul>
Space(Landscape)					will ha from Anril to Oct
Water Reservoir	Bid	Construction	ction		
1			_		UDEI.
Road and Heating	9 Bid	Ŭ	Construction		
Network					<ul> <li>The completion of</li> </ul>
Water Supply and sewerage	Bid	Construc	struction		•
Electricity &					ho in the 2rd approach of
Telecommunication	u u				
2					2019.
Road and Heating Network	D Bid		Construction		
Water Supply and sewerage	Bid	Ō	Construction		
Water Supply and sewe connection	Bid	Construc	struction		
Water Supply and Sewerage network		Bid	Construction		
Rebabilitation					




Ulaanbaatar Urban services and Ger Areas development investment program Loan no.MFF oo78/Loan 3099-MON(SF) Contract NO.CS1/CSDD

#### Feasibility Study for Tranche 2 Interim Mission

14 June 2016







#### Contents



- Objectives & Rationale of Tranche 2
- List of Components
- Subcenter Development Plan
- Subcenter Linkage Program
- Socio-economic Facilities
- Supplement of Tranche 1
- Engineering plan : Water supply and Sewerage Plan, More Efficient

Service Provider (USUG), Heating Service

- Basic Costs
- Comprehensive Map
- Next Steps

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#### **Objectives**

- Spatial restructuring of the ger area
- Enhancement of linking the sub centers
- Improved socioeconomic services
- Supplement of Tranche 1

### Rationale : Key problems



Traffic congestion

Unbalanced development of ger areas

Insufficient economic opportunities

Unmanaged Ger areas' urban conditions, getting more densely populated deteriorates entirely the urban quality of Ulaanbaata

4



- Road / Water/ Sewerage/ Heating services of target areas
- Subcenter Linkage Road
- Increasing Efficiency of Service Providers, USUG
- Socio-economic Facilities
- Vocation training center
- Kindergarten
- Green space/ public parks
- Cultural heritage enhancement

New suggestion for Tranche 2





- Site selections
- developed by Tranche 2. In line with the meeting, Khannin Material, Denjiin 1000, and In High level meeting (MUB+ADB), it was decided that Khaniin Material, Denjiin 1000 and one of 3 micro subcenters (Chingeltei, Khailaast, Dambadarjaa) should be Dambadarjaa were suggested by consultant.
  - But Khaniin Material was tentatively left out due to avoid overlap with GADA project.





- Located 3km away from CBD, and 2.7km from Selbe subcenter.
- Dalan davkhar, Narantul 2, meat market are distinctive features of this area. Area is 81.98ha(boundary is reflected by UBMP, Khailaast MP). Old quarry,
  - Land slope is little and fluctuates from +EL 1,338 to 1,402(64m.)

<sup>2016-06-14</sup>Ring road Sec II will give a strong effect to the area's spatial modification in the future.





- Existing plans : Khailaast subcenter masterplan, GADA area(outside of boundary)
- Khailaast MP has three goals : Green space enhancement, development corridor by main arterial road, enhancing commercial center, and SME cluster development. Those are reflected in the project site.





- geographical conditions, and for minimum resettlement.
  - 20m width for ring road, 14m width for other road (2 lane with sidewalk)
- Urban block size is to be 600m x 300m, surrounded by main arterial road.

2016-01W0 bridges : One in the ring road, the other for market accessibility from Selbe main road.

Subcenter Developme	Land use plan	Area	Population				Land use				2016-06-14 Density
Jevelopment	No use Para Minore Para Para Para Para Para Para Para Pa		16,798(5,802-curren	function	Commercial Heating plant	Housing(mid-rise)	Housing(low- rise)	Green	Water	road	
nt Plan : Denjiin 1000	Housing		16,798(5,802-current, base line pop. 13,190 (density 160.89-UBMP 2030)), Household 4,666 (3.6p./1h)	ha	13.05 1.39	31.90	18.81	0.53	1.56	14.74	
njiin 100	Ring road Section I	81.98ha	190 (density 160.8		1.5	1.2	0.8	0			Total 204.91
	Ana 61.5 Praming border Praming border Praming border Praming border Praming border Praming with Jam Prant and Sever 13.05 hectarl Assistant street road: 1, 0.96m/ Assistant street road: 1, 0.96m/ Assistant street road: 1, 0.96m/ Prant Prant		9-UBMP 2030)), Hou	gross	19.58	38.28	15.05	0.00		18.0% (road ratio)	
European Investment Bank	Avea 91.98 hectar LECEND: Planning border Existing buildings and fenness Read now 0.6 km Read now 0.6 km Main street road-11. 2 of bord Assistant street road-11. 5 tokm Assistant street road-11. 5 tokm Sales and Servee 113.05 hectar/ Now educational institutions /1.37 hectar/ Bates and Servee 113.05 hectar/ Park (0.53 hectar/ Middle floor 31.88 hectar/ Car parting plant /1.36 hectar/ Car parting plant /1.36 hectar/ Car parting 0.12 hectar/		sehold 4,666 (3	refe		mp203(	dm			tio)	
AI STATE			i.6p./1h)	reference		mp2030: 1.2~2.1	mp2030				

10

OB



- Area is 66.75ha, boundary line is reflected by Dambadarjaa MP. Research Center as a main urban park, in northern UB are the Monastery as a remarkable cultural heritage site and Forest main urban programs.
- Land is quite flat, 5% slope, easy to develop. 2 GADA projects are on-going.



- preserved in very poor conditions. Hence restoration work is necessary, and also it should be in line with the surrounding area's development.
- <Dambadarjaa masterplan>: Forest Research Center is 59ha in area. Currently the State owns the land so public access is prohibited. But it could be developed as a main metropolitan park in the entire UB perspective.



ADB

European Investment Bank



- Development scheme
- The site could enhance 2 "core" programs : "Cultural core" as Monastery and "Green core" as FRC.
- Initiating "Tourism Avenue" as Cultural & leisure tourism could make a diverse urban <sup>2016-06-14</sup>network of the site. GADA area is untouched, to avoid double investment.

A 13



TOB											15
		3.6p./1h)	reference		mp2030						
And Bank Election And Bank Election And Bank Election And Election And Election Planning booter Planning booter Planning booter Planning booter All 2, 17m/ Main Row Worth: 4, 0m Main 2, 40m Main 2,		4,911(2340-current, baseline 3,882 (GADA density-58.15)), Household 1,228 (3.6p./1h)	Gross	12.65	15.0/	1.83				15.9% (road ratio)	
	66.75ha	GADA density-58.15)	FAR	1.5	c.0	1.0					Density : 73.57p/ha
lan: Damb		nt, baseline 3,882 (	ha	8.43	30.14 5 75	0./0 1.83	4.25	4.51	0.25	10.58	De
evelopment P A M MO A MO		4,911(2340-curre	function	Commercial	Housing(low rise)	Housing(GADA) Public function	cultural	Green	Water	road	
Subcater Darbaban I Bandarjaa	Area	Population					Land use				2016-06-14
											201







- Linkage road follows the UBMP 2030, and guided by MUB.
- To be a strong subcenter, BK & SB connection is necessary to consider.
  - It will help to reduce the traffic volume of UB CBD area.



Linkage north : C section is already paved, and B-B'section is prepared by MUB as Build

2016-06-14 - Transfer base.

So	Socio-economic Facilities	omic Fa	acilities			Ba H	European Investment Bank		ADB
•	Vocation training centers	ining cen	ters	L	Figure : VTC suggestion	۲			r
•	- 2 VTCs, eacl Tranche I, <u>1,C</u>	h 3,000m2 000m2 inc	- 2 VTCs, each 3,000m2. compare to Tranche I, <u>1,000m2 increased size for</u>			RF	S.	Solar panels	
	<u>various publi</u> nublic laundr	ic needs lik	various public needs like Childcare center, mublic laundry etc. Deniiin 1000 is for	0.070	RF	ЗF	VTC	BIC	
	market orien	<u>y, viv. vu</u> ited, Damk	market oriented, Dambadjaraa is for	1928	2F VTC BIC	ZF	VTC	BIC	
	<u>cultural &amp; green tourism/ service</u> <u>oriented.</u>	een touris	m/ service		1F VTC common B	BIC	Child care center Public laundry, toilet Public program enhancement	e center dry, toilet enhancement	
					<tranche 1="" example=""></tranche>	\$	<tranche 2="" suggestion=""></tranche>	uggestion>	
			Denjiin 1000		Dar	Dambadarjaa			_
> 0	Vocation training center (2 ea)		3,000 m2 floor area + 500m2 of open space/g reen area	+ 500m2 of		3,000 m2 floor area + 500m2 of open spa ce/green area	+ 500m2 (	of open spa	
R	Remarks		-200 students + 100 -1,000m2 for public	) Business in programs (C	: + 100 Business incubator center public programs (Child care center, public laundry, toilet, etc.)	ulic laundry, toilet	, etc.)		
•	Kindergarten	C							
Δ *	As a result of For following the <sup>1</sup>	Public co Mongolian re	onsultation, D, qulation, D,	ambadar er of kinderg	As a result of public consultation, Dambadarjaa area needs one kindergarten. * For following the Mongolian regulation, child number of kindergarten is estimated by 1000 planning population/ 100	s one kinder 1000 planning pc	garten.	00	
÷.C	children. One kindergarten capacity is 240 ~ 64 - Mongolian architecture and urban planning ** <u>Denjiin 1000 also will prepare one kinderg</u>	rgarten capac tecture and ur <u>o will prepar</u> e	children. One kindergarten capacity is 240 ~ 640 pupils maximum - Mongolian architecture and urban planning guide (2014) ** <u>Denjiin 1000 also will prepare one kindergarten in next step</u>	ls maximum. (2014) <u>n next step.</u>	children. One kindergarten capacity is 240 ~ 640 pupils maximum. Land area for one pupil is designated by 30m2. - Mongolian architecture and urban planning guide (2014) ** <u>Denjiin 1000 also will prepare one kindergarten in next step.</u>	pil is designated k	y 30m2.		
<u>a</u>	areas	Number of students	f students	Number o	Number of facilities	Land area	Remarks		
Δ	Dambadarjaa	4947/1000x100=495	x100=495	495>640, 1ea	lea	1.48ha	1child/30m2	m2	
2016-06-14	4 Ulaanbaatar		Urban Services a	and Ger	Areas Development	ment Investment		Program	18



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- Solid Waste Management : Waste Collecting Station
- but illegal dumping is common. Garbage classification is not realized by central system. Current waste collecting system in ger areas: collecting the waste by garbage vehicle Recyclable waste is collected by hand by private company.
- From MUB (Depart of Landscaping & Waste Management), mid-size collecting space is Foundation initiated the "smart garbage station" as concrete box, but it's not suited for the Mongolian climate and culture. → 20mx20m space with light panel roof reasonable to consider for classifying the recycling and initial treatment. Asia suggested.
  - TYK could operate the facility, and recycling to be undertaken by private companies. Bayankhoshuu an and Selbe are recommended for <u>pilot projects.</u>



### **Supplement of Tranche 1**





- Bayankhoshuu
- Heating service : Coverage area is 52.7ha (entire 162ha).
- Kindergarten and sport-cultural center ightarrow needs public hearing and upper plans
  - Ravine management



- - Internal road in line with development plan → reflected by IPE's development plan
    - Sport-cultural center (needs public hearing)

# Water supply and Sewerage Plan

European Investment Bank

- Denjiin 1000
- discharge will be prepared on collector main in east side of site and Water intake will be implemented from Khailaast water reservoir, CWWTP.
  - Supply demand is 2,237.64 & sewerage demand 2,685.1 (M3/DAY) Total water supply pipe is 6.8km, sewerage is 7.9km.
- Hailaast



# Water supply and Sewerage Plan

- Dambadarjaa
- reservoir is needed. Sewerage discharge is suggested to connect to Selbe collector main on construction to CWWTP. station. For stable supply, connection with Dambadarjaa water Water intake is realized from main supply line of Selbe pump
  - Supply & sewerage demand is maximum 5,842.50 (M3/DAY) Total water supply pipe is 4.8km, sewerage is 4.8km.





More efficient service provider, USUG	3 packages in KE IA report Package	Package B       Mechanical and electrical works         • Industrial Pumping station         • Upper source pumping station	Package C         Distribution improvem           •         Various locations	Package E Equipment	<image/>
UG Bank ADB	Items	tion	Distribution improvement and Non-Revenue Water(hereafter NRW) <ul> <li>Various locations in distribution Network</li> </ul>		Pumping Stations and Reservoirs





- CWWTP issue
- USUG has already took the FS of CWWTP as Rehabilitation of existing and new **CWWTP** construction
- Each budget is estimated by Rehabilitation for 19.2m\$, and new construction for 320m\$.

Description	Civil works USD	Equipment USD	Total USD
NaOCI equipment		170,000	170,000
FeCl3 equipment		238,000	238,000
Buillding	260,000		260,000
Total Water treatment expenses	260,000	408,000	668,000
Sludge treatment solution 1		17,000,000	17,000,000
Sludge treatment solution 4		1,473,000	1,473,000
Total solution 1 expenses	260,000	17,408,000	17,668,000
Total solution 4 expenses	260,000	1,881,000	2,141,000
Grand total			19.2m\$
	-		•

\*Source: Rehabilitation and construction of Ulaabaatar city central waste water treatment plant reference: NkhAAG-14/0221, March, 2016

### Heating service for sub-centers

DB

European Investment Bank

- Bayankhoshuu
- 27Mw, CFBC boiler system
  - Selbe
- 48Mw, CFBC boiler system

1

Covering the Dambadarjaa area as well



Ulaanbaatar Urban Services and Ger Areas Development Investment Program 2016-06-14

## Heating service for sub-centers

ADB

European Investment Bank

- Denjiin 1000
- 64Mw, CFBC boiler system
  - 2.8km pipe length Dambadarjaa
- extended from Selbe subcenter.
- 5.3km pipe length



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ADB

European Investment Bank

Basic cost is 103m\$.



1.1 Expanded Roads and Urban Services	Services	
1.1.1 Roads improvement	nt	9.81
1.1.2 Water supply system improvement	em improvement	2.36
1.1.3 Sewerage system improvement	improvement	1.52
1.1.4 Heating services expansion	xpansion	14.07
1.1.5 Electricity & telecommunications	mmunications	3.98
Subtotal (Expanded Roads and Urban Services)	ld Urban Services)	31.74
1.2 More Efficient Service Providers	ers	
1.2.1 USUG water supply improvement	y improvement	2.19
Subtotal (More Efficient Service Providers)	se Providers)	2.19
1.3 Improved Subcenter linkages		
1.3.1 Subcenter linkage north road	north road	6.19
1.3.2 Ring road		3.10
Subtotal (Improved Subcenter Linkages)	· Linkages)	9.29
1.4 Increased Economic and Public Services	lic Services	
1.4.1 Vocational Training Center	g Center	4.25
1.4.2 Kindergarten		1.69
1.4.3 Heritage Site Enhancement	ncement	1.22
1.4.4 Urban park(w/public toilet)	ic toilet)	3.24
Subtotal (Increased Economic and Public Services)	c and Public Services)	10.40
1.5 Institutional Strengthening and Capacity Development	I Capacity Development	
1.5.1 Program managen	Program management and implementation support	4.00
1.5.2 Strengthening service providers	vice providers	1.00
1.5.3 Subcenter develop	Subcenter development and community engagement	3.00
1.5.4 Social action plan initiation	initiation	1.00
Subtotal (Institutional Strength	Subtotal (Institutional Strengthening and Capacity Development	9.00
1.6 Supplementary Enhancement of Tranche 1	t of Tranche 1	
1.6.1 Heating plants for I	Heating plants for Bayankhosuu and Selbe	18.98
1.6.2 Road extension in Bayankhosuu	Bayankhosuu	06.0
1.6.3 Ravine manageme	Ravine management(greening) in Bayankhosuu	1.25
1.6.4 Road extension in Selbe	Selbe	0.45
1.6.5 Bayankhoshuu Kindergarten	dergarten	1.69
1.6.6 Waste Collection Station	Station	0.80
1.6.7 sports complex		3.36
Subtotal (Supplementary Enhancement of Tranche 1)	ancement of Tranche 1)	27.43
Subtotal (Base Cost)		90.05
2 Contingencies		8.82
3 Financing Charges During Implementation	mentation	4.48
Total (1+2+3)		103 35



-2 urban park (monastery, FRC= 1.35ha, 3.16ha, 14+19= 33resettle) -infra enhancing (road,water,sewerage,heating, 50 resettle) -1 kindergarten, 1 VTC with Child care center(30resettle) -Heritage enhancement (tourist info center 500m2) Dambadariaa (64.32ha, 113resettle) -public toilet

Skim

Tranche 1 supplement (BK) -heating plant 27mw -Road 1.2km

-1 Waste collecting station

-1kindergarten

-Ravine management(greening) 1 sports/cultural complex

27MW

Subcenter linkage north road 5.43km (127 resettle)

48MW

Tranche 1 supplement (Selbe) -1 sports/oultural complex -1 waste collecting station / -heating plant 48mw -Road 0.6km

Tranche 1 supplement Resettlement (draft) ring road section2 subcenter linkage Dambadadriaa Deniii 1000

183resettle) 64MW

-1Heating plant( 64mw.6 resettle) -1 VTC with child care center

Sports/cultural complex Vocation training center

Waste collecting station

Urban park

Subcenter linkage, Ring road section

Road in Tranche 1 area

2016-06-14 Tranche 2 area

Tranche 1 area

total

113 150

2.9km (130 resettle) Ring road section 2

Deniiin 1000 (81.81ha, 150 resettle)

-infra enhancing (road,water,sewerage,heating

-1 urban park (0.38ha, 11 resettle)

-public toilet

Electricity & telecom Cultural heritage enhancing facilities

Kindergarten 🐞 Public toilet

Heating plant

une en l

Heat flow

Ravine management(greening)

130 520

Safeguard progress
<ul> <li>Social due-diligence</li> <li>Made current socio economic situational analyze and <u>community needs assessment, document delivered to technical person.</u></li> <li>Prioritized community development facilities under assessment,</li> <li>Listed vulnerable or special needs group of people,</li> <li>Preliminary released the project stages safeguard issues,</li> <li>Proposed some mitigation measures for safeguard issues,</li> <li>To complete Simplified Socioeconomic Survey</li> <li>To conduct 2 focus group discussions among targeted groups</li> <li>To meet some key informants including (police, Narantuul and Huchit shonhor market owner and Lifelong Education Center)</li> <li>Develop service delivery and management model for women's shelter/transition house.</li> </ul>
<ul> <li>Resettlement safeguard</li> <li>Reviewing road layout to minimize resettlement impacts</li> <li>Determining resettlement impacts for Denjinmin ,Dambardajaa, Ring and Linkage Roads</li> <li>Field visit with socio – economic survey team</li> <li>Data collection for the various Resettlement Plan Components</li> </ul>
<ul> <li>Environment safeguards</li> <li>Rapid Environmental Assessment Checklist (REA) is drafted</li> <li>The <u>Detailed Environmental Impact Assessment (DEIA)</u> is underway and due to completion by the end of July</li> <li>Application for the General Environmental Impact Assessments (GEIA) for each project site will be submitted to MNEGDT by the end of June</li> <li>First Draft <u>of Initial Environmental Examination (IEE)</u> by mid July</li> <li>The DEIA is completed and submitted for approval by the end of July</li> <li>The Final Draft of IEE is submitted by mid August</li> </ul>
<sup>2016-06-14</sup> Ulaanbaatar Urban Services and Ger Areas Development Investment Program <sup>31</sup>

#### Next Steps



- FS2 Mission start : Nov 2015
- Inception report : 5 Feb 2016
  - Interim report : 29 Apr 2016
- Interim mission : 13-17 Jun 2016
- Mission Feed back, meeting with MUB, ADB : 20-30 Jun 2016
  - Final documentation : 29 July 2016
- Draft final report : 29 July 2016
- Feed back from MUB/ADB
- Final report : 30 Aug 2016

Next	Next Step (main issues)
•	Road layout, Subcenter linkage north, Waste collecting station - more
Ō	guidance needed from MUB
•	USUG - CWWTP?
•	Heating - redesign for connecting central system?
ى •	Socio-economic
ı	- One more kindergarten in Denjiin 1000
I	- More public consultation/ upper plan needed
	. Tranche 1 area for Sport center, Kindergarten - Ministry/ local people
	. Dambadarjaa area: Cultural facilities (parking space & tourist info center):
	meet with stakeholder(incl. Khoroo officer) of Monastery and FRC
2016-06-14	Ulaanbaatar Urban Services and Ger Areas Development Investment Program 33

### Thank you





	Denjiin market	Dambadarjaa			
Kindergarten			Public Toilet		
issue/directions	OK to include wit	OK to include with Child care center?	issue/directions	market areas/ many visitor areas	
suggested/not/planned	suggested,	suggested,	suggested/not/planned	suggested, need plan for budget estimatior	suggested, need plan for budget estimation suggested, need plan for budget estimation
public wishes	public consultation, Khoroo office visit	public consultation	mublic wishes	Eocus oronio intenview	no public wishes but we can assume the
needed action	need plan for budget estimation	need plan for budget estimation			tourist use
Women shelter/transitional housing	nal housing		needed action	need plan for budget estimation	need plan for budget estimation
and the set of the set	70 DV/day(UB police)		VTC		
issue/airections	combine with kindergarten?/ any where?		issue/directions	Accessbility, site specific- Denjiin for agri business, Dambadarjaa for tourism	isiness, Dambadarjaa for tourism
suggested/not/planned	not suggested	not suggested	suggested/not/planned	suggested	suggested
public wishes	Focus group interview		public wishes	public consultation(with child care center)	public consultation
needed action	need plan for budget estimation		needed action	needed busparking space land owner	need plan for budget estimation
Open green space			Day Care Center		
issue/directions	Pulic safety, I	Pulic safety, lighting, CEPTED	issue/directions		
suggested/not/planned	suggested	suggested	suggested/not/planned	suggested (include in VTC,)	suggested (include in VTC,)
public wishes	public consultation	public consultation (selbe river)	public wishes	Focus group interview	Focus group interview
needed action	need plan for budget estimation	need plan for budget estimation	needed action	need plan for budget estimation	need plan for budget estimation
Monastery/cultrual herita	Monastery/cultrual heritage issues(dambadarjaa)-tourist info center, parking area	parking area	other items		
		land owner: MUB, building owner: MOEC			Sports cultrual center in public consultation
issue/directions		reduce negative impact local people		School(primary)in public constuation.	Foold protection in public consultation
suggested/not/planned		suggested			school -focus group interview
public wishes				Byankhoshuu	Selbe
needed action		only top down, needed meet lama, FRC.	Kindergarten		
Public Laundry			issue/directions		
	to atal abaan amati raaral taaa baa wailabad	, interest	suggested/not/planned	suggested,	suggested,
issue/directions	Dedding and coat, larger items needs lots of water,so.	r water,so.	public wishes		Needs public wishes
	rrepare auequate uisposai/utatitage		needed action		
curanted (not /n] and	suggested in VTC, need plan for budget	suggested in VTC, need plan for budget	Sports cultrual center		
suggested/montplaimed	estimation	estimation	issue/directions		
nublic wiches	Eocus aroun intendem	no public wishes but we can assume the	suggested/not/planned	suggested,	suggested,
		tourist use	public wishes	needs p	needs public wishes
needed action	need plan for budget estimation	need plan for budget estimation	needed action		



### Field trip for linkage north road (5 June 2016) Participants : DJ Lee, DW Lim

section : non-paved road with densely living quarters. Near Chilgeltei area

Il section : paved road with densely living quarters. (2 lanes)

III section : non paved road with mountainous conditions, some traffic happens.

- Possible assumption is that there has been traffic needs between BK and SB for industrial characteristic as "sub-urban" services requiring big land occupation (e.g., car service) or being inappropriate for inner city locations.
  - Road is along with transmission tower. It's not prohibited in case of minimum 7m height guarantee from road surface and 5m detachment guarantee from the tower flank( Mongolian regulation of construction.)
    - 5m detachment guarantee from the tower flank( Mongolian regulation of construct - Road slope is not too much steep to be concerned.
      - IV section : non-paved road with densely living quarters. Near BK sub center.








MUNICIPALITY OF ULAANBAATAR

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

QUARTERLY PROGRESS REPORT 30 JUNE 2016



### 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	30 JUNE 2016
Reference	MNG/140154Z/PMSS/PMO/0056

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Mr Olivier Flury EGIS INTERNATIONAL 8 July 2016		

#### History of modifications

Version	Date	Written by	Approved by
1	8 July 2016	CS2 Egis Team	Mr Olivier Flury

#### Acronyms and Abbreviations

Acronym	s 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

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	2/54

#### CONTENTS

Execut	tive Summary	
Introdu	uction7	
E	Background 7	
F	Project Management Arrangements 12	
Consu	Iltant's Activities during This Quarter	
(	Consultant's Mobilization 16	
ç	Scope of Services and Works this Quarter (2 <sup>nd</sup> Quarter, 2016) 19	
Key Ac	ctivities for Next Quarter (3 <sup>rd</sup> Quarter, 2016)	
APPEN	NDICES	
	Appendix 1: Updated Consultants' Work Plan, Staff Scheduling & Staff Inp 32	out
	Appendix 2: Record of Trainings and Meetings 38	
	Appendix 3: Project Implementation Monitoring Schedule 41	
	Appendix 4: Staff Progress Reports 44	

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	3/54

#### 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

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	4/54

# **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 Q2 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 Bayankhoshuu
- 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 now expected to commence in July 2016 and continue over the next 4-6 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
- Financial and accounting system development commenced May-June 2016
- Bidding period for WWOI closed on 16 June 2016 and commenced bid evaluation
- Bidding documents for facilities and heating plants under drafting pending completion of design details

# KEY ISSUES AND PROPOSED ACTIONS - TRANCHE 1 (As discussed during the ADB Mission in June 2016)

1. **Resettlement.** MUB decision on the baseline value for compensation per square meter of land is urgent. Without this, resettlement activities cannot progress and implementation will be delayed. It is suggested that MUB agree on 1 m<sup>2</sup> land baseline price between MNT 80,000-100,000. The land acquisition and resettlement (LAR) impact and scope for additional road sections for Selbe and Bayankhoshuu subcenters needs to be determined based on the final detailed technical design. Thus, EGIS (the program management support services consulting team) should prepare the land acquisition and resettlement plans (LARPs) for the remaining areas of Tranche 1. This work should be coordinated with the detailed technical design work for the remaining areas of Selbe and Bayankhoshuu subcenters.

2. **Environment.** The following should be undertaken: (i) urgent update of the design parameters of water supply, sewerage, road, and heating system for Bayankhoshuu and Selbe subcenters as per detailed layout plan is required to update the environmental management plan (EMP) after receiving all updated layout maps and design parameters for various components of Project 1; (ii) EARF and EMP:

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	5/54

Tranche 1 project implementation consultants will update EARF and EMP and submit it to ADB by August 2016 (prior to fact-finding mission for Tranche 2); (iii) Grievance redress mechanism (GRM): review the GRM in place to adjust it as needed, and to document it in the updated EARF, including the complaints that were filed, related mainly to resettlement; (iv) Environmental Monitoring: the PMO informed that monitoring obligation will be delegated to contractors (which shall hire monitoring entity), and therefore, provisional item will need to be included in bidding documents; and (v) EMP update: after completion of the final layout of the project detailed design, the EMP will be updated by EGIS.

3. **Social.** Coordination between the PMO, EGIS, IPE Global, and UN Habitat in terms of social due diligences and community participation-related activities should be improved. The PMO, supported by EGIS, will review the progress of implementation of social, community participation, and gender action plans; and prepare a social monitoring report to be submitted to ADB by mid-July 2016.

4. **Approval process.** The MUB approval process should be simplified and shortened (some approval process could be done in parallel). Kindergartens and business incubators are ready to be tendered for more than one month but approval to start the tender process has not been received. Advance review of bidding documents by ADB before detailed design is submitted to state expertise may be considered.

5. **Revised Procurement Plan.** The PMO requested to revise the Procurement Plan due to changes in the design. NCB procurement method will be introduced. The PMO has to submit 2–3 contracts of similar nature. The revised Procurement Plan needs to be approved by ADB as soon as possible as most of the bidding packages will be advertised in Q3 2016.

6. **Audit Report.** In order to comply with the loan covenants, the Mission requested the PMO to submit the 2014 audit report for MUB as soon as possible. The PMO was also reminded to submit the 2014/2015 audit report for the project by end-June 2016.

7. **Contract variation.** Dohwa will submit a variation request, which should be processed on time to allow the design team to make the final adjustments to the design and start the tendering process. Variation approval should be finalized by end-June 2016 so that the design team can mobilized on 1 July 2016.

8. While making the final adjustment in the project detailed design, the consultant team should pay a special attention in making the design as flexible as possible to provide access opportunity to a maximum of residents and calibrate the services supply based on average demand by block to allow a maximum adaptability of the system and to adapt to the future organic and redevelopment process.

#### Impact

Improved living conditions in Ulaanbaatar

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	6/54

# Introduction

#### Background

#### The Project

9. 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.

10. **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.

11. 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.

12. **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.

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	7/54

	General Description	Contract	Advertise	Contract	Comments
		value (in US\$)	ment date	signed date	
	Engineering Services				
CSDD	Design, tendering, and construction supervision and feasibility study preparation for project 2, QCBS (90:10)	4,187,700		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 Supp				
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	d Community E	ngagement	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		25 June 2015	Contract awarded to UN Habitat
	Improved Operation and Ma	intenance of Se	ervice Provi	ders	
CSOI	Support to the service delivery organizations USUG, OSNAAG, <i>kantors</i> , 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.

13. 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.

Procurement. The PMO shall carry out procurement in accordance with the provisions in the 7. 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.

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	8/54

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 July 2016.

	General Description	Contract value (in US\$)	Method	Adverti sement date	Comments	
Bayankh	oshuu 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 <sup>2</sup> remaining space roads and/or plots; (iv) power line in Bayankhoshuu subcenter	6,067,000	ICB	2016	Civil Works Co (Itemized BOC	
BLS	Construction of (i) 4.32 ha landscaping; (ii) 868 m of drainage culvert - 6m <sup>3</sup> /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 <sup>2</sup> in Bayankhoshuu subcenter.	2,200,000	NCB	2016	Civil Works Co (Itemized BOC	
BCM.1	4.1km of DN450mn-DN500mn Ductile Iron sewer pipe for sewerage collector main	1,560,000	NCB	Mar 2015	Detailed Desi finalized in F BER under E Dec 2015	eb 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 <sup>3</sup> 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 Co (Itemized BOC	
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 Su	ubcenter 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 <sup>2</sup> remaining space	8,490,000	ICB	2016	Civil Works Contract (Itemized BOQ).	
Date	Name				Version	Page
30 June 2	2016 Quarterly Progress Report				1	9/54

	General Description	Contract value (in US\$)	Method	Adverti sement date	Comments
	roads and/or plots; and (iv) underground power line in Selbe subcenter.	.,			
SLS	Construction of (i) 2 bridges, 1000 m <sup>2</sup> & 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 <sup>2</sup> 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 <sup>3</sup> 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).
	nd Wastewater Operation Improvemen	t 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<sup>2</sup> = square meter, m<sup>3</sup> = 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**

D	Date	Name	Version	Page
3	30 June 2016	Quarterly Progress Report	1	10/54

10. As of 30 June 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**.

	(\$ million)		
Item	I	Investment Program	Tranche 1
Α.	Base Cost <sup>a</sup>		
	<ol> <li>Expanded roads and urban services</li> </ol>		
	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
В.	Contingencies	22.63	7.40
C.	Financing Charges During Implementation <sup>°</sup>	12.25	4.00
	Total (A+B+C)	320.00	104.52

Table 1: Investment Program (\$ million)

Note: Numbers may not sum precisely because of rounding.

<sup>a</sup> 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.

<sup>b</sup> 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.

<sup>c</sup> 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.

14. **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.

15. **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.

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	11/54

#### **Project Management Arrangements**

#### A. Project Implementation Organizations – Roles and Responsibilities

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

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	12/54

Program Management Office,	<ul> <li>Responsible for program implementation and management.</li> </ul>
and Procurement Committee	<ul> <li>Establishes and maintain program performance management system.</li> </ul>
	<ul> <li>Manages detailed surveys, investigations and engineering designs for all subcomponents.</li> </ul>
	<ul> <li>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.</li> </ul>
	<ul> <li>Secures technical and ecological expertise for all civil works prior to bidding.</li> </ul>
	<ul> <li>Assists the MUB in procurement and management of works, goods supply, and consulting services contracts (with support from relevant municipal bodies).</li> </ul>
	<ul> <li>Ensures monitoring and quality control of construction works with necessary safety measures.</li> </ul>
	<ul> <li>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.</li> </ul>
	<ul> <li>Submits progress reports and audit reports, to ADB and the MUB on time.</li> </ul>
	<ul> <li>Maintains the program imprest accounts.</li> </ul>
	<ul> <li>Submits the withdrawal application to ADB, collect and keep supporting documents, submit reporting requirements, including the annual report and financial statements.</li> </ul>
SOURCE: FAM	

#### **B. Key Persons Involved in Implementation**

Municipality of Ulaanbaatar(MUB)	
Municipality of Ulaanbaatar (MUB)	Mr. S. Batbold 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
Mission Leader	E-mail: dsharan@adb.org Mr. Arnaud Heckmann Urban Development Specialist Mongolia Resident Mission

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	13/54

РМО	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
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 Mr. Ts. Bayarsaikhan Acting Project Coordinator – In Ms. Saintugs' absence Room #409, Central Cultural Palace Amar Street 2, Baga Toiruu 1
	Sukhbaatar District, 8th khoroo Ulaanbaatar, Mongolia E-mail: bayarsaikhanmmubip@gmail.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 <u>ub-pmss.EGIS@egis.fr</u>

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	14/54

#### C. PROJECT ORGANIZATION STRUCTURE

#### Figure 1: Program Organizational Structure



Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	15/54

# Consultant's Activities during This Quarter

#### **Consultant's Mobilization**

#### **Organizational Chart**

Egis International Asia Reg	jional Director (Olivier Flury)	]
		Office Manager
		Garma MUNBAT
International	National	
Team Leader	Deputy Team Leader	
Manmohan S. RUPRAI	D. Munkhtegsh	
Land Management/Resettlement Specialist	Land Management/Resettlement Specialist	
Tissa ARIYARATNE	Munkhnaran SUGAR	
Financial and Economic Expert	Social Safeguards/Gender Specialist	
Virgilio DIZON	Solongo ALGAA	
Procurement/Tendering Document	Environmental Specialist	
<b>Expert</b> Piyush GUPTA	Batbayasgalan MYAGMARDORJ	
Social Safeguard/Gender Specialist	Finance Specialist/Accountant	
Amirthalingam AMUTHARAJ	Otgonjargal NADMID	
Environmental Specialist	Procurement Specialist	
Abu Nahid Munir UDDIN	Enkhnaran TUMURBAATAR	
Project Management Expert	Land Management/Resettlement	
Jean SALLES	Specialist No 02	
	Chinzorig BATBILEG	

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	16/54

# Staff Input (1 April 2016 – 30 June 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		9.3	15.0	5.7
KI-02	Tissa ARIYARATNE	Land Management/Resettlement Specialist	4 Oct 2015	31 Jan 2016	4.0	4.0	0.0
KI-03	Virgilio DIZON	Financial and Economic Expert	13 Oct 2015	21 June 2016	3.0	5.0	2.0
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 Aug 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
KI-07	Jean SALLES	Project Management Expert	23 May 2016	13 June 2016	1.0	1.0	0.0

	National Staff	Position	Mobilization	De-	Input -	Contract	Balance
			Date	Mobilization	months	Person-	Person-
				Date		months	months
KN-01	Munkhtegsh D.	Deputy Team Leader/Project Management	19 Aug 2015		10.3	22.5	12.2
		and Procurement Specialist					
KN-02	Munkhnaran SUGAR	Land Management/Resettlement Specialist	12 Oct 2015		7.1	15.0	7.9
KN-03	Solongo ALGAA	Social Safeguards/Gender Specialist	21 Sep 2015	29 Feb 2016	5.8	10.0	4.2
KN-04	Batbayasgalan	Environmental Specialist	21 Sep 2015		6.4	10.0	3.6
	MYAGMARDORJ						
KN-05	Otgonjargal NADMID	Finance Specialist/Accountant	15 Oct 2015	16 Feb 2016	4.1	7.0	4.4
KN-06	Enkhnaran TUMURBAATAR	Procurement Specialist	20 May 2016		1.4	6.0	4.6
KN-07	Chinzorig BATBILEG	Land Management/ Resettlement Specialist	01 May 2016		1.1	4.0	2.9
		No 02					
SS-01	Garamkhand MUNBAT	Office Manager/Translator	1 Sep 2015		10.0	17.0	7.0

Note: Mr. Vincent Mesnier, Project Director visited Mongolia on the 15<sup>th</sup> 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 (2<sup>nd</sup> 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.

