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Ulaanbaatar Urban Services and Ger Areas Development Investment Program

QUARTERLY PROGRESS REPORT

25 OCTOBER 2016

Prepared Jointly by:

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

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Acronyms and Abbreviations

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

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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 = multitranchise financing facility
 MOU = Memorandum of Understanding
 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;
- Tranche 2 progress feasibility study and MOU
- 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
- Procurement risk mitigation matrix prepared
- Procurement plan revised based on scoping of procurement packages recommended by detailed design consultants
- 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 completed. Implementation to start.
- Bidding period for WWOI closed on 16 June 2016 and commenced bid evaluation completed
- Bidding documents for bridges, flood protection, facilities and heating plants under drafting pending completion of detailed design, specifications, BoQ, etc.

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 m² 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.

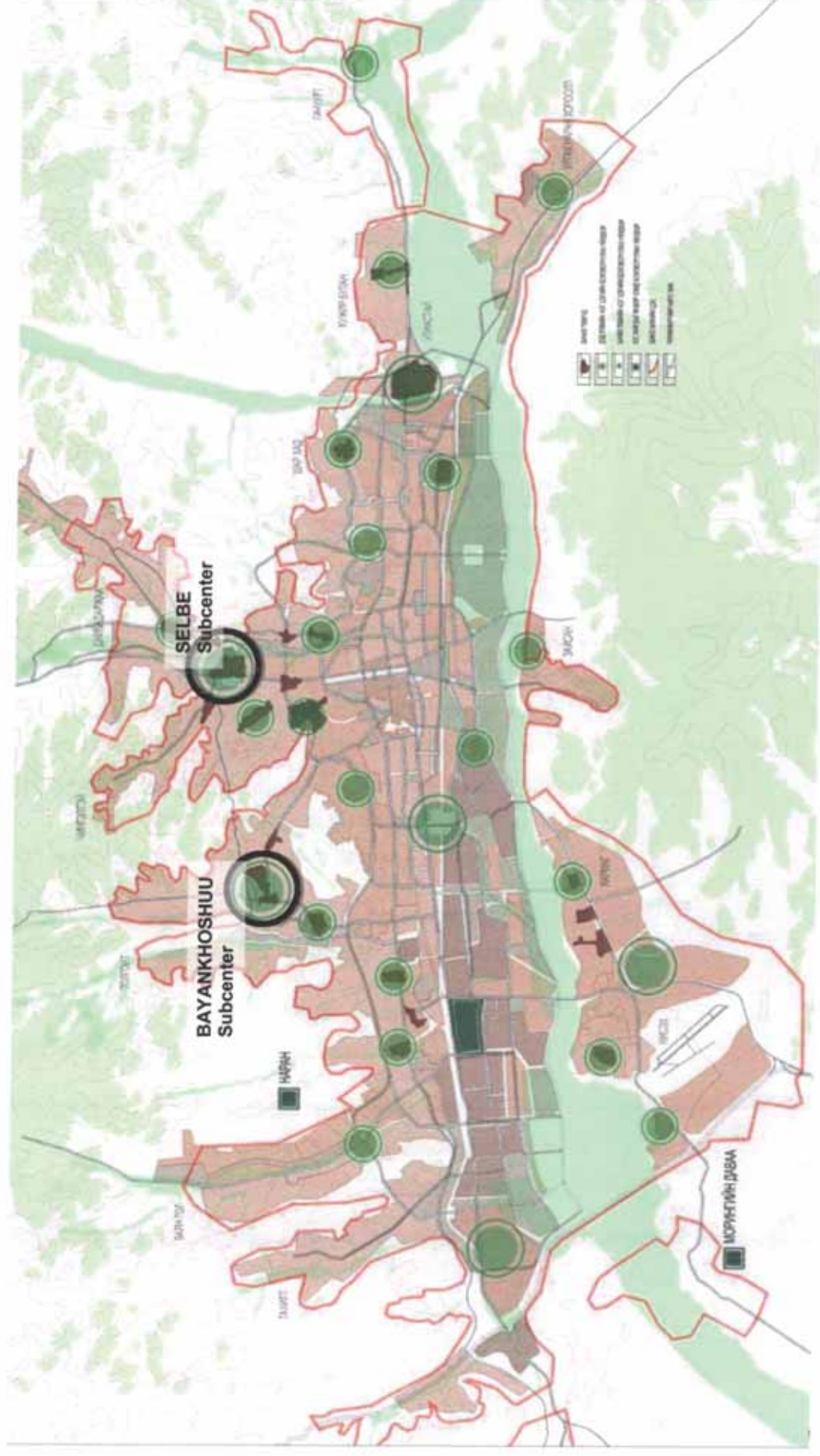
7. **Contract variation.** Dohwa will submit a variation request, which should be processed on time to allow the design team to make the final adjustments to the design and start the tendering process. Variation approval should be finalized by end-June 2016 so that the design team can mobilized on 1 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 style="list-style-type: none"> Oversees the implementation, including compliance by executing and implementing agencies of their obligations and responsibilities for project implementation in accordance with ADB's policies and procedures.
The Government	<ul style="list-style-type: none"> The Borrower's representative Ensures that the MUB provides timely counterpart funding. Screens and approves withdrawal applications. Establish three imprest accounts (for loans and grant funds, respectively) in a Commercial bank acceptable to ADB. Ensures annual audit of the project accounts. Negotiates project and loan agreements.
Program Steering Committee	<ul style="list-style-type: none"> Chaired by the Mayor of Ulaanbaatar Comprise representatives of the Ministry of Economic Development, Ministry of Finance, Ministry of Construction and Urban Development, Ministry of Labor, Ministry of Education, and other agencies concerned, as needed. Oversees progress on the Investment program. Provides strategic guidance on program implementation. Meet at least once every 6 months until program completion.
Executing Agency – Municipality of Ulaanbaatar (MUB)	<ul style="list-style-type: none"> Responsible for program oversight and administration. Sets up multimodal coordination committee and follow up the action plan. Oversees implementation of investment program road maps. Submits progress reports to the steering committee for decision-making. Prepares subsequent tranches. Be accountable and responsible for proper use of advances to the imprest accounts. Endorses withdrawal applications. Ensures compliance with project covenants. Hold quarterly meetings with the program management office.
Implementing Agency – Municipality of Ulaanbaatar (MUB)	<ul style="list-style-type: none"> Responsible for implementation of the program, including finance and administration, technical and procurement matters, monitoring and evaluation, and safeguards compliance.