Task	Main outputs of the Assignments – Proj Support Services	ject Managem	ent
Took 1 Drojoot			
Task 1 Project	Inception Report		
Management	Work and financial Planning	du ve e	
	Project administrative management procee	lures	
	PPMS Management information Overlage		
	Management Information System		
Task 000 Einen siel	Quarterly Progress Report		
Task 2&3 Financial	Financial procedures		
management Project	Impress account and fund disbursement		
Accounting	Internal Finance control		
Task 4 Safeguard	Integration of social and environment man	agement elem	ents
requirements	Data generation and PPMS		
	Update the EMP, RP SAP and GAP		
Task 5 Procurement	Bidding documents		
Support			
Task 6 Strengthen project	On the job and formal training		
implementation capacity			
an reporting			
Task 7 Provide ADB	Interim Report		
project administration	Draft Project Completion Report		
support	Project Completion Report		
Date Name		Version	Page
30 June 2016 Quarterly Progress	Report	1	19/54

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

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**

Торіс	Discussion
Procurement Manual	PMO requested the translation of the Procurement Manual Draft into
	the local language. The document has been translated and
	distributed for use during Workshop #011 for the Evaluation
Staff Progress Reports	Committee. Quarterly staff progress reports due 30 June 2016. Completed and
otan i rogress Reports	attached to the Consultant's Quarterly Pogress Report for Q2 2016.
PPMS	The Project Performance Monitoring System (PPMS) has been set up for the Ulaanbaatar Urban Services and Ger Areas Development Investment Program based on the Design Monitoring Framework (DMF). Guidance has been provided to the PMO Deputy Project Coordinator and acting for the Project Coordinator, Mr. Bayarsaikhan and the liaison officer in charge of the PMSS Ms. Oyunchimeg on the monitoring mechanism to be implemented and followed up in the MIS. The MS Project Software has been acquired and installed by the care of the PMSS Consultant (EGIS International) on the computers of the
	relevant counterparts.
Project Implementation	The time-based "Project Implementation Monitoring Schedule" run on
Status	MS Project is used as a basis for the assessment of the Performance of the project. This MS Project schedule is built and operated as follows: i) A baseline has been set out first, reflecting the Project
	<ul> <li>implementation Plan established from the start of the Project.</li> <li>ii) The baseline was 'frozen' and actual implementation schedule appears on top of the baseline bars. The Implementation Monitoring schedule is ready for timely updating.</li> <li>iii) Timely updates consists of updating the actual progress during the preceding period and adjusting the schedule for the upcoming period.</li> <li>iv) After timely updating the actual progress of the works and adjusting the schedule of upcoming activities, MS Project will produce rates of progress of each project activities.</li> </ul>
	The progress ratios of each project component can then be downloaded and transferred to the PPMS work file to produce the overall project implementation progress ratio. It is derived by weighing the progress of individual components and adding them together. The proposed set of weights is proportionate to the Contract Value of the works corresponding to each Project component. This is obtained by a simple excel-based model that is updated manually in parallel with the Project Implementation schedule (see Physical Progress sheet in PPMS file).
PPMS Monitoring Model	The Project Performance Monitoring System prepared by the Consultant is built on DMF-based indicators that can be used by MUB in the Performance Assessment, all in compliance with ADB guidelines and the FAM. This document is presented in tabular form including targets and baseline measurements. Some baseline measurements still needed to be updated at the time of the mission, which was advised to the TL and PMO during the training session.

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	20/54

Once all data are collected for the contemplated cut-off date e.g., end Q1 2016, the project performance assessment can be done using the PPMS excel file. The process is (i) For each quarter a new column is added to the right-hand side of the schedule and filled in with the updated value of each indicator; (ii) rating of performance of each Project component in percentage of the target; and (iii) overall Project performance rating by weighing the performance of each individual components. A simple way is to weighing each indicators with equal rating of 2.5/100th as there are 40 indicators. The results and data sheets can then be returned into the Quarterly Progress Report to be submitted to MUB and ADB. A workshop has then been carried out to familiarize all concerned with the use of MS Project and the handling of the PPMS. The Project Performance Monitoring is to be carried out on timely basis (quarterly). Of particular note the model will need to be updated
according to the final Procurement Plan approved by ADB and the Government.

#### **Financial Management**

Торіс	Discussion
Project Disbursement and Accounting System	After posting an Invitation to EOI (Expression of Interest) on the 21 and 24 December 2015 issues of the Udriin Sonin, EGIS received proposals from a total of 7 firms. After careful evaluation in conjunction with relevant PMO staff, first-ranked Ordinat LLC was awarded the contract for the assignment. After negotiations and signing of the contract on 29 April 2016, Ordinat LLC started the assignment according to the work schedule with cooperation with PMO's Financial Specialist Ms. Otgonjargal and Egis International Financial Expert Mr. Virgilio Dizon (who was mobilized specifically for this assignment from 27 May 2016 to 21 June 2016). However, while proceeding with the assignment, there was a very sudden notice from Ordinat LLC on 20 June 2016 that they wish to terminate the contract and will not be able to complete the assignment due to the 'unexpected' amount of work (customizations) required. After several attempts to continue with Ordinat LLC have failed, we are now carefully moving onto the second-ranked individual Mr. Ganzorig and are proceeding with contract negotiations and discussions on his availability AND ability to perform the assignment.

#### Safeguards

esettlement 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, 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. With the signing of an amendment due to an increase in household numbers, another lump sum payment was added on 21 March 2016.

Date	2	Name	Version	Page
30 Ju	une 2016	Quarterly Progress Report	1	21/54

	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. After the submission of the final draft report, both Egis and PMO safeguards specialists reviewed and provided comments, which were implemented and finalized during the months of April and May 2016. The last two payments were made during the 2 <sup>nd</sup> Quarter of 2016.
Updating of Resettlement Plan	<ol> <li>During this reporting period, updating Resettlement Plan of facilities for both sub-centers has started based on Final report on Detailed Socio-Economic Survey and Final report on Asset Valuation Survey.</li> <li>APs were identified several times based on cadastral database from PRD, field visit and road alignment drawings from DOHWA which still has not been finalized due to following issues:         <ul> <li>DOHWA provided road alignment drawings on the 13<sup>th</sup> April and 11<sup>th</sup> May. However drawings from the 13<sup>th</sup> April (and previous drawings) is only for road alignment without consolidating with engineering infrastructures that makes confusing to identify real APs and the amount of affected land which is subject of compensation.</li> <li>The consolidated map is provided on the 11<sup>th</sup> May as requested. APs and affected land is changed to 183 in Selbe and 162 in Bayankhoshuu according to this consolidated map, which were 161 in Selbe and 177 in Bayankhoshuu according to drawings from the 13<sup>th</sup> April. However it is not clear that this last drawings would be approved or it would be final drawings that APs should be identified according to.</li> <li>Detailed design is not finalized.</li> </ul> </li> <li>Due to large number of APs and delay of detailed design Resettlement Plan for Facilities in Bayankhoshuu sub-center; Resettlement Plan for Facilities in Selbe sub-center; Resettlement Plan for Roads in Selbe sub-center; Resettlement Plan for Roads in Sayankhoshuu sub-center; Resettlement Plan for Roads in Selbe sub-center each sub-center.</li> <li>Selected Socio economic survey team conducted asset valuation of APs in project locations for kindergartens, heating plants and vocational training centers in both sub-center and</li></ol>

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	22/54

			he appraisal of affected land and prop nd power plant for compensation purp		
		8. P all st fc di st all fc m all fr va ac fc 9. T lis sc 10. P co p	bompleted in April for both Selbe and E ublic consultations with affected peop nd power plant were held on March 2 ubcenter and on March 27 in Selbe su the ADB safeguard policy, APs entitlen or appraisal of the properties on the la scussed. As for the land value, the m ubcenters were not discussed as per nd MUB. However, the APs were con- or compensation. Their expectations a parket value. The situation is informed and recommended that the land value on 80,000 – 100,000 MNT per m2. S alues, land values in ger area redevel ctivities of MUB or state funded projec- or recommendations of this land value be preparations for the formulation of st APs, affected land parcels, vulnera ocio-economic survey were done. ending issue – MUB must decide on pompensation so that LAR activities ar roceed. All necessary documents were MO for making a decision on this market	Bayankhoshuu ole by the public 6 in Bayankhos ubcenter. At this nents and the p and were prese parket values in the request by sulted on the la are much highe to the PMO and for compensati tudies of land n lopment projec cts were the for ble APs, the ar the land value of LARP prepa	subcenters c facilities shuu s meeting principles nted and both the PMO and value r than the nd MUB fon is set market ts, LAR undations lone. The nalysis of for ration can
EMP surveys	;	delay has re MUB. review	g this reporting period, no construction of detail design approval and bidding eviewed all relevant EMP document After reviewing the documents an v of the project and compliance in uard issues following gaps were iden	g process. The s which was p d based on p i terms of env	consultant repared by erformance
		2.	According to the Mongolian G (approved in 2013) any executing its alignment/ specification, design (updating technology, machinery, use of natural resources, power, ch was a subject to conduct DEIA up audition) or change in related re conduct amendment in DEIA ( <i>J</i> <b>approval of the last DEIA in Oc</b> <b>design of the project have made</b> <b>requires amendment in the DEIA</b> According to the Law of Mongolia Assessment the legal entity that ha develop an environmental manage <i>9.1 and 9.8</i> ) and shall be updat MEGDT on annual basis by the ( <i>Minister's Order (A-05) of EGDT is</i> The annual EMP approved by document officially allowing the ( <i>Section 1.3 of the Minister's o</i> <b>annual EMPs that should be sub</b> <b>approval are missing since 2013</b> According to regulations on the EIJ annually shall allocate proper bud the EMP addressing the monitoring	overnment's of project that hat or formed any change in project date due to env gulatory docur Article 4.14). <b>Cober 2013 th</b> <b>Several change</b> on Environme as performed a ement plan (EN ed and submite project exect ssued in Janua the MEGT is project start of rder A-05). Un mitted to the I of the project in get in order to	ve updated y extension / materials, t location or vironmental nents shall But, <b>since</b> <b>he detailed</b> <b>ges, which</b> <b>t.</b> ntal Impact DEIA shall MP) ( <i>Article</i> tted to the uting entity <i>ry</i> 6, 2014). s the only or continue fortunately, <b>MEGDT for</b> nplementer implement
Date	Name			Version	Page
30 June 2016	Quarterly Progress	Report		1	23/54

			4.	made to the state of environmen activity, clarifying results of pr reduction activities against advers reporting requirements and the w as well as providing the timelin ( <i>Article 1.6. Procedures to be supervising, approving and re protection and management plan order #A-05 dated in 6 January 20 Based on evaluation of the DEIA of issues were found.</i>	evention, elimi e impacts and ays to impleme ne and estima followed in porting of en declared by th 014)).	nation and shall clarify ent the plan ted budget developing, vironmental e Minister's
				Suggested		
			1.	The DEIA have to be closely rela specifications, which should enab project impacts, ensuring eviden those adverse impacts in the fut report was done before finalization design, which rises concern on ac	le proper estim ce based mana ure. But the cu on of the proje	ation of the agement of urrent DEIA ect detailed
			2.	The coverage of the DEIA is too c project capacity and projected so near future, which impede fur environmental safeguarding and should be included in the EMP.	ale of procurer her managem	ment in the ent of the
			3.	The DEIA and the EMP approved document officially allowing the Consequently, the DEIA needs u alignment and project specific guidelines. However, updating inconvenient in terms of timing Therefore following options wer environmental specialist ( <i>Anne</i> , updating EMP is the potential specifications of the project in term	project start o odating due to ation, as per the whole and budget suggested b ( 3). Based olution to refle	r continue. changes of Mongolian DEIA is constraints. y the CS1 on above, oct updated
			4.	Accordingly the ToR and ray conducting EMP update has been of CS1 environmental specialist ( <i>J</i>	developed with	
			5.	Updating EMP will be incorpor received from the CS1 and the E Procedures set in the Minister' <i>January 2014</i> ) will need to be supervising, approving and re protection and management plan.	MP required b order #A-05 followed in	y the ADB. <i>(dated 6</i> developing,
	GAP – SAP S	urveys	in two s of the UN Hal sub-cel disaggi implem Commi have b discuss	bject is expected to improve the livi sub-centers at <i>ger</i> area. Throughou project, social safeguard/gender c bitat team to create database at mainters based on the existing primary regated. Indicators for the lentation will be used for this database ttee requirements in the detailed c een identified and prioritized thro sions and individual interviews of	t the detailed de onsultant has v cro and micro le and secondary oroject monite ase. esign phase of ugh several foo vith social targ	esign stage vorked with evel for two data by sex oring and the project cus groups' get groups
L	Date	Name	(wome	n, elders, youth, persons with disab	lities and affect Version	ed families) Page
			Dan			
	30 June 2016	Quarterly Progress	кероrt		1	24/54

	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.
	The consultant presented the scope of social and gender issues of two sub-centers at Tranche-1 based on the result of DMS to ADB mission.
	According to ADB gender specialist comments, GAP and SAP implementation matrices (in English and Mongolian) were prepared for monitoring of the implementation process of Tranche-1 in collaboration with PMO, UN-Habitat. Technical support was provided to UN Habitat for preparation of
	distribution materials to residents of Selbe and Bayankhoshuu sub- centers. Presentation was prepared for GAP and SAP implementation
	progress Tranche 1 for ADB Interim mission.
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

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	25/54

	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.
	The consultant provided technical support to finalize survey tools on Poverty and Social analysis including the FGD guideline on Girls and Women's security among the communities for Tranche-2.
	The consultant provided technical assistance with the agenda development and hold of consultation meeting on Poverty, social and gender assessment of Tranche-2.
	The consultants collectively with PMO social specialist held stakeholders meeting amongst counterpart international donor organizations running in social welfare related areas.
Training Safeguards	Training for GRC targeted for 3 <sup>rd</sup> week in Jan 2016 was delayed to the GRC not being formed yet. Still pending finalization of GRC members.
GRM framework	<ul> <li>PMO, the GRMechanism (without no any INSTITUTIONAL ARRANGEMENTS) is established at the MUB during the previous Sewer Main Collector Pipes subproject in Selbe, Bayankhoshuu subcenters. 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:</li> <li>1. The Ordinance for establishment of Committee, Working Group responsible for executing and managing the implementation of LARP should be issued.</li> <li>2. The activities of grievance redress mechanisms would be included in above mentioned Committee.</li> <li>3. Creating a new separate Grievance Redress Committee could result many inefficient committees for the Project.</li> <li>4. Grievance redress mechanism will be Located in the project management office and Grievance redress committee nembers are located at information center for affected people and receive their grievances.</li> <li>5. UN-Habitat consulting team will provide assistance to create Information center for the project host community.</li> <li>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</li> </ul>
	Mayor's Ordinance on establishment of Committee, Working Group for LARP implementation is issued on the 22 <sup>nd</sup> February, 2016.

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	26/54

	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 31 <sup>st</sup> of March after introducing the asset valuation.
Safeguards Implementation Support and Monitoring	<ol> <li>Resettlement Plan of facilities for both sub-centers are being updated based on Final report on Detailed Socio-Economic Survey and Final report on Asset Valuation Survey.</li> <li>Asset valuation was introduced to APs personally starting from the 31<sup>st</sup> of March during Apri; and May. APs are fairly agreed with asset value but not agreed with land value.</li> <li>Asset valuation final report is delivered to PRD for negotiation with APs.</li> <li>Final report on Detailed Socio-Economic Survey is available.</li> <li>Final report on Asset Valuation Survey is available.</li> </ol>

#### **Procurement**

A total at 11 (aloven) different producement items (producement of $0$
A total of 11 (eleven) different procurement items (procurement of 9 civil works and 2 plants) through 17 (seventeen) packages (14 civil works and 3 plants) were listed for procurement plan during the 1st phase of the project period. In order to fulfill the procurement procedure, International Competitive Bidding (ICB) and National Competitive Bidding (NCB) methods are specified in the procurement plan. Therefore, it is expected to award all the contracts by the end of 2016 to ensure the completion of Tranche 1. <b>A. Civil Works</b> As of the reporting period, procurement of works for sewage collector mains with 3 packages was carried out and 2 packages (BSM-01 & SCM-03) are awarded the contracts and commenced the works. The remaining package (BCM-02) is expected to award within the next quarter. <b>B. Plants</b> In the reporting period, procurement of plants for pumping stations, SCADA, water and wastewater treatment plants (WWOI) was carried out encompassing procedures of bid advertising, bid opening and bid evaluation. Bid evaluation report is expected to be sent for ADB review and no objection by the mid of July and the contract to be awarded by the end of 3rd quarter. <b>C. Consulting services.</b> As of the reporting period, five consulting services for the project which were procured as one consulting firm for each package as follows: 1. Design, Tendering and Construction Supervision Consultant - CS1, 2. Project Management Support Consultant - CS2, 3. Community Engagement and SME support Consultant - CS3, 4. Improved sub-center planning and development - CS4, Asset valuation for sub-centers Consultant - CS5. Consulting service to support the service delivery organizations (USUG, OSNAAG, kantors) and heat-only boiler operators to improve the management of the services is expected to be recruited and commence the work in Q3 of 2016.
Make sure Dohwa submit a proposition to PMO to update procurement plan and packages before 10 December 2015, organize

Date	Name	Version	Page
30 June 201	Quarterly Progress Report	1	27/54

a workshop to get decision on this issue. Workshop organized 18
Dec. Tentative PP prepared for discussion.

#### 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 and started mobilization of additional consultants starting 01 May 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. Payment was received mid-March directly from ADB.
	Invoice 03 (covering January to March 2016) was also prepared and submitted to PMO on 13 May 2016. This invoice included the first reimbursement installment of the advance payment and was paid by end of June 2016 directly by ADB.
	Invoice 04 (covering April to June 2016) is currently being prepared
Advance payment	and will included the 2 <sup>nd</sup> advance payment reimbursement. 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 before the 15 month deadline, has begun with Egis' Invoice 04 (covering April to June 2016).

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	28/54

# Key Activities for Next Quarter (3<sup>rd</sup> Quarter, 2016)

#### Procurement

- Preparation of the ICB and NCB draft bidding documents for procurement works in Bayankhoshuu and Selbe sub-centers and submit them to ADB for review and no objection.
- Finalization of bidding document for works of kindergarten, business Incubator (package BSF05 and SSF05) along with technical specification and submission for PMO's review and obtaining ADB's approval.
- Announcement of procurement notice and invite bids for civil works with a view to having them under contract in September/October 2016 or earlier.
- Completion and submission of bid evaluation report on package WWOI to the ADB for seeking its approval and finalization of report and award the contract.
- Conclude a contract on package WWOI subject to ADB's no objection and commence the work.

#### Safeguards

- MUB approved annual PMO budget for 2016 with budget for safeguards plan implementation of 90,000 USD. This budget can be used for the recruitment of consultants to update the domestic EPP. PMO to coordinate the update, hiring licensed individual EIA consultants; a proposal was already prepared by the PMO, subject to approval by PMO Director. The update will also include environmental baseline monitoring as required in ADB's EMP. EPP to be submitted to MEDGT and ADB before end of Q3 2016;
- CS2 project implementation consultants will update EARF and EMP and submit it to ADB by August 2016 (prior to FFM for T2). The mission requested the consultant to consult PMO, and to propose adjustments to EARF and EMP as requested by recent regulatory amendments or as justified by project and program specificities;
- 3. Review the GRM in place, to adjust it as needed, and to document it in the updated EARF (Appendix 8);
- 4. The PMO informed that monitoring obligation will be delegated to contractors (which shall hire monitoring entity). Provisional item will be included in bidding document.
- 5. Reveal engineering characteristics of construction compartments and socio-economic status for further analyses of area of influence
- 6. Organize and Conduct Training Sessions on 'Impact Identification and Mitigation Measures, and on the job trainings for the PMO in reporting to donors;
- 7. Develop recommendation for the PMO on environmental safeguard issues by the CS2
- 8. Develop environmental database system through the on the job trainings
- 9. Update of EMP will be started upon mobilization of international consultant of the CS2 in beginning of August, according to detailed design.
- 10. Ensure all outputs of the design team including bidding documents meet all Government and ADB environmental requirements
- 11. Support the PMO in contracting and managing local environmental monitoring stations for the conduct of periodic environment impact monitoring in compliance with the approved monitoring plan defined in the updated EMP
- 12. Help the PMO establish management supervision mechanisms for implementation, monitoring and reporting of the project safeguard issues based on EMP and provide support for their implementation
- 13. Training on Environmental Management and Monitoring Plan (EMMP)
- 14. Update EARF and EMP for Tranche 2 based on finalization by CS1.

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	29/54

#### **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.

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	30/54

# **APPENDICES**

#### 

Appendix 1: Updated Consultants' Work Plan, Staff Scheduling & Staff Input 32

Appendix 2: Record of Trainings and Meetings 38

Appendix 3: Project Implementation Monitoring Schedule 41

Appendix 4: Staff Progress Reports 44

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	31/54

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

	lame	Version	Page
30 June 2016 Quartei	uarterly Progress Report	1	32/54

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		6	10	11	12	1	2	m	4	•	9	-	_		<b>6</b>	9	Ħ	Н	12
1. B	Reports																	·	
	Inception report																		
	Quarterly Progress Report				Ē														
	Interim report																		
	Draft project completion report																		
	Project completion report									_	_		_		_				
Tas	Task ±. Conduct Project Management																		
23	Coordinate activities with other consultants working for the PMO to ensure optimal and effective utilization of resources.																		
2	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	<sup>4</sup> 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.																		
53	, Review procurement documentations including technical specifications, bill of quantity, bidding documents, bid evaluation procedures, and onbract negotiations.																		
0E	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.								_										
Tast	Task 2: Conduct financial management																		
16	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.																		
Tas	Tesk 3: Establish project accounting																		
ž	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 accountir reports and financial statements.														_				
8	Assist the PMO in ensuring smooth funds flow from ADB and GOM, to prepare requisite audit reports for each sub-account, a consolidated addit for all sub-accounts, and in the timely submission of audited project financial statements to ADB.																		
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# UPDATED CONSULTANTS' WORK PLAN

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	T	33/54

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Task 4	Task 4: Provide support for compliance with ADB safeguard policy statement and MON safeguard requirements	policy statement and MON s	safeguard requirements													
9E	Review and update the environmental management plan (EMP), resettlement plans (RPs), soci (GAP).	gement plan (EMP), res	iettlement plans (RPs), social action plan (SAP), and gender action plan													
37	Support the PMO in contracting and managin, monitoring in compliance with the approved m	g local environmental m nonitoring plan defined i	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.													
8	Help the PMO establish management supervision mechanisms for implementation, monitoring based on the relevant ADB documentation (i.e., EMP, resettlement plans, GAP and SAP) and p	vision mechanisms for i e., EMP, resettlement pl	implementation, monitoring and reporting of the project safeguards issues kans, GAP and SAP) and provide support for their implementation.													
ŝ		e GAP and SAP require	Help the PMO to ensure implementation of the GAP and SAP requirements by conducting necessary workshops and focus groups meetings.													
4		safeguards issues, ass section in the semi-annu design consultants are r	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		rce redress mechanism for project public comp	Assist in establishing and managing a grievance redress mechanism (GRM), including assistance to the PMO to establish city-level project public comptaint units, and to provide training for project public complaint members and grievance redress mechanism access points.													
43	Provide inputs to feasibility study for Tranche 2.	2.														
Task 3	Task 3: Provide Procurement Support															
4		accomplish the necess ponsibilities, requiremen	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.													
8		works, equipment purch	Support the PMO for the procurement of civil works, equipment purchase and installation, consulting services, and other contracts required to implement Tranche 1.													
45		or procurement of first pation and contract awar	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		80Q and bidding docun irement process assista iluation, bid evaluation r	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.													
8		provide contract manag nt, procurement plannir	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		procurement to progres	Provide inputs for contract management and procurement to progress reports, project midterm and completion reports, and other project required reports.													
8		chnical review, procurer r project management s	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													
2	Provide input for the training and capacity development; coordinate with other team specialists support to the capacity development activities.	velopment; coordinate :	with other team specialists to carry out training program, and provide													
		Date	Name				Version	u	Page	e						
	J	30 June 2016	Quarterly Progress Report					-		34/54						

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Ŷ	Deliverables		2015									2	2016						
		6	10	11	12	1	2			4	•	9	7			6	10	11	12
Task	Task 6: Strengthen project implementation capacity an reporting																		
8	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.																		
24	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.																		
8	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.																		
36	Discuss with executing agencyfimplementation 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.																		
25	Provide training on prevention and control of transmissible diseases and HIV/AIDS, and community disturbance to contractors.																		
38	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	Task 7: Provide ADB project edministration support																		
56	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).																		
19	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.																		

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# STAFFING SCHEDULE - PROFESSIONAL STAFF

Name	Home /	Contract								Person-months input	onths inp	t							Cumulative	Remaining
		person-months			2015								2016						total	
Position			Aug	Sep	Oct	Nov	Dec	Jan	Feb M	March A	Apr N	May Jun	lul.	I Aug	g Sep	Oct	Nov	Dec		
KEY EXPERTS (International)																				
Manmohan RUPRAI	Home	4.00	•	•	•	•	•	•	•	•	•	•	•		•		•	•	•	4.00
Team leader / Project management and procurement specialist	Field	11.00	0.05	1.00	1.00	1.00	1.00	0.73	0.50	1.00	1.00	1.00	1.00						8.27	1.73
Tissa ARIYARATNE	Home		•	•	•	•	•	•	•	•	•	•	•		•			•	•	•
Land management / resettlement specialist	Field	3.95	1	1	0.95	1.00	1.00	1.00	•	•									3.95	(00:0)
Virgilio DIZON	Home	2.00	•	1	•	•	•	•	•	•	•	•	•		•			•	•	2.00
Financial and economic expert	Field	3.00	'	•	0.64	1.00	0.50					0.14 0	0.68						2.85	0.05
Piyush Kumar GUPTA	Home		1		•	•	•	•	-	•	•	•	•		•	-	•	•	•	
Procurement / tendering document expert	Field	2.00	1	1	•	0.36	1.00	0.68	•	,		•							2.05	(0.05)
Amirthalingam AMUTHARAJ	Home	•	•	•	•	•	•	•	•	•	•	•	•		•		·	•	•	•
Social safeguard / gender specialist	Field	3.00	•	•	•	•	•	•	•	•	•	•	•						•	3.00
Nahid MUNIR UDDIN	Home	•	1	1	1	1	1	•	1		•	•			•				•	•
Environmental specialist	Field	3.00	-	1	0.77	0.27	•	•	•	•									1.05	1.95
Jean SALLES	Home	0.25										0.20	0.05						0.25	•
Project management expert	Field	0.75										0.32 0	0.36						0.68	0.07
Sub total: Key Experts (International)		32.95	0.05	1.00	3.36	3.64	3.50	2.41	0.50	1.00	1.00	1.66 2	2.09	•	•	•	•	•	20.20	12.75
KEY EXPERTS (National)																				
Munkhtegsh D.	Home		•	•	•	•	•	•	•	•	•	•	•		•	-	-	-	0.00	0.00
Deputy team leader / Project management and procurement specialist	Field	22.50	0.30	1.00	1.00	1.00	1.00	1.00	1.00	1.00 1.	1.00	1.00 1.0	1.00						10.30	12.20
Munkhnaran Sugar	Home		-	•	•	•	•	•	•	•	•	•	•		•	-	•	-	0.00	0.00
Land management / resettlement specialist	Field	15.00	1	1	0.68	1.00	1.00	1.00	1.00	1.00 1.	1.00	0.45	•						7.14	7.86
Solongo Algaa	Home		-	1	•	•	•	•	•	•	•	•							0.00	0.00
Social safeguards / gender specialist	Field	10.00	1	0.36	1.00	1.00	1.00	1.00	1.00	•	•	0.45	•						5.82	4.18
Batbayasgalan Myagmardorj	Home		•	•	•	•	•	•	•	•	•	•	•		•	-	•	•	0.00	0.00
Environmental specialist	Field	10.00	1	0.36	1.00	1.00	1.00	1.00	1.00	1.00	•	•							6.36	3.64
Byambasuren Batmunkh	Home		•	•	•	•	•	•	•	•	•	•	•		•	•	•	•	0.00	00.00
Finance specialist / accountant	Field	8.50	•	1	0.55	1.00	1.00	1.00	0.55	•	•	•	•						4.09	4.41
Enkhnaran Tumurbaatar	Home											•	•						0.00	0.00
Procurement specialist	Field	6.00										0.36 1.0	1.00						1.36	4.64
Chinzorig Batbileg	Home											•	•						0.00	0.00
Land management / resettlement specialist No 2	Field	4.00									1	0.50 0.5	0.55						1.05	2.95
Sub total Costs: Key Experts (National)		66.00	0:30	1.73	4.23	5.00	5.00	5.00	4.55	3.00	2.00	2.77 2	2.55			-		-	36.11	39.89
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CV No 01 (Dated 27 April 2016)

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	37/54

# **Appendix 2: Record of Trainings and Meetings**

Nº	DATE	REMARKS	ATTENDEES	STATU S	DISTRIBUTI ON
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

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

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
28	04/04/16	CONSULTANTS MEETING	MUB, ADB, CS1- CS4	Final	E-mail 04/11/16
29	04/12/16	DETAILED BOQ MEETING	PMO, CS1, CS2	Final	E-mail 04/15/16
30	04/13/16	DOHWA MEETING NOTES	PMO, CS1, CS2	Final	E-mail 04/19/16
31	04/13/16 - 04/22/16	WORKSHOP #7 ON ART OF MANAGEMENT - 2 WEEK PROGRAM	PMO, CS2	n/a	n/a
32	04/15/16	SAP & GAP MEETING NOTES	ADB, CS1, CS2, CS3	Final	
33	04/23/16	WORKSHOP #8 ON PROJECT QUALITY MANAGEMENT	PMO, CS2	n/a	n/a
34	04/28/16	SOCIAL GENDER ASSESSMENT - TRANCHE 2	ADB, CS1, CS2, CS3	Final	n/a
35	04/28/16	PRE-BID MEETING	PMO, CS1, CS2	Final	E-mail 05/07/16

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	39/54

36	05/02/16	PHASING MEETING	PMO, ADB, CS1, CS2	Final	E-mail 05/02/16
37	05/06/16	WORKSHOP #9 ON INTRODUCTION TO FIDIC	PMO, MUB, CS2	n/a	n/a
38	05/12/16 & 05/13/16	WORKSHOP #10 ON ART OF MANAGEMENT	MUB, CS2	n/a	n/a
39	06/17/16	WORKSHOP #11 ON BID EVALUATION FOR THE EVALUATION COMMITTEE	MUB, PMO, EVALUATION COMMITTEE, CS2	Final	n/a
40	06/16/16	WORKSHOP #12 ON INVOICE PREPARATION FOR CONSULTANTS	CS2, CS3, CS4	Final	n/a

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	40/54

Appendix 3: Project Implementation Monitoring Schedule

Consultants (Dohwa) Consultants (Dohwa)	
nents vision Consultants (Dohwa) sultant (PMSS)	
d Construction Supervision Consultants (Dohwa) ler Documents he 2 ementation Capacity Support Services Consultant (PMSS)	- 32%
isultant (PMSS)	
usultant (PMSS)	100%
isultant (PMSS)	
sultant (PMSS)	0.0
Support Services Consultant (PMSS)	
SEWAGE COLLECTOR MAINS 53%	53%
Detailed Design for Sewage Collector Main 100%	100%
Resettlement Surveys, RP Preparation and Approval 100%	100%
WWOIP Tendering and Contract Award 100%	100%
P.10 Construction Sewage Collector Main (BCM-1) - Bayankhoshuu Sub-center 23%	23%
P.11 Construction Sewage Collector Main (BCM-2) - Bayankhoshuu Sub-center 0%	
P.25 Construction Sewage Collector Main (SCM) - Selbe Sub-Centre	23%
P.27 Sewage Water Treatment Plant (WWOI Grant) 2%	2%
Tendering and Contract Award Water Treatment Plant 53%	53%
0%	
0%0	0%
Civil Works and Installation 0%	0%
4%	4%
Detailed Design for Heating Plants (Aborted, Design & Construct) 100%	100%
Resettlement Surveys, RP Preparation and Approval 65%	
Tendering for Works and Heating Services 11%	11%
P.6 Construction Heating Plant and Facility in Bayankhoshuu Sub-center 0%	0%
0%	0%
0%	80
Building Construction 0%	0%
Erection and Installation 0%	%0 <sup>(</sup>
Commissioning and Landscaping 0%	0%
P.21 Construction Heating Plant and Facility in Selbe Sub-center	%0 ****
0%	<b>******</b> 0%
0%	0%
Building Construction 0%	08
Erection and Installation 0%	<b>00</b>
Commissioning and Landscaping	900 Teaching
KINDER-GARTEN, BUSINESS INCUBATOR 2%	J.
Resettlement Surveys, RP preparation and approval 65%	55%
Tendering for Construction Works 0%	0%
P.4 Construction of Kind'n, B. Incubator & Voc. Tr. Centre - Bayankhoshuu Sub-center 0%	*
P.19 Construction of Kind'n, B. Incubator & Voc. Tr. Centre - Selbe S/centre 0%	•
Resettlement Plan for Roads and Utility Networks	44%
Socio-Economic Survey 100%	<b>100%</b>
Inventory of Loss and Valuation 40%	40%

		- 1	-			
Task Name			% Complete 13 201 03 04 01 02	4 2015 2015 04 01 02 03 04 01 02	310	2017 2018 2018 2018 2018 2018 2018 2018 2018
Resettlement Plan preparation and Approval			-		00 <b>0</b>	
SEWERAGE			9%0			0
Tendering for Sewerage Construction Works			0%		%) <u></u>	
P.9 Construction of Sewerage network in Bayankhoshuu Sub-center	Sub-center		0%			%0
P.13 Construction of Sewerage connection from outbound BK to main collector	nd BK to main collector		0%			
P.24 Construction of Sewerage network in Selbe Sub-centre	itre		0%		_	%0
WATER SUPPLY AND HEATING DISTRIBUTION SYSTEMS			0%			
Tendering for Water Supply and Heating Distribution Works	irks		0%			
P.5 Heating Distribution Network in Bayankhoshuu Sub-center	tenter		0%			0%
P.7 Water supply network in Bayankhoshuu Sub-center			0%			
P.20 Heating Distribution Network in Selbe Sub-centre			0%			60
P.22 Water supply in Selbe Sub-centre			0%		C	60 300000000000000000000000000000000000
WATER RESERVOIR			%0		ļ	
Tendering for Construction Works			0%		00%	
P.8 Construction of Water reservoir and supply pipe in Bayankhoshuu Sub-center	ayankhoshuu Sub-center		0%		No.	10 xaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaa
P.23 Construction of Water reservoir & Supply Pipe in Selbe Sub-centre	Ibe Sub-centre		0%			0
ROADS			%0			
Tendering for Road Construction Works			0%		0	*
P.1 Road Construction in Bayankhoshuu Sub-center			0%			0 <sup>0</sup>
P.14 Road Construction with underground power line in Selbe Sub-centre	Selbe Sub-centre		0%			<b>60</b>
BRIDGES			%0			
Tendering for Bridge Construction Works			0%			*
P.16 Bridge Construction in Selbe Sub-centre			0%			
P.17 Bridge Construction in Selbe Sub-centre			0%			
FLOOD PROTECTION & LANDSCAPING			%0			
Tendering for Flood Protection and Landscaping Works			0%			%0
P.2 Drainage Culvert (flood protection) in Bayankhoshuu Sub-center	Sub-center		0%			0%
P.3 Landscaping in Bayankhoshuu Sub-center			0%			0
P.15 Flood protection in Selbe Sub-centre			0%			
P.18 Open Sub-center Landscape in Selbe Sub-centre			0%			
ELECTRICITY AND TELECOMMUNICATION NETWORK			0%			
Tendering for Electricity and Telecom Works			0%			*0°*
P.12 Electricity and telecommunication network in Bayankhoshuu Sub-center	nkhoshuu Sub-center		%0			
P.26 Electricity and telecommunication network in Selbe Sub-center	Sub-center		0%			0
Community Engagement			38%			38%
CS3- Community Engagement, and SME Support (UN-Habitat)	bitat)		38%			38%
Improved Subcenter Planning and Development			32%			■ 32%
CS4- Improved Sub-Centre Planning and Developments (IPE Global)	IPE Global)		32%		000000000000000000000000000000000000000	32%
Improved O&M of Service Providers and Institutional and Regulatory Reforms	Regulatory Reforms		0%		Þ	
CS-5 Improved O&M of Service Providers and Institutional and Regulatory Reforms	al and Regulatory Reforr	su	0%		000000000000000000000000000000000000000	360 test seatest statest so that seatest seatest seatest so that seatest so the statest so that seatest so
Date Name	Name			Version	Page	
30 June 2016 Quarterly Progress	Quarterly Progress	ss Report	irt	1	43/54	
	0			1	12.	

# **Appendix 4: Staff Progress Reports**

#### PROJECT MANAGEMENT

Name: Jean Salles

**Position:** Project Management Expert

#### Reporting period: May - June 2016

The Project Performance Monitoring System (PPMS) has been set up for the Ulaanbaatar Urban Services and Ger Areas Development Investment Program based on the Design Monitoring Framework (DMF). Guidance has been provided to the PMO Deputy Project Coordinator and acting for the Project Coordinator, Mr. Bayarsaikhan and the liaison officer in charge of the PMSS Ms. Oyunchimeg on the monitoring mechanism to be implemented and followed up in the MIS. The MS Project Software has been acquired and installed by the care of the PMSS Consultant (EGIS International) on the computers of the relevant counterparts.

#### a) Project Implementation Status

The time-based "Project Implementation Monitoring Schedule" run on MS Project is used as a basis for the assessment of the Performance of the project. This MS Project schedule is built and operated as follows:

i) A baseline has been set out first, reflecting the Project implementation Plan established from the start of the Project.

ii) The baseline was 'frozen' and actual implementation schedule appears on top of the baseline bars. The Implementation Monitoring schedule is ready for timely updating.

iii) Timely updates consists of updating the actual progress during the preceding period and adjusting the schedule for the upcoming period.

iv) After timely updating the actual progress of the works and adjusting the schedule of upcoming activities, MS Project will produce rates of progress of each project activities.

The progress ratios of each project component can then be downloaded and transferred to the PPMS work file to produce the overall project implementation progress ratio. It is derived by weighing the progress of individual components and adding them together. The proposed set of weights is proportionate to the Contract Value of the works corresponding to each Project component. This is obtained by a simple excel-based model that is updated manually in parallel with the Project Implementation schedule (see Physical Progress sheet in PPMS file).

#### b) Responsibility for Monitoring

Besides the Project Implementation Monitoring schedule dealt with above, the PPMS main framework is to be timely updated at the same cut-off date. The PPMS main frame is based on the DMF indicators including Outcome and Impact indicators selected for the performance assessment. PMO has the responsibility to coordinate data collection on timely basis from all the parties and Government offices concerned, chiefly PMO Divisions themselves and also USUG, MUB, the CDC's and other Government offices (Statistical Office, Public Health), for the purposes of Project performance monitoring. The counterparts in charge of collecting and providing those data on Quarterly basis are referred to herein above. There should be one person in PMO nominated as coordinator for collection of PPMS data.

#### c) PPMS Monitoring Model

The Project Performance Monitoring System prepared by the Consultant is built on DMF-based indicators that can be used by MUB in the Performance Assessment, all in compliance with ADB guidelines and the FAM. This document is presented in tabular form including targets and baseline

measurements. Some baseline measurements still needed to be updated at the time of the mission, which was advised to the TL and PMO during the training session.

Once all data are collected for the contemplated cut-off date e.g., end Q1 2016, the project performance assessment can be done using the PPMS excel file. The process is (i) For each quarter a new column is added to the right-hand side of the schedule and filled in with the updated value of each indicator; (ii) rating of performance of each Project component in percentage of the target; and (iii) overall Project performance rating by weighing the performance of each individual components. A simple way is to weighing each indicators with equal rating of 2.5/100th as there are 40 indicators.

The results and data sheets can then be returned into the Quarterly Progress Report to be submitted to

MUB and ADB.

A workshop has then been carried out to familiarize all concerned with the use of MS Project and the handling of the PPMS. The Project Performance Monitoring is to be carried out on timely basis (quarterly). Of particular note the model will need to be updated according to the final Procurement Plan approved by ADB and the Government.

A detailed progress assessment model has been developed as well for the Detailed Design and Construction Supervision Consultant. The overall progress showing in the format shown below:

Overall Progress	Weight	Q1 2016		Q2 2016		Q3 2016		Q4 2016	
Detailed Design	0.35	0%	0	0%	0	0%	0	0%	0
Feasibility Study for Tranche 2	0.18	0%	0	0%	0	0%	0	0%	0
Construction Supervision	0.47	0%	0	0%	0	0%	0	0%	0
Overall CS1 accomplishment	1.00		0%		0%		0%		0%

The progress ratios produced by the above model can be repeated each quarter until project completion and returned into the Project Implementation schedule main frame and PPMS model.

#### **MANAGEMENT INFORMATION SYSTEM (MIS)**

The Support Consultant has identified the information to be collected and managed in the MIS with a view to drafting specifications for the system. The Municipality of Ulanbaatar already maintains a website dedicated to the Ulaanbaatar Subcenter Development Project1, which the structure is as follows:

Home	About Us	Information	Legislation	Contact Us	Transparency
News and	Objectives	News and	Laws and	E-mail	Transparency
Notices	-	Events	Regulations		1
	Detailed	Work Plan	Credit		Transparency
	designs of	and Reports	agreement		2
	sub-centers				
	Key business directions	Bid Invitations	Regulations of ADB		
	History	Other ads	Related links		
	Organizational Structure				

Although the website is bi-lingual (Mongolian - English) most of the sections are not available in English. As stipulated in TOR Article 25 the Management Information System (MIS is required to support decision-making process by MUB/PMO during the management of the Project. The data and information to be acquired, processed and returned through the system are intended to adequately

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	45/54

support project planning, management and cost control. Hence the MIS is aimed at dispatching in real time the current Project Implementation Schedule, implementation progress status and performance through the Project Performance Monitoring System (PPMS) based on the Project Design and Monitoring Framework (DMF) as well as a Project Disbursement Progress Monitoring chart. In other words there is a need to develop website modules to be added onto the existing website including:

#### PROCUREMENT

One section is already dedicated to procurement notice (Information/Tender Invitation), which needs be expanded to include expressions of Interest and timely updating of the schedule of contracts awarded.

#### **PROJECT MONITORING**

The Monitoring Module will display the updated information proceeding from:

□ Project Implementation Status: graphically presenting the current progress using MS Project baseline and Tracking Gant Chart, along with the progress ratios by sub-projects and for the whole areas of Selbe and Bayankhosuu.

□ Project Performance Monitoring System: presenting the latest value of DMF indicators measured on quarterly basis in percent of the target, based on the PPMS model described above.

Display to be presented in both percentage and financial terms. A graphic representation of percentage of project disbursement by components will also be dispatched as part of this module (as shown in the Flow Chart).

#### **PHOTOGRAPHS**

Up-to-date photographs illustrating the physical progress of the works.

#### ENVIRONMENTAL MONITORING

Links to:

□ Semi-annual external environmental monitoring and EMP verification report

□ Annual project EMP implementation report (EMP monitoring and progress report) With downloading facilities

#### SAFEGUARDS

Links to:

□ Semi-annual external resettlement and social monitoring report

□ Resettlement Plan completion report

With downloading facilities

#### **MIS Architecture**

MIS Architecture of the intended web-based platform extension is shown below in yellow shade.

Home	About Us	Information	Legislation	Monitoring	Contact Us	Transparency
News and Notices	Objectives	News and Events	Laws and Regulations	Gantt Chart	E-mail	Transparency 1
	Detailed designs of sub-centers	Work Plan and Reports	Credit agreement	PPMS		Transparency 2
	Key business directions	Expressions of Interest (EOI)	Regulations of ADB	Implementation Progress		

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	46/54

History	Bid Invitations	Related links	Photographs	
Organizational Structure	Contracts Awarded			

The structure of the database underlying the MIS includes the following:

- MS Project-based Project Implementation Schedule (Gantt chart),
- Progress status computation model,
- PPMS model
- Project Disbursement monitoring model as illustrated in the following flow chart.

The recommended updating frequency is quarterly, simultaneous with the quarterly reports to be submitted to MUB and ADB. All sections to be available both in Mongolian and English languages

#### **Recommendations**

- PPMS: It is recommended that the PMO officially nominates one person in charge of collecting data on quarterly basis for the purposes of updating the project performance Monitoring System (PPMS).
- Data needs to be collected from PMO Divisions themselves and also USUG, MUB, the CDC's and other Government offices (Statistical Office, Public Health) etc. Training has been provided to familiarize PMO's coordination and planning staff, which can be followed up by the PMSS consultant's staff.
- MIS: It is recommended that a budget be set aside for a local IT Consulting firm for Design and Construction of a Project Monitoring Module to be added on the existing Project Website dedicated to the Project and run by MUB. Outline architecture and specific requirements for the add-on are attached to this report.
- Project Management Training is recommended along with the establishment of a Supervision Division within the PMO. This institutional Development should take place as soon as possible. Some extension of Project Management Support Services (PMSS) is recommended in the way of supporting the establishment of the Supervision Division and providing related staff training.

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	47/54

#### **RESETTLEMENT SAFEGUARDS**

Reporting duration: April - June 2016 Subject: Resettlement Safeguards Position/s: Resettlement Specialists

#### **Proceeding:**

- Full socio-economic survey of affected people by the roads and pipes and public facilities was carried out and completed in April for both Selbe and Bayankhoshuu subcenters
- The appraisal of affected land and property by public facilities and power plant for compensation purposes carried out and completed in April for both Selbe and Bayankhoshuu subcenters
- Public consultations with affected people by the public facilities and power plant were held on March 26 in Bayankhoshuu subcenter and on March 27 in Selbe subcenter. At this meeting the ADB safeguard policy, APs entitlements and the principles for appraisal of the properties on the land were presented and discussed. As for the land value, the market values in both subcenters were not discussed as per the request by the PMO and MUB. However, the APs were consulted on the land value for compensation. Their expectations are much higher than the market value. The situation is informed to the PMO and MUB and recommended that the land value for compensation is set from 80,000 – 100,000 MNT per m2. Studies of land market values, land values in ger area redevelopment projects, LAR activities of MUB or state funded projects were the foundations for recommendations of this land value.
- The preparations for the formulation of LARPs were done. The list APs, affected land parcels, vulnerable APs, the analysis of socio-economic survey were done.
- Pending issue MUB must decide on the land value for compensation so that LAR activities and LARP preparation can proceed. All necessary documents were provided to MUB and PMO for making a decision on this matter.

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	48/54

#### PROCUREMENT

Name of consultant:	Enkhnaran Tumurbaatar
Position:	Procurement Specialist
Reporting duration:	April – June 2016

#### **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, EIB and the Government of Mongolia in completing the project procurement tasks; assisting the production of all contract documentation for the project, and for obtaining agreement to these documents from the client; ensure that the tender documents meet all national requirements and the client is aware of ADB requirements for contract documents.

#### Scope of Work:

Provide support to procurement operations in accordance with the procurement plan, including preparation of bidding documents and procurement of goods, consultants, small and large works, supervising and managing the procurement task of the project by ensuring safety and compliance, reviewing and assisting the PMO to complete project procurement tasks, and completing various bidding and procurement documents and works, contract management and procurement support also includes:

- 1) Assist the PMO in establishing the capacity to accomplish the necessary procurement in accordance with Mongolia, ADB and EIB 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, plants, equipment purchase and installation, consulting services, and other contracts according to the procurement plan.
- Supervise/mange the procurement tasks including the preparation of first packages of civil works, equipment, and turnkey contracts from advertising, pre-bid meeting, and bid opening to bid evaluation and contract award.
- 4) Assist on development of annual work plan, and project work plan related to procurement.
- 5) Assist on drafting various bidding and procurement documents
- 6) Provide inputs for contract management and procurement to work reports, evaluation reports on project procurement
- 7) 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:

 Support to overall procurement and 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.

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	49/54

 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:

- Drafted and furnished the 2 volume explanations to the Administrative Court on the relevant dispute and provided comprehensive support to the court proceedings and formulation and submission of documentary material and admissible evidences to the Court by ensuring the associated translation and verification of all documents and correspondences.
- Supported the overall procurement operation of Package WWOI for Pumping stations, water and wastewater treatment plants, including;
  - Conducted the pre-bid meeting and site visit among the prospective bidders with PMO and prepared and submitted the pre-bid meeting minutes;
  - Prepared and provided the clarifications to bidder's questions and issues;
  - Made relevant translations during the pre-bid meeting and site visit;
  - Carried out the receipt of bid, procedure of bid opening and announcement of prices and prepared and submitted the minutes of bid opening;
  - Prepared the draft Bid evaluation report along with appendixes to examine the bidding documents in accordance with the ADB's Guide on Bid evaluation; and
  - Provided guidance and clarifications to issues during the bid evaluation.
- 3) Provided support to the training with evaluation committee members on the capacity building on the Bid evaluation and preparation of Bid evaluation report on 17 June 2016 (refer Agenda and presentations available in file).
- 4) Prepared the draft bidding document for works of heating plants (Package BHF06 and SHF06) and submitted to PMO for their review prior to seeking ADB's approval.
- 5) Prepared the draft bidding document for works of kindergarten, business Incubator (package BSF05 and SSF05) for submission to PMO.
- 6) Day-to-day support to PMO on Procurement activities including preparation of bidding documents, bid evaluation procedures and preparation of Bid evaluation Reports etc.

#### Output:

- Supported the PMO to carry out necessary procurements in accordance with Mongolia, ADB and EIB policies and procedures.
- 2) Provided overall bidding and procurement process support on current bid including participation and correspondence on pre-bid meeting and site visit, providing clarifications, opening of bid, announcement of prices and bid review and bid evaluation procedures.
- 3) Provided comprehensive support to the court proceedings and formulation and submission of relevant explanations, documentary material and admissible evidences to the particular disputes at the Administrative Court.

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	50/54

- 4) Prepared and submitted the bidding documents on Works of Facilities and Heating Plants to PMO for their review prior to seeking ADB's approval.
- 5) Successful training and clarification support on Bid evaluation to the Evaluation committee members.
- 6) Day-to-day capacity building and support to PMO on Procurement activities including preparation of bidding documents, bid evaluation procedures and preparation of Bid evaluation Reports etc.

#### Next tasks:

- 1) Completion and submission of bid evaluation report on package WWOI to the ADB for seeking its approval.
- 2) Finalization of bid evaluation report following ADB's recommendation and obtain the no objection from ADB and award the contract.
- 3) Finalization of bidding document for works of kindergarten, business Incubator (package BSF05 and SSF05) along with technical specification and submission for PMO's review and obtaining ADB's approval.
- 4) Announcement and advertisement of procurement notice for packages BHF/SHF and BSF/SSF.
- 5) Day-to-day on job capacity building and support to PMO on Procurement activities (preparation of bidding documents, bid evaluation procedures and preparation of Bid evaluation Reports etc.).
- 6) Preparation of draft Bidding Documents for procurement of Bridges in Selbe sub-centre and Flood protection and Embankments in Bayankhoshuu and Selbe sub-centers and other procurements in accordance with finalized procurement plan.
- 7) Support on development of project work plan and provide inputs for contract management and procurement to work reports, evaluation reports on project procurement.

Prepared by: Enkhnaran Tumurbaatar, Procurement Specialist, 30 June 2016

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	51/54

#### FINANCE

#### **Reporting Period: May – June 2016**

#### Position(s): Finance, economics expert

#### Name: Virgilio Dizon

#### 1. Inputs

The international finance expert will have a total of 5 person-months field and home office inputs, The International Financial Expert was remobilized on 27 May 2016 until 21 June 2016 to complete the 3 person-months field input.

The total 5 person-months of the financial expert is composed of 3 months field and 2 months home office inputs based from the Staffing Schedule originally submitted to the Executing Agency/PMO. The 3-person-months had already been completed while the remaining 2 personmonths home input can be converted into field office if PMO still needs the Consultant in Ulaanbaatar Project Office.

#### 2. Consultant's Assignment

The Program involves financing core urban infrastructure and basic services in priority road sections, investments in socioeconomic facilities based on communities' needs, and the improvement of service providers' operation management. The Financial Expert is involved for the implementation of effective and efficient financial management of the project. Below is the Terms of Reference-Finance (TOR):

- Establish an efficient and effective financial management system for the project implementation in accordance with ADB policy and procedural requirements.
- Guide 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.
- 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.
- Assist the PMO in maintaining the project accounts with all ledgers and control systems, in the preparation of annual budgets, accounting and consolidated audit reports, and generate necessary accounts' reports and financial statements.
- 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.

#### 3. Implementation Progress

On the overall, the Financial Expert have accomplished significant progress in performing the responsibilities in accordance with the Terms of Reference. Below are the inputs of the Financial Consultants for the period May 27 to June 21, 2016:

a. Assessed the status of the on-going development of financial accounting software. The software is intended to simplify and facilitate the financial reporting system for the national

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	52/54

accounts as well as the preparation of financial reports submitted to ADB. The system software will likewise include the preparation of Withdrawal Application and Summary Sheets. The software is being developed by Ordinat LLC using the Unicus Accounting Software.

- b. Assisted the PMO Finance Specialist in the preparation of imprest account reconciliation statement for the reimbursement of Imprest Fund Account.
- c. Reviewed the contract agreement with the European Investment Bank (EIB) and assisted PMO on how to avail the loans.
- d. Prepared the necessary Project's Financial Reports for submission to ADB and to the Ministry of Finance (MOF). Assisted in updating the loan covenants to ADB.
- e. Conducted "Invoice Processing Workshop" in June 16, 2016 for UN Habitat and IPE Global consultants. The workshop is to train the finance staff of Consultants engaged by PMO in the proper preparation of invoices (A separate workshop report was prepared).

Previously, during the initial mobilization the Financial Expert had performed the following activities:

- a. Reviewed financial reports related to the Project such as: Financing Agreement, Loan and Grant Agreements between ADB and Government of Mongolia (GOM) and other project reports.
- b. Reviewed requests of advance payment for consultants UN-Habitat and EGIS and made necessary recommendation.
- c. Prepared two financial manuals as reference guide of the PMO Finance Unit as well as the Consultants engaged by the Executing Agency. These are the Fund Disbursement and Accounting System and Invoice Preparation and Processing Manuals (The manuals are presented in Annexes 1 & 2). The handbooks will serve as the reference guide in preparing the withdrawal application and summary sheets by the PMO and likewise guide the consultants in the preparation of invoices.
- d. Assessed the financial accounting software currently used by PMO. PMO adopted the Acolous Accounting Software which is also installed in various government agencies and instrumentalities.
- e. Finalize the Terms of Reference (TOR) of IT Firm subject to approval by PMO and ADB. The TOR was prepared and focused on the possible automation of accounting and disbursement systems taking into consideration the ADB's and EIB disbursement systems and EA's accounting system. The computerization is likewise aimed to integrate the financial reports prepared under the Acolous software for the local funds with the financial reports for the ADB and EIB funds for end-of-year report.
- f. Collected the quarterly financial report and other financial documents of PMO. The report needs to be translated in English which is now in progress. Reviewed the report and assisted PMO to prepare the financial reports under international financial standard.
- g. Assisted the Finance Unit on the preparation of ADB's Withdrawal Application (WA) and Summary Sheets as well as the proper use of Imprest-Fund Account.
- h. Conducted Financial Workshop in 4 December 2015 with the main objective of providing the participants a comprehensive understanding on ADB's policy guidelines and procedures regarding fund disbursements and accounting. Also, presented and discussed during the workshop is the legal framework concerning the activities of foreign companies

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	53/54

and individuals in Mongolia related to taxes, basic requirements to be accomplished by companies and policies/guidelines of the Ministry of Finance and Treasury Fund of Mongolia within the scope of project financial activities

i. Conducted regular informal meetings with the PMO's Finance Unit.

#### 4. Financial Key Issues

**Low percentage of loan disbursements**. As of June 2016, only USD 5.58 Million has been disbursed out of the total project cost of USD 104.52 Million representing only 5.34%. The disbursed funds are derived from ADB ADF Loan No. 3099-MON (USD 2.20 million) and from Government of Mongolia (GOM) (USD 3.38 million). The disbursement from ADB includes capitalized interest of USD 0.127 million. No disbursement yet from the ADB OCR Loan No. 3098-MON, UEIF Grant No. 0380 MON as well as from EIB Loan.

However, the disbursement percentage is projected to improve by the end of this year due to the substantial progress in procurement activities. An estimated disbursement of USD 554,000 for the civil works for water supply and sewerage is expected by the 3<sup>rd</sup> quarter of 2016 from EIB loan funds. The disbursement represents the advance payment to contractors.

Lack of financial staff in Project Management Office (PMO). Presently, only the appointed Financial Specialist is doing all the voluminous works in the Finance Unit of the PMO. No existing Finance Staff to perform other duties and responsibilities of the Finance Unit. The PMO must hire at least 3 finance staff as soon as possible to avoid substantial delay in financial operation (1 Accountant, 1 Bookkeeper and 1 IT person with background in accounting). Currently, the Office Manager/Translator of PMO is assisting in performing some of the functions of the Finance Unit. However, due to her multi-task responsibilities she is unable to do the processing of consultants invoices.

#### 5. Next Steps

- 1. Finalize the financial manuals after receipt of comments and suggestions from the Project Management Office (PMO).
- 2. Assist in the finalization of the development of financial accounting software.
- 3. Continuous assistance to PMO in the processing of invoices, preparation of withdrawal application, summary sheets and in the preparation of regular financial reports.
- 4. Constant monitoring of PMO's financial operation activities.

Date	Name	Version	Page
30 June 2016	Quarterly Progress Report	1	54/54



Quarterly Report No. 3

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 Ger Areas Supporting Sustainable Human Settlements Development in Mongolia

> June 2016 Ulaanbaatar, Mongolia

# **Table of Contents**

I. Background	
A. Introduction	
B. Conceptual Approach	
II. Progress during the Reporting Period	
A. Design Stage	
1. Communities Engagement and Development	
2. SME Engagement and Development	
3. IEC Activities	
4. Reporting and Documentation	
B. Implementation Stage	
1. Facilitation in Land Resettlement Issues	
2. Community Engagement and Consultation for Block Wise Redevelopment Plannin	-
Implementation	
C. Feasibility Study for Tranche 2	
Communities Needs Assessment and Validation	
Stakeholder Engagement Strategy Preparation	
D. CS Management	
III. Planned Activities for Next Quarter	
Annex 1. Implementation Status and Planned Activities for Next Quarter	
Annex 2. Cumulative List of Community Level Meetings	
Annex 3 Questionnaire of Likert Survey	
Annex 4 Asset Inventory (Sample) Annex 5 Stakeholder Analysis	
Annex 6 Staff Attendance	
Annex 7 Minutes of Meetings (Tranche 1)	
MINUTES Q3 NO. 32 (BAYANKHOSHUU)	
MINUTES Q3 NO. 33 (SELBE)	
MINUTES Q3 NO. 34 (SELBE)	
MINUTES Q3 NO. 35 (BAYANKHOSHUU)	
MINUTES Q3 NO. 36 (BAYANKHOSHUU)	
MINUTES Q3 NO. 37 (SELBE)	
MINUTES Q3 NO. 38 (SELBE)	
MINUTES Q3 NO. 39 (BAYANKHOSHUU)	57
MINUTES Q3 NO. 40 (BAYANKHOSHUU)	
MINUTES Q3 NO. 41 (SELBE)	
MINUTES Q3 NO. 44 (SELBE)	69
MINUTES Q3 NO. 48 (SELBE)	71
MINUTES Q3 NO. 49 (BAYANKHOSHUU)	83
MINUTES Q3 NO. 50 (SELBE)	92
MINUTES Q3 NO. 51 (BAYANKHOSHUU)	
MINUTES Q3 NO. 52 (SELBE)	97
MINUTES Q3 NO. 53 (BAYANKHOSHUU)	107
MINUTES Q3 NO. 54 (BAYANKHOSHUU)	
MINUTES Q3 NO. 55 (BAYANKHOSHUU)	
MINUTES Q3 NO. 56 (BAYANKHOSHUU)	
Annex 8 Minutes of Meetings (Tranche 2)	
MINUTES Q3 NO. 43 (DENJIIN MARKET)	
MINUTES Q3 NO. 46 (DENJIIN MARKET)	
MINUTES Q3 NO. 58	134

# Table of Figure, Tables and Maps

Figure 1. Project Concept for Community Engagement and SME Development	6
Figure 2. Location of Tranche 1 and Tranche 2 Project Areas	8
Figure 3. Example of Sub-block Planning by Residents	14
Figure 4. Asset Inventory Conduct in Bayankhoshuu	15
Figure 5. Mapping of Stakeholders	16
Table 1. List of Community Level Meetings (Quarter 3)	9
Table 2. Comparision of Loan Conditions	12
Map 1. Location of Bayankhoshuu and Selbe Sub-centers	5

#### 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
0&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

# I. Background

# A. 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-center and 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 28<sup>th</sup>*Khoroos* of Songinokhairkhan District on the southwestern edge of the Khentii mountainous region. Selbe sub-center is located in the territories of 14, 18, 19<sup>th</sup>*Khoroos* of Chingeltei District and 13, 14<sup>th</sup>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 (9<sup>th</sup>*Khoroo*) and 114 hectares in Selbe sub-center (14<sup>th</sup>*Khoroo* of Sukhbaatar and 18 and 14<sup>th</sup>*Khoroo* of Chingeltei).



#### Map 1. Location of Bayankhoshuu and Selbe Sub-centers

# **B. Conceptual Approach**

The approach starts with the facilitation of communities and small-medium enterprises as active stakeholders in 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 Project funded 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 the organized CDC is 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 place the existing settlement; by identifying vacant plots for relocation and for uses like for SME business development and locations for 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 required 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 a good 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 man power 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 man power, 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.

#### Tranche 2

The interim report for Tranche 2 was submitted by the Design Team in April 2016. The consultant suggested three targeted areas: (i) Khaniin Material, (ii) Denjiin Market, (iii) Dambadardjaa. The latter two areas have been selected for the feasibility study of Tranche 2. Denjiin 1000 has very strong market dominated urban landscape and Dambadarjaa has strong landmark of monastery and future urban park as forest research center area (Feasibility Study for Tranche 2 Interim Report, April 2016).

#### Figure 2. Location of Tranche 1 and Tranche 2 Project Areas



Feasibility Study for Tranche 2 Interim Report, April 2016



# II. 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 are engagement of communities and SME, development IEC material, and reporting and documentation. 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 services.

# A. Design Stage

## 1. Communities Engagement and Development

During the reporting period, the UN-Habitat Team continued with the capacity building trainings and workshops for the communities, primary groups and CDCs according to the planned activities in the work plan. The list of all consultations, workshops and meetings are shown in the Table 1. The meeting minutes are attached in Annex 7.

The intensity of community consultation has significantly increased during the third quarter. During the second quarter five consultations were held in each sub-center. This increased 24 consultations in each sub-center during the third quarter. Most of these consultations focused on block development planning. The cumulative list of community consultations held to date is shown in Annex 1

In addition, five community level consultations / meetings / workshops were held in the two new subcenters, namely Dambadarjaa and Denjiin Market.

Tranche 1						
Meetings		BAYANKHOS	нии	SELBE		
	Date	Minutes No.	Khoroo	Date	Minutes No.	Khoroo
Town Hall Meeting	05 Mar	12A / 32		05 Mar	12B / 33	
Focus Group Discussions	2 Mar	35	With Women Heads of Families	3 Mar	38	With Women heads of families SBD 14
	2 Mar	36	With Elderly			
	4 Mar	39	With Disabled	1 Mar	34	With Disabled SBD 14
				3 Mar	37	With youth 18- 24 SBD 14
Primary Group Meetings	29 Jan			17 Mar 18 Mar		
Capacity Building workshops for CDCs	24 Mar 11 Apr 12 Apr 13 Apr	40	CDCs	25 Mar 11 Apr 12 Apr 13 Apr	41 44	SBD 14
				18 Apr 20 Apr	47	SBD14, CHD18, SHD 14

#### Table 1. List of Community Level Meetings (Quarter 3)

Meeting with Khoroo and District Officials for Block	20 Apr 21 Apr 21 Apr		SHD Khoroo Governors SHD District Officials	25 Apr 26 Apr 21 Apr 21 May		
Meeting organization	21 May		SHD Khoroo Governors			
Block Planning	First Round of	f Consultatior				
and Development Consultations	29 Apr 30 Apr 3 May 5 May 10 May	49		28 Apr 30 Apr 2 May 4 May 9 May	48	SBD 14
	Second Round	d of Consultat	tions	1		-
	14 May 21 May 28 May	53		14 May 24 May 09 Jun	52	
SME Council Meeting	5 May 23-24 May	51 54		4 May	50	SBD 14

#### Tranche 2

Meetings		DAMBADARJAA		DENJIN MARKET		
	Date	Minutes No.	Khoroo	Date	Minutes No.	Khoroo
Meetings with Khoroo officials for rapport establishment	1 Apr 5 Apr 8 Apr 4 May	42		1 Apr 5 Apr 8 Apr 4 May	43	SBD 16, 17, 18
Rapid Needs Assessment Workshops	14 Apr	45		14 Apr	46	SBD 16, 17, 18
	ULAANBAATAR					
Stakeholder Analysis	24 Jun	55				

#### **Community Engagement and Consultation**

- With the help from CDCs, UN-Habitat Team continued facilitation meetings for formation of more primary groups based on neighborhood agreements and decision in the sub-center areas to engage the communities meaningfully in the project design and implementation.
- UN-Habitat Team organized Focus Group Discussions (FGD) with women headed families, parents
  of school and kindergarten children, elderly and disabled in both sub-centers and identified their
  special needs for socio-economic facilities, public places and during the construction. The results
  of FGDs were compiled and submitted to the PMO and Design Company for their consideration
  and reflection to the planned infrastructure designs and safety measures during the construction
  period. Please refer to minutes no. 34 39 in Annex 7 for the details.
- UN-Habitat Team, together with CS4-IPE Global Team, organized community planning consultations for piloting the draft concept for block wise consultative planning and redevelopment. Please refer to the community engagement section of the Implementation Stage of this report for more information.

#### **Community Development and Capacity Building**

- UN-Habitat Team organized training sessions, for the CDCs/SDCs, on management of the community organizations, so that they can be key project stakeholders.
- CDC level workshops were organized in both sub-centers to review and and amend charters of community organization.

- Capacity building trainings were organized for primary group and CDCs leaders to improve their leadership skills, management of meeting and organization of documents/records.
- Trainings on preparation of small projects for CAP implementation were organized for CDCs to guide them to mobilize resources through khoroo, districts, international and national non-governmental organizations.
- Task group responsible for Community Grievance Redress System was established in each subcenter after consultation with the CDCs.
- Monitoring and Evaluation Unit was established in each sub-center to monitor CDC activities and community contracting during the project implementation.
- UN-Habitat Team continued providing support to the CDCs to prepare documentation to register as NGO with state authorities. CDC in Selbe submitted documents for the registration. Additional documents have been requested which the CDCs are organizing.

#### **Community Manpower Association establishment**

• A Task Force for Community Employment and Contracting was established under the CDC structure in both sub-centers and is working towards the formation of Community Manpower Association. UN-Habitat Team is supporting the Task Force in capacity building and linkage with the relevant institutions.

#### 2. SME Engagement and Development

#### **Business Council Organization and Capacity Development**

- There are three Business Councils (one in Bayankhoshuu sub-center and one each in Sukhbaatar District and Chingeltei District in Selbe sub-center).
- During the reporting period, UN-Habitat Team continued providing capacity building training to make the Business Councils viable representative organizations of business runners in the subcenters. Workshops on leadership skills development, organization of meetings, team building and management of document were organized.
- UN-Habitat Team assisted the Business Councils to review their existing charters to make them more contextual to their current needs and to complete the requirements for registration as NGOs.
- Business Council in Sukhbaatar District in Selbe has submitted documents to the State Registration Authority and has received state registration as a NGO. They named their NGO is "Doloon buudal" and has started operating as a legal entity.
- UN-Habitat Team assisted the Business Councils to compile an inventory of micro businesses and SMEs who are interested to supply their products during the construction stage of the project.
- The inventory has also listed the SMEs who are interested to apply for business loans from Khas Bank. UN-Habitat has received names and background of about 20 businesses in each sub-center who are interested in applying for loans and has transmitted this list to Khas Bank.

#### Khas Bank SME Loan

• A meeting was held with Khas Bank in the presence of the Senior Urban Development Specialist from ADB. At the meeting, UN-Habitat Team presented a summary of the conditions and requirements from two banks, including Khas Bank, for micro and SME loans (Table 2). UN-Habitat suggested that Khas Bank should consider revising their interest rate and other conditions to make them more suitable for the conditions in the ger area and business requirements there. Khas Bank representative mentioned that this must be discussed with the senior decision makers in the Bank.

• A meeting was organized with Asia Foundation to explore the possibility to link Business Councils with the Women Development Center Project they are going to implement. The meeting was also attended by the Senior Urban Development Specialist from ADB. The organizations agreed

	КАПИТАЛ БАНК	ХАСБАНК	
	Micro Loans		
Loan resource	Ministry of Labour	Bank	
Loan size	Citizen – up to 5.0M cooperative and association – up to 10.0M	Up to 30.0M	
Loan period	24 month	24 - 36 month	
Interest rate: Nominal / annual/	7.2%	21.6 - 28.8% Interest rate can be decreased depending on the deposit amount and loan cycle /number of loans/customer.	
Application fee	Legal entity: 20,000 Citizen: 15,000	up to 5M: 1,000 5 – 30M: 5,000	
Commission fee	0.5-1.0%	up to 5M: 1% 5 – 30M: 0.5%	
Collateral	Loan guarantee fund up to 60% or property	Movable property Up to 10.0M Property 10.0M or more	
	Meduim Business Loan		
Loan resource	Bank	Bank	
Loan size	Up to 20% of the bank's owner's equity amount	30.0M – 300.0M	
Loan period	36 month	24 - 36 month	
Interest rate: Nominal / annual/	21.6% - 26.4%	20.4 - 27.6% Interest rate can be decreased depending on the deposit amount and loan cycle /number of loans/customer.	
Application fee	Legal entity: 20,000 Citizen: 15,000	10,000	
Commission fee	0.5 - 1.0%	1%	
Collateral	Loan guarantee fund up to 60% or property	Property	

- to collaborate and seek opportunities to assist the women managed businesses through this project.
- UN-Habitat Team has established communication with the SME Development Center at Ulaanbaatar City and requested their assistance in organizing training for SMEs in establishing business incubators and regarding operation and maintenance of the incubator building to be constructed under the project.

#### **3. IEC Activities**

#### Information and Communication Materials Development

• The Task Force on IEC Materials is working on development of information and communication materials for the communities.

- An animated information material package is being developed by a professional company to provide project introduction to wider communities.
- Two Facebook pages are being operated by the UN-Habitat Team for dissemination of information as well as for responding to questions from the communities.

#### Information Sharing and Dissemination

- Town Hall meetings were organized in both sub-centers with extensive participation by the community members. PMO and CS teams made presentation about their ongoing activities. After the project briefing session, the PMO and CS teams responded to the questions and concerns of the communities. Refer to minutes nos. 32 and 33 in Annex 7.
- A meeting was organized with currently ongoing projects in Ulaanbaatar City focusing on socioeconomic activities. UN-Habitat Team disseminated information about our project with the purpose of exploring whether other projects would be interested in collaboration.
- UN-Habitat Team co-facilitated the information sharing meeting with state organizations such as National Gender Committee, National Human Rights Commission, Ministry of Labor, Ministry of Education, City Police Department and other agencies like Asia Foundation, World Vision, World Bank projects and other NGOs. This was part of the Tranche 2 Stakeholders Consultations.

#### 4. Reporting and Documentation

- UN-Habitat 2<sup>nd</sup> Quarterly Report was submitted in April 2016 in English and Mongolian.
- Monthly activities plan and implementation status is being regularly updated and shared with the PMO.
- UN-Habitat Team is regularly reporting as per the requirements of Monitoring of Gender Action Plan (GAP) and Social Action Plan (SAP).
- All the community meetings, consultations and workshops have been documented and are provided as annex in each quarterly report.
- In order to improve their organizational management and documentation skills trainings were organized for CDCs on documents management and record keeping.

# **B. Implementation Stage**

#### **1. Facilitation in Land Resettlement Issues**

- UN-Habitat Team attended all consultation meetings organized by PMO, ADB and CSs to develop strategies, approaches and activities to minimize and mitigate negative impacts of land resettlement. At the same time the Team is regularly consulting with kheseg and khoroo leaders, CDCs, SDCs to receive their feedback.
- During the reporting period, UN-Habitat Team continued providing support to the Land Resettlement Task Group (LRTG) under the PMO to facilitate their field operation and in organizing community consultations meetings.
- UN-Habitat Urban Planner worked with the LRTG for site verification of the cadastral map against the ground situation in order to define illegal expansion of the plots.

#### 2. Community Engagement and Consultation for Block Wise Redevelopment Planning and Implementation

• UN-Habitat Team worked together with CS4-IPE Global Team to prepare a joint work plan for development of block wise redevelopment participatory planning concept for the sub-centers.

- The Teams selected one settlement block composed of eight sub-blocks in each of sub-centers and facilitated community planning consultations through two rounds of meetings with different objectives.
- The first round of sub-block meetings was organized with the purpose of introducing the residents about the overall concept of the block wise planning and redevelopment. This was initiated on 25 April in Selbe for residents from sub-block no. 8.
- UN-Habitat Team was responsible for the organization of the meetings including providing orientation to the khoroo and kheseg leaders about the concept. Four orientation meetings were held in each sub-center with the local leaders.
- Under the first round of consultation 11 community meetings were organized. Please see minutes no. 48 and 49 in Annex 7 for the minutes of the meetings.
- Likert survey of the participants was conducted to identify their needs of socio-economic facilities. Please refer to Annex 3 for the Questionnaire of Likert survey.



#### Figure 3. Example of Sub-block Planning by Residents

- The second round of sub-block meetings started on 14 May in Bayankhoshuu. These were participated by the sub-block residents who agreed to participate in block planning and redevelopment. The objective of the round of meetings was to start the area planning exercise together with the participants. Figure 2 shows the layout plan of the sub-block developed by sub-block residents.
- A total of six meetings were held during the second round consultation in two sub-center areas. Please see minutes no. 52 and 53 in Annex 7 for the minutes of the meetings.
- As requested by IPE Global Team, UN-Habitat Social Mobilizers and Planner made site survey of all the plots in the selected sub-blocks to conduct asset inventory according to the template prepared by IPE Global. Some photos taken during the asset inventory are shown below. Sample of Asset Inventory is shown in Annex 4.

Figure 4. Asset Inventory Conduct in Bayankhoshuu



# C. Feasibility Study for Tranche 2

#### **Communities Needs Assessment and Validation**

- On 29 March 2016, UN-Habitat Team joined Tranche 2 feasibility study team, on a visit to the potential sites for the Tranche 2, namely Dambadarjaa, Denjiin Market and Khaniin Material.
- UN-Habitat SMs held meetings with communities in the proposed target areas to establish rapport. Meetings were organized with Governors of SBD 15<sup>th</sup>, 16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> khoroos in Dambadarjaa and CHD 12<sup>th</sup> khoroo in Denjiin Market. See the minutes no. 42 and 43 in Annex 9 for the minutes of the meetings.
- UN-Habitat Team conducted Rapid Needs Assessment workshops with participation from CHD 11 and 12<sup>th</sup> khoroo in Denjiin Market and with participation of communities of SBD 17 and 18<sup>th</sup> khoroos in Dambadarjaa to identify basic and social infrastructure needs of the area. For the documentation of the proceedings, please refer to the minutes no, 45 and 46 in Annex 9.
- These prioritized needs from the communities in the area were provided to the feasibility study team as the initial inputs from the communities.
- UN-Habitat Team, working together with the International and National Gender Specialists from the Design Team, organized focus group discussions with 13-14 years old girls and boys, in Denjiin Market, on public safety and needs of physical infrastructure. The results of the FGDs were documented and submitted to the feasibility study team for their consideration in overall subcenter planning.
- In order to validate the socio-economic facilities needs identified through community rapid needs assessment workshops, FGDs and individual interviews, UN-Habitat Team, together with the Tranche 2 Design Team, organized meetings with respective city departments and ministries, starting from 22 June 2016. The Teams had meetings with City Education Department on kindergarten planning and O&M, with City Physical Culture and Sports Department on sports and cultural complex planning and with Ministry of Education, Culture and Sports on vocational training centers planning, its O&M and about cultural heritage sites.

#### **Stakeholder Engagement Strategy Preparation**

- UN-Habitat Team co-facilitated Tranche 2 Stakeholders Consultation meeting disseminate information and to discuss ideas about the next phase. The meeting was attended by state organizations such as National Gender Committee, National Human Rights Commission, Ministry of Labor, Ministry of Education, Culture and Sports, City Police Department, Asia Foundation, World Vision, World Bank projects and other NGOs.
- Stakeholder Analysis Workshop was organized by the UN-Habitat on 24 June 2016. The workshop was attended by PMO, representatives from the CSs and representatives from City organization.