Program Management Office, and Procurement Committee

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

SOURCE: FAM

B. Key Persons Involved in Implementation**Municipality of Ulaanbaatar(MUB)**

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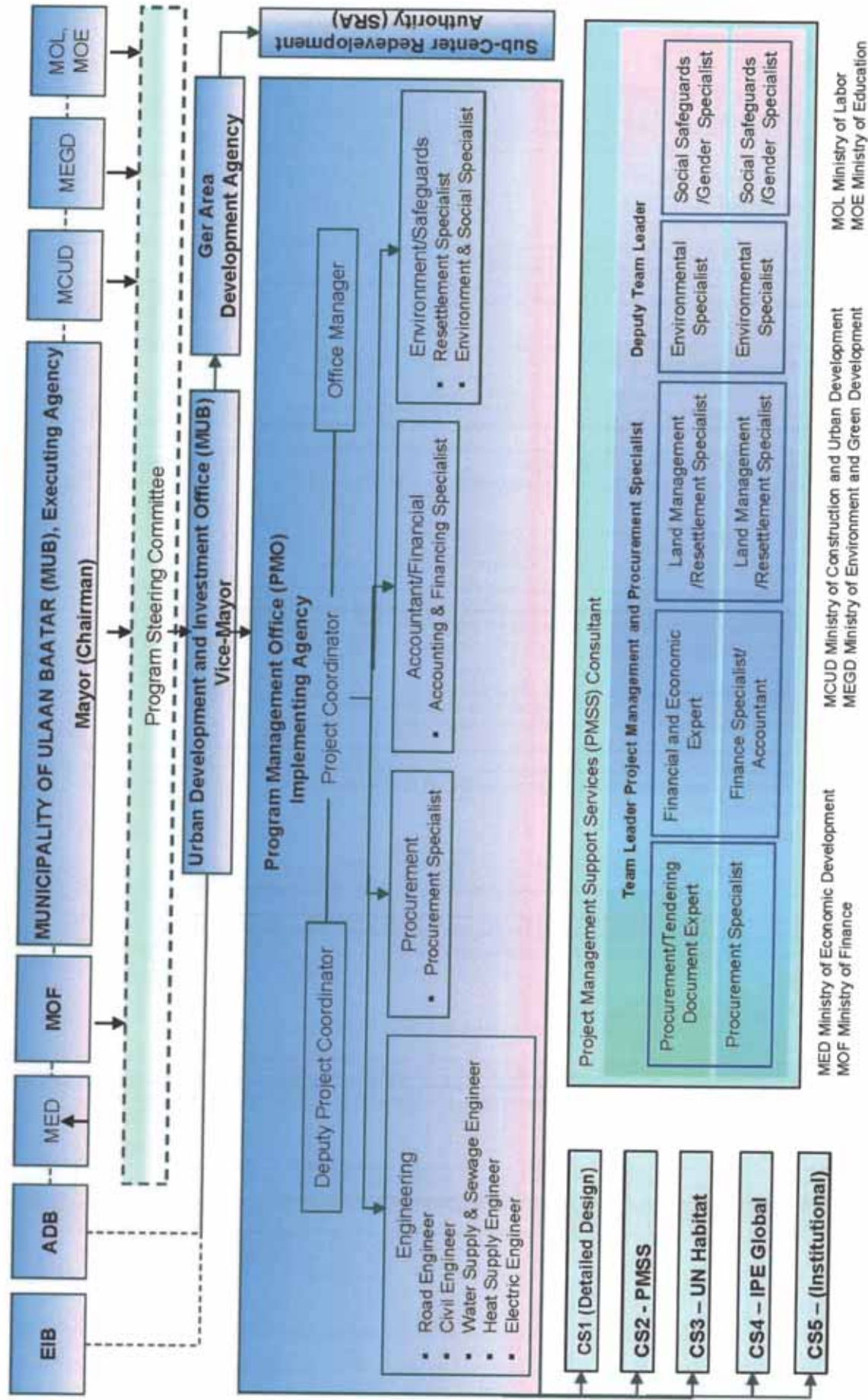
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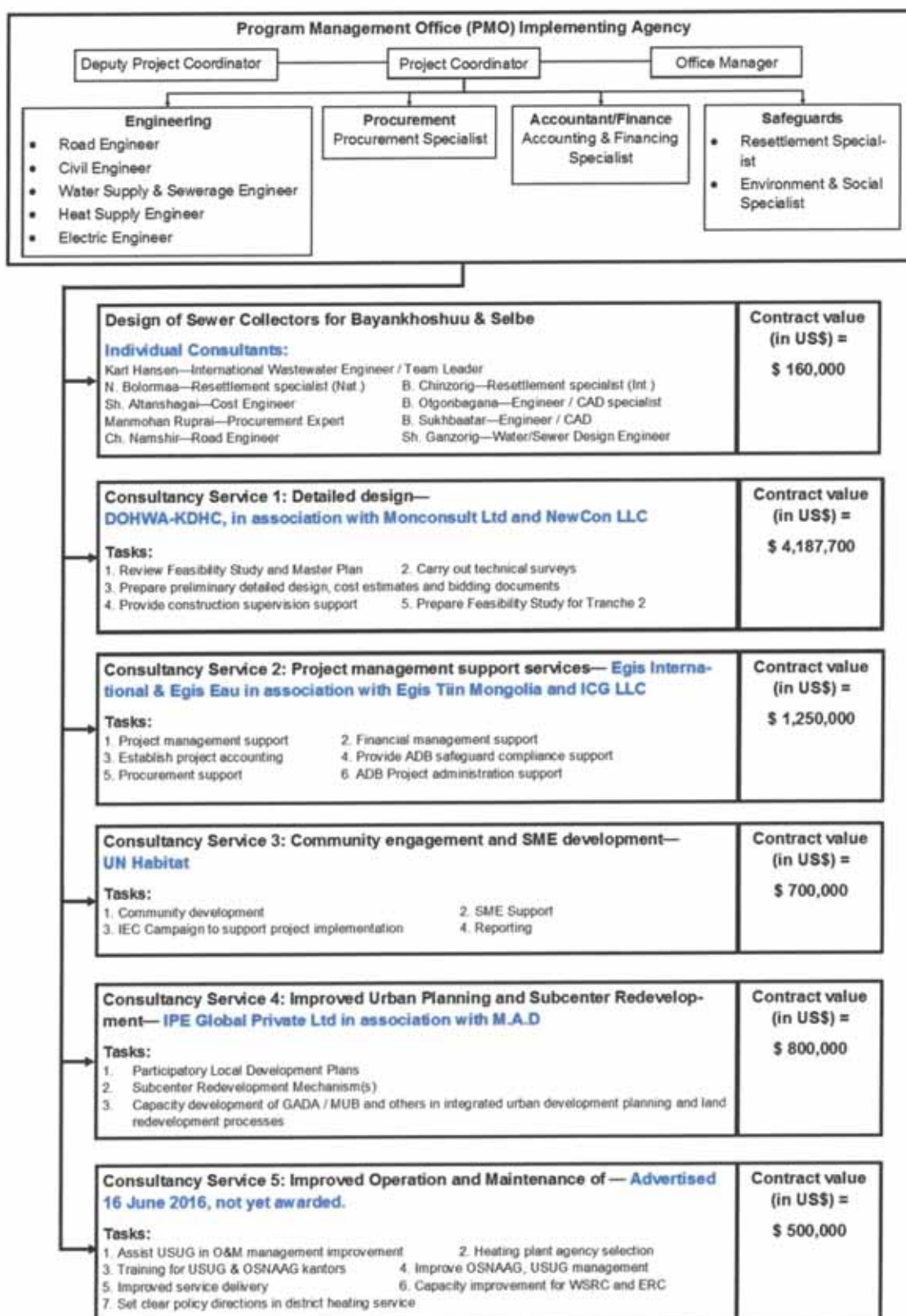
1. Dohwa Engineering / KDH / MonConsult
2. Egis international in JV with Egis Eau and Sub-consultants Egis Tiin Mongolia & Inter Consulting Group
3. UN Habitat
4. IPE Global

C. Project Organization Structure

Figure 1: Program Organizational Structure







A. The Project

A.1 Background

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

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

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

A.2 Project Impact and Outcome

Project Outcome

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

Progress Toward Outcome: The loan and grant projects under MFF 0078 were approved on 17 Dec 2013 and became effective on 24 Sep 2014. The EIB loan and project agreements for Tranche 1 were signed and disbursement conditions are completed. The feasibility study for Tranche 2 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 was finally signed 14 October 2016 and is attached in Appendix 7 for reference.

Status of compliance with loan covenants. The Mission reviewed the status of compliance with loan covenants under Project 1, which are summarized in Appendix 6. All the covenants that are relevant at this stage of implementation are being complied with including submission of the 2014 audit report of MUB, which was requested by the ADB.

Change in scope and procurement plan. Based on the engineering detailed design the procurement plan has been updated (see Appendix 2). Because the initial procurement plan was only formed by ICB packages, Tranche 1 loan agreements were not referring 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 2. 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 Tranche 2: The ADB Mission and the Government agreed to the following actions and timelines to support further processing of the proposed MFF:

Milestones	Expected Date
MUB/MOF submits Tranche 2 PFR to ADB	17 October 2016
Submission of PFR report	20 October 2016
Management review meeting	29 November 2016
Circulation for comments of the PFR and loan and project agreements to Ministries	5 December 2016
Cabinet no-objection for loan negotiation	10 January 2017
Loan negotiations	25 January 2017
Tranche 2 approval by MOF Minister and ADB President	15 February 2017
Loan signing	March 2017
Loan effectiveness	June 2017

ADB = Asian Development Bank, MOF = Ministry of Finance, MUB = Municipality of Ulaanbaatar, PFR = periodic financing request.

Source: Asian Development Bank.

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:
 - i. Subcenter development and community engagement
 - ii. Operations and management of service providers improved
 - iii. 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 and tendering completed for USUG design, supply and installation of water supply and wastewater treatment equipment (Package WWOI). Contract award scheduled October 2016.

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 status: MIS is in the planning and set up stage and an initial architecture outline was developed during June 2016 by CS2. 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.

It has been recommended that the PMO recruit M&E Specialist to continually monitor and update the project schedules.

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. The PP was updated revised on 2 June 2016 Version 4.

Revised Procurement Plan. The PMO requested to revise the Procurement Plan due to changes in the design. Phasing of works, recommendations of CS1, resettlement issues, NCB procurement method affected the procurement plan. The revised Procurement Plan was approved by the ADB 22 August and is attached here in Appendix 2.

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 Support				
CSSP	Improved subcenter planning and development, QCBS (90:10)	799,990	2014	13 Aug 2015	IPE Global & Associates awarded the contract
CSCC	Community engagement, QBS	699,936	2014	25 Jun 2015	UN Habitat awarded the contract
	Improved Operation and Maintenance of Service Providers				
CSOI	Support to the service delivery organizations USUG, OSNAAG, kantors, and heat-only boiler operators to improve the management of the services QCBS (90:10)	500,000	2015	2016	Not advertised yet. TOR under preparation.

Please see specific Quarterly Reports submitted by each consultant attached in Appendix 5.

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)

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

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

Note: Numbers may not sum precisely because of rounding.

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

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

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

Source: Asian Development Bank estimates.

F.3 Project Financing and Disbursements

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

Direct Payment - Withdrawal Applications in 2016:

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		

Project Financial Status Report (As of 30 September, 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			-	4,950,000.00
Other Civil Works	18,550,000			-	18,550,000.00
Contingencies	1,760,000			-	1,760,000.00
Interest and Commitment Charges	2,240,000	56,329.53	26,309.50	82,639.03	2,157,360.97
Sub-Total - OCR Loan	27,500,000	56,329.53	26,309.50	82,639.03	27,417,360.97
ADB ADF Loan No. 3099-MON					
Civil Works					
Socio-Economic Facilities	4,400,000			-	4,400,000.00
Landscaping and River Embankments	7,070,000			-	7,070,000.00
Detailed Engineering Design	4,350,000	533,742.47	1,336,092.94	1,869,835.41	2,480,164.59
Program Management Support	2,000,000	293,807.26	655,151.86	948,959.12	1,051,040.88
Consulting Services	2,000,000	233,312.00	133,208.43	366,520.43	1,633,479.57
Contingencies	1,990,000			-	1,990,000.00
Interest and Commitment Charges	690,000	25,868.24	18,517.28	44,385.52	645,614.48
Sub-Total - ADF Loan	22,500,000	1,086,729.97	2,142,970.51	3,229,700.48	19,270,299.52
ADB UEIF Grant No.0380-MON					
Civil Works					
Civil Works for USUG	3,700,000			-	3,700,000.00

	Budget	Previous Year's Balance	Current Year	Cumulative Total	Balance To date
Sub Total - ADG Grant	3,700,000	-	-	-	3,700,000.00
European Investment Bank (EIB)					
Civil Works					
Water Supply and Sewerage	25,000,000			-	25,000,000.00
Contingencies	2,340,000			-	2,340,000.00
Interest and Commitment Charges	1,040,000			-	1,040,000.00
Sub Total - EIB Loan	28,380,000	-	-	-	28,380,000.00
GOM (Municipality of Ulaanbaatar)					
Land Acquisition	1,020,000			-	1,020,000.00
Civil Works					
Heat Distribution Networks	4,050,000			-	4,050,000.00
Other Civil Works	8,100,000	2,937,966.14	431,932.26	3,369,898.40	4,730,101.60
Resettlement Support	1,760,000			-	1,760,000.00
Duties and Taxes	6,180,000			-	6,180,000.00
Contingencies	1,330,000			-	1,330,000.00
Sub - Total GOM Equity	22,440,000	2,937,966.14	431,932.26	3,369,898.40	19,070,101.60
GRAND TOTAL	104,520,000	4,081,025.64	2,601,212.27	6,682,237.91	97,837,762.09
Percentage of Disbursement				6.39%	

Statement Cash Receipts and Payments Summary (as of 30 September 2016)

ACCOUNT DESCRIPTION	PREVIOUS BALANCE /2014-2015/		CURRENT PERIOD /2016/		CUMULATIVE TOTAL	
	USD	MNT	USD	MNT	USD	MNT
CASH RECEIPTS:						
Direct Payment						
Loan (ADF) 3098-MON (SF)	56,329.53		26,309.50		82,639.03	-
Loan (OCR) 3099-MON (SF)	259,180.24		1,660,216.74		1,919,396.98	-
Grant (UEIF) 0380-MON (EF)					-	-
Reimbursement						
Loan (ADF) 3098-MON (SF)					-	-
Loan (OCR) 3099-MON (SF)					-	-
Grant (UEIF) 0380-MON (EF)					-	-
Commitment						
Loan (ADF) 3098-MON (SF)					-	-
Loan (OCR) 3099-MON (SF)					-	-
Grant (UEIF) 0380-MON (EF)					-	-
Imprest-Fund						
Loan (ADF) 3098-MON (SF)	1,500,000.00				1,500,000.00	-
Loan (OCR) 3099-MON (SF)	1,500,000.00				1,500,000.00	-
Grant (UEIF) 0380-MON (EF)					-	-
European Investment Bank (EIB)						
Government of Mongolia		5,864,121,663.00		880,930,167.00	-	6,745,051,830.00
TOTAL CASH RECEIPTS	3,315,509.77	5,864,121,663.00	1,686,526.24	880,930,167.00	5,002,036.01	6,745,051,830.00
CASH PAYMENTS (Per Loan/Grant Category)						
A. INVESTMENT COSTS						
1. Land Acquisition					-	-
2. Civil Works	-	5,864,121,663.00	-	880,930,167.00	-	6,745,051,830.00
a. Water Supply and Sewerage					-	-