During the workshop potential stakeholders of T1 and T2 were mapped, analyzed and engagement strategy was proposed. There are many stakeholders of this project with "high interest and high influence" and also number of agencies who may have "low interest" but are still with "high influence". The result of the Stakeholder Analysis Workshop is shown in Annex 5 and Minutes No. 55 in Annex 9.



#### Figure 5. Mapping of Stakeholders

## **D. CS Management**

During the reporting period UN-Habitat Team comprised of ten staff, namely 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 6.

Table 1	List of S	Staff Mo	bilized for	· CS3
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No.	Experts	Title	Start Date
1	Mr. Binod Shrestha, Nepalese	Team Leader/Social, Poverty and Community Development Specialist	1 October 2015
2	Ms. Enkhtsetseg Shagdarsuren, Mongolian	Deputy Team Leader/ Community and SME Development Specialist	1 August 2015
3	Mr. Naranbat Namsrai, Mongolian	Urban Planner	15 August 2015
4	Ms. Zolzaya Namsrai, Mongolian	Gender Specialist/ Social Mobilizer	15 August 2015
5	Mr. Munkh-Erdene Jadamba, Mongolian	Communications Specialist/ Social Mobilizer	15 August 2015
6	Ms.Tsogzolmaa Tsegmid, Mongolian	Social Mobilizer	15 August 2015
7	Ms. Munkhuu Dondov, 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

#### Mission by Human Settlement Officer, UN-Habitat Regional Office

Ms. Nadine Waheed, Human Settlements Officer from UN-Habitat Regional Office for Asia and the Pacific visited Ulaanbaatar from 7-12 March 2016 for an official mission. She had several meeting with key stakeholders of the projects and also visited the project site.

# III. Planned Activities for Next Quarter

Besides continuing to work with the primary groups, CDCs, SMEs and other community organizations, 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:
  - Continue facilitation with Community Manpower Association in the development of its charter, structure, system and policies, work plan and startup operations
  - Organize capacity building trainings for Community Grievance Redress Task Forces and Community Manpower Associations
  - Establish field offices in each sub-center and equip them as information centers
- B. Communities and SME engagement in the proposed areas for Tranche 2
  - Facilitate establishment of preliminary CDCs and SME councils
  - Organize SME needs assessment workshops to provide conceptual inputs for the development of sub-center plans
  - After the design company completes the initial roads and infrastructure plans, organize workshops for community consultation in order to provide inputs from the communities
  - Develop a Stakeholder Engagement Strategy and Community Participation Action Plan for Tranche 2
- C. CS management:
  - Revise work plan
  - Organize training for staff
  - Mobilize International SME expert from August 2016
# Annexes

An	Annex 1.	1. Implementation Status and Planned Activities for Next Quarter	tivitie	s for	· Ney	kt Qu	larte	1							
			1	2	3	4	5	6	7	8	6	10	11	12	13
	Activi			2015						2(	2016				
00	ties	Denverables	8-9	10	11	12	1	2	3	4	5	6	7	8	6
			Aug-Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr ]	May J	June J	July A	Aug 5	Sep
		Full time input													
_		Part time input													
an,		Completed													
ECE		Ongoing or Continued activities													
T		Planned													
_		Reporting quarter													
		Next quarter													
D1	V	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	2	<ol><li>Submission of final report to Client</li></ol>													
D2	в	Quarterly progress reports for the two sub-centers, documenting progress in the extent of outcomes achievement;													
D2	9	1) data collection											$\vdash$		
D2	7	2) drafting													
D2	8	3) submission of the first draft to Client and other stakeholders													
D2	6	4) incorporating comments									╞		╞		
D2	10	5) Submission of final report to Client									┢				
2. Deta	iled Dev	2. Detailed Design Phase													Π
I	DS	Nine well-prepared Community Action Plans (CAP)of at least seven CDCs and two SDCs formally accepted and regularly updated;													
DS	21	<ol> <li>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.</li> </ol>													
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.													
DS	23	<ol><li>Organize orientation meetings for all residents in the target areas to brief them on the Project 1 with the help of CDCs</li></ol>													
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.													

<ol> <li>work with CLOS to organize CAPP update workshops (for those with existing CAPS) in each larget 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 Community Action Planning Process.</li> </ol>	b) work win CLUCs to organize CAP Update workshops (or those win existing CAPS) in each target kloroo 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 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 Action Plan will be newly developed by those Khoroo CDCs which have no existing action Plan will be newly developed by those Khoroo CDCs which have no existing Action Plan will be newly developed by those Khoroo CDCs which have no existing Action Plan will be newly developed by those Khoroo CDCs which have no existing Action Plan will be newly developed by those Khoroo CDCs which have no existing Action Plan will be newly developed by those Khoroo CDCs which have no existing Action Plan will be newly developed by those Khoroo CDCs which have no existing Action Plan will be newly developed by those Khoroo CDCs which have no existing Action Plan will be newly developed by those Khoroo CDCs which have no existing Action Plan will be newly developed by those Khoroo CDCs which have no existing Action Plan will be newly developed by those Khoroo CDCs which have no existing Action Plan will be newly developed by those Khoroo CDCs which have no existing Action Plan will be newly developed by those Khoroo CDCs which have no existing Action Plan will be newly developed by those Khoroo CDCs which have no existing Action Plan will be newly developed by those Khoroo CDCs which have no existing Action Plan will be newly developed by those Khoroo CDCs which have no existing Action Plan will be newly developed by the new Plan will be newly develo	a ay y y ay	
<ul> <li>CAP yet. 1.10s process will be repeated in yearly basis to reliect new emerging needs and acherved needs.</li> <li>7) Work with Sub-center CDCs and organize CAP Update Workshops in order to compile and consolidate the K horoo CDC CAPs into 2 sub-center CAPs</li> </ul>	CAP yet. This process will be repeated in yearly basis to reliect new enterging in- needs. 7) Work with Sub-center CDCs and organize CAP Update Workshops in orde consolidate the K horoo CDC CAPs into 2 sub-center CAPs.	eds and acherved r to compile and	
<ul><li>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.</li></ul>	8) The CAPs and needs assessment results to be submitted to PMO for review and the PMO. The PMO will make sure that the CAP results reflected in the infrastru- plans of Project 1 as appropriate.	acceptance by teture and other	
D6 Khoroo CDCs are fully functioning and active;	Khoroo CDCs are fully functioning and active;		
<ol> <li>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.</li> </ol>	<ol> <li>Work with each existing Khoroo CDC and organize a meeting for community revaluation of existing Khoroo CDC activities. The review shall be done based on h reporting on their activities and highlight the quality of involvement of women and d members of the khoroo in the planning and implementation of the different activities CDC.</li> </ol>	view and thoroo CDC ifterently-abled s of the khoroo	
30 2) Facilitate review (if Khroo CDC has a Charter), development, and approval of the Khoroo CDC Charter.	<ol> <li>Facilitate review (if Khroo CDC has a Charter), development, and approval of the CDC Charter.</li> </ol>	he Khoroo	
31 3) Organize trainings for leaders of primary groups and Khoroo CDCs and for building and strengthening of capacity of community organization	<ol> <li>Organize trainings for leaders of primary groups and Khoroo CDCs and for buildi strengthening of capacity of community organization</li> </ol>	ıg and	
<ul> <li>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 basis 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 prinary resource persons but external resource persons would be tapped for highly specialized subject matter.</li> </ul>		he Ger leped) to the other onal, es and iat team will ghly	
D7 Khoroo CDCs with policies and systems able to effectively mobilize and manage their members for community contracting during construction of investment projects;	Khoroo CDCs with policies and systems able to effectively mobilize and mana members for community contracting during construction of investment projects	ge their ;	
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.	1) Guide each Khoroo CDC to establish within itself a Task Force to take charge of t community contracting work during the construction phase of the investment projects.	Pe	
<ol> <li>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.</li> </ol>	2) Provide guidance to the Task Force in the updating of existing skills inventory of the primary group members and in identifying those with willingness to participate as paid Project 1 within their existing skills or new/additional skills to be obtained through tra-	te khoroo and I labor under ining.	
<ol> <li>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.</li> </ol>		evelopment to community ects. The Task nunity or group boyers.	
D8         Community Manpower Association formed and functioning with policies, systems, structure, and ongoing contract/s with sub-center SMEs and other institutions;	Community Manpower Association formed and functioning with policies, sys structure, and ongoing contract/s with sub-center SMEs and other institution	s;	
<ol> <li>Work with each sub-center CDC for the formation of a sub-center Community Manpower</li> <li>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.</li> </ol>		Aanpower will be further o enter into	

D8	38	<ol> <li>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.).</li> </ol>					
D8	39	3) Guide the association in developing their system and policies for establishing inkages 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.					
L	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	<ol> <li>Facilitate and support the SDCs in the organization of the sub-center SDC CAP Update Workshops and finalization of CAP Development</li> </ol>					
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					
D	D10	SDC representative to GADA actively and meaningfully engaged in the management of the project and resolution of issues and problems;				 	
D10	46	<ol> <li>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 mirgation plans.</li> </ol>					
D10	47	2) Provide legal support to SDCs to guide them in their engagement in Project 1.					
D10	48	<ol> <li>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.</li> </ol>					
Q	D11	SDCs facilitate and manage business partnership among Community Manpower Association, SMEs and other institutions;					
D11	49	<ol> <li>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.</li> </ol>					
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	<ol> <li>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.</li> </ol>					1

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						 	
D	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	26	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.							
D	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	09	1) Provide legal support to the CDCs and SDCs to ensure that the CDCs' and the larger communities' rights are upbeld 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.				8			
D13	19	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.				_			
D	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	<ol> <li>Document proceedings and minutes of the meetings and consultations with CDCs/SDCs and larger communities on different issues and grievance related to the project</li> </ol>							
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.							
D	D15	CDCs/SDCs registered as NGOs with the State Registration Authority;							
D15	64	<ol> <li>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.</li> </ol>							
D	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	<ol> <li>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.</li> </ol>			-				
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							

710	F	Documentation of participation of vulnerable groups (i.e. women, elderly, etc.) and		
10		detailed designs and plans of investment projects reflect their inputs;		
D17	68	<ol> <li>Work with PMO and GADA for development or revision of definition of qualified poor households and vulnerable groups in Ulaanbaatar city context.</li> </ol>		
D17	69	<ol> <li>Work with CDCs/SDCs and conduct a household survey for identification of qualified poor households and vulnerable groups based on agreed definition.</li> </ol>		
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, elderty, and children and the infrastructures to be developed are user-friendly and affordable to them.		
D17	11	4) Document the proceedings of the above consultations and meetings as a draft guideline.		
D17	72	<ol> <li>Submission to PMO to facilitate inclusion of their inputs into the respective designs and plans of the investment projects.</li> </ol>		
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	<ol> <li>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.</li> </ol>	Needs to be removed from the plan as the transitional houses are already completed	
D19	6	IEC materials developed and disseminated to the communities and other stakeholders;		
D19	74	<ol> <li>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.</li> </ol>		
D19	75	<ol> <li>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.</li> </ol>		
D19	76	<ol> <li>Facilitate the PMO to conduct series of IEC campaign meetings/events as per milestones of the project implementation in subcenter areas.</li> </ol>		
D19	77	4) Support the PMO in the dissemination of the IEC materials with heb 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	<ol> <li>Work with PMO, CDSs/SDCs and other stakeholders for development of Resource Mobilisation Strategy for respective CAP implementation</li> </ol>		
D20	62	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	<ol> <li>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</li> </ol>		

D21	82	<ul> <li>2) Facilitate the PMO in establishment of a documentation management system for both soft and hard copies for efficient access by the different stakeholders.</li> </ul>	
3. Imple	ementat	3. Implementation Phase	
D	D22	Documentation of capacity building and strengthening modules and skills, knowledge, and attitudes developed by the CDCs/SDCs;	
D22	83	33 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	<ol> <li>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&amp;M, contracts management, savings and credit management, etc.</li> </ol>	
D22	86	<ul> <li>4) Document the process and evaluation of capacity building and strengthening activities referred to in #3.</li> </ul>	
D23	23	Documentation of CDCs and SDCs' active engagement through their inputs into the policies, resolution of issues, and other decisions of GADA;	
D23	87	<ol> <li>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.</li> </ol>	
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	<ol> <li>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.</li> </ol>	
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	24	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	<ol> <li>Support capacity building of CDCs/SDCs on O&amp;M, estate management, community contracting, savings mobilization and micro-credit operations, and CDC engagement with GADA.</li> </ol>	
D24	92	2) Documentation through minutes of meetings, progress monitoring reports on implementation of contracts, and progress and issues of O&M implementation.	
D	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.	
D	D26	Formed Community Manpower Association operational with office space, policies, systems, and contracts and with links with the Business Incubator;	4
D26	94	<ol> <li>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.</li> </ol>	

Q	D27	PMO and GADA's documentation system (i.e. templates, guidelines, etc.) in place and being implemented;					
D27	96	<ol> <li>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).</li> </ol>					
D27	97	2) Train and guide the PMO and GADA in the documentation of good practices and lessons learned under Project 1					
D	D28	A number of community-led land re-development projects are under implementation;					
D28	99	<ol> <li>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</li> </ol>					
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 kind-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		8			
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.					
D.	D30	Forum, conferences, meetings proceedings documented.					
D30	116	<ol> <li>Review and enhance the documentation templates for documenting the proceedings of forum, conferences, meetings and consultations.</li> </ol>					
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. Cumulative List of Community Level Meetings

Tranche 1		BAYANKHOS	нии		SELBE	1
	Date	Minutes No.	Khoroo	Date	Minutes No.	Khoroo
1. Orientation meetings with	4-Sep	1, 2, 3	SHD9 SHD10 SHD8	5-Sep	4	CHD 18
Khoroo Officials	4-Nov	19	SH District Governor's Office, SHD 9	8-Sep	5	SBD 14
	5 Nov	20	SHDistrict Governor's Office, Khoroo Governors of SHD 7, 8, 9, 10, 28 Khoroo	22 Dec	2 / 22	CHD 18
				13 Jan	3 / 23	SBD 14
2. Orientation	11-Sep	6	SHD 9	28-Oct	8	CHD18 SBD14
Meetings with	5-Nov	7	SHD 9,SHD 7	07 Dec	1/21	SBD14
CDC Officials	28 Jan	7 / 27	SHD 8,SHD 9, SHD 10, SHD 28			
	29 Jan	8 / 28	FG Altanurguu			
3. Orientation for Residents	16-Oct	9	SHD 9, SHD 10 SHD 8	21-Oct	10	CHD18 SBD14
				2-Nov	11	CHD 14
4. Meetings with SME and	2-Nov	14	SHD 9, SHD 10 SHD 8	30-Oct	17	CHD 18 SBD 14
Workshop of SME needs	5-Nov	15	SHD 9, SHD 10 SHD 8	11-Nov	18	CHD 18 SBD 14
assessment	10-Nov	16	SHD 9, SHD 10 SHD 8			
5. Meeting with	9-Nov	12	SHD 7, SHD 8, SHD 10			
Youth Group	10-Nov	13	SHD 7, SHD 8, SHD 10			
6. Community Action Planning	14 Jan	5 / 25	SHD 7,SHD 8,	14 Jan	4 / 24	CHD18 SBD14
Workshop	15 Jan	6 / 26	SHD 9, SHD 10, SHD 28			
7. Resettlement Planning for Affected Families	21 Feb	10 / 30	SHD 8	21 Feb	11/31	SBD 14
8. Town Hall Meeting	05 Mar	12A / <b>32</b>		05 Mar	12B <b>/</b> 33	
9. Focus Group Discussions	2 Mar	35	With Women Heads of Families	3 Mar	38	With Women heads of families SBD 14
	2 Mar	36	With Elderly			
	4 Mar	39	With Disabled	1 Mar	34	With Disabled SBD 14
	7 Jun	55 56	With youth 18- 24 SBD 14	3 Mar	37	With youth 18- 24 SBD 14
10. Primary	29 Jan			17 Mar		
Group Meetings				18 Mar		
11. Capacity	24 Mar	40	CDCs	25 Mar	41	SBD 14
Building	11 Apr			11 Apr	44	
	12 Apr			12 Apr		

workshops for	13 Apr			13 Apr		
CDCs				18 Apr		
				20 Apr	47	SBD14, CHD18,
						SHD 14
12. Meeting with	20 Apr		SHD Khoroo	25 Apr		
Khoroo and			Governors	26 Apr		
District Officials	21 Apr		SHD District	21 Apr-		
for Block	21 Apr		Officials	21 May		
Meeting	21 May		SHD Khoroo			
organization			Governors			
13. Block	First Round of	f Consultation	ns			
Planning and	29 Apr	49		28 Apr	48	SBD 14
Development	30 Apr			30 Apr		
Consultations	3 May			2 May		
	5 May			4 May		
	10 May			9 May		
	Second Round	d of Consulta	tions	•	1	- L
	14 May	53		14 May	52	
	21 May			24 May		
	28 May			09 Jun		
14. SME Council	5 May	51		4 May	50	SBD 14
Meeting	23-24 May	54				
15. Asset Survey	10 Jun	57				
16. Other	19 Feb	9 / 29	DOHWA			

Tranche 2		DAMBADARJ	AA	0	DENJIN MAR	KET
	Date	Minutes	Khoroo	Date	Minutes	Khoroo
		No.			No.	
17. Meetings	1 Apr	42		1 Apr	43	SBD 16, 17, 18
with Khoroo	5 Apr	(to be		5 Apr		
officials for	8 Apr	completed)		8 Apr		
rapport	4 May			4 May		
establishment						
18. Rapid Needs	14 Apr	45		14 Apr	46	SBD 16, 17, 18
Assessment		to be				
Workshops		completed)				
			ULAAN	BAATAR		
19. Stakeholder	24 Jun	58				
Analysis						

## **Annex 3 Questionnaire of Likert Survey**



#### Ulaanbaatar Urban Services and Ger Areas Redevelopment Investment Programme Likert Scale Survey - April 2018



#### I. INTRODUCTION

The Likert scale is a critical evolution method used to ascribing quantitative value to qualitative data, which makes it amenable to statisfical analysis. The survey or evaluation comprises of a group of statements or items that the respondents are asked to assign a value to from the associated numerical scale. A mean figure for all the responses is computed at the and of the evaluation or survey.

- As part of the work to be completed for the ADB's Ulsanbastar Urban Services and Ger Areas Development Investment Programme (GADIP), the Likert scale survey to be carried out by the project team aims to:
- 1. Gain insight into the space usage preferences of the Ger area residents: what they would like in their districts, retail, parks etc.
- Receive input into what ementities would the Ger area residents like easy socess to: for example light industries
   Introduce the various land ewap options available and get inputs on preferred option by the Ger area residents

a model or encourse with the encourse of excellent and the encourse of proteins of the encourse of the maximum collaboration with the communities. The Litert scale will give invaluable insight on the applications of the community and their interface usage. Once consolidated will be a significant asset for developing a moduli relativitative prima with be an integrate is bottown and proteins whether prima with the applications of the community and be an integrate is bottown and inclusive and participate proteins, meeting with the module approach.

#### R. SAMPLE SELECTION

For this survey, much many name sampling terming as we be used investing sampling as many selection paragraph carry exceeding to presente have presented to be a first that a solution and each present with the total appendix. This will present the advances of measures that a devaluation to one with each or advance for a more than the advances of the balances of the measures that a devaluation to one with each or advance for a more than the advances of a total each or advances of the advances of the same processor of the meas. The expected sample to the our advances of without the total or advances of the same processor of the meas. The expected sample and the each project or advances of the total or advances of the same processor of the meas.

The property of the standard with the standard states within the linds of events the tests is break then all tests a sample group system processes before ity the tests. The block will be former diverse the states are proved of 1 and 6. These initial standards will all as a sample share, which can have be taked areas both tests and beginteration areas.

In order to be able to achieve a higher rate of segments. We survey will be parted out between the house of 10.01 to 0.102 to their the segments are at notes. A number of otherweet will also be served and during sees while the server out and the second server out of the server.

The langest sense assurption is even by a constrained being and understanding of basic patients or sources primates, we anguge uses in the questionant has branches seen empirice and patients or an present eventsion.

- 8. RESEARCH METHODOLOGY
- A APPROACH

At installow accessed to deservine the two control score of the Libert ander some , which follows the following path: • Control Data, + secretly Peters: + Transition regions:

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#### R WETHOD

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The participants for suit groups of not more than 12 individuals wait will be perpenditually chosen and will include community monters located mode the development areas.

C. ADMOTRATION OF LIKEST SCALES

- Introduction and Administration is interactive administration will approach and process terminal within the subtions are used with an interaction of the QAPP, the parameters for insertions to the process to satisfact an energy community perceptions based process. The Administrations will have be made sub-time that all participants understand for even and processors of the same).
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#### IV. ETHICAL IMPLICATION

A RESEARCH ETHICS

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#### B. ISBUES TO SE AWAVE OF

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#### What would you like to see developed on your plot of land (khashaa)?

Facility	Not desirable 1	2	а	4	Very desirable 5
Supermarket					
Small retails stores					
Big retail (mell)					
Fectory					
Light industry (example: repair shop, cashmere production, tailoring etc)					
Residential building: High-rise					
Residential building: Low-rise, not more than five floors					
Residential: Stand-alone house					
Residential: Townhouse					
Which facility is important for		your neighb plan?	orhood unde	r the new	development

Pacility	Not important	Neutral	Slightly important	Feirly important	Very important
Parks / green spaces					
Supermarket					
Vegetable and Meat market					
Sports facility					
Schools / Kindergarten					
Hospital / medical facilities					

#### low would you like to exchange your plot of land (Khashas)

Option	Strongly disagree	Disagree	Neutral	Agree	Strongh Agree
Swap land for an aparement in townhouse?					
Swap land for apartment in high- rise building?					
Sell land at value?					
Use land as equity and build own development with developer as shareholder?					
Join land with other Khashaa owners to make own development?					

Comments:			

Signature:

# Annex 4 Asset Inventory (Sample)

9-255.

ХАШААНЫ АШИГЛАЛТЫН

	Судалгааны ар	га зүй		Yзүүлэлт
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Гар	Өрх		1	
	Хун		1 2	/
	Too hui		1	1
Balance	Opx		1	
	. Хүн		1	2
	Газар	epx	-	
		хүм	-	
Тураасалдаг	Xitayy apage	ерк		
Charles of the second	the second se	30(94	-	
	Baluan -	epx	~	
		XYM	-	
	Ундны бус гуний ху	tar (milia-1/ yryil-0 )	D	
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байдал	Бакир усны цронагт	เวลิ (าลลัละ-1, พางลิ-0)	D	
	боригизы халаалты нам даралт 2, сайар	н төрөп (налиронн 1, хуулсан зууз-3)	2/3	y;;*/
	Жинисний мартей Аш	1	1	
	Ногосны талбай м2		-	
	Бусаца (үйл жинллага	atir Girves)	-	
Аж ахуй орхандаг бол	тусцая англын байр (	(tonine-1, yrysh-0)	-	
_	Халаалтын төрөл (те 2. сайыруулсан ауус-	егнерсен 1, нам даралт 5)	-	
	Ус кангамог (технолог	l. rysail aygar-2)	-	
	Бахнер (тевлерсен-1,	100epr-7)	-	

Судалгааг зөвшөөрөлцсөн	Нар	Гарын үсэг
Хзыжалт, судалгва хийсэн	Alexander, Hayandar	
Хэмжилт судалгааг хүлээн зөвшөөрсон иргэн /Барилгын эзэмшигч	Carmera	Myz
Хөндлөнгийн гэрч	Mansyn m	6.6

#### БАРИЛГА БАЙГУУЛАМЖЫН СУДАЛГАА

Дэд төв .....

#### ХОРОО ...... ХЭСЭГ ...... ХАШААНЫ ДУГААР

9-255

N	Судалгааны асуулга	Барилга 1	Барилга 2	Барилга 3	Барилга 4	Барилга 8
1	Берилге зээмшигчийн нэр	Cannyale				-
2	Барилгын зориулалт	cypy	autary	ausarp	autroy	antition
3	Барилгын аураг төсөлтэй эсэх / Тийм бол 1, Үгүй бол 2	A				
4	Барилгын хийцлэл / Төмөр бөтон, Сендвич, Мод , Тоосгон, блокон, холимог	nauk nog for ple				
5	Берилгын хүчин чадал/ талбай м2/	244.8	9,2	11,3	12,5	9,2.
8	Ашиглалтанд орсон он	2000	2000	2014		
7	Барилгын талбай м2 /сууриар/	81,4				
8	Барилгын нийт давхарын тоо	2	1	1		
9	Зоорийн давхартай эсэх / Тийм бол 1, Үгүй бол 2	2		-		
10	Барилгын нийт талбай /м2/			-		-
11	Дээврийн төрөл / Шувуун нуруу бол 1, Хавтгай бол 2, мансард бол 3	1				
12	Галд тасварлалтийн зэрэг / зураг төсөлтай, бөтон, тоосго бол 2, зураг төсөлгүй тоосго бол 3, мод, мод тоосго бол 4	4				
13	380-д холбогдсон эсэх/Тийм бол 1, Угүй бол 2	2				
14	Бохир ус төвийн шугаманд холбогдсон эсэх / Тийм бол 1. Үгүй бол 2, Тусдаа цооногтой/ бол м3	2				
15	Цэвэр усны төвийн шугаманд холбогдоон эсах /Тийм бол 1, Үгүй бол 2, Тусдээ гүний худагтай бол 3	2				
6	Халаалтын төрөл / Тевийн бол 1. Цахилгаан бол 2. Нам даралт бол 3, уурын зуухтай бол 4	3				

Судалгааг зөвшөөрөлцсен	Нар	Гарын үсэг
Хэмжилт, судалгаа хийсэн	Kayawas	p. Th
Хэмжилт судалгааг хүлээн зөвшөөрсөн иргэн /Барилгын зээмшигч	Cannali	any May
Хендленгийн гэрч	Monsigga	elourgu



#### Bayantsagaan 9-25а,б Саруул, Сайнзала



# **Annex 5 Stakeholder Analysis**

#### Stakeholder Analysis - Why?

#### Stakeholder analysis and consultation

 ensures inclusion of views from a range of interested parties in developing and reviewing policies, programs and projects

 helps resolve complex issues, gain consensus and support from stakeholders, reduce problems in implementation, improve project design and increase impact.



Stakeholder - Who?

Stakeholders are individuals, groups and institutions interested in a given ADB project

They -may be affected by (positively or negatively)

-able to significantly influence or -be important to achieving the stated outcome.



#### Group work: Key Stakeholders Analysis Matrix

	does the project imposit them? Outwr, Medium, Argity	Hermone de Unig have aver the project? SLEM, Maduan, Hadiaan,	the stakeholder?	contribute to the project?	block the project?	engaging the stakehold er
EXAMPLE City Master Plan Department		Han	1944	Gastinbute the design development Report & expedia dar apprent presso	Annual Annual	Hantify record- table discussion

#### **Prioritization of Stakeholders**

Need to put enough work in with these people to keep them satisfied, but not so much that they become bored with our message.

Monitor these people, but do not bore them with excessive communication



Keep these people Keep these people adequately informed, and talk to them to ensure that no major issues are antsing. These people can often be very helpful with the detail of our project

# Annex 6 Staff Attendance

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Normal with the series of t		MAY	s	М	Т	w	Т	F	s	s	М	Т	W	Т	F	s	s	М	Т	w	т	F	s	s	М	Т	w	Т	F	s	s	М	Т
Notes No	1110011201						-				T	E				T			F				T		T	E				T	w	T	
Munkhun Dondov, Social Mobilizer       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G       G <thg< td=""><td></td><td>301</td><td>он</td><td>٤<sup>1</sup></td><td>I I</td><td></td><td>1</td><td>M</td><td></td><td>Ľ.</td><td>- 1</td><td>г</td><td><u> </u></td><td><u> </u></td><td>M</td><td></td><td>Ľ.</td><td></td><td>I T</td><td><u></u></td><td></td><td>M</td><td></td><td></td><td>- 1</td><td>- r</td><td><u> </u></td><td><u> </u></td><td>a M</td><td></td><td>l w</td><td></td><td></td></thg<>		301	он	٤ <sup>1</sup>	I I		1	M		Ľ.	- 1	г	<u> </u>	<u> </u>	M		Ľ.		I T	<u></u>		M			- 1	- r	<u> </u>	<u> </u>	a M		l w		
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Dondov, Social Mobilizer       May       T       May       May			½A	⁄₂A	∕₂A	tim		h	r	DH	· · · · · ·	ş		r_		7	*****	§	<u> </u>	ş	T		·····		· · · · · ·	§	ţ	r		T	2/2A	7	½A
Social Mobilizer       May       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       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       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       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		APR	huinn	<u>8</u> S	s	å	t	1	ť	ł	S	s		1	÷	t	t	<u>s</u>	s		1	ş w	t	F	s	s		Ť	f	t	F		
Matrix		MAY	s	м	т	w	Т	F	s	s	М	Т		т	F	Y	3	м	т	2	т	F	3	s	М	Т	1	т	F	s	s	F	Т
Notes     Sick Leave With Half Pay* 1 day     May	MODILECI			· · · · · ·	8	÷	200000			<u> </u>	·····	÷	;·····	2	2		<b>.</b>	÷	2	÷	*****	÷			· · · · · · · · · · · · · · · · · · ·	2	2	÷	8	******	I	·····	½A
Notes     Namal Leave % Day Worked     HL     Home Leave (charged to Annual Leave)     PL     Parentiy Leave       Notes     Annual Leave % Day & Sick Leave % Day     FV     Family Visit (charged to Annual Leave)     MD     Work Day       Notes     S     Sick Leave 1 Day (Detrified)     ME     Medical Evacuation (charged to Annual Leave)     OB     Official Business       Soc     Sick Leave 1 Day (Detrified)     C     C     C     C     Parentiy Leave       Soc     Sick Leave 1 Day (Detrified) & MD     Vick Day     C     Parentiy Leave     Parentiy Leave       Soc     Sick Leave 1 Day (Detrified) & MD     Vick Day     C     Parentiy Leave     Parentiy Leave       Soc     Sick Leave 1 Day (Detrified) & MD     Vick Day     C     Parentiy Leave     Parentiy Leave       Soc     Sick Leave 1 Day (Detrified) & MD     ME     Medical Evacuation (Charged to Charged to Charge		JUN	он	ŕ	F /2A	I S	s		÷				<u>s</u>	s	000000000	1	1	tro	(******	1 S	s	0000000	÷			8 F /2A	<u>I S</u>	s	М	T	W	T	
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s     Annual Lave % Day & Sick Lave % Day     FV     Family Visit (darged to Annual leve)     WD     Work Day       Notes     S     Sick Lave 1 Day (Uncertified)     ME     Medical Evacuation (charged to Certified Sick Leave)     OB     Official Business       SC     Sick Leave 1 Day (Certified)     C     Compensatory Time-Off One Day     RR     Rest & Recuperation       SK     Sick Leave % Day (Uncertified) & % Day Worked     %C     C     Compensatory Time-Off One Day     RR     Rest & Recuperation       Sick     "S     Sick Leave % Day (Uncertified) & % Day Worked     %C     C     C     Image: Data Sick Leave     Not Data Sick Leave       Sick     "S     Sick Leave % Day (Uncertified) & % Day Worked     %C     C     C     Image: Data Sick Leave     Not Data Sick Leave       Sick     "S     Sick Leave with Half Pay* 1 day     FEL     Family Emergency Leave (charged to Uncertified Sick Leave)     Image: Data Sick Leave With Half Pay			Annua	l Leave	⅓ Day &	≿ ½ Day	Worked																										
Notes     Sc     Sick Lave 1 Day (Certified)     C     Compensatory Time-Off One Day     RR     Rest & Recuperation       SW     Sick Lave ½ Day (Uncertified) & ½ Day Worked     ½C     C     PT     Procurement Travel       SKA     *S     2C     C     C     V     PT     Procurement Travel       SKA     *Sick Lave ½ Day Worked     ½C     C     C     V     V     Special Lave Without Pay       SKA     *Sick Lave with Half Pay*1 day     FEL     Family Emergency Lave (charged to Uncertified Sick Lave)     HP     Special Lave With Half Pay		s	1					Day											d Sick T	cave)					1								
Sixt     Lave % Jay Uncertified) & % Jay Worked     % /// / / / / / / / / / / / / / / / / /	Notes	SC	1											Comp					- JAKI														
ick v v v v v v v v v v v v v v v v v v v			Sick L "S	eave ½	Day (Un	certified	) & ½ D:	ay Work	ed														,		1								
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UN-HABITAT ROAP Attendance Record Card, March - June 2016

# Annex 7 Minutes of Meetings (Tranche 1)

# MINUTES Q3 NO. 32 (BAYANKHOSHUU)

# "Хэрэгцээ бэрхшээл тодорхойлох, үйл ажиллагааг төлөвлөх"

семинар

НҮБ-Хабитат

	ПТР-Афинат					
ҮАТБ Семинар/Уулзалт-ын тэмдэглэл						
Тэмдэглэл хөтөлсөн:	Тэмдэглэлтэй танилцсан:	<b>Дугаар:</b> Б/16				
Д.Мөнхөө						
Огноо:	Байрлал:	Оролцогчдын тоо:				
2016.03.05	СХД-ийн 9-р хорооны иргэний танхим	250 орчим				
Зохион байгуулагчид:						
	эрэгжүүлэх нэгж, НҮБ-Хабитатын баг					
Оролцогчид:						
	орооны төслийн талбарт хамрагдсан х	эсгийн иргэд				
ба бизнес эрхлэгчид						
Хөтөлбөр						
Семинар/Уулзалтын зорилг	o:					
	лаар ерөнхий танилцуулга хийх, төсөл					
үйлчилгээний байгууллагууд	өөр өөрсдийн үйл ажиллагааг танилцу	уулж мэдээлэх замаар төслийн				
	олон тэднийг төслийн үйл ажиллагаан	ід оролцох бололцоог				
сайжруулах						
Явц:						
Нүб-Хабитат Ш.Энхцэцэг						
	улж нийслэлээс хэрэгжүүлж байгаа да					
	з. Үүний дараа АХБ-ыг төлөөлж төслий					
	н энэ төслийг хэрэгжүүлэхэд ямар үе ш					
	й дэлгэрэнгүй танилцуулаад хэрхэн хөг	жих нь иргэнд та бүхний гарт				
	хамгийн чухал гэдгийг санууллаа.					
	йгууллагууд өөрсдийн хийсэн ажил, ту	ршлагаасаа хуваалцаж энэ				
төсөлд хамтран ажиллаж бай	і́гаа тухайгаа танилцууллаа.					
Санал/асуулт, хариулт:						
8-р хорооны иргэн						
Зураг төсөл нь хэзээ гарч дуу	сах вэ?					
Дохва Дашням						
Зургийн ажлыг 3 сардаа багт						
10-р хорооны Засаг дарга Хи						
	жлууд манай хорооноос хол байна.	• • • • • •				
• • • •	оот явуулсан. Төслийн 2 дахь үе шатнь	і үеэр анхаарч үзнэ гэж байсан				
	ийн асуудлыг шийдвэрлэж өгөөч.					
9-р хорооны ОС3-ийн гишүү						
	Баянхошуу талбараас эхлэн хэрэгжиж					
	гэй оролцож хамтран ажиллахад бэлэ					
	идэнд боломж олгож байгааг ойлгож	ажлыг нь дэмжиж өгөөрэй.				
9-р хороо Уулын 1-1						
	а гэж байсан тэгэхлээр бидэнтэй хэзээ					
байна. ярьж хөөрмөөр байна	а. Бас 3 давхар барилга байгаа тэрнийг	яах вэ?				
		36				

#### 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 3.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 дэлгэнэргүй мэдээллийг манай нийгмийн ажилтануудаас 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:





## MINUTES Q3 NO. 33 (SELBE)

#### Иргэдийн өргөтгөсөн уулзалт

#### НҮБ-Хабитат

# Семинар/Уулзалт-ын тэмдэглэл

Тэмдэі	лэл хөтөл	сөн:	Тэмдэглэлтэй танилцсан:	<b>Дугаар:</b> C7/16					
Н.Золза	вяа								
Огноо:			Байрлал:	Оролцогчдын тоо:					
2016.03	3.05		СБДүүрэг, 14-р хороо, 35-р	300 орчим					
			сургуулийн урлаг заал						
Зохион	байгуула	гчид:							
АХБ, УІ	5 хотын за	хиргаа, Төслий	н Удирдах Нэгж, НҮБ-Хабитат						
Хамтра	гч байгуул	ллагууд:							
		<sup>1</sup> и И, Монконса	лт						
Оролцо									
		о хорооны ирг							
		•	1д хамрагдсан хэсгийн иргэд						
	•		ц хамрагдсан хэсгийн иргэд						
		хорооны төсөл	д хамрагдсан хэсгийн иргэд						
Хөтөлб	өр:								
	15.00	Нээлт							
	15.05	Төслийн тан	илцуулга-Арнауд, АХБ-ны Ахлах	мэргэжилтэн					
	15.15		эгжилт, ТУН						
	15.45	Зам, шугам	сүлжээний төлөвлөлт, Дохва/Мо	онсонсалт					
	45.55	+							
	15.55		лөлт болон нүүлгэн шилжүүлэлти	ийн тухай, ТУН/Эжис					
	16.05		жих боломжууд, ІРЕ						
	16.15		адын оролцоо, Жижиг дунд бизне	есийг хөгжүүлэх үйл					
	ļ		ы тухай, НҮБ-Хабитат						
	16.25		тэлцүүлэг, асуулт хариулт						
	17.00 Хаалт								

#### Семинар/Уулзалтын зорилго:

Төслийн үйл ажиллагааны талаар ерөнхий танилцуулга хийх, төсөлд оролцогч Зөвлөх үйлчилгээний байгууллагууд өөр өөрсдийн үйл ажиллагааг танилцуулж мэдээлэх замаар төслийн талаарх иргэдийн ойлголт болон тэдний төслийн үйл ажиллагаанд оролцох оролцоог сайжруулах

Явц:

- Ш.Энхцэцэг/НҮБ-Хабитат байгууллагын Багийн дэд ахлагч/ уулзалт эхэлж байгааг мэдэгдэж уулзалтанд оролцогч байгууллагуудыг танилцууллаа.