ACCOUNT DESCRIPTION	PREVIOUS BALANCE /2014-2015/		CURRENT PERIOD /2016/		CUMULATIVE TOTAL	
	USD	MNT	USD	MNT	USD	MNT
b. Civil Works for USUG					-	-
c. Socio Economic Facilities					-	-
d. Heat Distribution Networks					-	-
e. Landscaping and River Embankments					-	-
f. Other Civil Works		5,864,121,663.00		880,930,167.00	-	6,745,051,830.00
3. Detailed Engineering Design and Supervision	533,742.47		1,336,092.94		1,869,835.41	-
4. Resettlement Support					-	-
5. Program Management Support	293,807.26		655,151.86		948,959.12	-
6. Consulting Services	233,312.00		133,208.43		366,520.43	-
7. Duties and Taxes					-	-
C INTEREST AND COMMITMENT CHARGES	82,197.77		44,826.78		127,024.55	-
TOTAL CASH PAYMENTS	1,143,059.50	5,864,121,663.00	2,169,280.01	880,930,167.00	3,312,339.51	6,745,051,830.00
NET CASH RECEIPTS	2,172,450.27	-	(482,753.77)	-	1,689,696.50	-
Other Receipts- State Bank Interest	104,535.45				104,535.45	-
Other Expenditures- Bank Charge	50.00		4.94		54.94	-
Add/Deduct: Foreign Exchange Gains/Losses	100.95				100.95	-
NET CHANGE IN CASH	2,277,036.67	-	(482,758.71)	-	1,794,277.96	-

G. Safeguards

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

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

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

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

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

Establishing a grievance redress mechanism (GRM)

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

G.1.1 Update of EMP

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

1. According to the Mongolian Government's order #374 (approved in 2013) any executing project that have updated its alignment/ specification, design or formed any extension (updating technology, machinery, change in raw materials, use of natural resources, power, change in project location or was a subject to conduct DEIA update due to environmental audition) or change in related regulatory documents shall conduct amendment in DEIA (*Article 4.14*). But, **since approval of the last DEIA in October 2013 the detailed design of the project have made several changes, which requires amendment in the DEIA of the project.**

2. According to the Law of Mongolia on Environmental Impact Assessment the legal entity that has performed a DEIA shall develop an environmental management plan (EMP) (*Article 9.1 and 9.8*) and shall be updated and submitted to the MEGDT on annual basis by the project executing entity (*Minister's Order (A-05) of EGDT issued in January 6, 2014*). The annual EMP approved by the MEGT is the only document officially allowing the project start or continue (*Section 1.3 of the Minister's order A-05*). Unfortunately, **annual EMPs that should be submitted to the MEGDT for approval are missing since 2013.**

3. According to regulations on the EIA, the project implementer annually shall allocate proper budget in order to implement the EMP addressing the monitoring and analysis of changes made to the state of environment as a result of the project activity, clarifying results of prevention, elimination and reduction activities against adverse impacts and shall clarify reporting requirements and the ways to implement the plan as well as providing the timeline and estimated budget (*Article 1.6. Procedures to be followed in developing, supervising, approving and reporting of environmental protection and management plan declared by the Minister's order #A-05 dated in 6 January 2014*)).

4. Based on evaluation of the DEIA conducted in 2013 following issues were found.

Suggested

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

G.1.2 Update of RPs

1. During this reporting period, updating Resettlement Plans has not started due to change in detail design. The consultants identified APs based on cadastral database from PRD and road alignment drawings from DOHWA following issues were come up:
 - According to Mongolian standard there should be protection zone with at least 15 m width from road axis on both sides. However to minimize land resettlement affect 3m protection zone from road slope fill layer was suggested by PMO resettlement specialist and road engineer. Therefore, number of affected people increased up to 703 of which 284 in Selbe sub-center, 419 in Bayankhoshuu sub-center after identification of exact APs based on cadastral database from Property Relation Department.
 - Another reason of increased number of APs are resulted from different parcel (cadastral land lot) and plot/fence number.
2. Due to large number of APs, Resettlement Plan update is rescheduled and planned to be divided into 4 sections:
 - Resettlement Plan for Constructions in Bayankhoshuu sub-center;
 - Resettlement Plan for Constructions in Selbe sub-center;
 - Resettlement Plan for Roads in Bayankhoshuu sub-center;
 - Resettlement Plan for Constructions in Selbe sub-center each sub-center.
3. The Consultant reviewed the detailed design with PMO resettlement specialist and DOHWA and have made some changes to reduce APs. Series of meetings are conducted (Mayor, MPD, ADB, DOHWA, UN-Habitat) and discussed about change in road alignment and road.
4. Selected Socio economic survey team on the 14th January 2016. The consultant with PMO resettlement specialist, Egis gender specialist finalized the survey questionnaire. The survey team conducted detailed socio-economic survey (started on the 23th February 2016) including 631 affected parcels and 1004 households and entities.

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

G.1.3 Update of SAP and GAP

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

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

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

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

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

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

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

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

1. Developed Environmental specifications to be incorporated in the bidding documents. The document aimed to give basic requirements set in safeguard regulations and standards covering water usage, soil degradation, air quality, vegetation or green infrastructure, waste management, noise reduction, permafrost and operational safeguard issues.

2. Conducted Heating station technical specification review and developed recommendation and following conclusions/recommendations were developed.

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

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

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

4. Initial meetings were held on Tranche 2 with PMO, Egis and DOWHA. As a result, the EIA for Tranche 2 will be submitted to the MEGDT according to the Law on EIA and technical capacity of the project.
5. Project and consultant's staff participated in the Steering Committee meeting and MUB authorities.

G.4. Safeguards Implementation Support and Monitoring

1. Land Acquisition and Resettlement Commission and Working group for Land acquisition and Resettlement Plan implementation are established, Decree of the Mayor is issued on it.
2. Made two field visits together with relevant PMO staff and DOAHWA staffs to identify the physical impacts due to land acquisition and resettlement and to check the possibility of changing the road alignment to reduce resettlement impact. (10th March, 2016 in Bayankhoshuu sub-center and 11th March in Selbe sub-center). From field visit investigation Egis resettlement team and PMO Resettlement specialist developed suggestions on road alignment change.
3. Organized community meeting with APs of project locations for kindergartens, heating plants and vocational training centers in both sub-centers to give information about project and resettlement process prior to socio-economic survey and asset valuation survey (21 February 2016).
4. Issued cut-off day notification beginning from 9th March, 2016 to all affected people.
5. Organized community meeting with APs in these locations regarding asset valuation on the 26th March in Bayankhoshuu sub-center, on the 27th March in Selbe sub-center. Asset valuation has been introduced to APs starting from the 31st of March.
6. Draft final report on Detailed Socio-Economic Survey is available
7. Draft final report on Asset Valuation Survey is available

G.5 Social and Gender Consultations

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

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

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

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

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 sub-centers. PMO receives any issues and problems met by the affected people and related to the LAR subproject and any other issues concerning the whole project as well. Following suggestion or recommendation are given on the draft Grievance Redress mechanism framework, developed by Egis Resettlement specialists:

1. The Ordinance for establishment of Committee, Working Group responsible for executing and managing the implementation of LARP should be issued.
2. The activities of grievance redress mechanisms would be included in above mentioned Committee.
3. Creating a new separate Grievance Redress Committee could result many inefficient committees for the Project.
4. Grievance redress mechanism will be Located in the project management office and Grievance redress committee members are located at information center for affected people and receive their grievances.
5. UN-Habitat consulting team will provide assistance to create Information center for the project host community.
6. Grievance receiving and handling mechanism within the Project is working associated with Citizen Service center under the MUB <http://smartcity.mn/login>. Also, PMO got recommendations and trainings on Complying with Mayor Ordinance A/1086 and operating according to this ordinance

Mayor's Ordinance on establishment of Committee, Working Group for LARP implementation is issued on the 22nd February, 2016.

Grievance intake form is available. Receiving grievances regarding land compensation and asset valuation from APs of project locations for kindergartens, heating plants and vocational training centers in both sub-centers starting from the 31st of March after introducing the asset valuation.

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

Summary of Capacity Development and Training Plans for PMO Staff have included:

	Training Type	Target Staff	Length of Training
1	Team Building	For all staff to work as a Team.	1 day
2	Team Management	Lead the project team and monitor project progress through successful execution	2 days
3	Project Management	For all management staff to: <ul style="list-style-type: none"> ▪ Manage and deliver successful projects for stakeholder satisfaction ▪ Apply best practices to plan a project ▪ Estimate and schedule task work, duration and costs ▪ Implement risk management techniques and mitigation strategies 	4-5 days
4	Introduction to FIDIC	This will give general ideas about FIDIC	1 day
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
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
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
8	Detailed training on Bid evaluation and bidding documents	PMO staff and Evaluation committee members	1 day
9	Safeguard Modules:	Staff responsible for resettlement, social, gender and environment issues	3 days

	Training Type	Target Staff	Length of Training
	Introduction to the safeguard training modules developed by Egis under the project		
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
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

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 completed bid evaluation and seeking ADB no objection. Contract will be awarded Q4
- ICB and NCB tender documents templates for Procurement of Works are completed. Bidding documents for initial packages under preparation.
- 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 Reports Q1, Q2 & Q3

List of documentation available

- Report and Recommendation of the President to the Board of Directors
- Facility Administration Manual
- Project Preparation Technical Assistance Consultant's Reports including Feasibility Study on Project 1 (Downloaded from www.ub-subcenter.mn)
- Other documents:
 - ADB Procurement Guidelines
 - ADB Guidelines on the Use of Consultants
 - ADB Standard Bidding Documents
 - ADB Safeguard Policy Statement
 - ADB SPS and Safeguard Requirements
 - ADB Financial Management and Analysis of Projects Guidelines
 - ADB Guidelines for Economic Analysis of Projects
- Contracts/TORs and Inception Reports for all Consultant Firms recruited by PMO
- ADB Grant Agreement
- ADB Loan Agreement
- EIB Agreement
- ADB Project Documents and Reports

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

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

- Revise/Update the Draft Resettlement Plans prepared for Selbe and 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
- Tranche 2 feasibility studies started.
- Tranche 2 ADB FFM started work.

3. Activities Planned in the next three months

1. After sub-project design has been finalized, additional data 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

- 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. The new administration has established re-staffed land and property department who will now review the resettlement issues.
- The new city administration meeting was organized with the Mayor's office on XXX 2016 in Khangarid palace, where the agenda included discussion of progress reports provided by consulting firms detailed design and LARP was the focus of the meeting.
- PMO and Consulting firms need to put more attention on compliance of reporting requirements.
- Land acquisition and resettlement negotiations at Bayankhoshuu and Selbe public facilities (kindergarten, Business incubator and Heating plants) are continuing.

Dohwa CS1

- Delay in timesheet approval by PMO: - The experts' timesheets for May have been submitted to PMO in June 07. However PMO informed us to make approval for the timesheets after submission of the detailed design completion report by the official letter referenced as 285 dated June 14, 2016. Accordingly, we prepared the report and submitted it in June 24 with the letter referenced as DH-MNG-295 and the timesheets for May have been submitted again in July 20, 2016 for the PMO's approval. But they have not been approved still now. Also the timesheets for June, July and August have been submitted in July 20, August 08 and September 07, 2016 respectively.
- 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 unapproved timesheets for May, June, July and August 2016 lead us to be unable to submit the monthly invoices. The unpaid reimbursement from February to April is USD 237,012 and monthly payments from May to August invoices are estimated as USD 552,901 including USD 205,000 for Monconsult's payment. The delayed payment process seriously impacts on our work: (i) Monconsult is suffering in financial situation which is hard to pay salary for their experts working in our field office; and (ii) the reimbursable expenses for implementing the detail design such as expertise fee and office rental, etc are accumulated to \$166,000 which is very high to bear in debt.
- According to the consultant; the Consultant team revised the detailed design drawings for Bridges 24m, 30m and 60m in Selbe sub-center, Flood protection channel in Bayankhoshuu and Selbe sub-centers and Kindergarten and BIC buildings (as a standard design) in accordance with the comments and recommendations from the appointed State Experts and got final approval and evaluation from the Road Development Center and Construction Development Center. These 3 packages were submitted to PMO within September. In addition, the detailed designs for phase works of road, heating supply network, water supply and sewerage in Bayankhoshuu and Selbe sub-centers are under the process. The detailed design for landscaping of Selbe sub-center has been reviewed and approved by the State expert, while the detailed design of Bayankhoshuu sub-center is processing.
- 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 continues to receive mixed messages on the detailed designs which makes it difficult to finalize design details.

- State expertise approval continuing, however this is a lengthy process and involves several steps and parties to seek approvals. MUB to expedite the process.

Egis CS2

A snap shot of major activities and progress during Q3 2016 are summarized as follows:

- 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 expected to commence Q3 2016 and continue over the next 4-5 months in order to commence physical implementation by Q2 2017.
- Draft Procurement and Financial Manuals were completed
- Initial safeguard trainings completed for environment, resettlement, social and gender issues
- Services for DMS survey and recruitment of IT firm for financial management automation completed
- Procurement Plan reviewed and updated 22 August 2016
- Package WWOI for design-build water and wastewater facilities (Estimate US\$ 3.7m), bid documentation and bid evaluation in progress
- Bidding documents for design-build Selbe heating plant completed, bidding and evaluation will be completed Q4 2016
- Bidding documents under preparation for: (i) Kindergarten, business incubator, and vocational training center in Bayankhoshuu & Selbe sub-center; (ii) Flood protection and embankment (combined for culverts and embankment Bayankhoshuu and Selbe sub-centers); (iii) Three bridges in Selbe Sub-center; (iv) Open space (Landscaping) and (v) Heating Plant in Bayankhoshuu sub-center. Technical specifications, drawings and cost estimates under finalization by detailed design consultant.

Key Issues

- Resettlement and safeguards for Tranche 1 – preliminary assessment concludes that almost 600 households are affected. An accelerated program in consultation with all concerned agencies needs to be agreed so implementation can be completed by early 2016 to avoid delay in commencing the works
- The detailed design of all civil works contract packages in the Procurement Plan are in progress and cost estimates were finalized in August 2016. Priorities in line with current funding allocations were considered, and it was necessary to adjust the contract packaging as shown in the latest procurement plan
- Procurement – initially international competitive bidding (ICB) was specified for many of the civil works, however, now due to phasing of the works and packages being smaller, national competitive bidding is suitable for most works
- The feasibility study was in progress this quarter and the reports finalized during the ADB fact finding mission in September 2016
- A loan ADB fact-finding mission for the proposed Ulaanbaatar Urban Services and Ger Areas Development Investment Program–Tranche 2 took place in Ulaanbaatar on 29 Aug - 6 September 2016. It is a standby project in the government-agreed Asian Development Bank (ADB) Country Operations Business Plan, 2016 for Mongolia. The objectives of the mission were to agree with the Municipality of Ulaanbaatar (MUB) on the impact, outcome, outputs,

activities, implementation arrangements, costs and financing, and processing timeline of the project. The mission met with officials of the Ministry of Finance (MOF); Ministry of Construction and Urban Development; Ministry of Fuel and Energy; Master Planning Agency; MUB, the proposed executing agency for the project; project management office (PMO); other relevant agencies; and consultants.