-Уулзалтанд оролцогч байгууллагууд дээрх хөтөлбөрийн дагуу өөр өөрсдийн үйл ажиллагааны чиглэлээр төслийн хүрээнд хийгдсэн ажил, явц, цаашид хийгдэх ажлын талаар танилцуулга мэдээлэл хийлээ.

- Төсөл хэрэгжүүлэгч байгууллагууд иргэдээс гарсан асуултад хариулт өглөө.

Санал/асуулт, хариулт:

Хандмаа/Хандгайт-25-127/: Иргэд бүтээн байгуулалтыг дэмжиж байгаа. Яг хэний хашаа, аль гудамж өртөж байгаа вэ? Би жалга дагасан гудамжинд амьдардаг юм.

**Н.Наранбат/НҮБ-Хабитат, архитектор/:** ТЭЗҮ-ээр төлөвлөгдсөн зам өөрчлөгдсөн байгаа. Энэ нь 2030 он хүртэлх хотын ерөнхий төлөвлөгөөтэй уялдуулах гэж өөрчилсөн байгаа. Хороо бүрт зургийг нь өгсөн байгаа. Хороон дээр очоод зурагнаас нарийн сайн харж болно шүү.

**Арнауд/АХБ-ны ахлах мэргэжилтэн/:** Барилгын доорх газарт өртсөн айлуудад бүрэн мэдээлэл очих болно. Хамгийн түрүүнд газраа чөлөөлсөн газраас л ажлаа эхлэнэ. Ганц нэг айлуудаас болж төслийн ажил саатах зүйл гарч болзошгүй. Харилцан тохиролцож ажил эхлэнэ.

Наранцацрал/Рашааны 16-820/: Манайхаас судалгаа авсан. Нэг м кв газрыг хэдээр үнэлэх вэ? Байранд ороё гэсэн саналтай байгаа. Мөнгөн дүнгээ тодорхой хэлмээр байна.

**Чинзориг/Ай Пи И/:** Бид айлуудтай уулзаад явж байгаа. Судалж мэдсний дараа үнэлгээг зах зээлийн үнээр үнэлнэ. Хэдээр үнэлснээ эргэж мэдэгдэнэ. Үнэлгээг мэргэшсэн үнэлгээний компани хийж байгаа. Иргэдийн оролцоотой хяналт хийгдэнэ.

**Иргэн:** Зураг дахиж өөрчлөгдөх үү. Тушаал нь гарсан юм уу? Бат үүл дарга ирнэ гэсэн яасан бэ? Юу юу нь шийдэгдээгүй байхад судалгаа л хийгээд байх юм.

**Ш.Энхцэцэг:** Зургийн ажил сая л дуусаж байна. Өнөөдөр өртөх айл өрхүүд тодорхой болж байна. Судалгаа хийж байгаа нь бас өртөхөөс зайлс хийх арга замыг хайж байгаа юм.

**3.Туяа/IPE/:** Барилгын ажил болон шугам сүлжээний ажилд айлууд өртөж байгаа. Зам явж байгаа өргөнөөр шугам сүлжээ явж байгаа. Хамгийн эхэнд нүүх шаардлагатай айлуудаар судалгаа явж байгаа. Нүүлгэн шилжүүлэлтийн зардлыг МУ-ын ЗГ-аас гаргах юм.

Иргэн: Яг хаагуур зам явж байгаа вэ? Тодорхой мэдмээр байна.

**Арнауд:** Одоогийн замын хувилбарыг бид танилцуулж байна. Яг энэ шугамаар явна гэж ойлгож болохгүй.

**Э.Мөнхочир:** Сэлбэ дэд төвийн хувьд 6 км зам тавигдах юм. Зураг эцэслэн гарахаар дахин танилцуулах болно.

**Иргэн:** Олон жил амьдарсан газраасаа явна гэдэг хэцүү. Хашаа байшинг яаж үнэлэх гээд байна вэ тодорхой хэлээч ээ?

**Б.Чинзориг:** Үнэлгээг зөв хийхийн тулд судалгаа авч байна. Хэний ч газрыг албадан авахгүй. Та газраа өгөхгүй бол төсөл хэрэгжихгүй. Нөхөн олговрын мөнгө нийслэлээс гарна.

**А.Солонго/Нийгмийн хамгаалал жендэрийн мэргэжилтэн/:** Өрх толгойлсон эмэгтэйчүүд, Хөгжлийн бэрхшээлтэй иргэдийг онцгойлон авч үзнэ. Хөгжлийн үр шимийг тэгш хүртээх арга хэмжээ авах гэж судалгаа авч байна.

**Арнауд:** Барилгын ажилд компани шалгаруулах нь 2-3 сар болдог. 7 сарын сүүлээр барилгын ажил газар дээрээ эхлэнэ. Иргэдтэй харилцан тохиролцохоос нааш дураараа барилгын ажил эхлэхгүй. Нөхөн олговрыг иргэд хүлээн зөвшөөрсөн тохиолдолд л гэрээ байгуулж ажил эхлэнэ. Хэрэв зөвшөөрөхгүй бол ажил эхлэхгүй.

Батцэцэг/хандгайт 28-р гудамж/: Манай хашааны урд хэсэг өртөж байгаа. Өртсөн хэсгийг ямар үнээр авах вэ? Биднийг хохироохгүй бол газраа өгье. Энэ нь эх орны хөгжлийн асуудал тул бид дэмжиж байна.

**Б.Чинзориг:** Үнэлгээ одоогоор хараахан эцэс болоогүй байна. Айл бүрийн хашаа, хөрөнгөнөөсөө хамаараад өөр өөр байна.

**Ш.Энхцэцэг:** Хашааны хэсэг газар нь өртөж байгаа тохиолдолд янз бүрийн хувилбар хэрэглэж болно. Газрыг газраар ч гэдэг юм уу. Айл бүрийн онцлог өөр өөр шүү.

Иргэн: Нийслэлд мөнгө нь байгаа юм уу?

**Иргэн:** Манай хашаанд 1 байшин, 2 гэр байгаа. Иймд 2 айлын мөнгө олговол газраа чөлөөлнө. /Хандгайт-31-294а/

**Ганхуяаг:** Хандгайтын 23-р гудамжинд амьдардаг. Хашаандаа жижиг бизнес эрхлэх хүсэлтэй. Төслөөс дэмжлэг үзүүлэх үү.

**Д.Отгонбаатар:** Нүүлгэн шилжүүлэлтийн зардлыг тухай улсын ЗГ нь хариуцдаг. Яг хэдэн айл нүүх вэ?, Үнэлгээ хэд вэ? гэдэг нь тодорхойгүй байна. Ер нь бол хотын захиргаа хариуцна. **Иргэн:** Дулааны станцын ажил, замын ажил хамт эхлэх үү?

Э.Мөнхочир: Газар нь чөлөөлөгдсөн газраасаа эхлээд ажил явагдана.

#### Дүгнэлт/Шийдвэр:

**Ш.Энхцэцэг:** Цаашид дараа дараагийн уулзалтууд болон төслийн үйл ажиллагаанд иргэд идэвхитэй оролцох шаардлагатай байгааг хэлж санууллаа. **Хавсралт:** 

#### Лавсрал

Зураг:



## MINUTES Q3 NO. 34 (SELBE)

# The summary of focus group discussion with people with disabilities and their caregivers, Sukhbaatar district 14<sup>th</sup> 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**

- 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 district, khoroo and the project?

N⁰	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?

N⁰	Activities	A person with disabilities and their caregiver
1		-Receive not enough information
	District and Khoroo	-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

N₂		Problems
1	Road traffic safety	-For pedestrian, it will be more difficult to use pavement and streets
2	Environmental	-Building workers throw wastewater and rubbish into the river
	pollution	
3	Problems related to	-Be inconvenient to residents during building construction
	building work	

#### **3.PROBLEMS WITH USING ROAD AND PAVEMENT**

N⁰		Problems					
1	Pavement and	-Some drivers do not stop or slow down at pedestrian crossings					
	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

1	8				
№		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

N⁰		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				

#### Баянхошуу дэд төвд оршин суугч бага насны цэцэрлэгт явдаг хүүхэдтэй ээж, асран хамгаалагчтай хийсэн уулзалт

#### 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.

#### лагыг 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

Дүү	<b>тгийн ярилцлага</b> рэг, хороо ггийн төрөл	СХД	-ийн	<b>огчдыг бүртгэх</b> 8-р хороо <b>ны цэцэрлэгт я</b>		/хэдтэй ээж,	, асран ха	амгаал	агч
N₽	Оролцогчдын нэрс	H a c	X ү с	Эрхэлдэг ажил эсэх	Өрх ийн ам бүли йн тоо	Үү Хөдөлмө рийн насны хөдөлмөр ийн чадварта й	т <b>нээс</b> Хүүхэд 3-5 настай	Өндө р наста н 60, түүнэ эс дээш	бэрхшээ лтэй хүн байдаг эсэх
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	XA	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/сон голт
1. Иргэдийн	Иргэд дүүрэг, хороо, төслөөс зохион байгуулж буй ажлуудад хэр	Бүлэглэх
оролцоо,	идэвхтэй оролцож байна вэ? (Эмэгтэйчүүд, эрэгтэйчүүд,	Эрэмбэлэх
нийгмийн сүлжээ	хүүхдүүд, залуучууд, ахмадууд)	Институтын
	Иргэд ямар ямар ажлуудад оролцдог вэ?	анализ

	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?	
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

Nº	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 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.

N⁰	Хаанаас	Хэзээ өгдөг	Яаж өгдөг
1	Хэсгийн ахлагч	200-300өрх хариуцдаг. Урьд өдөр 2-3 цагийн өмнө	<ul> <li>утасаар</li> <li>зориулалтын зарын самбараар</li> <li>худаг, дэлгүүр, гудамжны үзүүрт наасан зарлалаас</li> <li>зарим тохиолдолд биечлэн</li> </ul>
2	Хөрш	Янз бүр	• ам дамжин
3	Хороо	Цагт нь	<ul> <li>хорооны фэйс хуудас</li> <li>дүүргийн сайт</li> <li>цагаан хоолой онцгой байдлын үед</li> </ul>

#### 1.2. Мэдээлэл хаанаас авдаг

	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
- Утасаар мэдээлэл өгөх
- FB группээр

- 6 оролцогч 4 оролцогч

- 3 оролцогч тус бүр 1 оролцогч нь зүйтэй гэсэн саналууд

• Хөрш болон цагаан хоолойгоор гарлаа.

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

N⁰	Аюул	Яагаад
1	Газар шорооны ажил	Нүх ухаад хаячихдаг тул хүн унах аюултай Буцааж тэгш болгож нөхдөггүй тул ус, шавхай тогтдог, цөмөрч ордог.
2	Машины дуу чимээ ихсэнэ           Зам         Бага насны хүүхэд гэрээсээ гарахад аюултай нөхцөл           ууснэ.         Ууснэ.	
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 анхаараад 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	Тэмдэглэгээнүүд хурдан унаад алга болдог.
	тэмдэглэгээ	Гудамжны замын тэмдэглэгээгээ мартдаг
3	Хурд	Стандартын дагуу тавьдаггүй /ойр ойрхон хачин юм хийдэг/
	сааруулагч	Гудамжны аман дээр байр ёстой. /хороолол руу орж байгаа/
4	Гэрэлтүүлэг	Явган хүний гэрэлтүүлэгээ мартдаг
	/явган хүний	
	хувьд/	

#### 4. ОН-ийн барилга /цэцэрлэг/ **/ 1** голио топ

4.1. гадна тал					
Авто	Бараг байдаггүй				
зогсоол					
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 дуу хөгжимийн өрөөтэй байх
Бие засах газар	эрэгтэй, эмэгтэй тусдаа бас хангалттай байх
Усны асуудал	усны эргэлт бусад шаардлагатай зүйл дээр анхаарах
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

## MINUTES Q3 NO. 36 (BAYANKHOSHUU)

#### Баянхошуу дэд төвд оршин суугч Өндөр настангуудтай хийсэн уулзалт

#### 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 настангууд**

					Өрхийн	YY	нээс		Өрхөд
Nº	Оролцогчдын нэрс	Нас	Хүйс	Эрхэлдэг ажил эсэх	ам бүлийн тоо	Хөдөлмөрийн насны хөдөлмөрийн чадвартай	Хүүхэд 0-14 настай	Өндөр настан 60, түүнээс дээш	хөгжлийн бэрхшээлтэй хүн байдаг эсэх /тоог бичих /
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	Байгаллхүү	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	Иргэд дүүрэг, хороо, төслөөс зохион байгуулж буй	Бүлэглэх
оролцоо, нийгмийн	ажлуудад хэр идэвхтэй оролцож байна вэ? (Эмэгтэйчүүд,	Эрэмбэлэх
сүлжээ	эрэгтэйчүүд, хүүхдүүд, залуучууд, ахмадууд)	Институтын анализ
	Иргэд ямар ямар ажлуудад оролцдог вэ?	

2. Барилгын ажилтай холбоотойгоор үүсч болох орчны аюулгүй байдал	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? 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

## 1.3. Оролцооны тухай

TIOI		110111			
N⁰	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.

N⁰	Хаанаас	Хэзээ өгдөг	Яаж өгдөг
1	Хэсгийн ахлагч	Урьд өдөр нь юм уу 🔹 утасаар	
		цагыг нь тулгаад л	• зориулалтын зарын самбараар
		хэлдэг	• худаг, дэлгүүр, гудамжны үзүүрт наасан
			зарлалаас
			• зарим тохиолдолд биечлэн
2	Хөрш	Янз бүр	• ам дамжин
3	Хороо		• цагаан хоолой онцгой байдлын үед
			цэргийн бүртгэл
		Цагт нь	ИНХ
			Бүх нийтийн цэвэрлэгээ

#### 1.4. Мэдээлэл хаанаас авдаг

#### 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 тус бүр 1 оролцогч нь зүйтэй гэсэн саналууд гарлаа.

## • Хөрш болон цагаан хоолойгоор

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

N⁰	Аюул	Яагаад
		-Машин технидүүд хурд ихтэй явах
1		-Тоос шороо дуу чимээ ихсэнэ
	Газар шорооны ажил	-Иргэд хөршийн холбоо тогтоож жижүүр гаргаж ажиллах,
		хөдөлмөр хамгааллын аюулгүй байдлыг хангах
		-Ажиллах цагын хуваарь гаргаж нарийн мөрдөж ажиллах
2	2014	-Зам хаах үед иргэдэд аюулгүй зорчих хэсэг гаргах
	Зам	-Хөдөлмөр аюулгүйн ажиллагааг хангах
3	Дуу чимээ	-Шөнийн цагаар ажиллахгүй байх
	Агаарын бохирдол	-Дуу чимээг шөнө орой бага байхаар тооцох
4	A	-Ажилчдын цаг ба сахилга батыг чанд сахиулах
	Ажилчид	-Охид бүсгүйчүүдийг айлгах явдал гаргахгүй байх
5		-Цагдаагийн байгууллагын эргүүл хамгаалалтыг сайжруулах
	Эргүүл ажиллах	/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.

011	Shirto samaminiazad rapdar zridpsni id					
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	-Жигд бөгөөд тусгал сайтай байх			
		хүний хувьд/				

## 3.Авто зам ашиглахад гардаг хүндрэлүүд

#### 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
	-Хогын савтай байх
Зам	-Мэдрэгчтэй байх
	-Өргөн байх
Гэрэлтүүлэг	-Гэрэл сайн тусаж байх
Нийтийн жорлон	-Бие засах газартай байх

#### 4.2. дотор тал

THE HOLD FROM	
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





## MINUTES Q3 NO. 37 (SELBE)

#### The summary of focus group discussion with young people (aged 18-24), Sukhbaatar district 14<sup>th</sup> khoroo

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**

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

#### 1. CITIZEN PARTICIPATION AND SOCIAL NETWORK

#### **1.2** How do you participate activities of the district, khoroo and the project?

N⁰	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

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

N⁰	Activities	Young people
1	District and	-Scarcely get the information from Kheseg leaders
	khoroo	
2	Project	-Get the information from neighborhood, nearby friends and word of mouth
		-Only getting few information from the research surveyors

#### 1.4 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

#### 1.5 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?

N₂	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

N⁰		Problems
1	Pavement and	-Build cycle way
	pedestrian	-Build pedestrian crossing near to the stairways that connects to main road
	crossing	-Install pedestrian crossing sign on the bottom of the street

	<ul> <li>The sidewalk, which is from home to the main auto road, is a dirt-road.</li> <li>The bad smells and slippery in the streets are caused by pouring dirty water i the streets</li> </ul>	
		-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

4.1	4.1 Outside the building		
N⁰		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	-Install security cameras in the streets	
	building	-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	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

N⁰		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
### MINUTES Q3 NO. 38 (SELBE)

#### The summary of focus group discussion with parents of kindergarten and school-age children, Sukhbaatar district 14<sup>th</sup> khoroo

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

#### **Topics of interview**

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

#### 2. CITIZEN PARTICIPATION AND SOCIAL NETWORK

N⁰	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 and aerobic exercises
2	Khoroo	<ul> <li>Public cleaning, (more active than other groups),</li> <li>"Dad, mom and me" family competition</li> </ul>	- Public cleaning, -"Dad, mom and me" family competition	- Sports games	<ul> <li>Physical activity and aerobic exercises</li> <li>Public cleaning,</li> <li>Elders meeting</li> </ul>
3	Project	No information and no participation			

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

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

N⁰	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.

- To deliver written information to every household
- To phone and send SMS

- Led digital board (People can see when they are waiting for bus at the bus stop and stopping by Khoroo's building)
- Kheseg leaders go to all households and give information (by gathering households by 10 and 10)
- To post news and information on the bulletin board of the school or kindergarten
- 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?

No	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	-Increasing pollution
	pollution	-Getting dusty caused by digging holes
	-	-Building mound around the building construction area
3	Problems related to	-Building workers' behavior and drunk workers
	building	-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	-Digging holes near to residential quarter makes a person with
	(school,	disability, older person and child fall into holes
	kindergarten,	-
	hospital and bus	
	station)	

#### 3. PROBLEMS WITH USING ROAD AND PAVEMENT

N⁰		Problems			
1	Pavement and	-Install traffic lights in pedestrian crossings and they must operate well			
	pedestrian	-Mark out signs on pedestrian crossing			
	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

4.1 Outside the building				
N⁰	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

N⁰	C	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
- 1	<b>D</b>	-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
5	Statr	-Steep steps with high risers are dangerous for children -There is no stairs and path for wheelchair
6	Others	-Waste pipe must be done in high quality
0	Olhers	-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
		-A group of people should control building process

<sup>4.2</sup> Inside the building

### **MINUTES Q3 NO. 39 (BAYANKHOSHUU)**

#### Баянхошуу дэд төвд оршин суугч Хөгжлийн бэрхшээлтэй иргэд тэдний асран хамгаалагчтай хийсэн уулзалт

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

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

Хөгжлийн бэрхшээлтэй иргэд тэдний асран хамгаалагч

					Өрхийн	Y	үнээс		Өрхөд
Nº	Оролцогчдын нэрс	Нас	Хүйс	Эрхэлдэг ажил эсэх	ам бүлийн тоо	Хөдөлмөрийн насны хөдөлмөрийн чадвартай	Хүүхэд 3-5 настай	Өндөр настан 60, түүнээс дээш	хөгжлийн бэрхшээлтэй хүн байдаг эсэх /тоог бичих /
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/сонго лт
1. Иргэдийн	Иргэд дүүрэг, хороо, төслөөс зохион байгуулж буй	Бүлэглэх
оролцоо,	ажлуудад хэр идэвхтэй оролцож байна вэ? (Эмэгтэйчүүд,	Эрэмбэлэх
нийгмийн	эрэгтэйчүүд, хүүхдүүд, залуучууд, ахмадууд)	Институтын
сүлжээ	Иргэд ямар ямар ажлуудад оролцдог вэ?	анализ
	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?	

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

#### 1.5. Оролцооны тухай

N⁰	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

N⁰	Хаанаас	Яаж өгдөг
1	Хэсгийн ахлагч	• утасаар
		• 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

N⁰	Аюул	Яагаад
		- Нүхэнд унах аюултай
1	Газар шорооны	- Тоосжилт их үүснэ.
	ажил	- Зорчих хэсэг хаагдахад богинохон ч явж чаддаггүй
		хүмүүст улам хэцүү болдог.
		<ul> <li>Явах замд саад их болдог</li> </ul>
2	Зам	- Хөдөлгөөн ихсэнэ
		<ul> <li>Зорчих хэсэг хаагдана.</li> </ul>
3	Дуу чимээ	<ul> <li>Дуу чимээ ихсэнэ ялангуяа шөнийн цагаар</li> </ul>
	Агаарын бохирдол	<ul> <li>Хүүхэд салхилуулахад хэцүү болно</li> </ul>
4		- Аюулгүй ажиллагааны заавар хийх, хамгаалалтын
	Хөдөлмөр	хашаа, анхааруулах таних тэмдэг хийх
	хамгаалал аюулгүй	<ul> <li>Унаа ойртож ирэх боломжгүй байдал нт ХБИ-д</li> </ul>
	байдал	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	• Тэмдэглэгээнүүд сайн хийж өгөх тод байх
	тэмдэглэгээ	• Гудамжны замын тэмдэглэгээгээ арилдаггүй байх
4	Хурд сааруулагч	• Тойрогт ойр
		<ul> <li>Уруу замд байх</li> </ul>
5	Камер	• Гэрэл дохиотой, хурд сааруулагчтай газар байх
6	Гэрэлтүүлэг	<ul> <li>Гэрэлтүүлэг тод асдаг байх</li> </ul>

#### 4. ОН-ийн барилга

#### 4.1. гадна тал

	<ul><li>Налуу зам хэтэрхий огцом богинохон</li><li>Нарийхан байдаг өрнөх байлгах</li></ul>
Шат	<ul> <li>Налуу шат хамгаалалтай байх</li> </ul>
шат	<ul> <li>Халтирч гулгадаггүй байх</li> </ul>
	<ul> <li>Гэрлэн мэдрэгч байх</li> </ul>
	<ul> <li>Харааны бэрхшээлтэй хүмүүст зориулсан мэдрэгч байх</li> </ul>
Хаалга	• Нарийнхан босго өндөртэй байдаг босгогүй байх
Λαάπα	<ul> <li>Нээж хаахад саадгүй байх</li> </ul>
Лифт	• Хэмжээ том байх
лифт	<ul> <li>Товчлуур товгор байх</li> </ul>
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

и тэрэгтэйгээ орох зайтай оайх	Жорлон	•	Тэрэгтэйгээ орох зайтай байх
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	<ul> <li>Хананд нь татаад босох бариул байх</li> <li>ХБИ зориулсан эр эм гэж баймаар</li> </ul>
Хаалга	• 2 тийшээ онгойдог байх
шат	<ul> <li>Налуу шат хэрэгтэй</li> </ul>
	<ul> <li>Шатны гишгүүр зөв өргөн байх</li> </ul>
	<ul> <li>Бариул нь халтиргаагүй байх</li> </ul>

### MINUTES Q3 NO. 40 (BAYANKHOSHUU)

#### ОСЗ-ийг чадавхижуулах семинар

НҮБ-Хабитат

### Семинар-ын тэмдэглэл

Тэмдэглэл хөтөлсөн:	Гэмдэглэлтэ	й танилцсан:		<b>Дугаар:</b> Б4/16		
Ц.Цогзолмаа		•				
Огноо: І	Байрлал:			Оролцогчдын тоо: 61		
2016.03.24	СХД-ийн 9-р	хорооны байр		Эр: 21 Эм: 40		
Зохион байгуулагчид:						
Ц.Цогзолмаа Нийгмийн ажилтан,	НҮБ-Хабита	т				
Д.Мөнхөө, Нийгмийн ажилтан, НҮ	'Б-Хабитат					
<b>Оролцогчид:</b> СХДүүргийн 7, 8, 9,	10, 28 -р хој	ооны ОСЗ-ийн	гишүүд			
Сэдэв		Хугацаа		Хэн хариуцах		
Уулзалтын нээлт, семинарын зорг	илгыг	лугацаа		лэп лариуцал		
танилцуулах		10.00-10.10	Д. Мө	Д. Мөнхөө /НҮБ-Хабитат/		
ОСБ-ийг удирдан ажиллах болон	манлайлах					
үйл ажиллагаа		10.10-10.30	Ц.Цог	золмаа /НҮБ-Хабитат/		
Цайны завсарлага		10.30-10.50				
Хороодын ҮАТ боловсруулах		10.50-11.30	HA			
ОСЗ-ийн зохион байгуулалтын тух	ай					
Ажил олголт хариуцсан ажлын хэ	сэг					
Санал гомдол барагдуулах ажлын	і хэсэг	11.30-12.00	ЛМо			
Хянан шалгах зөвлөлийг сонгох		11.30-12.00	д. мө	өнхөө /НҮБ-Хабитат/		
Хуулийн зөвлөгөө хариуцсан АХ						
Сошиал мэдээлэл хариуцсан АХ						
Хурал уулзалт зохион байгуулах т	ухай	12.00-12.30	Ц.Цог	золмаа /НҮБ-Хабитат/		
Өдрийн хоол		12.30-13.00				
ОСЗ-ийн бичиг баримт бүрдүүлэх		13.00-13.20	Д.Мөн	нхөө/НҮБ-Хабитат/		
ОСЗ-ийн дүрэм боловсруулах/Баг	ийн ажил/	13.20-13.50	Бүх ор	олцогчид		
Цайны завсарлага		13.40-14.00				
Дүрмийг нэгтгэх		14.00-14.20	Ц. Цог	золмаа /НҮБ-Хабитат/		
ОСБ-ын хамтын ажиллагаа		14.20-14.40	HA			
Асуулт хариулт		14.40-15.00				

Хөтөлбөр:

#### Уулзалтын зорилго:

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

#### 1. Семинарын явц

НҮБ-Хабитат байгууллагын нийгмийн ажилтнууд Баянхошуу дэд төвийн (7, 8, 9, 10, 28-р хороо) Оршин суугчдын зөвлөлийн гишүүд болон идэвхтэй иргэдийг оролцуулан тус 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, бизнесийн асуудал хариуцсан ажлын хэсэг, бол хариуцсан ажлын хэсэг) 6 а жлын хэсэгт хувааж ажиллуулахаар боллоо.



Оршин суугчдын зөвлөлийн гишүүд өөр, өөрийн хуваарилагдсан ажлын хэсгүүдийн иргэдтэйгээ цаашдаа хэрхэн ажиллах тухайгаа санал солилцох, төлөвлөгөө боловсруулах, тус 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 тус 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 туйлын идэвхтэй сууж тухай бүрт нь лавлан асууж тэмдэглэл хөлтөж байсан явдал нь сургалын үр дүн өндөр болсныг харуулж байна. Мөн иргэд цаашдаа илүү олон хэрэгцээт сургалт мэдлэг мэдээллээр хангаж байхыг хүсч байлаа.

### MINUTES Q3 NO. 41 (SELBE)

### "ОСЗ-ийн чадавхи бэхжүүлэх" семинар

НҮБ-Хабитат

	Семинар	)/Уулзалт	-ын тэмдэ	глэл	
-	<b>дэглэл хөтөлсөн:</b> Тэм, лзаяа	дэглэлтэй тан	илцсан:	<b>Дугаар:</b> C8/16	
п.507 Огно		рлал:		Оролцогчдын тоо: 60	
		-ийн 14-р хоро	оо иргэний	Үүнээс:	
2010	танх			Эр:18 Эм:42	
Зохи	он байгуулагчид:				
	олзаяа, Нийгмийн ажилтан, НҮБ-				
	Лөнхэрдэнэ, Нийгмийн ажилтан,	НҮБ-Хабитат			
	заяа, Дадлагажигч, МУИС				
-	цогчид:	- 0	0.00 ×		
	цүүргийн 14-р хорооны түвшинд б				
	үргийн 18-р хороон дээр байгуул <b>лбөр:</b>	агдсан ОСЗ-ии	ін гишүүд, удир	длага	
хөтө	лоөр:				
N⁰	Сэдэв		Хугацаа	Хэн хариуцах	
1	Уулзалтын нээлт, семинарын зо танилцуулах	рилгыг	10.00-10.10	Н.Золзаяа/НҮБ-Хабитат/	
2	ОСБ-ын хамтын ажиллагаа бую	у баг	10.10-10.50	Н.Золзаяа/НҮБ-Хабитат/	
Z	бүрдүүлж ажиллах нь		10.10-10.50		
3	ОСБ-ийг удирдан ажиллах боло	H	10.50-11.20	Ж.Мөнхэрдэнэ,	
5	манлайлах үйл ажиллагаа		10.50 11.20	Н.Золзаяа/НҮБ-Хабитат/	
	Цайны завсарлага			п.золзала/пто-лаойтат/	
			11.20-11.40		
	ОСЗ-ийн зохион байгуулалтын т	•	11.20-11.40		
	ОСЗ-ийн зохион байгуулалтын т - Ажил олголт хариуцсан ажл	ын хэсэг	11.20-11.40		
4	ОСЗ-ийн зохион байгуулалтын т - Ажил олголт хариуцсан ажл - Санал гомдол барагдуулах а	ын хэсэг ажлын хэсэг	11.20-11.40		
4	ОСЗ-ийн зохион байгуулалтын т - Ажил олголт хариуцсан ажл - Санал гомдол барагдуулах а - Хянан шалгах зөвлөлийг сон	нын хэсэг ажлын хэсэг нгох			
4	<ul> <li>ОСЗ-ийн зохион байгуулалтын т</li> <li>Ажил олголт хариуцсан ажл</li> <li>Санал гомдол барагдуулах а</li> <li>Хянан шалгах зөвлөлийг сон</li> <li>Хуулийн зөвлөгөө хариуцса</li> </ul>	нын хэсэг ажлын хэсэг нгох н АХ			
	<ul> <li>ОСЗ-ийн зохион байгуулалтын т</li> <li>Ажил олголт хариуцсан ажл</li> <li>Санал гомдол барагдуулах а</li> <li>Хянан шалгах зөвлөлийг сон</li> <li>Хуулийн зөвлөгөө хариуцса</li> <li>Сошиал мэдээлэл хариуцса</li> </ul>	ын хэсэг ажлын хэсэг чгох н АХ н АХ	11.40-12.20	Ж.Мөнхэрдэнэ/НҮБ-Хабитат,	
4	<ul> <li>ОСЗ-ийн зохион байгуулалтын т</li> <li>Ажил олголт хариуцсан ажл</li> <li>Санал гомдол барагдуулах а</li> <li>Хянан шалгах зөвлөлийг сон</li> <li>Хуулийн зөвлөгөө хариуцса</li> <li>Сошиал мэдээлэл хариуцса</li> <li>ОСЗ-ийн бичиг баримт бүрдүүл</li> </ul>	ын хэсэг ажлын хэсэг чгох н АХ н АХ	11.40-12.20 12.20-12.50		
5	<ul> <li>ОСЗ-ийн зохион байгуулалтын т</li> <li>Ажил олголт хариуцсан ажл</li> <li>Санал гомдол барагдуулах а</li> <li>Хянан шалгах зөвлөлийг сон</li> <li>Хуулийн зөвлөгөө хариуцса</li> <li>Сошиал мэдээлэл хариуцса</li> <li>ОСЗ-ийн бичиг баримт бүрдүүл</li> </ul>	ын хэсэг ажлын хэсэг чгох н АХ н АХ эх тухай	11.40-12.20 12.20-12.50 12.50-13.50	Ж.Мөнхэрдэнэ/НҮБ-Хабитат, Ж.Мөнхэрдэнэ/НҮБ-Хабитат,	
5	<ul> <li>ОСЗ-ийн зохион байгуулалтын т</li> <li>Ажил олголт хариуцсан ажл</li> <li>Санал гомдол барагдуулах а</li> <li>Хянан шалгах зөвлөлийг сон</li> <li>Хуулийн зөвлөгөө хариуцса</li> <li>Сошиал мэдээлэл хариуцса</li> <li>ОСЗ-ийн бичиг баримт бүрдүүл</li> <li>Өдрийн хоол</li> <li>Хурал уулзалт зохион байгуулах</li> </ul>	ын хэсэг ажлын хэсэг чгох н АХ н АХ эх тухай	11.40-12.20 12.20-12.50 12.50-13.50 13.50-14.30	Ж.Мөнхэрдэнэ/НҮБ-Хабитат, Ж.Мөнхэрдэнэ/НҮБ-Хабитат, Н.Золзаяа/НҮБ-Хабитат/	
5 6 7	<ul> <li>ОСЗ-ийн зохион байгуулалтын т</li> <li>Ажил олголт хариуцсан ажл</li> <li>Санал гомдол барагдуулах а</li> <li>Хянан шалгах зөвлөлийг сон</li> <li>Хуулийн зөвлөгөө хариуцса</li> <li>Сошиал мэдээлэл хариуцса</li> <li>ОСЗ-ийн бичиг баримт бүрдүүл</li> <li>Өдрийн хоол</li> <li>Хурал уулзалт зохион байгуулах</li> <li>ОСЗ-ийн дүрэм боловсруулах/Б</li> </ul>	ын хэсэг ажлын хэсэг чгох н АХ н АХ эх тухай	11.40-12.20 12.20-12.50 12.50-13.50 13.50-14.30 14.30-15.00	Ж.Мөнхэрдэнэ/НҮБ-Хабитат, Ж.Мөнхэрдэнэ/НҮБ-Хабитат, Н.Золзаяа/НҮБ-Хабитат/ Бүх оролцогчид	
5	<ul> <li>ОСЗ-ийн зохион байгуулалтын т</li> <li>Ажил олголт хариуцсан ажл</li> <li>Санал гомдол барагдуулах а</li> <li>Хянан шалгах зөвлөлийг сон</li> <li>Хуулийн зөвлөгөө хариуцса</li> <li>Сошиал мэдээлэл хариуцса</li> <li>ОСЗ-ийн бичиг баримт бүрдүүл</li> <li>Өдрийн хоол</li> <li>Хурал уулзалт зохион байгуулах</li> </ul>	ын хэсэг ажлын хэсэг чгох н АХ н АХ эх тухай	11.40-12.20 12.20-12.50 12.50-13.50 13.50-14.30	Ж.Мөнхэрдэнэ/НҮБ-Хабитат, Ж.Мөнхэрдэнэ/НҮБ-Хабитат, Н.Золзаяа/НҮБ-Хабитат/	

### Семинар/Уулзалтын зорилго:

OC3-ийн гишүүдийг чадавхижуулах, OC3-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.

#### Баг бүрдүүлэх нь

Хөгжинө гэдэг нь зөвхөн өөрөө хөгжих биш бусадтай хамтран хөгжих, бусдыг дагуулан хөгжих явдал юм.

### Оршин суугчдын бүлгийн зорилго

- Хамтаараа нийлээд ахуй нөхцөл цаашлаад амьдралаа сайжруулах Үүний тулд:
- Тулгамдсан асуудлуудаа хамтаараа тодорхойлж, хамтаараа шийдвэрлэхээр санаа нэгдэн ажиллах явдал юм

**3. Б**үлгийн 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 хиих

**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 бичиг баримтуудын тухай мэдээлэл өглөө.

### БИЧИГ БАРИМТ ГЭЖ...

Ямар нэгэн материаллаг тээгчид агуулагдсан баримтжуулсан мэдээлэл юм.

- Цаасан суурьтай
- Гэрэл зураг /позотив, негатив/
- Зураг төсөл техникийн
- Цахим баримт /CD, диск гэх мэт
- Бусад



#### Xoëp:

-ОСЗ-ийн дэргэд ажиллах Ажлын хэсгүүдийг нэр дэвшүүлж нээлттэй зарчмаар байгууллаа. ЧД-ийн 18-р хорооны ОСЗ нь дараах ажлын хэсгүүдийг байгууллаа.

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1.
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-Болд/88161293/
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       Санал гомол хүлээж авах ажлын хэсэг
-Байгалмаа/96061060/
-Бямбаа/99794651/
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       Мэдээ мэдээлэл дамжуулах ажлын хэсэг
-Байгалмаа/96061060/
-Алтанзул/99898646/
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-Туул/99729447/
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-Батбаатар/99308891/
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-Отгончулуун/99862244/

#### Гурав:

OC3-ийн гишүүд хороо хороогоор баг болж багийн ажлаар OC3-ийнхөө дүрмийн эхний хувилбарыг боловсрууллаа. Энэ багийн ажлаар тэд санал бодлоо хуваалцаж, ойртож танилцаж хамтран ажиллах эхлэлийг 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 дууссаны 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.