- The memorandum of understanding (MOU) prepared by the ADB summarizes the discussions and issues identified during the meetings. The agreements reached as set out in this MOU are subject to review and approval of ADB Management and the government. Tranche 2 is estimated to cost \$121.14 million see Appendix 7 for details.

UN Habitat CS3

- From the start of the project, community level work has been significantly affected because of the pending finalization of the designs and decisions on the related resettlement issues. Until the date the communities are waiting for the start of on the ground activities, repeatedly ask about the progress, and express frustrations. Now with the construction season end by end of September, communities' disappointment in the project is expected to rise during the winter season.
- The team has learned that the proposed construction activities under Tranche 1 are being designed in a way that only the main trunk lines will be built without subsidiary lines and home connections. This is going to come as a disappointment to the communities and will be a pending challenge to discuss during community meetings when the information be broken.
- Extended holidays due to Naadam Festival, vacation season just after the Naadam and after election days when restructuring has started at all government and municipal administration levels including the city administration all have contributed in the certain delays of field activities.

Planned Activities for Next Quarter

- As mentioned earlier in this report the delay in finalization of the infrastructure designs and the pending decision on the resettlement issues will mean very few activities can be planned in the field during the coming winter season (4th quarter 2016 and 1st quarter 2017). Therefore, UN Habitat has proposed to implement few field activities (small construction works) prioritized by the communities during the Community Action Planning and not included in the program. The decision about this is still pending.
- Besides continuing to work with the primary groups, CDCs, SMEs and other community organizations, the major activities planned for the next quarter are shown in the consultant's progress report Annex 1.
- 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; Continue working with CS4 for identification of CDCs and BCs roles in the sub center development business plan; Develop SME training programs in connection with the CDCs and BCs roles and responsibilities
- CS management: Revise work plan; and Organize training for staff

IPE CS4

The work largely focussed on:

- Sub-block plan preparation, mainly the feasibility study for the proposed sub-block plans in both sub-centers and related recommendations that have meant the revision of the sub-block

layouts; and the refinement of the outline of the proposed block planning manual to be prepared by the consultants.

- Sub-center business development plan, principally the computations of target population numbers and densities, the need for social and other facilities based on planning standards that relate to their population targets, maps for inclusion, and the text for the business plans.
- Assistance to the ADB Fact Finding Mission for the Tranche 2 feasibility study.
- The work on developing the capacity-building program was put back because of the revised structure and staffing of the Municipality of Ulaanbaatar (MUB) because of the senior management changes resulting from the new administration installed after the June elections.
- The PMO advised the consultants to delay undertaking the capacity development survey until the new structure of the MUB institutions becomes clearer. The aim is now to start the survey in November 2016.

Matters for the Attention of the PMO:

- Findings of the Sub-block Plan Feasibility Studies: During September, upon the request of the PMO, the team did not continue the community meetings regarding the preparation of block plans because of the impacts of the national and local elections, the changes in the administration of MUB and the forthcoming local government elections.
- Work, however, was undertaken on preparing the feasibility studies the two sub-block schemes already discussed with the communities—in Selbe and Bayankhoshuu. The results of the Likert survey, presented in the Progress Report for May and June/July, 2016, were incorporated into concept designs for the sub-blocks. The results of the feasibility study for the sub-block in Selbe sub-center was presented in the August Monthly Progress Report and that for the Bayankhoshuu sub-block together with an updated document for the Selbe block is shown in the consultant's report as Appendix 1.
- Capacity Development Program Preparation: The distribution of the capacity development survey forms to key agencies was delayed until after the local elections proposed for October 2016. It was decided to delay this, and supported by the PMO, since the changes within MUB and the local governments had not all been enacted and would make an early start less useful.
- Preparation of Sub-center Business Development Plans: Work has progressed on the two sub-center Business Development Plans, a draft of each has been prepared, and is under discussion with the ADB, the consultants' team and UN-Habitat. Contents of the plans are attached to the consultant's report.

APPENDIXES

Appendix 1a Design and Monitoring Framework for the Investment Program

Appendix 1b PPMS Performance Indicators and Baseline

Appendix 2 Revised Procurement Plan – Contract Packaging ADB Approved 22 August 2016

Appendix 3 Project Implementation Schedule

Appendix 4 Records of Meetings and Training Activities

Appendix 5 Consultant Quarterly Progress Reports CS1 to CS4

Appendix 6 Status of Tranche 1 Compliance with Loan Covenants

Appendix 7 Tranche 2 Signed MOU

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

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

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

Design Summary	Performance Targets and Indicators with Baselines	Data Sources and Reporting Mechanisms	Assumptions	Status as of December 2015
	<p>at least 50% of women participants</p> <p>By 2017:</p> <p>USUG is autonomous in terms of financial and asset management (baseline: USUG not autonomous)</p> <p>Utility tariffs linked to direct cost recovery of O&M, including asset depreciation (baseline: tariffs barely cover O&M)</p> <p>Revised performance contract between the MUB and service providers in place</p>		<p>Program implementation is slowed down by a lack of community and private sector participation. Women are not effectively mainstreamed into the program.</p> <p>Assumptions</p> <p>Policy reforms receive full government support. Appropriate user charges/ tariffs are not implemented by the MUB, and/or not supported by the target consumers.</p> <p>Risks</p> <p>Inadequate program resources are allotted to support the policy and institutional reforms. Lack of incentives to attract private sector participation</p>	
4.3 Strengthened program implementation capacity	<p>By 2023:</p> <p>PMO is fully functioning with fully trained staff, at least 30% of whom are women (baseline: 0 in 2012)</p> <p>Sex-disaggregated program performance and monitoring system operational (baseline: 0 in 2012)</p> <p>Project feasibility studies, due diligence, and safeguards prepared for participating subcenters (baseline: 0 in 2012)</p>	MUB reports PMO progress and completion reports	<p>Assumption</p> <p>Consultants and PMO staff work effectively as a team.</p> <p>Risk</p> <p>Failure to appoint and retain well qualified and experienced consultants</p>	In Progress: Consultants and PMO staff are working effectively as a team.
Activities with Milestones for Tranche 1 (after Loan Effectiveness)		Inputs		
<p>1. Roads and urban services expanded</p> <p>1.1 Detailed design of water and/or sewerage improvements completed (Apr 2014)</p> <p>1.2 Detailed design of heating improvements completed (Apr 2014)</p> <p>1.3 Detailed design of roads and/or other infrastructure completed (Apr 2014)</p> <p>1.4 Urban infrastructure constructed, commissioned, and operating in phases from Apr 2014 to 2016</p> <p>2. Economic and public services in subcenters improved</p>		<p>Amount (\$ million)</p> <p>Investment Program</p> <p>ADB MFF 163.70</p> <p>MUB 96.00</p> <p>Cofinancing 60.30</p> <p>Total 320.00</p> <p>Project 1</p> <p>ADB</p> <p>ADF Loan 22.50</p> <p>OCR Loan 27.50</p> <p>UEIF-UFPFa 3.70</p>		

Design Summary	Performance Targets and Indicators with Baselines	Data Sources and Reporting Mechanisms	Assumptions	Status as of December 2015
<p>2.1 Detailed design of kindergarten and business incubators and/or vocational training centers completed (mid-2014)</p> <p>2.2 Facilities constructed, commissioned, and operating in phases from the end of 2014 to 2017</p> <p>3. More efficient service providers</p> <p>3.1 Support improvements in operating efficiency</p> <p>3.2 Construction of upgraded facilities and measurement systems completed</p> <p>4. Institutional strengthening and capacity building</p> <p>4.1 PMO fully staffed (mid-Dec 2013)</p> <p>4.2 Hiring of capacity development consultants (Jan 2014)</p> <p>4.3 Subcenter redevelopment authority established and staffed (Dec 2013)</p> <p>4.4 Subcenter planning and development guidelines and regulations in place (Sep 2014)</p> <p>4.5 CDCs and SDCs fully functioning in targeted areas (mid-2014)</p> <p>4.6 Support to financial strengthening and improved regulatory and institutional framework (mid-2015)</p> <p>Tranche 2 is prepared and approved by 2016</p> <p>Tranche 3 is prepared and approved by 2017</p>		<p>MUB 22.44</p> <p>Cofinancing 28.38</p> <p>Total 104.52</p>		