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## MINUTES Q3 NO. 44 (SELBE)

### **ОСЗ-ийн хурал** НҮБ-Хабитат

Семинар/Уулзалт-ын тэмдэглэл							
Ce	минар/уулзалт-ын тэм	дэглэл					
Тэмдэглэл хөтөлсөн:	Тэмдэглэлтэй танилцсан:	<b>Дугаар:</b> C10/16					
Н.Золзаяа							
Огноо:	Байрлал:	Оролцогчдын тоо: 12					
2016.04.26	СБД-ийн 14-р хороо, Иргэний	Үүнээс:					
	михнат	Эр:3 Эм:9					
Зохион байгуулагчид:							
- Н.Золзаяа, Нийгмийн ажилтан,							
- Ж.Мөнхэрдэнэ, Нийгмийн ажи	птан, НҮБ-Хабитат						
Оролцогчид:							
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-Төслийн явцын талаарх танилцу							
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- 2.Хяналтын Зөвлөлөөр Д.Туул, Д.Оюунтуяа, Ч.Нансалмаа нарыг тус тус сонголоо.
- 3. ОСЗ-ийн дарга Туяацэцэг дүрмийн загвар гаргаж УЗ гишүүддээ танилцуулна. Дүрмэн дээрээ саналаа өгч боловсруулж дууссаны дараа дүрмээ батлах хурал хийх,
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#### Хавсралт:

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#### Зураг:



### MINUTES Q3 NO. 48 (SELBE)

### Meeting 1 Series for Block Development in Selbe Sub Center area

UN-Habitat and IPE Global

### **Meeting Notes**

#### 1. Purpose of the Meeting:

• To introduce block development options and principles to the residents of the future blocks surrounded by planned roads

- To let the participants to do an exercise to discuss and agree on their priority needs for neighborhood area development by dividing into groups.
- To get residents inputs for conceptual plan development of the particular blocks through needs assessment exercise and Likert survey
- To introduce a concept and importance of community organization

#### 2. Meeting Agenda

NՉ	Activities	Time	Facilitator/Presenter
1	Opening and Introduction of purpose of the meeting and organizers	10 min	UN-Habitat SM in charge of the area
2	Session 1. Presentation on Principles of Block Development Q&A	30 min	Z.Tuya, DTL IPE Global
3	<ul> <li>Session 2. Social and commercial facilities needs assessment for the neighborhood area development</li> <li>Group exercise</li> <li>Request participants to fill the distributed questionnaires</li> </ul>	40 min	UN-Habitat SM in charge of the area
4	Session 3. Introduction to formation of a community group and community organization	10 min	UN-Habitat SM in charge of the area
5	Open Discussion	30 min	
6	Conclusion of the meeting and agreement for next meeting	10 min	UN-Habitat SM in charge of the area

#### 3. Participants:

Residents from respective Block areas and Kheseg Leader in charge of the area

#### 4. Organizers:

N.Zolzaya, Social Mobiliser, UN-Habitat, N.Naranbat, Urban Planner, UN-Habitat, Z.Tuya, DTL, IPE Global, B.Chinzorig, Land Development Specialist, IPE Global

#### 5. Proceedings of the meeting

The meeting was conducted with 3 main sessions and facilitation of UN-Habitat SM in charge of the area. As per the agenda, it was opened by the facilitator's introduction of the purpose of the meeting and the organizers. Introduction part included brief update of the project progress.

Under Session 1, the block development principles and options were presented by Ms.Tuya, DTL of IPE Global team. The main messages provided to the residents during the Session are the following:

• For the block development the land owners should agree on freeing some land for public roads, public use area, kindergarten, school, hospital and other social facilities

- The land owners who are agreeing with the block development have to work as a community group and should already start developing the group charter with help of the project team. In order to do this, all the HHs should be presented in a meeting and agree on formation of the group
- And next meetings can have 80-85% attendance in order to make meeting decisions valid.

The presentation was followed by Q&A. The presenter and Mr.Chinzorig, IPE Land Development Specialist responded to the questions. The frequently asked questions by residents:

- With what price the project can buy a plot?
- We are ready to sell the plot, who and where should we approach?
- When is the project starting?
- Where the roads and facilities will be built?
- What shall we do with the HHs in the block who are not willing to join the group?
- What needs to be done if there are 2-3 HHs in one plot?
- In case of land consolidation, who does the land valuation and how land shares will be identified/managed?
- How will ensure the 100% attendance rate of block residents?

The next Session was dedicated for socio-economic and commercial facilities needs assessment exercise and conduct of Likert survey for the communities. The exercise was organized to get the needs articulated by the communities and the same time start the training for the communities to work as a team in order to set a foundation of a primary group formation. Through the exercise residents were given opportunities to articulate their individual needs then agree on common community needs based on face to face group discussions. The needs were articulated and prioritized by the people.

The next part of the Session was dedicated for the Likert Survey Questionnaire filling by the residents. After that Facilitator started the Session 3 with Introduction to formation of a community group and community organization. After Session 3, the floor was opened for open discussion, the organizers responded to the questions and clarifications of the participants. At the end of the meeting the facilitator did the wrap up of the meeting while agreeing with communities on the next steps.

#### 6. Decisions/Conclusions

Participants agreed on the following follow-up actions:

• Residents continue with the discussions for the block development within the block residents and form a primary group based on the agreement within the neighbors

• Once they decide to go ahead with the block development and inform the project team to organize next community consultations for block development

#### 7. Meeting organized dates, venue, attendants and information

No	Date and time	d time Venue		er of Jants		Meeting Details
			Total	Female	Male	
1	28 Apr 2016	SBD 14 <sup>th</sup> Khoroo Office	26	13	13	Annex 1
	18pm-21.30pm					
2	30 Apr 2016	SBD 14 <sup>th</sup> Khoroo Office	13	9	4	Annex 2
	15pm-17.30pm					
3	02 May 2016	SBD 14 <sup>th</sup> Khoroo Office	29	16	13	Annex 3
	18pm-21.30pm					
4	04 May 2016	SBD 14 <sup>th</sup> Khoroo Office	14	5	9	Annex 4
	18pm-21.30pm					
5	09 May 2016	SBD 14 <sup>th</sup> Khoroo Office	37	20	17	Annex 5
	18pm-21.30pm					
		Total	119	63	56	

#### Annex 1. Block No 2 Meeting at SBD 14<sup>th</sup>Khoroo on 28 April 2016

#### Specific Questions and Comments during the Meeting

• **Ts.Ganerdene:** Will ADB finance the block development? You should start with the construction of transitional settlement apartment. Then it would be better to go ahead with the previous options which you introduced us in 2012. Now you are suggesting different planning option. Wouldn't it be better to plan for entire khoroo area and get freed apartment area at first? Attracting investors will be a fairy tale.

• **Z.Tuya:** There is a possibility for landowners to develop their land based on the voluntarily consolidation of land as their shares. In this case landowners can develop and sell the plan for area development in the markets. We are at the start of this process. Whether you develop your land efficiently or not it is up to you landowners and the city.

• Ts.Ganerdene: Are these 8 blocks interrelated?

• **Z.Tuya:** Yes. It means the infrastructure will be there under the project. And we are moving to next step of the development which is blockwise development. It is up to you which development option to choose

• **D.Delgersaikhan:** According to Mayor Bat-uul, the investment will be coming from the city budget. Residents know that they need to unite. From the example of the 5 storey transition apartment we can see there is possibility to get funding for development as it was built on 2 HHs plots. If we build 2 this size apartments on 4 HHs land we can move in there and sell other land for funding.

• B.Baigalmunkh: Where we get money for housing?

• **Z.Tuya:** We are going to help you with plan development, so starting to meet small block people, then extend the area scope afterwards.

• **B.Chinzorig:** The plan will be done in line with UB City Master plan. Details will be planned based on the capacity of the infrastructure with consultation of residents.

• J.Altantsetseg: There are HHs not so supportive for development. What will we do with them?

• B.Chinzorig: We need to make them understand so need to explain them.

• **Resident:** I have a big nice house, job place for 4 person, 2 greenhouses at my plot. What shall I do with those?

• **B. Chinzorig:** let's discuss. The vegetables can be grown in other places instead of city center.

• **B.Baigalmunkh:** If you can provide higher compensation, everyone is ready to free the land. Bigger HHs can't be fit into 40-50m2, so if you can provide bigger apartment, we won't insist to live here.

• Z.Tuya: Do you want to wait for the state to provide higher compensation?

#### 1. Attendants sheet

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#### Annex 2. Block No 3 Meeting at SBD 14<sup>th</sup>Khoroo on 30 April 2016

#### 1. Specific Questions and Comments during the Meeting

• **Ts.Tuyatsetseg:** Why are you dividing the blocks by yourself? Needs assessment is waste of time.

• **Z.Tuya:** IPE Global's responsible for development of business plan of sub center. According to master plan are 6 sub center in north side of UB including Selbe sub center. Capacity of Selbe is preliminary 24000 population to live .

• **Ts.Tuyatsetseg:** Where are the official documents which allow you to implement the project? You need to show them to us.

- **B.Otgon:** Blocks you divided seems to me too small.
- **Z.Tuya:** Block border can be changed.
- **Resident:** Please show the road map? We need to decide either we build a house or not.

#### 2. Attendance sheet

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### 3. Photos



### Annex 3. Block No 4 Meeting at SBD 14<sup>th</sup>Khoroo on 02 May 2016

- 1. Specific Questions and Comments during the Meeting
- **M.Sandag:** You have been doing many surveys similar to this questionnaire. Why you are doing it again?
- **T.Myagmarochir:** Please provide us draft design of block development at first then we can work on the design.

#### 2. Attendance sheet

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### 3. Photos



### Annex 4. Block Meeting on 4 May , SBD, 14th khoroo

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### 1. Attendance Sheet

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### 3. Photos



### MINUTES Q3 NO. 49 (BAYANKHOSHUU)

### **1**<sup>st</sup> Round Meetings for Block Development in Bayankhoshuu Sub Center area UN-Habitat and IPE Global

### **Meeting Notes**

#### **Purpose of the Meeting:**

- To introduce block development options and principles to the residents of the future blocks surrounded by planned roads
- To let the participants to do an exercise to discuss and agree on their priority needs for neighborhood area development by dividing into groups.
- To get residents inputs for conceptual plan development of the particular blocks through needs assessment exercise and Likert survey
- To introduce a concept and importance of community organization

#### Meeting Agenda

NՉ	Activities	Time	Facilitator/Presenter
1	Opening and Introduction of purpose of the	10 min	UN-Habitat SM in
	meeting and organizers		charge of the area
	Session 1. Presentation on Principles of Block		
2	Development	30 min	Z.Tuya, DTL IPE Global
	Q&A		
	Session 2. Social and commercial facilities		
	needs assessment for the neighborhood area		UN-Habitat SM in
2	development	40	
3	Group exercise	40 min	charge of the area
	Request participants to fill the distributed		
	questionnaires		
4	Session 3. Introduction to formation of a	10 min	UN-Habitat SM in
4	community group and community organization	10 11111	charge of the area
5	Open Discussion	30 min	
6	Conclusion of the meeting and agreement for	10 min	UN-Habitat SM in
0	next meeting	10 min	charge of the area

#### **Participants:**

Residents from respective Block areas and Kheseg Leader in charge of the area

#### Organizers:

Ts.Tsogzolmaa, Social Mobiliser, UN-Habitat, D.Munkhuu, Social Mobiliser, UN-Habitat, N.Naranbat, Urban Planner, UN-Habitat, Z.Tuya, DTL, IPE Global, B.Chinzorig, Land Development Specialist, IPE Global

#### Proceedings of the meeting

The meeting was conducted with 3 main sessions and facilitation of UN-Habitat SM in charge of the area. As per the agenda, it was opened by the facilitator's introduction of the purpose of the meeting and the organizers. Introduction part included brief update of the project progress.

Under Session 1, the block development principles and options were presented by Ms.Tuya, DTL of IPE Global team. The main messages provided to the residents during the Session are the following:

• For the block development the land owners should agree on freeing some land for public roads, public use area, kindergarten, school, hospital and other social facilities

- The land owners who are agreeing with the block development have to work as a community group and should already start developing the group charter with help of the project team. In order to do this, all the HHs should be presented in a meeting and agree on formation of the group
- And next meetings can have 80-85% attendance in order to make meeting decisions valid.

The presentation was followed by Q&A. The presenter and Mr.Chinzorig, IPE Land Development Specialist responded to the questions.

The frequently asked questions by residents:

- With what price the project can buy a plot?
- We are ready to sell the plot, who and where should we approach?
- When is the project starting?
- Where the roads and facilities will be built?
- What shall we do with the HHs in the block who are not willing to join the group?
- What needs to be done if there are 2-3 HHs in one plot?
- In case of land consolidation, who does the land valuation and how land shares will be identified/managed?
- How will ensure the 100% attendance rate of block residents?

The next Session was dedicated for socio-economic and commercial facilities needs assessment exercise and conduct of Likert survey for the communities. The exercise was organized to get the needs articulated by the communities and the same time start the training for the communities to work as a team in order to set a foundation of a primary group formation. Through the exercise residents were given opportunities to articulate their individual needs then agree on common community needs based on face to face group discussions. The needs were articulated and prioritized by the people. The next part of the Session was dedicated for the Likert Survey Questionnaire filling by the residents. After that Facilitator started the Session 3 with Introduction to formation of a community group and community organization. After Session 3, the floor was opened for open discussion, the organizers responded to the questions and clarifications of the participants. At the end of the meeting the facilitator did the wrap up of the meeting while agreeing with communities on the next steps.

#### **Decisions/Conclusions**

Participants agreed on the following follow-up actions:

- Residents continue with the discussions for the block development within the block residents and form a primary group based on the agreement within the neighbors
- Once they decide to go ahead with the block development and inform the project team to organize next community consultations for block development

No	Date and time	Venue	Numb	er of		Meeting
			attend	dants		Details
			Total	Female	Male	
1	29 Apr 2016	"Amar taivan" Church at 8 <sup>th</sup>	25	13	12	Annex 1
	18pm-21.30 pm	khoroo area				
2	30 Apr 2016	"Amar taivan" Church at 8 <sup>th</sup>	50	37	15	Annex 2
	11am-14pm	khoroo area				
3	3 May 2016	"Amar taivan" Church at 8 <sup>th</sup>	15	8	7	Annex 3
	18pm-21.30 pm	khoroo area				
4	5 May 2016	"Amar taivan" Church at 8 <sup>th</sup>	17	9	8	Annex 4
	18pm-21.30 pm	khoroo area				
5	10 May 2016	"Amar taivan" Church at 8 <sup>th</sup>	14	4	10	Annex 5
	18pm-21.30 pm	khoroo area				
		Total				

#### Meeting organized dates, venue, attendants and information

#### Specific Questions and Comments during the Meeting

• **Residents:** We are already ready. Why the physical work is not starting?. Some of us want to sell the land. How many can you provide for a plot?

• **Z.Tuya:** We are not here to buy land. We are here to show and guide you the way for the block development. The infrastructure will be there under the project. So we are here to suggest you the next step of the development which is block wise development. It is up to you which development option to choose.

#### **Attendance Sheet**



#### Photos



#### Annex 2. Block No 2 Meeting at SKHD 8th Khoroo on 30 April 2016

# Specific Questions and Comments during the Meeting Residents:

• We have been working and supporting for ADB project team/Un-Habitat team/ since starting project. But it is taking too long to start so please expedite the process.

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#### **Attendance Sheet**

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#### Annex 3. Block No 3 Meeting at SKHD 8th Khoroo on 3 May 2016

#### Specific Questions and Comments during the Meeting

**Altantsetseg resident:** How many years are you talking on this project? I live 4 families on my plot and have lost many years hearing your false tale. Last year we've lost building materials but this year I'm going to build private house. But you are still saying that infrastructure construction will start next year.

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#### Questions and Answers during the Meeting

Our most of neighbors are old people like me and some people doesn't live here. My opinion as well as their opinion are to move to apartment.

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#### Annex 5. Block No 5 Meeting at SKHD 8th Khoroo on 10 May 2016 Attendance Sheet

Улаанбаатар хотын гэр хорооллыг хөгжүүлэх, хөрөнгө оруулалтыг дэмжих хөтөлбөр ULAANBAATAR URIAN SERVICES AND GER AREAS DEVELOPMENT INVESTMENT PROGRAM Иргэдийн орояцоо, жинжи дунд бизнесийг хөгжүүлэх энэлэх үйлчилгээ

Community Engagement and SME Development

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# MINUTES Q3 NO. 50 (SELBE)

# "БЭЗ-ийн чадавхи бэхжүүлэх" семинар

### НҮБ-Хабитат

		Нүр-ха	ОИТАТ		
	Сем	линар/Уу	улзалт-ын	тэмдэ	рглэл
<b>Тэмд</b> Н.Зол		Тэмдэглэлтэ	й танилцсан:		<b>Дугаар:</b> С9/16
Огнос 2016.0	o: I 04.20 (	<b>Байрлал:</b> СБДүүргийн ганхим	14-р хороо, Ир	гэний	<b>Оролцогчдын тоо: 20</b> Үүнээс: Эр:12 Эм:8
- Н.Зо - Ж.М -Э.Азз <b>Орол</b> - СБД <sup>у</sup>	он байгуулагчид: олзаяа, Нийгмийн ажилтан, Н 1өнхэрдэнэ, Нийгмийн ажилта заяа, Дадлагажигч, МУИС цогчид: үүргийн 14-р хорооны Бизнес з пбер:	ан, НҮБ-Хаб с эрхлэгчдий	н зөвлөлийн г		цирдлагууд
Nº	Сэдэв		Хугацаа		Хэн хариуцах
_	Уулзалтын нээлт, семинары	н зорилгыг	10.00-16.10		
1	танилцуулах		10.00-10.10	п.50/13d	яа/НҮБ-Хабитат/
1 2	танилцуулах БЭЗ-ын хамтын ажиллагаа б бүрдүүлж ажиллах нь		10.10-10.50		на/НҮБ-Хабитат/ на/НҮБ-Хабитат/
	БЭЗ-ын хамтын ажиллагаа б бүрдүүлж ажиллах нь БЭЗ-ийг удирдан ажиллах бо манлайлах үйл ажиллагаа	уюу баг	10.10-10.50 10.50-11.20	Н.Золзая	яа/НҮБ-Хабитат/ эрдэнэ, Н.Золзаяа/НҮБ-
2	БЭЗ-ын хамтын ажиллагаа б бүрдүүлж ажиллах нь БЭЗ-ийг удирдан ажиллах бо манлайлах үйл ажиллагаа Цайны завсарлага	уюу баг олон	10.10-10.50 10.50-11.20 11.20-11.40	Н.Золзая Ж.Мөнх Хабитат,	яа/НҮБ-Хабитат/ эрдэнэ, Н.Золзаяа/НҮБ- /
2 3 4	БЭЗ-ын хамтын ажиллагаа б бүрдүүлж ажиллах нь БЭЗ-ийг удирдан ажиллах бо манлайлах үйл ажиллагаа Цайны завсарлага БЭЗ-ийн зохион байгуулалты	уюу баг олон ын тухай	10.10-10.50 10.50-11.20 11.20-11.40 11.40-12.20	Н.Золзая Ж.Мөнх Хабитат, Ж.Мөнх	яа/НҮБ-Хабитат/ эрдэнэ, Н.Золзаяа/НҮБ- / эрдэнэ/НҮБ-Хабитат/
2 3	БЭЗ-ын хамтын ажиллагаа б бүрдүүлж ажиллах нь БЭЗ-ийг удирдан ажиллах бо манлайлах үйл ажиллагаа Цайны завсарлага БЭЗ-ийн зохион байгуулалты БЭЗ-ийн бичиг баримт бүрду	уюу баг олон ын тухай	10.10-10.50 10.50-11.20 11.20-11.40 11.40-12.20 12.20-12.50	Н.Золзая Ж.Мөнх Хабитат, Ж.Мөнх	яа/НҮБ-Хабитат/ эрдэнэ, Н.Золзаяа/НҮБ- /
2 3 4 5	БЭЗ-ын хамтын ажиллагаа б бүрдүүлж ажиллах нь БЭЗ-ийг удирдан ажиллах бо манлайлах үйл ажиллагаа Цайны завсарлага БЭЗ-ийн зохион байгуулалть БЭЗ-ийн бичиг баримт бүрдү Өдрийн хоол	уюу баг олон ын тухай үүлэх тухай	10.10-10.50 10.50-11.20 11.20-11.40 11.40-12.20 12.20-12.50 12.50-13.50	Н.Золзая Ж.Мөнх Хабитат, Ж.Мөнх Ж.Мөнх	яа/НҮБ-Хабитат/ эрдэнэ, Н.Золзаяа/НҮБ- / эрдэнэ/НҮБ-Хабитат/ эрдэнэ/НҮБ-Хабитат/
2 3 4	БЭЗ-ын хамтын ажиллагаа б бүрдүүлж ажиллах нь БЭЗ-ийг удирдан ажиллах бо манлайлах үйл ажиллагаа Цайны завсарлага БЭЗ-ийн зохион байгуулалты БЭЗ-ийн бичиг баримт бүрдү Өдрийн хоол Хурал уулзалт зохион байгуу	уюу баг олон ын тухай үүлэх тухай улах тухай	10.10-10.50 10.50-11.20 11.20-11.40 11.40-12.20 12.20-12.50	Н.Золзая Ж.Мөнх Хабитат, Ж.Мөнх Ж.Мөнх	яа/НҮБ-Хабитат/ эрдэнэ, Н.Золзаяа/НҮБ- / эрдэнэ/НҮБ-Хабитат/
2 3 4 5	БЭЗ-ын хамтын ажиллагаа б бүрдүүлж ажиллах нь БЭЗ-ийг удирдан ажиллах бо манлайлах үйл ажиллагаа Цайны завсарлага БЭЗ-ийн зохион байгуулалть БЭЗ-ийн бичиг баримт бүрдү Өдрийн хоол	уюу баг олон ын тухай үүлэх тухай улах тухай	10.10-10.50 10.50-11.20 11.20-11.40 11.40-12.20 12.20-12.50 12.50-13.50	Н.Золзая Ж.Мөнх Хабитат, Ж.Мөнх Ж.Мөнх Н.Золзая Бүх орол	яа/НҮБ-Хабитат/ эрдэнэ, Н.Золзаяа/НҮБ- / эрдэнэ/НҮБ-Хабитат/ эрдэнэ/НҮБ-Хабитат/ яа/НҮБ-Хабитат/
2 3 4 5 6	БЭЗ-ын хамтын ажиллагаа б бүрдүүлж ажиллах нь БЭЗ-ийг удирдан ажиллах бо манлайлах үйл ажиллагаа Цайны завсарлага БЭЗ-ийн зохион байгуулалты БЭЗ-ийн бичиг баримт бүрдү Өдрийн хоол Хурал уулзалт зохион байгуу БЭЗ-ийн дүрэм боловсруула	уюу баг олон ын тухай үүлэх тухай улах тухай	10.10-10.50 10.50-11.20 11.20-11.40 11.40-12.20 12.20-12.50 12.50-13.50 13.50-14.30	Н.Золзая Ж.Мөнх Хабитат, Ж.Мөнх Ж.Мөнх Н.Золзая Бүх орол	яа/НҮБ-Хабитат/ эрдэнэ, Н.Золзаяа/НҮБ- / эрдэнэ/НҮБ-Хабитат/ эрдэнэ/НҮБ-Хабитат/ яа/НҮБ-Хабитат/ пцогчид эрдэнэ, Н.Золзаяа/НҮБ-

#### Семинар/Уулзалтын зорилго:

БЭЗ-ийн гишүүдийг чадавхижуулах, БЭЗ-ийг албан ёсны хуулийн этгээд болох бэлтгэл ажлыг эхлүүлэх

### Явц:

Нэг:

- Семинарын зорилгыг танилцууллаа.

-Дээрх хөтөлбөрийн дагуу мэдээллүүд хийгдлээ.

Xoëp:

-БЭЗ-ийн гишүүд хороо хороогоор баг болж багийн ажлаар БЭЗ-ийнхөө дүрмийн эхний хувилбарыг боловсрууллаа.

#### Санал/асуулт, хариулт:

**М.Баянчуулган:** Өнөөдөр бид дүрмийнхээ эхний хувилбарыг гаргалаа. Гэхдээ зарим энд ирээгүй гишүүдтэйгээ ярилцаж зөвшилцмөөр байна. Тэдний саналыг авмаар байна. Тэгэхээр Бизнес эрхлэгчид бид өөрсдөө дотроо уулзаж ярилцаад өөрсдөө дүрмээ эцсийн болгомоор байна. **Н.Золзаяа:** Бололгүй яахав. Өнөөдрийн дүрэм боловсруулах ажил бол зөвхөн дадлага ажил байгаа. Дүрмээ батлах, дүрмээ эцсийн болгох нь танай байгууллагын асуудал шүү. Бас дүрмэндээ ямар ямар асуудлыг тусгах зэрэг нь та бүхний мэдэх асуудал. Бид зөвхөн дүрмийн загварыг та нарт өгсөн байгаа. Харин дүрмээ баталсны дараа та бүхэн дүрмийнхээ дагуу үйл ажиллагаа явуулж ажиллах юм. Би та бүхэнд ТББ-ын хууль өглөө, хуулиа бас уншаарай.

#### Дүгнэлт/Шийдвэр:

БЭЗ-ийн гишүүд өөрсдөө бие даан хуралдаж БЭЗ-ийнхөө дүрмийг эцэслэж батлахаар боллоо. **Хавсралт:** 

Сэдэв-1

# 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 хиих

#### Сэдэв-2

#### Баг бүрдүүлэх нь

Хөгжинө гэдэг нь зөвхөн өөрөө хөгжих биш бусадтай хамтран хөгжих, бусдыг дагуулан хөгжих явдал юм.



# Оршин суугчдын бүлгийн зорилго

Хамтаараа нийлээд ахуй нөхцөл цаашлаад амьдралаа сайжруулах Үүний тулд:

Тулгамдсан асуудлуудаа хамтаараа тодорхойлж, хамтаараа шийдвэрлэхээр санаа нэгдэн ажиллах явдал юм



Сэдэв-З



#### Сэдэв-4



Зураг:



# MINUTES Q3 NO. 51 (BAYANKHOSHUU)

## НҮБ-Хабитат

# Блок уулзалт-ын тэмдэглэл

Тэмдэглэл хөтөлсөн:	Тэмдэглэлтэй танилцсан:	<b>Дугаар:</b> Б/16
Д.Мөнхөө	•	
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Зураг



### MINUTES Q3 NO. 52 (SELBE)

# Meeting 2 Series for Block Development in Selbe Sub Center area UN-Habitat and IPE Global

# **Meeting Notes**

#### **Purpose of the Meeting:**

- To integrate primary group
- Drawing/mapping of the block development ideas

#### **Meeting Agenda**

NՉ	Time	Activities	Person in charge
1	10 min	Introduction of meeting objectives	Z. Tuya
2	30 min	Discussion on the primary groups of sub-block	Facilitators
3	20 min	Likert scale survey	Landowners
4	60 min	Drawing of block development ideas on the map and	Landowners
4	ou min	discussions	Facilitators

#### **Participants:**

Primary group members of sub-blocks /Please see Attachment - List of Participants for details/

#### **Facilitators:**

N.Zolzaya, Social Mobiliser - UN-Habitat, N.Naranbat, Urban Planner - UN-Habitat, V.Enkhtamir, Lawer - UN-Habitat, Z.Tuya, DTL- IPE Global, B.Chinzorig, Urban Land Management/Real estate Development Specialist - IPE Global

#### Proceedings of the meeting:

The facilitators introduced to all present landowners, progresses made by primary groups and these group's initial internal rules for organizing its activities. This includes by the landowners being on time for the meetings, what percentage of presence of land owners is desired to make decisions etc.

Then information about Likert scale survey to be filled out the landowners and drawing of block development ideas on the map of the block were given. The facilitators have explained that the survey will help the consultants, who will support the group to prepare the conceptual development plan of the block, to understand the residents-landowners preferences on housing (individual houses, townhouses and apartments etc.) and the public facilities in their neighborhood (supermarket, light industry, sports facilities, hospital etc.) and that these information will help the consultants to prepare very initial land use and density spatial design based on the landowners expectation. Instructions on how to fill out the survey questionnaire were provided. The facilitators explained about the block development ideas and how to put/draw them on the map or on the area of the block. It was emphasized that they should consider the development concepts of the Selbe subcenter and blocks, the need for public facilities, if there will be more density in the area etc.

After completing the Likert scale survey, groups proceeded to draw the block development on the map.

#### **Decisions/Conclusions**

- The group members shall be obliged to provide information to his/her family members on what happened at the meeting. Due to lack of information, some family members come to the meetings as a new-comer, although his/her family member have already attended the previous meetings.

- 100% participation in the introductory and group forming meetings is an import aspect for the group to proceed. If there is one landowner who did not participate and starts to interfere, it may cause dissolving of the group and discontinuing the group.

No	Date and time	Venue	Number of			Meeting Details
			attend	lants		
			Total	Female	Male	
1	14 May 2016	SBD 14 <sup>th</sup> Khoroo Office	9	5	4	Annex 1
	15pm-17.30pm					
2	24 May 2016	SBD 14 <sup>th</sup> Khoroo Office	21	13	8	Annex 2
	18pm-21pm					
3	09 June 2016	SBD 14 <sup>th</sup> Khoroo Office				Annex 3
	20pm-23.30pm					
4	09 June 2016	SBD 14 <sup>th</sup> Khoroo Office	21	10	11	Annex 4
	20pm-23.30pm					
		Total				

#### Meeting organized dates, venue, attendants and information

#### Annex 1. Block No 5-1 Meeting at SBD 14th Khoroo on 14 May 2016

#### Specific Questions and Comments during the Meeting

- **T.Bayarsaikhan:** We are discussed about the Primary group formation in the first meeting. We note that we have 3 apartment land like a 5 storey transition apartment. Can you develop a plan for it?
- **Z.Tuya:** There is a standard on how many people can live in 1 hectare land. In area with 1000residents there should be a kinder garden for 75 children.
- **Sh.Otgonsuren:** I was working as kheseg leader of khoroo during the previous government. First of all, we ourselves must understand this block development approach.
- **T.Bayarsaikhan:** We should calculate the land for public space to build 3 apartments.
- **Z.Tuya:** We should understand the principle for the planning. You must have mutual trust. Is there valid how many members have come to meeting? What is the our goal?
- Resident: Some HHs have big house and big land. What about them?
- **B.Chinzorig:** We have some approach for asset evaluation. Initially, we should calculate as joint capital instead of money.

#### **Attendants sheet**

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#### Annex 2. Block No 6-1 Meeting at SBD 14th Khoroo on 24 May 2016

#### Specific Questions and Comments during the Meeting

- **Resident:** When will the road be built? My fence is affected by the road. A company met us, they said that my HHs and assets are suitable in loan terms of 5 % apartment loan. We have option to move to new apartment becouse our asset and land are can guarantee the advance of 5% loan according to company.
- **Z.Tuya:** You cannot participate in project. But you are remained with loan of 70%, if you paid 30% of loan by land and asset. If you contribute with project, you have possible more than it. Could you please give us the company name or contact number? We would like to contact them.
- Resident: We are living near the vegetable garden. Can we develop by block?
- **Z.Tuya:** Of course, when you are gathered all, call to us.

#### Attendance sheet



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#### Annex 3. Block No6 Meeting at SBD 14<sup>th</sup>Khoroo on 09 June 2016

#### Specific Questions and Comments during the Meeting

- M.Urgaa: I understood about your project that housing is funded as 24 billion by project.
- **Z.Tuya:** The projects will focus on infrastructure including road. Now, we would like to discuss the block development approach around the roads.
- T.Olzod: Could you show me a Master plan of UB city.
- **B.Chinzorig:** We will plan according to master plan. You should understand that most of people's initial interest is comfortable house. But what about operation cost? Let's plan together. So, you should make very thoughtful decision.
- T.Olzod: Your project work is ongoing without consideration of time. Please could you tell us what is the definite schedule. I came to PMO with my pregnant wife. They could not give any clear answer. They saying that maybe your fence is affected by the road, maybe not. You have big project teams and organized nice town hall meeting. Many foreigners came there. Why you are making a big show?

#### Attendance sheet

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N	Name Hop	Hac Age	Sex Xyiic		бирт ханаарыный ангулалык чагталик уу річана сласк бысы	Address/Zasr Position/Assar	Telephone Yrac	Signature Fagsie year
12	sul		0.30 07.30	0.000	Очали спеска лектом Очали настан Багискийн барашалтэн Эмээг бүлэг барх талгайлсэн энэгтэй	Sugalow H-M	1541122	Salar
19	Bugger		17 30 30		быдар настан Халконін барышылсы Энзэг бүлэг бра тытайлсан энэгтэй	Mercart Ingenie 21: d.Pr. X.J.B. wagante	4071-00	Dia a
20	Syram		1	11 22 = 21	Overpt Histoire Entworks Exponential Jacob Dynam Ope Terminical (Hortal)	X Shinifai	27450753	
D	J Top so waa		1.19		Organi viettae Karkonske Sapramorak Jester Synter Baie noveslences seorrak	10-203	352 YTT 16 1973 - 197	Incalled -
			- 30 30	0100	Внесе настан Каконейн баршаалтой Энцэг бүлээг Ора толгойстоэг энонтой			
			1 20		Debeg valitate Karwonike Saprametal Debr Oytor Roe tomakitose sebritak			
			11 10 10 10	0.017.61	Report Altran Karapala Espalantai Josef Getar Opa tortalizota asortal			
			1 20 20	011111	Beber vactae ferseelis boxusenai Jean Octor Bys torrakitale akortak			
			1 30 7 30	0.01.0	Brato Harran Annenida tapagantal Jular Oytor Opa tantal-pos avartal			
			0 30 24	10.00.00	Bype sactas Accoule Epocentai Secor Byter Oce taxobigas avertai			
			2.8	1111111111	Ovato Hactan Merkhole Opsalemal Josar Gator Oca tentoleca- premak		-	

#### Photos



#### Annex 4. Block-5-1 Meeting on 09 June, SBD, 14th khoroo

#### Specific Questions and Comments during the Meeting

That group worked together and provided three different types of development layout. **Variation-1** 



Variation-2



#### Variation-3



#### 3. Photos



# MINUTES Q3 NO. 53 (BAYANKHOSHUU)

# НҮБ-Хабитат

# Блок уулзалт-ын тэмдэглэл

Тэмдэглэл хө	төлсөн	: Тэмдэ	глэлтэй танилцсан:	<b>Дугаар:</b> Б/16		
<b></b> .Мөнхөө						
Эгноо:		Байрл	ал:	Оролцогчдын тоо:		
		Баянх	ошуу 8-р хороо			
вохион байгу	улагчид	1:				
Ц.Цогзолмаа Нийгмийн ажилтан, НҮБ-Хабитат						
•		і ажилтан, НҮБ-Хаб	итат			
І.Наранбат т	элөвлөг	ч				
,		төлөвлөгч				
•		г төлөвлөгч				
Эролцогчид:						
		рооны иргэд				
/улзалтын зо	•	<b>_</b>		<b>.</b>		
		• • • •	йгууламжийн ойролцо	оо байгаа айлуудыг блок		
өлөвлөлтөн						
•	вчоо:	2 дахь уулзалтууд				
5лок 1-3		2016-05-05	нийт 17 эр 9 эм 8 			
Блок 1-3 Бл	ок 1-1		нийт 23 эр 15 эм			
Блок 1-3		2016-05-14	нийт 16 эр 10 эм			
Блок 1-3 Бл	ок 1-1	2016-05-21	нийт 21 эр 9 эм			
5лок 1-3		2016-05-28	нийт 19 эр 11 эм			
Блок 1-3		2016-06-04	нийт 25 эр 13 эм	M 12		
/улзалтын яв	яц:					
/улзалтыг						
Санал:						
2 дахь уулзал						
		•	авахуулаад дэмжээд х каахан хурдалмаар бай	амтран ажиллаж байгаа ган кио		
лбо мы хеле.	наа. Цаі	хуганааны хувьл я	каахан хүрлалмаар рай	IHA		





# MINUTES Q3 NO. 54 (BAYANKHOSHUU)

## НҮБ-Хабитат

# Блок уулзалт-ын тэмдэглэл

Тэмдэглэл хөтөлсөн:	Тэмдэглэлтэй танилцсан:	<b>Дугаар:</b> Б/16
Д.Мөнхөө		
Огноо:	Байрлал:	Оролцогчдын тоо:
2016-5-24	Баянхошуу 8-р хороо Христийн	
	сүм	
Зохион байгуулагчид:		·
Ц.Цогзолмаа Нийгмийн ажилта	н, НҮБ-Хабитат	
Д.Мөнхөө, Нийгмийн ажилтан,	НҮБ-Хабитат	
Оролцогчид:		
- СХДүүргийн 7, 8, 9, 10, 28-р хо	рооны бизнес эрхлэгчийн зөвлөли	йн дарга нар
Уулзалтын зорилго:		
Бизнес эрхлэгчид судалгааг хэр	охэн бөглөсөн талаархи мэдээлэл	болон хороо бүрээс 5 бизне
эрхлэгч сонгох тухай мэдээлэл х		
Уулзалтын явц:		
Уулзалтыг нийгмийн ажилтан М	Лөнхөө нээж одоогийн байдлаар (	бидэнд 9,10 хорооны судалга
ирсэн байна гэхдээ бөглөлт тө,	дийлөн тодорхой сайн биш байга	а тухай ярилцлаа. Мөн өмнө
уулзалтаар хүснэгт болгоныг тай	йлбарлаж өгсөн тэгтэл бас учир ду	тагдалд их байна. Тэгэхлээр т
	йлбарлаж өгсөн тэгтэл бас учир ду ойлголт өгөөрэй. Мөн бүртгүүлсэг	· · · · ·
бүхэн ойлгоогүй нэгэндээ зөв		н бизнес эрхлэгчээсээ цааши,
бүхэн ойлгоогүй нэгэндээ зөв	ойлголт өгөөрэй. Мөн бүртгүүлсэ	н бизнес эрхлэгчээсээ цааши,
бүхэн ойлгоогүй нэгэндээ зөв сургалтанд хамрагдаж бизнесээ бидэнд өгөх хэрэгтэй байна.	ойлголт өгөөрэй. Мөн бүртгүүлсэ	н бизнес эрхлэгчээсээ цааши 5-н бизнес эрхлэгчдийг сонго
бүхэн ойлгоогүй нэгэндээ зөв сургалтанд хамрагдаж бизнесээ бидэнд өгөх хэрэгтэй байна. Энэхүү сонгогдсон 5 хүний нэг	ойлголт өгөөрэй. Мөн бүртгүүлсэ өөргөжүүлэх сонирхолтой тус бүр	н бизнес эрхлэгчээсээ цааши, 5-н бизнес эрхлэгчдийг сонгог с эрхлэгчдийг дэмжих төслийн
бүхэн ойлгоогүй нэгэндээ зөв сургалтанд хамрагдаж бизнесээ бидэнд өгөх хэрэгтэй байна. Энэхүү сонгогдсон 5 хүний нэг инкубатор төвд бойжино. Үлдс	ойлголт өгөөрэй. Мөн бүртгүүлсэ өөргөжүүлэх сонирхолтой тус бүр нь Азийн сангийн эмэгтэй бизнео	н бизнес эрхлэгчээсээ цааши, 5-н бизнес эрхлэгчдийг сонгог с эрхлэгчдийг дэмжих төслийг үйлдвэрийн төвийн сургалтан,
бүхэн ойлгоогүй нэгэндээ зөв сургалтанд хамрагдаж бизнесээ бидэнд өгөх хэрэгтэй байна. Энэхүү сонгогдсон 5 хүний нэг инкубатор төвд бойжино. Үлдс хамрагдаж цаашид зээл авах нө	ойлголт өгөөрэй. Мөн бүртгүүлсэн ө өргөжүүлэх сонирхолтой тус бүр нь Азийн сангийн эмэгтэй бизнес эн 4 нь нийслэлийн жижиг дунд у	н бизнес эрхлэгчээсээ цааши, 5-н бизнес эрхлэгчдийг сонгог с эрхлэгчдийг дэмжих төслийн үйлдвэрийн төвийн сургалтан, цээллийг хүргэв.

Зураг

### MINUTES Q3 NO. 55 (BAYANKHOSHUU)

#### Дэнжийн 1000 дэд төвд оршин суугч13-14 насны охидтой хийсэн уулзалт НҮБ-ХАБИТАТ, ДОХВА

# Семинар/Уулзалт-ын тэмдэглэл

Ярилцлагыг чиглүүлж, удирдсан Тэмдэглэл хөтөлсөн Ярилцлага хийсэн он сар өдөр Эхэлсэн цаг 12,15 Ж. Мөнх-Эрдэнэ /НҮБ-Хабитат-Нийгмийн ажилтан/
Б. Одзаяа / ДОХВА
2016-6-7
Дууссан цаг 13.45

### Бүлгийн ярилцлагат оролцогчдыг бүртгэх хуудас Дүүрэг, хороо ЧД-ийн 12-р хороо, 57-р сургуулийн хөвгүүд

Бүлгийн төрөл 13-14 насны хөвгүүд

				Өрхийн	Y	үнээс		Өрхөд
Nº	Оролцогчдын нэрс	Нас	Хүйс	ам бүлийн тоо	Хөдөлмөрийн насны хөдөлмөрийн чадвартай	Хүүхэд 3-5 настай	Өндөр настан 60, түүнээс дээш	хөгжлийн бэрхшээлтэй хүн байдаг эсэх /тоог бичих /
1	Мөнхбаатар	14	эр	4	+	-	-	-
2	Дөлгөөн	16	эр	5	2	-	-	-
3	Гантөмөр	13	эр	7	2	-	-	-
4	Төгсхишиг	14	эр	2	1	-	-	-
5	Золбаяр	14	эр	4	2	1	-	-
6	Батбаатар	14	эр	4	2	1	-	-
7	Шинэбаяр	13	эр	4	1	-	-	-
8	Дэлгэрмөрөн	14	эр	6	2	-	-	-
9	Дүүрэнжаргал	15	Эр	7	5	-	-	-
10	Цогт-Эрдэнэ	15	эр	4	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/с онголт
1. Амьдарч,	- Та бүхэн оршин суугаа орчин, сурч буй сургууль, зочиж буй гудамжаа	Бүлэглэх
сурч буй	хэр аюулгүй гэж та боддог вэ?	Эрэмбэлэх
орчин,	- Танай оршин суугаа орчин, сурч буй сургууль, зочиж буй гудамжны	Институтын
гудамжны	юу нь та бүхнийг жаргалтайгаар инээж явахад нөлөөлдөг вэ?	анализ

нөхцөл	- Танай орчин, сургууль, гудамжны юу эсвэл хэн гомдоож бухимдах,	
байдал	уйлах, амьдарч буй орчин нөхцөлөө голоход хүргэдэг вэ? Яагаад?	
	- Та бүхэнд амьдрах орчин, сургууль гудманд ямар нэг аймаар зүйл	
	тохиолдож байсан уу? Тийм бол тэр нь юу байв?	
	- Гудамжны нохой бодит аюул учруулсан тохиолдол бий юу?	
	- Та бүхэн болон охид эмэгтэйчүүд гудамжиндаа шөнө өдөр хэзээ ч	
	хамаагүй дураараа явж чадахуу? Үгүй бол яагаад?	
	- Дурьдагдсан таагүй байдлыг хэрхэн арилгаж, аюул эрсдлийг	
- · · · · · · ·	бууруулж болох вэ?	_
2. Нийтийн	- Хүмүүс гэрээсээ буудал хүртэл хэр хол алхдаг бол?	Бүлэглэх
тээвэр	- Гэрээсээ буудал хүрэх замд айсан, бусдад хөөгдсөн, тусламж ирсэн,	Эрэмбэлэх
Автобус,	гомдож бухимдсан хүнтэй таарч байсан уу? Юунаас болсон байж болох	
Такси	вэ?	
	- Та бүхэн нийтийн тээврээр зорчиж байхдаа ямар нэг аймаар зүйл,	
	эвгүйцмээр юмтай тулгарч байсан уу?	
	- Такси нийтийн тээврээр зорчиж байхдаа үгээр, үйлдлээр, хүрч шүргэх	
	байдлаар эвгүйцэж, бэлгийн халдлагад өртлөө гэх хүнтэй та бүхэн	
	таарч байв уу? Ямар нэг тохиолдол байвал ярьж өгнө үү?	
	- Хүүхдүүд биесээ түлхэх, олон хүн байгааг далимдуулж бие эрхтэнд нь	
	хамаагүй хүрэх шүргэх зэргээр халдлагад өртөх тохиолдол мэдэх үү?	
	- Намайг буудлаас хүн дагаж, гэрт чинь хүргэж өгнө гэх мэтээр шалаад	
	байна, надад туслаач гэх хүн/хүүхэд та бүхэнтэй таарч байсан уу, эсвэл	
	таны эргэн тойрны хүмүүс ийм тохиолдолтой таарсан тухайгаа хэлж	
	байсан уу?	
	- Дурьдагдсан таагүй зүйлсийн аюуулыг хэрхэн бууруулж, зогсоож болох	
	вэ саналаа хэлнэ үү?	
3. Гэр орны	- Хог хаях ачихтай холбоотой хүнрэл бэрхшээлүүд ( <i>Мөн бага насны</i>	Эрэмбэлэх
		•
ажил, хүнд	хүүхэд нийслэлээс тараасан ногоон уутанд халуун үнсээ хийж хөлөө	Бүлэглэх
хөдөлмөр	түлсэн тухай сонсч байсан? Ногоон уутны оронд юу байвал аюулгүй	
эрхлэлт	<i>BЭ</i> ?	
	- Өөр хог ачих зайлуулахтай холбоотой аюул юу вэ?	
	- Хог асгахтай холбоотой аюул эрсдлийг хэрхэн бууруулж, арилгаж	
	болох вэ?)	
	- Ус авах, зөөхтөй холбоотой хүндрэл бэрхшээл ( <i>Жирэмсэн, хөгжлийн</i>	
	бэрхшээлтэй, охид хөвгүүд усаа авч явахад нь тохиолдсон аюул	
	золгүй явдал сонсч байсан уу?	
	- Худгийн эргэн тойронд хэр хөлдөлттэй вэ?	
	- Зарим байршилд худаг нь хэт өндөр газар байрласан, их налуугаас	
	усаа зөөж уруудаж байгаа харагдсан. (ялангуяа Нарантуул захын	
	баруун талын айлууд) Тэдгээр айлын охид, хөвгүүд, настай	
	эмэгтэйчүүд, хөгжлийн бэрхшээлтэй иргэдээс хальтарч унасан, хөл	
	гараа хугалсан тохиолдол сонсч байсан уу?)	
	- Бусад хөдөлмөр. (Мод түлээ хөрөөдөх, хагалах, нүүрс зөөх, гэр орон	
	цэвэрлэх, юм угаах, шал шүүрдэх, угаах, гал түлэх хоол хийх,	
	худалдан авалт хийх төлбөр төлөх, бусад хөдөлмөр эрхлэх	
	(Цалинтай)	
4. Кинотеатр	- Үзвэрийн газраар үйлчлүүлэхэд тулгардаг аюул бэрхшээл байдаг уу?	Бүлэглэл
бусад олон	- Олон хүн байгааг далимдуулсан халдлага тохиолдол мэдэх үү?	Эрэмбэлэх
нийтийн үзвэр	- Узвэр үйлчилгээний газарт эд юмаа хулгайд алдах тохиолдол хэрэг	0000000
	•••••••••••••••••••••••••••••••••••••••	
үйлчилгээний	байдаг вэ?	
эргэн тойрны		
аюулгүй		
байдал:		

5.Нийтийн	Нийтийн бие засах газар хэр ээлтэй вэ, 00-н цаас гэх мэт наад захын	
бие засах	зүйлс тавиастай байдаг уу?	
газар түүний	Аль ч хүйсийн, аль ч насны хүмүүс чөлөөтэй үйлчлүүлж чаддаг уу?	
ээлтэй эсэх:	Эрэгтэй эмэгтэй тусдаа хаалгаар ордог уу?	
	Нийтийн бие засах газрын ойр орчимд халдлага, эрсдэл гардаг уу?	
	Аюул, эрсдлийг бууруулах санал юу байна вэ?	
7.3ахын ойр	Эмэгтэйчүүд, охид үйлчлүүлэхэд хэр тааламжтай байдаг вэ?	
орчмын	Захын ойр орчимд элдэв халдлагад өртсөн, аюулд орсон тохиолдол	
аюулгүй	мэдэх үү?	
байдал:	Хулгай хэр гардаг вэ? Ихэвчлэн аль хүйсийн эсвэл аль насны хүн	
	эрсдэлд өртсөн байдаг бол?	
	Эрүүл мэндэд аюултай хоол хүнс барааны хяналт хэр байгаа бол?	
	Хямд хямдавтар, эрүүл ахуйн шаардлага хангаагүй бараа, хүнсийг хэн	
	гол төлөв авч байгаа анзаарагддаг вэ?	
	Өөр захтай холбоотой аюул эрсдэл юу байж болох вэ?	
	Аюул эрсдлийг бууруулах санал юу байна вэ?	
8.Утас,	Манай охин хүү, залуус утаснаас салахгүй байна гэх бухимдал	
Интернэт,	хүмүүсийн дунд хэр байна вэ?	
Сошиал	Утас, интернэт чат, фэйсбүүкээр танилцаад аюулд өртсөн гэх аливаа	
медиа дахь	тохиолдол эрсдэл сонссон уу?	
аюулгүй	Утас, интернэт чат, фэйсбүүкээр зарлагдсан аливаа өндөр цалинтай	
байдал:	ажлын зараар явж аюул эрсдэлд өртсөн тохиолдол сонсч байсан уу?	
	Утас, интернет чат, фэйсбүүкээр холбогдож бэлгийн мөлжлөг, биеийг	
	нь үнэлэх зорилготой эрсдэлд орсон хэн нэгийн талаар мэдэж сонссон	
	yy?	
	Дээрх төрлийн аюул эрсдлээс хамгаалах, сэргийлэх санал юу байна вэ?	
9. Гэр бүлийн	(Бие махбодийн, сэтгэл санааны, хянаж цагдах, эдийн засгийн,	
хүчирхийлэл	бэлгийн) Асуултаа асуухдаа аль болох хүчирхийлэл, хохирогч гэх мэт	
	үгээс зайлсхийнэ. Харин: Эрүүл мэндээрээ хохирсон, бусдад болон	
	нөхөртөө зодуулсан, хэл амаар доромжлуулснаас болж сэтгэлээр	
	хямарсан, нэгийгээ хянаж цагдаж, утсаар ярих, найз нөхөдтэйгээ	
	уулзахад дургүйцдэг, буруутгадаг, харддаг, бусдад эд юмаа алдсан,	
	хувцасаа уруулж тасдуулсан, аюулаас зугтаж явсан, туслаарай хэмээн	
	гуйсан, гэнэтийн халдлагад өртсөн охид, эмэгтэйчүүд, эмэгтэйчүүдийн	
	биед нь таагүй, эвгүй хүрч шүргэсэн, өдөөн хоргоосон, хувцас эд	
	зүйлийг нь урж байгаа гэх мэт үйлдэлтэй та таарч байсан уу? гэх мэтээр	
	асууна.	
	Хөршүүд тань гэртээ хэр эвтэй найртай байдаг вэ? Аливаа таагүй	
	харилцаа, зодолдох, хэрэлдэх, туслаарай гэх мэт чимээ сонсож байв	
	уу?	
	Танай хөршийн охид эмэгтэйчүүд хэр баяр жаргалтай харагддаг вэ?	
	Танай хөршийнхнөөс хэн нэгэн ялангуяа эхнэр охид нь уйлсан	
	гунигласан явааг харж байсан уу?	
	Та бүхэн гудманд бусдад болон нөхөртөө зодуулсан, хэл амаар	
	доромжлуулснаас болж сэтгэлээр хямарсан хэн нэгтэй таарч байсан	
	уу?	
	уу: Иймэрхүү асуудлыг зохицуулах, хамгаалах арга юу байж болох вэ?	
	្រារពារទទុករមុន ឧបមម្ភភាព៖ ១០ករដែរបាយ។ បាយមានជាមុខ ទាំង ស្រុ កំពុង ស្រុ កំពុង ស្រុ កំពុង ស្រុ កំពុង ស្រុ កំពុង	

#### 1. Амьдарч, сурч буй орчин, гудамжны нөхцөл байдал

Ν	2 Орчин	Аюултай нөхцөл	Хэрэгцээ
1	Сургууль	Сургуулийн орчин	-Багш нар эргүүл хийх
		Согтуу хүүмүүс хичээл тараад явах үед их таардаг ба	их зүгээр юм
		хөөх элдэх, архины мөнгө нэхэх зэрэг	

2	Гудамж	Золбин нохой	-Гэрэлтүүлэг сайн
		Согтуу хүн	тавигдсан
		Үеийн хүүхдүүд архи их уудаг болсон	
		Угаадас их асгадаг	

#### 2. Зам, нийтийн тээвэр

NՉ	Орчин	Аюултай нөхцөл	Хэрэгцээ
1	Автобус, Микро	-Хулгай их	
3	Зам	-Жолооч нар маш хурдтай явдаг, ялангуяа хорооллын дундуур гудамж, замаар - Бага насны жолооны үнэмэлэхгүй хүүхдүүд машин барих нь ихэссэн -Зам хөндлөн гарах хэцүү	Эцэг эхчүүд сургуулийн эргүүл хийдэг болсон нь маш зөв

#### 3. Үйлчилгээний байгууллагууд

N⁰	Орчин	Аюултай нөхцөл	Хэрэгцээ
1	Зах дэлгүүр	-Хүүхдүүдтэй худалдагч нар муухай харьцдаг ба хугацаа дууссан бараа өгдөг -Хулгай их	
2	Кино театр	-Согтуу хүмүүс их байдаг мөнөг нэхдэг	

#### 4. Гэр орны хөдөлмөр

N⁰	Орчин	Аюултай нөхцөл	Хэрэгцээ
2	Хог	-Хогын машин удаж ирдэг	
		-Хогоо гаргахгүй бол хаяад явчихдаг	
		-Хог ачихдаа шидээд асгаад байдаг	
3	Ус авах, түлээ	-Өвөл өгсүүр газар ус түрэх их хэцүү байдаг	- Худгийн ард сагсны шийд
	мод хагалах	-Хэтэрхий хүнд ус зөөх	хийсэн нь маш зөв болсон
		-Ус түгээгч муухай аашилдаг	-Маш сайн усны тэрэгтэй
			байх
4	Цалинтай	-Зам дээр юм зардаг	
	хөдөлмөр		

#### 5. Цахим орчин

N⁰	Орчин	Аюултай нөхцөл	Хэрэгцээ
1	Facebook	-FB-ийг минь хакарддаг (эгч, ах)	



•TAATAV	A KUYATAR.
<ul> <li>JAPUM FJAAM HA FORJATYYNJETDN.</li> <li>JOAGUM HOXOVIE JUTTACAN</li> <li>JBFAH JAMTAU BOACOU</li> <li>4AFAAA HJTJU OPTYYN UX FARAHT.</li> <li>CHPFJYNJU OPFYYN</li> <li>XYAFJU TOXUMUUT.</li> <li>(CATCHNI TANGAÜ)</li> </ul>	- Сотту наральний - Слан харалькуй - Нохой - Нохой - Нохой - Колдүү утарада. Бүлдг согтуучууд - ося ор насныхал Архи ууза. - Дээрэлхан зобдог. Авто замын Услоктосой. - Соттуу Нохоон НАСАНД хүрээтүй хүүүхан нохоо их Баррадат Саолоон нар ухамсаргүй шучс, хаг, Тамга гандаг



Ярилцлагыг чиглүүлж, удирдсан

M. Monx-Spgsns-/SM Dohwa 2016-5-7 Дууссан цаг 1200

ярилцлага хи	йсэн он сар өдөр
	1030
Эхэлсэн цаг	*************************************

#### Бүлгийн ярилцлагат оролцогчдыг бүртгэх хуудас

Дүүрэг, хороо Бүлгийн төрөл

Тэмдэглэл хөтөлсөн

лийн ярилцлага ундог Мр херее 13-14 пасни ховгундатой хийст вулгийн уулдагий

		Hac		Өрхийн	Y	үнээс		
N₽	Оролцогчдын нэрс		Хүйс	ам бүлийн тоо	Хөдөлмөрийн насны хөдөлмөрийн чадвартай	Хүүхэд 0-5 настай	Өндөр настан 60, түүнээс дээш	Өрхөд хөгжлийн бэрхшээлтэй хүн байдаг эсэх /тоог бичих /
1	Moren Sacman	14	92	4	V	X	X	0
2.	Darwoon	16	00	5	X	×	X	Õ
3	Janmour	13	3n	7	J	X	×.	.0
4)	Morenun	114	30	2	1	×	X	0
51	have	14	90	4	2	1	X	6
SD.	Barbaaraa	214	30	H	2	1	X	0
7	1 Uluno Jago		30	4	1	X	X	Ø
8	Daugwerter	14	op	6	.2	×	X	0
9.	6. Dygern angrey	15	310	7	5	à.	×	ð
0	Wort 30000	15	30	4	1	X	X	D
-	10	19-01	1.6	-	1. 1. 1. 1. N.			
								1

### MINUTES Q3 NO. 56 (BAYANKHOSHUU)

# Дэнжийн 1000 дэд төвд оршин суугч13-14 насны охидтой хийсэн уулзалт НҮБ-ХАБИТАТ, ДОХВА

Семинар/Уулзалт-ын тэмдэглэл

Ярилцлагыг чиглүүлж, удирдсан ажилтан/ Тэмдэглэл хөтөлсөн Ярилцлага хийсэн он сар өдөр Эхэлсэн цаг 12,15 Ц. Цогзолмаа, Д. Мөнхөө /НҮБ-Хабитат-Нийгмийн

Б. Алтанчимэг / Жендэр, нийгмийн ажилтан 2016-6-7 Дууссан цаг 13.45

#### Бүлгийн ярилцлагат оролцогчдыг бүртгэх хуудас

Дүүрэг, хороо ЧД-ийн 12-р хороо, 57-р сургуулийн охид Бүлгийн төрөл **13-14 насны охид** 

		Өрхийн Үүнээс					Өрхөд	
Nº	Оролцогчдын нэрс	Нас	Хүйс	ам бүлийн тоо	Хөдөлмөрийн насны хөдөлмөрийн чадвартай	Хүүхэд 3-5 настай	Өндөр настан 60, түүнээс дээш	хөгжлийн бэрхшээлтэй хүн байдаг эсэх /тоог бичих /
1	Х. Бадамлянхуа	14	ЭМ	6	4	-	-	-
2	3.	14	ЭМ	7	4	2	-	-
3	Б. Хулан	14	ЭМ	3	2	-	-	-
4	Г. Анун	14	ЭМ	6	3	1	-	-
5	Н. Бадамзул	13	ЭМ	8	2	-	2	-
6	П. халиунзул	14	ЭМ	8	2	2	1	-
7	Халиун	14	ЭМ	5	2	1	-	-
8	Б. Мөнхчимэг	13	ЭМ	5	2	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/сонгол т
1. Амьдарч, сурч буй орчин, гудамжны нөхцөл байдал	<ul> <li>Та бүхэн оршин суугаа орчин, сурч буй сургууль, зочиж буй гудамжаа хэр аюулгүй гэж та боддог вэ?</li> <li>Танай оршин суугаа орчин, сурч буй сургууль, зочиж буй гудамжны юу нь та бүхнийг жаргалтайгаар инээж явахад нөлөөлдөг вэ?</li> <li>Танай орчин, сургууль, гудамжны юу эсвэл хэн гомдоож бухимдах, уйлах, амьдарч буй орчин нөхцөлөө голоход хүргэдэг вэ? Яагаад?</li> <li>Та бүхэнд амьдрах орчин, сургууль гудманд ямар нэг аймаар зүйл тохиолдож байсан уу? Тийм бол тэр нь юу байв?</li> </ul>	Бүлэглэх Эрэмбэлэх Институтын анализ

нийтийн		
бусад олон	бэрхшээл байдаг уу?	Эрэмбэлэх
4. Кинотеатр	- Үзвэрийн газраар үйлчлүүлэхэд тулгардаг аюул	Бүлэглэл
	төлөх, бусад хөдөлмөр эрхлэх (Цалинтай)	
	гал түлэх хоол хийх, худалдан авалт хийх төлбөр	
	зөөх, гэр орон цэвэрлэх, юм угаах, шал шүүрдэх, угаах,	
	- Бусад хөдөлмөр. (Мод түлээ хөрөөдөх, хагалах, нүүрс	
	гараа хугалсан тохиолдол сонсч байсан уу?)	
	хөгжлийн бэрхшээлтэй иргэдээс хальтарч унасан, хөл	
	(ялангуяа Нарантуул захын баруун талын айлууд) Тэдгээр айлын охид, хөвгүүд, настай эмэгтэйчүүд,	
	их налуугаас усаа зөөж уруудаж байгаа харагдсан.	
	- Зарим байршилд худаг нь хэт өндөр газар байрласан,	
	- Худгийн эргэн тойронд хэр хөлдөлттэй вэ?	
	авч явахад нь тохиолдсон аюул золгүй явдал сонсч байсан уу?	
	Жирэмсэн, хөгжлийн бэрхшээлтэй, охид хөвгүүд усаа	
	- Ус авах, зөөхтөй холбоотой хүндрэл бэрхшээл (	
	бууруулж, арилгаж болох вэ?)	
	- Хог асгахтай холбоотой аюул эрсдлийг хэрхэн	
SPACIONI -	- Өөр хог ачих зайлуулахтай холбоотой аюул юу вэ?	
хөдөлмөр эрхлэлт	уутано халуун үнсээ хийж хөлөө түлсэн тухий сонсч байсан? Ногоон уутны оронд юу байвал аюулгүй вэ?	
ажил, хүнд хөдөлмөр	мөн бага насны хүүхэо ниислэлээс тараасан ногоон уутанд халуун үнсээ хийж хөлөө түлсэн тухай сонсч	DINJINJA
3.Гэр орны	- Хог хаях ачихтай холбоотой хүнрэл бэрхшээлүүд ( Мөн бага насны хүүхэд нийслэлээс тараасан ногоон	Эрэмбэлэх Бүлэглэх
2 Fan anur	бууруулж, зогсоож болох вэ саналаа хэлнэ үү?	Эрэмбалах
	- Дурьдагдсан таагүй зүйлсийн аюуулыг хэрхэн	
	тухайгаа хэлж байсан уу?	
	эргэн тойрны хүмүүс ийм тохиолдолтой таарсан	
	хүн/хүүхэд та бүхэнтэй таарч байсан уу, эсвэл таны	
	гэх мэтээр шалаад байна, надад туслаач гэх	
	- Намайг буудлаас хүн дагаж, гэрт чинь хүргэж өгнө	
	зэргээр халдлагад өртөх тохиолдол мэдэх үү?	
	далимдуулж бие эрхтэнд нь хамаагүй хүрэх шүргэх	
	- Хүүхдүүд биесээ түлхэх, олон хүн байгааг	
	Ямар нэг тохиолдол байвал ярьж өгнө үү?	
	үйлдлээр, хүрч шүргэх байдлаар эвгүйцэж, бэлгийн халдлагад өртлөө гэх хүнтэй та бүхэн таарч байв уу?	
	- такси ниитийн тээврээр зорчиж байхдаа үгээр, үйлдлээр, хүрч шүргэх байдлаар эвгүйцэж, бэлгийн	
	уу? - Такси нийтийн тээврээр зорчиж байхдаа үгээр,	
	нэг аймаар зүйл, эвгүйцмээр юмтай тулгарч байсан wv?	
	- Та бүхэн нийтийн тээврээр зорчиж байхдаа ямар нэг аймаар зүйд эвгүйцмээр юмтай тудгарч байсан	
Такси	байсан уу? Юунаас болсон байж болох вэ? Та буусун үүүйтүүү таарраар аррууус байунаа дуар	
Автобус,	тусламж ирсэн, гомдож бухимдсан хүнтэй таарч байсан му? Юшаас болсон байж болох ра?	
тээвэр	- Гэрээсээ буудал хүрэх замд айсан, бусдад хөөгдсөн, тусламу ирсан, гомлоу бууимлсан унитай таари	Эрэмбэлэх
2. Нийтийн	- Хүмүүс гэрээсээ буудал хүртэл хэр хол алхдаг бол?	Бүлэглэх Эрэмбэлэх
	эрсдлийг бууруулж болох вэ?	
	- Дурьдагдсан таагүй байдлыг хэрхэн арилгаж, аюул	
	Үгүй бол яагаад?	
	шөнө өдөр хэзээ ч хамаагүй дураараа явж чадахуу?	
	- Та бүхэн болон охид эмэгтэйчүүд гудамжиндаа	
	- Гудамжны нохой бодит аюул учруулсан тохиолдол бий юу?	

Vapan	
үзвэр үй лин проони	- Олон хүн байгааг далимдуулсан халдлага
үйлчилгээни й эргэч	тохиолдол мэдэх үү? - Үзвэр үйлчилгээний газарт эд юмаа хулгайд алдах
й эргэн тойрны	- тэвэр үйлчилгээний газарт эд юмаа хулгайд алдах тохиолдол хэрэг байдаг вэ?
аюулгүй	Тохиолдол хэрэг байдаг вэ:
аюулгүн байдал:	
5.Нийтийн	Нийтийн бие засах газар хэр ээлтэй вэ, 00-н цаас гэх
бие засах	мэт наад захын зүйлс тавиастай байдаг уу?
газар түүний	Аль ч хүйсийн, аль ч насны хүмүүс чөлөөтэй
ээлтэй эсэх:	үйлчлүүлж чаддаг уу?
55711511 SC5A	Эрэгтэй эмэгтэй тусдаа хаалгаар ордог уу?
	Нийтийн бие засах газрын ойр орчимд халдлага,
	эрсдэл гардаг уу?
	Аюул, эрсдлийг бууруулах санал юу байна вэ?
7.3ахын ойр	Эмэгтэйчүүд, охид үйлчлүүлэхэд хэр тааламжтай
орчмын	байдаг вэ?
аюулгүй	Захын ойр орчимд элдэв халдлагад өртсөн, аюулд
байдал:	орсон тохиолдол мэдэх үү?
	Хулгай хэр гардаг вэ? Ихэвчлэн аль хүйсийн эсвэл
	аль насны хүн эрсдэлд өртсөн байдаг бол?
	Эрүүл мэндэд аюултай хоол хүнс барааны хяналт хэр
	байгаа бол?
	Хямд хямдавтар, эрүүл ахуйн шаардлага хангаагүй
	бараа, хүнсийг хэн гол төлөв авч байгаа
	анзаарагддаг вэ?
	Өөр захтай холбоотой аюул эрсдэл юу байж болох
	вэ?
0. V	Аюул эрсдлийг бууруулах санал юу байна вэ?
8.Утас,	Манай охин хүү, залуус утаснаас салахгүй байна гэх
Интернэт, Сошиал	бухимдал хүмүүсийн дунд хэр байна вэ? Утас, интернэт чат, фэйсбүүкээр танилцаад аюулд
медиа дахь	өртсөн гэх аливаа тохиолдол эрсдэл сонссон уу?
медиа дахь аюулгүй	Утас, интернэт чат, фэйсбүүкээр зарлагдсан аливаа
байдал:	өндөр цалинтай ажлын зараар явж аюул эрсдэлд
ounquin	өртсөн тохиолдол сонсч байсан уу?
	Утас, интернет чат, фэйсбүүкээр холбогдож бэлгийн
	мөлжлөг, биеийг нь үнэлэх зорилготой эрсдэлд
	орсон хэн нэгийн талаар мэдэж сонссон уу?
	Дээрх төрлийн аюул эрсдлээс хамгаалах, сэргийлэх
	санал юу байна вэ?
9. Гэр	<b>(</b> Бие махбодийн, сэтгэл санааны, хянаж цагдах,
бүлийн	эдийн засгийн, бэлгийн) Асуултаа асуухдаа аль
хүчирхийлэл	болох хүчирхийлэл, хохирогч гэх мэт үгээс
	зайлсхийнэ. Харин: Эрүүл мэндээрээ хохирсон,
	бусдад болон нөхөртөө зодуулсан, хэл амаар
	доромжлуулснаас болж сэтгэлээр хямарсан,
	нэгийгээ хянаж цагдаж, утсаар ярих, найз
	нөхөдтэйгээ уулзахад дургүйцдэг, буруутгадаг,
	харддаг, бусдад эд юмаа алдсан, хувцасаа уруулж
	тасдуулсан, аюулаас зугтаж явсан, туслаарай хэмээн
	гуйсан, гэнэтийн халдлагад өртсөн охид,
	эмэгтэйчүүд, эмэгтэйчүүдийн биед нь таагүй, эвгүй

U U	
хүрч шүргэсэн, өдөөн хоргоосон, хувцас эд зүйлийг	
нь урж байгаа гэх мэт үйлдэлтэй та таарч байсан уу?	
гэх мэтээр асууна.	
Хөршүүд тань гэртээ хэр эвтэй найртай байдаг вэ?	
Аливаа таагүй харилцаа, зодолдох, хэрэлдэх,	
туслаарай гэх мэт чимээ сонсож байв уу?	
Танай хөршийн охид эмэгтэйчүүд хэр баяр	
жаргалтай харагддаг вэ?	
Танай хөршийнхнөөс хэн нэгэн ялангуяа эхнэр охид	
нь уйлсан гунигласан явааг харж байсан уу?	
Та бүхэн гудманд бусдад болон нөхөртөө зодуулсан,	
хэл амаар доромжлуулснаас болж сэтгэлээр	
хямарсан хэн нэгтэй таарч байсан уу?	
Иймэрхүү асуудлыг зохицуулах, хамгаалах арга юу	
байж болох вэ?	

# 6. Амьдарч, сурч буй орчин, гудамжны нөхцөл байдал

N⁰	Орчин	Аюултай нөхцөл	Хэрэгцээ
1	Сургууль	Сургуулийн ОО маш цөөн бөгөөд дотроосоо түгжээ	-00-ийн тоог
		үгүй	олшруулах, байнга
		Эмэгтэй ОО ийг тогтмол түгжээд онгойлгодоггүй	ажиллагаатай цэвэр
		ОО-ийн ус татагддаггүй, цэвэрлэгч нар	байлгах
		ОО уруу явах гэхээр их дургүй маш муухай харьцдаг	-Сургуулийн хоолны
		бөгөөд сургуулийн ОО маш хол ганц буланд л байдаг	газар ариун цэвэр
		Хүүхдүүдээс мөнгө цуглуулах ажил их бөгөөд энэ нь	сайн сахих
		амьдралын боломжгүй хүүхдүүдэд их дарамт болдог	-Сургууль
		Сургуулийн цайны газар бохир бөгөөд аяга тавгаа маш	хүүхдүүдээс мөнгө
		муу угаадаг, хоол ундны амт маш муу бөгөөд үнэ ихтэй	авах ажлыг болих
		байдаг	-Камержуулалт сайн
		Сургуулийн ажилчдын харьцаа их муу	хийх
2	Гудамж	Золбин нохой маш их	-Золбин нохойг
		Согтуу хүн их айлгадаг	устгах
		Орой үдэш харанхуй байдаг тул өнхөрч унах, хувцсаа	-Айлууд нохойгоо
		урах гутал тэсэхгүй байх, хүүхдүүд чулуу шидэж	сайн уяж байх
		тоглох нь тэнэсэн чулуунд оногдох зэрэг аюултай	
		явдалууд байнга тохиолдоно	
		Хог угаадас их асгаж хаядаг	
		Халтир гаа их	

# 7. Зам, нийтийн тээвэр

N⁰	Орчин	Аюултай нөхцөл	Хэрэгцээ	
1	Автобус,	Автобусанд янз бүрийн хүн өдөж хоргоох,		
	Микро	хулгайд юмаа алдах, хөл дээр гишгэх,		
		микро автобус хэт олноор шахаж суулгах,		
		огцом тоормослох явдал их гардаг. гм.		
2	Такси	Такси-гаар зорчих үед машинд оронгуут		
		хаалгаа түгжих, илүү мөнгө авах, холуур		
		тойрч явах		
3	Зам	-Эвдэрхий зам үүнээс болж их донслох		
		-Дуу чимээ их		
		-Замын голын хаалт хэтэрхий хол		
	Гарц	-Гэрлэн дохио хэтэрхий хурдан асах		
		-Ногоон гэрэл ассан үед зарим машин маш		
		хурдан явах		

-Гэрлэн дохионы дээр машин эргэдэг	
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### 8. Үйлчилгээний байгууллагууд

N⁰	Орчин	Аюултай нөхцөл	Хэрэгцээ
1	Зах дэлгүүр	-Хулгай дээрэм их	
		-Юмны үнэ хэт өндөр, хүүхдүүдэд илүү	
		үнээр өгдөг	
		Хүүхдүүдтэй худалдагч нар муухай	
		харьцдаг бай хугацаа дууссан бараа өгдөг	
		-Зах дэлгүүрийн орчин бохир	
2	Кино театр	-Суудлын араас түлхэх	
		-Суудал булааж суух	
		-Зарим эцэх эхчүүд жижиг хүүхдүүдээр	
		мөнгө гуйлгах	
3	Банк	-Очер их	
		-Том хүмүүс карт, дугаар булаах	
		-Нууц дугаар харах	
		-Хэт шахаж зогсох	
4	Цайны газар	-Аяга халбаганы ариун цэвэр маш муу	
		-Кетчуп дотор ус хийх	
		-Аяга таваг нь эмтэрхий	
		-Угаалгын бодис амтагддаг	
5	Эмнэлэг	-Харьцаа муу	
		Өрхийн эмнэлэг цайны цагаа хэтрүүлдэг	
		-Буруу онош тавьдаг	

#### 9. Гэр орны хөдөлмөр

N⁰	Орчин	Аюултай нөхцөл	Хэрэгцээ
1	Хоол унд,	-Том юм угаах	
	цэвэрлэгээ	-Хоол хийх үед түлэгдэх	
		-Гэрийн ажлаас болж зодуулах	
		-Хичээл хийх цаг багасах	
		-Баяр ёслолын үер хэт их ажил хийх	
		-Баяраар айлд очоод бас зарагдах	
2	Хог	-Хог хаях, машинд ачих	
		-Халуун үнс авах	
3	Ус авах, түлээ	-Усанд явж байгаад халтирч унах	
	мод хагалах	-Хэтэрхий хүнд ус зөөх	
		-Ус авч байгаад хувцасаа муухай болгох	
		-Хүүхдүүдээс ичих	
4	Цалинтай	-Хамаатныхаа хүүхдийг харах, гэр орныг	
	хөдөлмөр	нь цэвэрлэх тохиолдолд загнах явдал их	
		гардаг	
		-лангуун дээр ям зарах	

#### 10. Цахим орчин

N⁰	Орчин	Аюултай нөхцөл	Хэрэгцээ			
1	Facebook	-Танилцах хүсэлт ирдэг				
		-Янз бүрийн зураг илгээх				
		-Янз бүрийн мессэж илгээх мөн найзын FB				
		ээр бичих зэрэг асуудал гардаг.				
2	Утас	-Танилцах хүсэлт мөн их ирдэг				
		-Янз бүрийн мессеж ирэх				
		-Эцэг эх хамаатан садангууд утсаар				
		дарамтлах, хэт их хянах явдал гардаг				

3	Бусад	-Цахим ертөнцөөр нэр хүндийг нь унагаах	
		асуудал ч үе үе гардаг. Ийм явдлаас болж	
		нэг охин амиа хорлохыг завдсан явдал	
		гарсан	

#### 11. Гэр бүлийн дарамт

N⁰	Орчин	Аюултай нөхцөл	Хэрэгцээ
1	Хойд эцэг эх	-Хойд эцэг эх дарамтлах	
		-Өөрөөсөө ахадсан ажил хийдэг	
		-Охидыг дарамталж хүчирхийлэх	
		Санхүүгийн дарамтанд байлгах,	
		-Эрүүл мэндийг нь үл хайхрах	
		-Хоол ундыг нь хорих зэрэг дарамтууд	
		байдаг.	
2	Хамаатан	- Хамаатан садангууд дарамтлах	
	садан	-Хүүхдээ харуулах, загнах, зодох зэрэг	
		-Гэрийн ажлаа хийлгах	
3	Эцэг эх, ах эгч	-Санхүүгийн дарамтанд байлгах	
		-Хэт их хорьж цагдах	
		-Найз нөхөдтэй нь уулзуулахгүй байх	
4	Архичин эцэг	-Агсан тавих зодох	
	ЭХ	-Байнгын айдастай байх	
		-Нойргүй хонох	
		-Хичээлдээ явж чадахгүй байх	
		-Хүүхдүүдээс ичих	
5	Гадны хүн	-Зарим нэг сайн танихгүй ба эцэг эхийн	
	эцэг эхийн	найз нар өдөх	
	найз	-Дэлгүүр рүү архи тамхинд явуулах	





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Ярилцлагыг чиглүүлж, үдирдсан

Тэмдэглэл хөтөлсөн

Ярилцлага хийсэн он сар өдөр Эхэлсэн цаг <u>1039</u> .....