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

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

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

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

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

Appendix 2: Procurement Plan – Contract Packaging

See attached PDF File

Appendix 3: Updated Project Implementation Schedule

Appendix 4: Record of Meetings and Training Schedule

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

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

21	03/02/16	PROJECT STEERING COMMITTEE MEETING	Mayor, Vice Mayor, Heads of Depts. at MUB, ADB, PMO, CS1-CS4	Final	E-mail 03/18/16
22	03/05/16	TOWNHALL MEETING	ADB, MUB, PMO,	n/a	n/a
23	03/03/16	RESETTLEMENT MEETING	ADB, PMO, CS1-CS4	Final	E-mail 03/18/16
24	03/14/16	PSC RESETTLEMENT MEETING	Mayor, Vice Mayor, Heads of Depts. at MUB, ADB, PMO, CS1-CS4	Final	n/a prepared by PMO Bolormaa
25	03/21/16	PROGRESS MEETING WITH MR. OTGONBAATAR	Mr. Otgonbaatar, PMO, CS2 Egis	Final	E-mail 03/24/16
26	03/21/16	RESETTLEMENT MEETING	ADB, PMO, CS1-CS4	Final	E-mail 03/28/16
27	03/30/16	MUB LAND VALUATION MEETING	MUB, ADB, PMO, CS1-CS4	Final	E-mail 04/03/16
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
41	06/30/16	MEETING MEMO WITH NATIONAL CENTER AGAINST VIOLENCE NGO	NCAV, PMO, CS1, MONCONSULT	Final	
42	06/30/16	MEETING MEMO WITH GENDER EQUALITY CENTER NGO	PMO, GEC, CS1, CS3, MONCONSULT	Final	n/a
43	07/04/16	MEETING WITH KHOROO-11,12 DENJIIN 1000	CS3		

44	07/25/16	TRAINING ON PREVENTION AND CONTROL OF TRANSMISSIBLE DISEASES AND HIV/AIDS	CS2, Employees from relevant construction companies, targeted groups	Final	
45	07/26/16	MEETING WITH HEAD OF KHOROO-9, BAYANKHOSHUU	CS3	Final	n/a
46	07/26/16	MEETING WITH RESIDENTS OF KHOROO-10, BAYANKHOSHUU	CS3, HEAD OF 10TH KHOROO		
47	07/27/16	MEETING OF THE WOMEN'S FGD FROM DENJIIN 1000	FGD, CS1, MONCONSULT, Residents of 11th khoroo, Chingeltei	Final	n/a
48	07/27/16	MEETING OF THE WOMEN'S FGD FROM DAMBADARJAA	FGD, CS1, CS3, MONCONSULT, Residents of 16th khoroo, Sukhbaatar	Final	n/a
49	08/02/16	MEETING WITH SOCIAL OFFICERS OF KHOROO-11,12	CS3, KHOROO-11,12	Final	n/a
50	07/27/16	DENJIIN 1000/ MEN'S FOCUS GROUP DISCUSSION	FGD, CS1, CS3, Khoroo-12, Chingeltei	Final	n/a
51	07/29/16	ACCOUNTING PROGRAM PROGRESS MEETING	PMO, CS2, Consultant		
52	08/08/16	MEETING WITH SUKHBAATAR DISTRICT OFFICE	CS3, Sukhbaatar district's related officer	Final	
53	08/09/16	MEETING WITH CHINGELTEI DISTRICT'S OFFICE	CS3, Chingeltei district's related officer		
54	08/11/16	DAMBADARJAA'S SUB CENTER'S MSME RAPID NEEDS ASSESSMENT WORKSHOP	CS3, KHOROO-16,17,18	Final	
55	08/17/16	MEETING WITH SME's	CS3, Enterprises	Final	
56	08/24/16	MEETING: LOAN PRODUCTS	MUB, ADB, CS3, KHAS BANK, Representatives of both sub-centers	Final	
57	08/26/16	TRANCHE 2 IDENTIFY ENVIRONMENT URGENT ISSUE	CS3, MONCONSULT	Final	
58	08/28/16	MEETING AT BAYANKHOSHUU SUB-CENTER	CS3, Residents	Final	
59	08/26/16	PUBLIC CONSULTATION AND TEMPORARY SME MEETING NOTE	PMO, CS3, MONCONSULT LLC, Residents of khoroo-11,12,13		
60	08/30/16	MEETING WITH SME's AND KHAS BANK'S LOAN PRODUCTS	CS3, KHAS BANK, SME's of Bayankhoshuu sub-center		
61	08/30/16	MEETING: PRESENTATION OF IPE GLOBAL	CS3, CS4	Final	
62	08/29/16-16/09/16	FACT FINDING MISSION			
63	09/01/16	MEETING WITH MUB	MUB, PMO, CS1	Final	

64	09/02/16	MEETING WITH SOCIAL DEVELOPMENT DEPT OF MUB	MUB,PMO,CS1,CS2	Final	
65	09/12/16	FIELD MEETING	CS2,CS3		
66	09/14/16	COMMUNITY MEMBERS AND THE BUSINESS DEVELOPMENT COUNCIL, SELBE SUB-CENTER	ADB,CS1,CS2,CS3,CS4	Final	
67	09/14/16	MEETING OF DD OF WATER RESERVOIR AND PUMPING STATION	CS1, USUG	Final	
68	09/22/16	MEETING WITH MINISTRY OF LAW	MOL,CS1	Final	
69	09/23/16	MEETING WITH MINISTRY OF LAW	MOL,CS1,CS3	Final	
70	09/28	MEETING WITH MINISTRY OF LABOUR AND SOCIAL PROTECTION	MOL,ADB,PMO,CS1,CS3,NATIONAL GENDER COMMISSION	Final	

Appendix 5: Consultants' Quarterly Progress Reports

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

(Attached as separate Zip File)

Appendix 6: Status of Tranche 1 Compliance with Loan Covenants

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	Section/ Para no.	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 furnish, or cause to be furnished, to ADB, promptly after their preparation, such plans, design standards,	Throughout implementation period	Being complied. Detailed Design consultant is preparing plans, design standards, specifications, work schedules, and

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)
		specifications and work schedules, and any material modifications subsequently made therein, in such detail as ADB shall reasonably request.		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.
LA Art IV	4.09	(a) The Borrower shall exercise its rights under the Subsidiary Loan Agreement in such a manner as to protect	Throughout implementation period	Being 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)
		the interests of the Borrower and ADB and to accomplish the purposes of the Loan.		
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	Basis for Withdrawal from the Loan Account. 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	Reallocation. 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	Disbursement Procedures. 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	Retroactive Financing. 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	Imprest Account. 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) LA Sch 3 (ADF)	7 (OCR) 8 (ADF)	Conditions for Withdrawals from Loan Account. Notwithstanding any other provision of this Loan 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	December 2014	Complied. Relending agreement signed on 11 December 2014.