18. 1807 gos una /UNHabitat B. Juitu war / Ach wa 2016.06.07. Дууссан цаг

Бүлгийн ярилцлагат оролцогчдыг бүртгэх хуудас

Дүүрэг, хороо Бүлгийн төрөл

Ишигалтат. 11,12-р хороо Охидни булгал Арилигога (18-14и)

	Оролцогчдын нэрс	Hac Xyi	1	Өрхийн ам бүлийн тоо	Үүнээс			See. Sec. and
Nº			Хүйс		Хөдөлмөрийн насны хөдөлмөрийн чадвартай	Хүүхэд 0-5 настай	Өндөр настан 60, түүнээс дээш	Өрхөд хөгжлийн бэрхшээлтэй хүн байдаг эсэх /тоог бичих /
1	T. Bagen 19404	14	344	G	4	1	10	
2	g. Jonaromo	14	844	7	4	2	3	7
3	S. Xysan	14	9.41	3	2	+	-	
4	I. Anyn	14	dust	6.	3	1	1	-
5	N. Jayanyy	13	hu	P	d	.0	A	1
6	T. Lawyngye	14	au	8.	2	2	1	10
7	Xacmys	14	au	4	2	0	0	-
8	B. Monarum	13	au	5	2.	1.	0	122
					(All			
-	ite services in	-	-	area la	the second	1		
					-		-	

# MINUTES Q3 NO. 43 (DENJIIN MARKET)

# Хороодтой танилцах уулзалт

### НҮБ-Хабитат

Семинар/Уулзалт-ын тэмдэглэл					
Тэмдэглэл хөтөлсөн:	Тэмдэглэлтэй танилцсан:	<b>Дугаар:</b> Дд1/16			
Н.Золзаяа					
Огноо:	Байрлал:	Оролцогчдын тоо: 7			
2016.04.01	СБД-ийн 15, 16, 17, 18 хороо	Үүнээс:			
		Эр: 2 Эм:5			
Зохион байгуулагчид:					
- Н.Золзаяа, Нийгмийн ажилт					
- Б.Алтанчимэг, Нийгмийн хам	маалал жендэрийн мэргэжилтэн, До	ХВа			
Оролцогчид:					
	юрооны засаг дарга, хорооны ажилт	нууд			
Хөтөлбөр:					
-Төслийн талаар товч танилцу	улга хийх				
-Хороодоос мэдээлэл авах	-				
	лох семинар болохыг танилцуулах				
Семинар/Уулзалтын зорилго					
	шин суугчдын хэрэгцээ бэрхшээлийг	тодорхоилох семинарын тов			
гаргах <b>Явц:</b>					
газар тэр чигтээ орсон байна. давхар 2 байр барихаар төлөө барилгын ажил зогссон байга. Зарим айлууд нь газраа чөлөө <b>H.Золзаяа:</b> Бид дахин төлөвлө бэрхшээл тодорхойлох семин <b>H.Мөнх сахиа:</b> Урьдчилан цаг энэ төсөлтэй хамтарч ажиллан гэж байгаагаа тодорхой ярих х <b>Хороо-16</b>	хамрах хүрээнд Улаанбаатар хотын 5 давхар 2 байрны угсралт явагдсан влөсөн. Гүйцэтгэгч нь "Цэлмэг Ази" гэ а. Тэгээд нэг жил хугацаа алдснаас бо элөөд нүүсэн байгаа. Түрээсийн байр элтийн газрыг тодруулая. Төслийн х ар хийх ёстой юм. Танай иргэний тан аа мэдэгдчихвэл бид заал танхимаа на уу гэсэн бичигтэй ирэх хэрэгтэй. Ян хэрэгтэй.	н. 58-р сургуулийн хажууд 9 эдэг компани байгаа. Одоо олж иргэдийн итгэл алдарсан. аар л амьдарч байгаа байх. үрээнд иргэдийн хэрэгцээ эхим боломжтой юу? зохицуулна. Гэхдээ дүүргээс			
Л.Оюунчимэг: Манай хороо т					

**Д.Даваацэцэг:** Орон нутгийн хөгжлийн сангийн хөрөнгөөр гудамжуудаар хайрган зам тавьсан. Япон цэргийн оршуулгын газарт Өвсний үндэс төслөөр Цэцэрлэгт хүрээлэн, Байгалийн музей баригдахаар болсон. АДРА байгууллагын ногооны төсөл хэрэгжиж байгаа. Солонгосын халамжийн байгууллагаас Нийслэлийн Өмчийн Харилцааны Газраар дамжуулан 4 айлд гэр олгосон, 1 айлын байрыг зассан, 159-р цэцэрлэгийн гадна пасадны ажил хийсэн байгаа. Дэлхийн Зөнгийн хүүхдийн хоол тэжээлийн төсөл байгаа. Дамбын хийд дотор 3000 мод тарьсан. **Хороо-18** 

**Төмөрбаатар:** Манай хороо төслийн талбарт орж байгаа бол сайн хэрэг байна. Яг тэр Дамбын хийдийн орчимд манай 1-р хэсгийн ганцхан гудамж байдаг. Тэнд цөөхөн айл өрхүүд байгаа, ихэнх нь Аж ахуйн нэгж байгаа. Сургалт семинарынхаа товыг гарахаар утсаар хэлчих. Тэгээд бид цөөхөн ч гэсэн иргэдээ оролцуулья.

#### Дүгнэлт/Шийдвэр:

- 16-р хорооны хувьд 4 сарын 15-наас хойш иргэдээ семинарт оролцуулах боломжтой. Иймд 15-наас хойш эргэж ярьж байж семинар хийх байр, өдрөө тогтохоор боллоо.

- Семинар хийх өдөр байраа тогтчихоод бусад хороонуудад мэдэгдэх.
- Дүүрэгт албан ёсоор мэдэгдэх шаардлагатай.

#### Хавсралт:

Хороодын ерөнхий мэдээлэл							
	Хороод Хүн амын тоо Өрхийн тоо Хэсгийн тоо						
1	СБД-ийн 15-р хороо	6450	1685	9			
2	СБД-ийн 16-р хороо	11840	3690	15			
3	СБД-ийн 17-р хороо	7800	1800	9			
4	СБД-ийн 18-р хороо	9600	2370	11			

#### Зураг:



СБД-ийн 15-р хорооны Иргэний танхимын зохион байгуулагч Мөнхсахиа.

# Уулзалт-2



СБД-ийн 16-р хорооны дарга Л.Оюунчимаг, Хэсгийн ахлагч нар **Уулзалт-3**


СБД-ийн 17-р хорооны дарга Д.Даваацэцэг.

Уулзалт-4



СБД-ийн 18-р хорооны дарга Төмөрбаатар.

## MINUTES Q3 NO. 46 (DENJIIN MARKET)

## "Орчны тохижилт дэд бүтцийн асуудлаар иргэдийн хэрэгцээ болон бэрхшээлийг тодорхойлох" семинар НҮБ-Хабитат/Төсөл-2/

	Cer	минар/Уулзалт-ын	і тэмдэгл	ЛЭЛ
	цэглэл хөтөлсөн:		<b>Дугаар:</b> Дд2/16	
	лзаяа	Foŭnzozi		
Огно 2016	.04.14	Байрлал: СБД-ийн 17-р хороо, Иргэн		<b>Оролцогчдын тоо:</b> 96 Үүнээс:
2010		танхим		Эр: 47 Эм:49
- Н.Зо - Ж.М -Б.Ал	<b>он байгуулагчид:</b> олзаяа, Нийгмийн ажилтан, Лөнхэрдэнэ, Нийгмийн ажил ітанчимэг, Ядуурал, жендэрі	тан, НҮБ-Хабитат		
- СБД -Хэсг	<b>цогчид:</b> lүүргийн 16, 17, 18-р хороод ийн ахлагч нар <b>лбөр:</b>	ын төслийн хүрээнд орсон	хэсгийн ирг	тэд
NՉ	Сэд	ЭВ	Хугацаа	Хэн хариуцах
1	Семинарын нээлт, семинар танилцуулах	эын зорилгыг	10.00-10.2	20 Н.Золзаяа
2	Төслийн танилцуулга, хамр	ах хүрээ	10.20-10.5	50 Лим Донг Вон/Дохва
3	Дэд төв байгуулах төслийн төслийн явц	і үйл ажиллагаа болон	10.50-11.2	20 Н.Золзаяа
	Цайны завсарлага		11.20-11.5	50
4	Иргэдийн оролцоо, зохион	байгуулалтын тухай	11.50-12.3	30 Н.Золзаяа
5	Хэрэгцээ болон бэрхшээли ажил/	йг тодорхойлох/багийн	12.30-13.1	10 Нийт оролцогчид
6	Хэрэгцээ бэрхшээлийг ач хо	олбогдлоор нь эрэмбэлэх	13.10-13.4	10 Нийт оролцогчид
	Өдрийн хоол		13.40-14.3	30
7	Эрэмбэлсэн хэрэгцээ болон танилцуулах/Баг багаараа/		14.30-15.1	10 Багуудын төлөөлөл
8	Хөгжлийн төслүүдэд хамаа асуудлууд	рах ядуурал жендэрийн	15.10-15.3	Б.Алтанчимэг 30 /Ядуурал жендэрийн мэргэжилтэн/
9	Ярилцлага, асуулт хариулт		15.30-16.0	00 Н.Наранбат Н.Золзаяа
				п.золзаяа

### Семинар/Уулзалтын зорилго:

Төслийн үйл ажиллагааг танилцуулах, дэд бүтэц орчны тохижилтын асуудлаар оршин суугчдын хэрэгцээг тодорхойлох, эрэмбэлэх

#### Явц:

1. НҮБ-Хабитат байгууллагын төслийн ажилтан Н.Золзаяа семинарыг нээж, семинарын зорилго болон хөтөлбөрийг танилцууллаа. Мөн Дамбадаржаа талбар нь дараагийн шатны буюу төсөл 2-ийн хүрээнд хийгдэх дэд төвүүдэд багтан сонгогдож, төслийн ТЭЗҮ боловсруулах ажил эхэлж байгааг мэдэгдлээ. Төсөл 1-ийн хүрээнд Баянхошуу болон Сэлбэ дэд төв байгуулагдаж байгаа болон төсөл батлагдаж үйл ажиллагаа эхлэх хүртэл тодорхой хэмжээний хугацаа шаардлагатай болох, Азийн Хөгжлийн Банкны болон МУ-ын Засгийн Газрын ямар ямар үе шатуудыг дамждаг болохыг тус тус урьдчилан анхааруулж тайлбарлалаа.

2. Төсөл 2-ийн хүрээнд сонгогдож байгаа дэд төвүүдийн эхний ерөнхий төлөвлөлтийг хийж байгаа Дохва компанийн Хот төлөвлөгч Лим Донг Вон урьдчилсан байдлаар дэд төвийн хамрах хүрээ болон Дамбадаржаа дэд төвийг аялал жуулчлал ногоон бүс бүхий коридор болгохоор төлөвлөж байгаа тухай танилцууллаа. Тэр Дамбадаржааг Улаанбаатар хотын хойд талын хаалга болох юм гэдгийг онцоллоо.

3. Дохва компанийн Ядуурал жендэрийн мэргэжилтэн Б.Алтанчимэг " Хөгжлийн төслүүдэд хамаарах ядуурал жендэрийн асуудлууд" сэдвээр мэдээлэл хийлээ. Тухайн газар нутаг төслийн талбараар сонгогдож, иргэд төслийн үйл ажиллагаанд оролцсоноор төслийн дараа төсөл хэрэгжихээс өмнөх байдлаас амьдрал ахуй нь доордох ёсгүйг энэхүү мэдээллээр хэлж санууллаа. Мөн бүтээн байгуулалтын төсөл хөтөлбөрүүд дээр АХБ-ны зүгээс баримталдаг зарчмыг тодорхой жишээн дээр тайлбарлалаа.

#### Оролцоо

- Иргэдэд нээлттэй мэдээлэх
- Иргэдийн бодит хэрэгцээнд тулгуурлах
- Орон нутгийн иргэдийн дуу хоолойг сонсох

### ИРГЭДИЙН ОРОЛЦООГ БҮХИЙ Л ТҮВШИНД БИЙ БОЛГОХ

#### Хөгжлийн төсөл үр дүнтэй хэрэгжихэд иргэдээс хамаарах хүчин зүйл

- Ажилтай орлоготой болох боломж, орон нутгийн нөөц хэрэгцээг өөрсдөө тодорхойлох
- Ажил эрхэлж чадахгүй шалтгаануудаа нэрлэх
- Ямар дэмжлэгт орчин байж болох талаар нэрлэх
- Мэдээллийг цаг алдалгүй авах боломжтой суваг юу болохоо тодорхойлох

4. Нийт оролцогчид багт хуваагдаж, баг багаараа амьдарч байгаа орчинтойгоо холбоотой дэд бүтцийн асуудлаар хэрэгцээ болон бэрхшээлтэй асуудлаа тодорхойлж бичлээ. Багийн ажлын явцад иргэд өөр хоорондоо идэвхитэй ярилцаж хэлэлцэж байгаа нь орчны тохижилт, дэд бүтцийн асуудалдаа их анхаарал тавьдаг нь анзаарагдаж байлаа. Баг бүрээс төлөөлөгч сонгогдож багийнхаа тодорхойлсон хэрэгцээ болон бэрхшээлийг бусдадаа танилцууллаа. 5. Оролцогчид тодорхойлсон нийт хэрэгцээ болон бэрхшээлтэй асуудлаа Инженерийн болон

Нийгмийн дэд бүтэц гэж хоёр ангилан ач холбогдлоор нь эрэмбэллээ. Ингэж эрэмбэлэхэд Инженерийн дэд бүтцийн асуудлууд дээр Цэвэр бохир усны болон дулааны нэгдсэн шугам сүлжээ, Төвлөрсөн халаалт, Амины орон сууц гэсэн асуудлууд эхний 3-т эрэмбэлэгдлээ.

VODAL TO	217 UPOH C7714101 AJ7AAA ***
IETO BAM CYATROD	22. Canga TOALIHZIOXXXXX
HOROCHI GRAVITYY/AMX	23. HUNTUNH BIE BUGAX · E
ANTEN (2-367 BOXUP)	24. CNOPT 40140100
ABLAH XVHINI JAM	2.5 AMNHU OPDHCX4
and antomoral (instrum)	26. HAPHEN 3AU (XAMATT) ***
in thuro	A XYXAMAH TOTATOMAH

Нийгмийн дэд бүтцийн асуудлаар Газрын үнэлгээг зөв тогтоох, Ажлын байрыг нэмэгдүүлэх, Сэлбэ голын ай савыг хамгаалах тохижилтын ажил гэсэн асуудлууд эхний 3-т эрэмбэлэгдлээ.



Үүнээс харахад айл өрхүүдийн газар, өмч хөрөнгийг зах зээлийн бодит үнээр үнэлэх нь тэдний хувьд маш чухал асуудал бөгөөд цаашид ямар шийдвэр гаргах нь хөрөнгийн үнэлгээнээс шууд хамаарна гэж иргэд ярьж байлаа.

6. СБД-ийн 17-р хорооны засаг дарга Даваацэцэг семинарт оролцож, иргэддээ хандан төслийн үйл ажиллагаанд идэвхитэй оролцохыг уриалж хэллээ. Мөн 17-р хорооны зарим хэсгүүд төслийн хүрээнд багтаж, цаашид хөгжих боломж гарч ирж байгаад баяртай байгаагаа илэрхийлэв. Санал/асуулт, хариулт:

**Б.Баттулга:** Энэ төслийн бодит хэрэгжилт нь хэзээ эхлэх вэ?

**Н.Золзаяа:** Одоогийн байдлаар Дамбадаржаа талбар нь дэд төвийн нэгээр сонгогдоод байна. Одоо зөвхөн ТЭЗҮ боловсруулах судалгааны ажил эхэлж байна. Энэ боловсруулагдах ТЭЗҮ дээр үндэслэн Дамбадаржаа дэд төв болон бусад дэд төвүүдэд зориулсан зээлийг МУ-ын ЗГазар АХБаас зээлэх эсэхээ шийднэ. АХБ-аас авах зээл батлагдсан үед төслийн үйл ажиллагаа эхлэнэ. **Б.Мөнхбаатар:** Газрыг хэдээр үнэлэх вэ?

**Н.Золзаяа:** Одоогийн байдлаар газрын тухай асуудал огт яригдаагүй байгаа. ТЭЗҮ боловсруулах ажил л эхэлж байна.

#### Дүгнэлт/Шийдвэр:

 Дамбадаржаа талбар нь НҮБ-Хабитат байгууллагаас 2009-2013 онуудад хэрэгжүүлсэн "Улаанбаатар хотын гэр хорооллыг иргэдийн оролцоотой сайжруулах" төслийн талбар байсан тул иргэд нь зохион байгуулалтанд орсон, ОСЗ байгуулагдаад үйл ажиллагаа нь жигдэрсэн давуу талтай. Иймд иргэд нь илүү идэвхитэйгээр төслийн үйл ажиллагаанд оролцох боломжтой юм.
 Төслийн зүгээс зарласан дараа дараагийн уулзалтуудад иргэд идэвхитэй оролцож, мэдээллийг цаг тухайд нь авч байхыг сануулаа.

Хавсралт:

	Инженерийн дэд бүтцийн асуудлаар	э иргэдийн хэрэгцээ болон бэрхшээл
	Хэрэгцээ болон бэрхшээл	Тайлбар
1,	Цэвэр бохир усны болон дулааны шугам бухий дэд бүтэц	
2.	Тевлерсен халаалт	Халаалтын асуудлыг л шийдчих юм бол Улаанбаатар хот утааны асуудлаа шийдчих юм гадгийг иргад онцолсон.
3.	Амины орон сууцны хороолол болох	Дамбадаржаа орчмын иргэд ихэвчлэн амины орон сууцанд амьдрах хүсэлтэй, энэ газар нутагтаа амьдрах хүсэлтэй.
4:	. Үерийн үсны далан суваг	Тус хорооны онцлог нь зүүн талаараа уултай тул уулнаас үерийн ус бууж ирэх магадлал маш ондортэй
5.	Нарны зайн халаалт	
6.	Авто зам	
7.	Уурын зуух	
8.	Таун хаус	
9.	Явган хүний зам	
10.	Орон сууцны асуудал	
11.	Усан сан	
12.	Asto sorcoon	

#### Дамбадаржаа дэд төв

#### Нийгмийн дэд бүтцийн асуудлаар иргэдийн хэрэгцээ болон бэрхшээл

	Хэрэгцээ болон бэрхшээл	Тайлбар
1	Газрын үнэлгээ	Дэд бүтцийн тосол хөтөлбөрийг хэрэгжуулэхдээ иргадийн гязрыг бодитоор үнэлэк нь маш чухал юм. Иймд анхнаас нь энэ хэрэгцээг тусгаж байгаагаа иргэд тайлбарласан.
2	Ажлын байр	
3	Сэлбэ голын тохижилт, ногоон байгууламж	Сэлбэ голын ай савыг хамгаалах, ногоон бус болгох нь энэ Дамбадаржаа орчимын онцлог хэрэгцээ гэдгийг иргэд онцлон дурьдсан.
4	Спорт цогцолбор	Эрүүл мандийг сахин хамгаалахад эмчлэх эмнэлгээс илүү урьдчилан сэргийлэх үйл ажиллагаа чухал, иймд спорт цогцолбор чухал хэрэгцээтэй
5	Соёлын цогцолбор	
6	Ясли	Төрийн байгууллагууд цэцэрлэг сургуульд анхаардаг боловч яслийн асуудалд ер анхаардаггүй
7	Эмнэлэг	
8	Ахуйн үйлчилгээний төв	
9	Хүүхдийн тоглоомын төв	
10	Интернет	
11	Өдөр өнжүүлэх	
12	Сургууль	
13	MCYT	
14	Бүлгийн зохион байгуулалт	
15	Номын сан	
16	Нийтийн бие засах газар	
17	Камержуулалт	
18	Дамбын хийдийг амралтын бүс болгох	Хийд доторх зай талбайг ашиглан амралт зугаалгын бүс болгох
19	Нэгдсэн зах	
20	Lisusprist	

### Зураг:



Adjoint Loo Failure 1 ABTO SAM Lines 2 Horcon Gairman 3 Aga Evina, (New Association 5 Moraxione Rag 6 Tomp Second Const 1 Tok or criter 3 John Part 1 ABTO 1	A A A A A A A A A A A A A A A A A A A	нистираля лождил <u>а мочтер</u> <u>а соорт артиракор</u> <u>а соорт артиракор</u> <u>а соора артиракор</u> <u>а долике Благо</u> <u>с логии</u> <u>с логии</u> <u>с логии</u> <u>а сорточии</u> <u>а сорточии</u> <u>а сорточии</u> <u>а сорточии</u> <u>а сорточии</u> <u>а сорточии</u>	C EMP ENANYAN II CARED TOTALUH TEXATIKAT 12 INGREM MONTON 13 SYANIKH SOMON M. ANOM WANANAZA TOB 14 YERYANH XOBEL CTRAT, 44400 TRA 5440
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### **MINUTES Q3 NO. 58**

#### Tranche 2 Stakeholder Analysis and Mapping Workshop UN-Habitat

# Workshop Proceeding

#### Purpose of the Workshop:

To identify and analyze project stakeholders in order to develop a Stakeholder Engagement Strategy of the Tranche 2 project based on PMU experiences and lessons learned in Tranche 1

#### Workshop Agenda

9.15	Registration						
	Coffee/Tea with small snacks will be available						
9.30	9.30 Opening Session						
	Introduction of Participants						
	Remarks:						
	<ul> <li>Mr.Bayarsaikhan, OiC for PMO</li> </ul>						
	<ul> <li>Mr.Binod Shresta, UN-Habitat TL</li> </ul>						
9.45	Brief Introduction on Tranche 2 Feasibility Study Status and Planned Roads,						
	Infrastructure and Social Facilities						
	Presenter: Mr. Lim Dongwon, CS1						
10.00	Session 2. Identification of Project Stakeholders						
	Facilitator: Mr.Binod Shresta, UN-Habitat TL						
	Presentation followed by brainstorming						
10.30	Session 3. Mapping of Project Stakeholders & Identification of Key						
	Stakeholders						
	Facilitator: Ms.Enkhtsetseg Sh, UN-Habitat DTL						
	Group work followed by Group Presentations						
11.20	Session 4. Key Stakeholder Analysis						
	Facilitator: UN-Habitat TL/DTL						
	Group work followed by Group Presentations						
12.30	Wrap up and Closing						
13.00	LUNCH						

#### **Participants:**

PMU staff, CSs representations, 3 guest participants from City Departments

### Organizer/Facilitator: UN-Habitat

#### Proceedings of the workshop

The workshop was conducted with facilitation of UN-Habitat Team leader Mr.Binod Shresta and Deputy Team Leader Ms.Enkhtsetseg Shagdarsuren. The workshop was opened by the facilitator's introduction of the purpose of the workshop and self-introductions of participants. Mr.Bayarsaikhan, IoC of PMU and Mr.Binod Shresta had presented with opening remarks.

After the introductory session, Mr. Lim Dongwon, Team Leader of Tranche 2 FS had presented with brief Introduction on Tranche 2 Feasibility Study Status and Planned Roads, Infrastructure and Social Facilities. As this was the first time for the project team to get introduced on the Tranche 2 activities, there were many questions and clarifications from the audience. Due to time limitation for the Q&A, the participants agreed to have another meeting to discuss Tranche 2 FS Implementation Status. The next session was dedicated for Identification and mapping of Project Stakeholders based on their importance for the project. The participants divided into 3 groups and worked on the identification of

the project stakeholders and then prioritized them according to importance/interest grid. In the next sessions participants identified project key stakeholders and proposed engagement strategy for each of the key stakeholders. Identification of the key stakeholders and engagement strategy proposal were done through group brainstorming based on their learned lessons and experiences under Tranche 1.

#### Compiled group work results

#### 1. List of Project Potential Stakeholders

- a. Master Plan Department
- b. Governor's Office
- c. PMU
- d. Consutancy Service Providers
- e. Property Relations Department of Ulaanbaatar City
- f. Roads Department of Ulaanbaatar City
- g. Green Development and Environment Department of Ulaanbaatar City
- h. Ministries
  - i. Ministry of Human Development and Labor
  - ii. Ministry of Finance
  - iii. Ministry of Nature, Environment, Green Development and Tourism
  - iv. Ministry of Energy
  - v. Ministry of Construction and Urban Development
  - vi. Ministry of Education
  - vii. Ministry of Health
- i. Center of Construction Development
- j. Utility Companies
  - i. USUG
  - ii. Ulaanbaatar Electric Network
  - iii. Ulaanbaatar Heating Network
  - iv. Information and Communication Agency
  - v. Public Transportation Department
- k. Districts and Khoroos
- I. Professional Supervision Department
- m. Ger area Housing Project
- n. Ger area Development Agency
- o. State Authority of Professional Supervision
- p. National Gender Committee
- q. City SME Development Center
- r. Ulaanbaatar Negtgel
- s. City Investment Department
- t. Mayor's Office of Ulaanbaatar City
- u. Financing Institutions
- v. Банк санхүүгийн байгууллага
- w. Investors
- x. Residents and landowners of the target areas
- y. NGOs
- z. International Organizations

2. Analysing and Mapping the Project Stakeholders as per Importance/Interest Grid

#### High Importance/High Interest Group

- 1. Asian Development Bank
- 2. EIB
- 3. PMU
- 4. Consultancy Service Teams
- 5. Capital City Governor's Office
- 6. USUG
- 7. Ulaanbaatar City Mayor's Office
- 8. City Roads Department
- 9. City Property Department
- 10. Ger area Development Agency
- 11. Ger area Housing Project
- 12. Districts and Khoroo's
- 13. CDCs
- 14. Target area residents and land owners

#### High Importance/ Low Interest Group

- 1. Design Institute
- 2. Ministry of Construction and Urban Development
- 3. State and City Authority of Professional Supervision
- 4. Ministry of Finance
- 5. Ministry of Nature, Environment, Green Development and Tourism
- 6. Ministry of Human Development and Labor
- 7. Ulaanbaatar Electricity Network Company
- 8. Ulaanbaatar Heating Network Company
- 9. Information and Communication Agency
- 10. Construction Development Center

#### Low Importance/ Low Interest Group

- 1. National Gender Committee
- 2. City Investment Department
- 3. Ministry of Health
- 4. International Organizations
- 5. Investors
- 6. Financing organizations

#### 6. Decisions/Conclusions

Participants agreed on following follow-up actions:

- The results of group works will be compiled and circulated to the participants for their inputs
- UN-Habitat team to develop the Stakeholder Engagement Strategy based on the workshop results.

### **HIGH**

<ul> <li>National Gender Committee</li> <li>City Investment Department</li> <li>Ministry of Health</li> <li>International Organizations</li> <li>Investors</li> <li>Financing organizations</li> </ul>		
<ul> <li>Design Institute</li> <li>Ministry of Construction and Urban Development</li> <li>State and City Authority of Professional Supervision</li> <li>Ministry of Finance</li> <li>Ministry of Nature, Environment, Green Development and Tourism</li> <li>Ministry of Human Development and Labor</li> <li>Ulaanbaatar Electricity Network Company</li> <li>Ulaanbaatar Heating Network Company</li> <li>Information and Communication Agency</li> <li>Construction Development Center</li> </ul>	<ul> <li>Capital City Governor's Office</li> <li>Ulaanbaatar City Mayor's Office</li> <li>USUG</li> <li>EIB</li> <li>Asian Development Bank</li> <li>PMU</li> <li>Consultancy Service Teams</li> </ul>	<ul> <li>City Roads Department</li> <li>City Property Department</li> <li>Ger Area Development Agency</li> <li>Ger Area Housing Project</li> <li>Districts and Khoroo's</li> <li>CDCs</li> <li>Target area residents and land owners</li> </ul>

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INTEREST

## Project: MFF-0078/Loan 3099-MON (SF) Ulaanbaatar Urban Services and Ger Areas Development Investment Program IPE - Institutional Strengthening and Capacity Building Improved Urban Planning and Sub-center Development Progress Monitoring, Quarterly Report, April to June, 2016

## 1. Objectives of the Consulting Services

Objectives of the consulting services are to improve urban planning and sub-center re-development policies, processes and structures of Bayankhoshuu and Selbe. Contract effective 9 September 2015, but officially field work started on 16 November 2015. Contract time elapsed 7.50 months. Contract duration is 30 months.

## 2. Scope of Work

The scope of work of the consulting services comprises three inter-related broad blocks of work. All the tasks will be undertaken in a highly participatory manner.

- Integrated and Participatory Local Development Plans
- Sub-center Re-development Mechanism(s) and Area Re-development Project Preparation
- Capacity Development in Urban Planning and Land Re-development

## 3. Reporting Requirements

The expected report deliverables are as follows:

	Reports	Subject	Progress/Plan
1	Inception report (within 1 month after initiation of contract):	The inception report will contain the detailed approach to the study implementation and proposed work program	Completed and submitted in English on December 25, 2015, and in Mongolian on January 18, 2016
2	Capacity Building Report (draft: within 3 months; final within 5 months)	On overall strategic capacity development plan for GADA and other stakeholders	<ul> <li>Delayed on account of priority given to tasks 1 and 2.Targets in the latest work plan are:</li> <li>Assessment of training programs, 15 September, 2016</li> <li>Draft plan design document, 15 October, 2016</li> <li>Discussions on draft, October- November, 2016</li> <li>Final report, 15 November, 2016</li> <li>Program implementation, January 15 onwards</li> </ul>
3	Draft Local Development Plan report (draft: within 6 months, May 15, 2016; final within 9 months, August 15, 2016)	For the two sub-centers	<ul> <li>Approach involves preparing local business development plans for the two sub-centers. Target dates and milestones proposed:</li> <li>First preliminary drafts, during August, 2016</li> </ul>

	Reports	Subject	Progress/Plan
			<ul> <li>Draft documents, 31 August, 2016</li> <li>Consultations with MUB and local governments, September and October, 2016</li> <li>Final business plans, 15 November, 2016</li> <li>Summary document, including executive summary of high visual quality, 30 November 2016</li> </ul>
4	Feasibility Study reports (draft: within 12 months, November 15, 2016; final version within 18 months, May 15, 2017)	For the pilot <i>ger</i> area development project	<ul> <li>The feasibility study reports are targeted to be produced earlier than envisaged in the terms of reference. Since priority has been given to securing community participation and plan preparation. Targets are now:</li> <li>Feasibility study/concept planning report for pilot subblock in Bayankhoshuu and for pilot sub-block in Selbe, 31 August, 2016</li> <li>Draft block planning manual, 30 June, 2016</li> <li>Consultations and lessons for pilot block, to 15 November, 2016</li> <li>Final block planning manual, 30 November, 2016</li> </ul>
5	Brief quarterly reports (in months 21, 24 and 27);	For the pilot <i>Ger</i> area development projects' implementation monitoring reports	First report depends upon the commencement of the development of pilot projects. Target still the same
6	Final report (draft by month 28 and final in month 30)	Summarizing achievements and follow-up required	Draft final report targeted for 31 March 2018 Final report targeted for 31 May 2018
7	Monthly Progress Reports	Additionally the consultants will submit brief (1-2 pages) monthly progress reports flagging issues for decision making	More detailed progress reports have been produced for the months of January to June, 2016. The progress reports for November and December were included in the Inception Report January 2016, the English and Mongolian versions were submitted together on February 16, 2016. February 2016, the English and Mongolian versions were submitted together on March 9, 2016. March 2016, the English and Mongolian versions were submitted together on April 12, 2016.

Reports	Subject	Progress/Plan
		<ul> <li>May 23, 2016. It contained technical papers on:</li> <li>Land pooling options for ger areas redevelopment</li> <li>Draft proposal for field offices in Bayankhoshuu and Slebe subcenters.</li> <li>Findings and conclusions of the focus group meetings with general real estate developers, those developers engaged in the ger areas, local business people in the two sub-centers and construction companies engaged in ger areas.</li> <li>Steps for block development.</li> </ul>

# 4. International and National Consultants inputs

		Person months	;
	Contract	To 31 May 2016	Remaining Time
International Positions			
Team leader/urban development finance specialist	11.00	4.65	6.35
Land management specialist	3.00	1.95	1.05
Real estate market analyst	3.00	1.96	1.04
Total Person-Months	17.00	8.56	8.44
National Positions			
Deputy team leader / architect-planner	21.00	6.98	14.02
Urban land management/real estate	12.00	4.00	8.00
development specialist			
Legal specialist	3.00	1.27	1.73
Financial analyst/accountant	3.00	1.00	2.00
Urban economist	3.00	0.00	3.00
Housing finance specialist	3.00	0.63	2.37
Civil/structural engineer	3.00	0.69	2.31
Monitoring analyst	2.00	0.14	1.86
Planning/research assistants	4.00	1.91	2.09
Total Person-Months	54.00	16.61	37.39
Rand Total person Months	71.0	25.17	45.93

Original team changed 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.

## 5. Progress Status:

### 5.1 Revised Work Plan, 2016-2017

Figure X shows the latest work pPlan which outlines the plan for the implementation of the main activities, tasks and reports listed above for the assignment, their content and duration, phasing and interrelations. Milestones and tentative delivery dates of the reports are shown under section 3. **Figure 1: Latest Work Plan** 

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		Finalisation of block/sub-block development manual			<u>†</u>		-								+		Ħ	÷	$^{\dagger\dagger}$	$^{+}$	ŕή	t	tή	t	Ηt	+	Ħ	+	$^{++}$		$^{+}$		ACB/CB
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	3.1	Survey of capacity development needs			1	1				1			T	1	Т	Т		T			Π	1		Τ		Τ	Π	Т	Π			R/	ACB/ZT/C
	3.2	Design of capacity building program			1								Ť		T	_	Π	T	$\square$	T	П	T	П	T	Π	T	Π	T	Τ		T	R/	ACB/ZT/C
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_		Final design of capacity development program			ļ	ļ	ļ								_			-										_			Ļ		ACB/ZT/C
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		Final version of block development manual			<b>^</b>	+	+	$\left  - \right $	$\left  \right $	-+			+	-	+	+	H	╈	+	┿	$\mathbb{H}$	╈	H	┿	$\mathbb{H}$	╈	$\mathbb{H}$	╋	H	+	+		3/ZT/EV 3/ZT/EV
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ZT.		Tuya Zorig																Ţ													Π		
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### 5.2 Revised Staffing Schedule, 2016-2017

The revised staffing schedule is shown as Figure 2.

	2016													20								Person months								
Team Member and Position	Jun	Jul	Aug	Sep	0 00	t No	/ Dec	Jar	Fel	) Ma	IF AJ	pr <sup>I</sup>	Ma V	Jun	Ju	I Au	g Sé	ep	Oct	Nov	Dec	Contract	End May	Balanc e	Rest of 2016	2017	2018			
Royston A C Brockman							Π		Π						Π							11.0	3.8	7.2	3.0	4.0	0.2			
Team Leader											1																			
Tuya Zorig																						21.0	5.3	15.7	2.5	8.5	4.7			
Deputy Team Leader																														
Christopher de Gruben	M			11																		6.0	3.0	3.0	3.0	-	-			
Land Management Specialist/Real Estate Analyst		11		П		П			П	П	1							П												
Chinzorig Batbileg				Π			TT		Π									Π				12.0	3.5	8.5	3.0	5.5	-			
Urban Land Management/Real Estate		TT		TT					TT		1							Π												
Development Specialist	1	4	Щ	Ш	Ш		11		44	Щ	1	Щ	Ш		Ш	4	4	Ц	Щ		LL.									
Danaasuren Vandangombo	11			ЩĮ	ЩĮ		Щ.	1	11		II (III	Щ	ĻЩ	Щ			_	11			1	3.0	0.4	2.6	2.6	-	-			
Financial Analyst/Accountant		$\square$		Ш					Ш		_	Ш						$\square$			Ш									
Ariunaa Purev																						3.0	1.0	2.0	2.0	-	-			
Urban Economist			11								1																			
Oyun Tserennadmid																						3.0	0.5	2.5	2.5		-			
Housing Finance Specialist				П					11																					
Myagmar Dovchin	30	$\square$	11					П	П					III	Π		Τ	П			П	3.0	0.4	2.6	2.6		-			
Civil/Structural Engineer		11		Π	11		11		TT		T	T	П					П												
Bat-Orshikh Erdenebat		i T		ŔĦ	III			П	TT		M	m		Ш	Π		T	Ħ			1	2.0	0.5	1.5	1.5		-			
Monitoring Analyst	TT	11	TT	TT	11		П	T	TT	11	Т	T	Π			П	T	П			T									
Enkhtamir Vanchigsuren	M	m	11	Ŕ			Ш	T	Π		M	m	m	III		Π	1	П			Π	3.0	1.1	1.9	1.9		-			
Land Management Lawyer		11	T	TT	11				TT		T		Π					T												
Bolortsetseg Munkhjargal		T	T												Π							24.0	7.0	17.0	6.0	11.0	-			
Project Co-ordinator	11	11	11	TT	11		TT	Π	T		1	T	Π		Π		T	П			1									
Saruul Batbileg	m	m	ÌÌÌ	Шİ	ШÌ	mi	m	Ħ	$\uparrow\uparrow$	$\uparrow\uparrow$	1	IT	$\uparrow$		П	$\uparrow\uparrow$	1	Ħ			m	4.0	1.2	2.8	3.0	- 0.2	-			
Research Assistant		11	111	11	11		1	Ħ	11		1	h	Т				1	Ħ												
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LEGEND								Ħ										Ħ								1				
Intermitter	t]]]]]			$\square$				Π	$\square$	$\square$			Π		Π		T	Π												
Full time								T					Π				T	Π	1											

Figure 2. Staffing Schedule, June 2016 to December 2017

### 5.3 List of Meetings Held

A complete list of meetings attended by the consultants' team during the quarter, along with key notes on them, are contained in the monthly progress reports for April and May/June submitted to the PMO. These reports raised key issues and included a number of working documents for discussion. They are listed in section 3, row 7 of this report.

The monthly progress reports are attached to this document.