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)
		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.		
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 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	Complied. EIB Loan Agreement has been signed on 30 June 2014 for EUR 50 million equivalent in two tranches. As of this date, no withdrawal has been made from the loan. However, a request for initial disbursement is now in process.
LA Sch 4 (ADF)	1,2	The 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, as applicable.	Throughout implementation period	Being complied.
LA Sch 4 (ADF)	3,4	Goods and Works. 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.	Throughout implementation period	Being complied. The PMO will seek ADB approval for any change in the Procurement Plan.
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.	Throughout implementation period	Being complied. The Procurement Plan is being revised to include NCB packages for approval by ADB.
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.	Throughout implementation period	Being complied.
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.	Throughout implementation period	Being complied. Resettlement plan is in process.
LA Sch 4 (ADF)	8	Consulting Services. Except as ADB may otherwise agree, 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.	Throughout implementation period	Being complied. QCBS was used for 2 packages (CS1 and CS2). However, 2

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)
				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	ADB's Review of Procurement Decisions. 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	Implementation Arrangements. 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	Environment. 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 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	Throughout implementation period	Being complied. LARP on sewer main collector was updated on 15 Aug 2015. LARPs on facilities are being updated and will be submitted by Sep

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)
		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.		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	Indigenous Peoples. 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	Bidding documents and work contracts. 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 at least their pre-project condition as early as possible and no later than completion of construction.	Throughout implementation period	Being complied. No action required for Indigenous Peoples as it was classified as Category C.
LA Sch 5 (ADF)	9	The Borrower shall cause MUB to ensure that (a) the Project implementation consultants are engaged in a timely manner, including safeguards specialists; (b) a licensed	Throughout implementation period	Being complied. Ongoing - the developed list of potential

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)
		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.		environmental monitoring institute accredited by the Government of Mongolia
LA Sch 5 (ADF)	10	Safeguards Monitoring and Reporting. 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	Prohibited List of Investments. 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	Gender and Development. 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 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,	Throughout implementation period	Being complied. Ongoing support being provided to the CDCs and SDC. CAP conducted to identify and prioritize needs. Skills mapping completed and will be updated regularly.

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)
		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.		
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 submit with sex disaggregation.
LA Sch 5 (ADF)	16	Counterpart Support. 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	Good Governance. 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 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	June 2015	Being complied. The preparation of a block planning manual is underway and running parallel with the development of pilot sub-block plans. The manual, with suggested legal documentation

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)
		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.		needed, will be finalized by 30 Nov 2016.
LA Sch 5 (ADF)	21	Operational covenants. 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 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	Throughout implementation period	Being 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)
		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	Grievance Redress Mechanism. 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 http://cityhall.gov.mn/cp/index.php/homepage/smartcity-mn 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 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.	Throughout implementation period	Being 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)
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 discussions shall be conducted only in the presence of an authorized officer of the Recipient, unless the Recipient shall otherwise agree.	Throughout implementation period	To be complied.
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.

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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	Basis for Withdrawal from the Grant Account. 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	Reallocation. 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 expenditures in order that further withdrawals under 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	Disbursement Procedures. 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 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.

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)
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	(a) ADB and MUB shall cooperate fully to ensure that the purposes of the Loans and Grant will be accomplished; (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.	Throughout implementation period	Being complied.
PA Art II	2.08	(a) MUB shall furnish to ADB all such reports and information as ADB shall reasonably request concerning (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.	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 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	After project completion	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)
		this Project Agreement and the accomplishment of the purposes of the Loans and Grant.		
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.
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.

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)
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 7: Tranche 2 Signed MOU

(Attached as separate PDF File)

Ulaanbaatar Urban Services and GER Areas Development Investment Program
Project Financial Status Report
As of 30 September, 2016
In USD

	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			-	4,950,000.00
Other Civil Works	18,550,000			-	18,550,000.00
Contingencies	1,760,000			-	1,760,000.00
Interest and Commitment Charges	2,240,000	56,329.53	26,309.50	82,639.03	2,157,360.97
Sub-Total - OCR Loan	27,500,000	56,329.53	26,309.50	82,639.03	27,417,360.97
ADB ADF Loan No. 3099-MON					
Civil Works					
Socio-Economic Facilities	4,400,000			-	4,400,000.00
Landscaping and River Embankment	7,070,000			-	7,070,000.00
Detailed Engineering Design	4,350,000	533,742.47	1,336,092.94	1,869,835.41	2,480,164.59
Program Management Support	2,000,000	293,807.26	655,151.86	948,959.12	1,051,040.88
Consulting Services	2,000,000	233,312.00	133,208.43	366,520.43	1,633,479.57
Contingencies	1,990,000			-	1,990,000.00
Interest and Commitment Charges	690,000	25,868.24	18,517.28	44,385.52	645,614.48
Sub-Total - ADF Loan	22,500,000	1,086,729.97	2,142,970.51	3,229,700.48	19,270,299.52
ADB UEIF Grant No.0380-MON					
Civil Works					
Civil Works for USUG	3,700,000			-	3,700,000.00
Sub Total - ADG Grant	3,700,000	-	-	-	3,700,000.00
European Investment Bank (EIB)					
Civil Works					
Water Supply and Sewerage	25,000,000			-	25,000,000.00
Contingencies	2,340,000			-	2,340,000.00
Interest and Commitment Charges	1,040,000			-	1,040,000.00
Sub Total - EIB Loan	28,380,000	-	-	-	28,380,000.00
GOM (Municipality of Ulaanbaatar)					
Land Acquisition	1,020,000			-	1,020,000.00
Civil Works					
Heat Distribution Networks	4,050,000			-	4,050,000.00
Other Civil Works	8,100,000	2,937,966.14	431,932.26	3,369,898.40	4,730,101.60
Resettlement Support	1,760,000			-	1,760,000.00
Duties and Taxes	6,180,000			-	6,180,000.00
Contingencies	1,330,000			-	1,330,000.00
Sub - Total GOM Equity	22,440,000	2,937,966.14	431,932.26	3,369,898.40	19,070,101.60
GRAND TOTAL	104,520,000	4,081,025.64	2,601,212.27	6,682,237.91	97,837,762.09
Percentage of Disbursement				6.39%	

ADB LOANS

Loan No. 3099-MON

Detailed Engineering Design (Dohwa, Karl Hansen)
Program Management Support (EGIS and PMO)
Consulting Services (IPE Global, UN Habitat)

As of 12-31-15	2016	Total
533,742.47	1,336,092.94	1,869,835.41
293,807.26	655,151.86	948,959.12
233,312.00	133,208.43	366,520.43
1,060,861.73	2,124,453.23	3,185,314.96

Capitalized Interest

Loan No. 3098-MON

56,329.53	26,309.50	82,639.03
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Loan No. 3099-MON

25,868.24	18,517.28	44,385.52
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82,197.77	44,826.78	127,024.55
		3,312,339.51

Breakdown:

Imprest Fund Account
Direct Payment

827,549.73	482,753.77	1,310,303.50
233,312.00	1,641,699.46	1,875,011.46
1,060,861.73	2,124,453.23	3,185,314.96

Government of Mongolia (GOM)/ MUB

Civil Works

Heat Distribution Networks
Other Civil Works

As of 12-31-15	2016	Total
2,937,966.14	431,932.26	3,369,898.40
2,937,966.14	431,932.26	3,369,898.40

Payment to DOHWA Consultants
Loan No. 3099-MON

Date	Reference	Imprest Fund /State bank/	Direct Payment /ADB/	Amount /USD/
17-Aug-15	Advance payment	402,424.00		402,424.00
Total as of December 2015		402,424.00	-	402,424.00
08-Jan-16	Remuneration for June-August, 2015	185,852.00		185,852.00
31-Mar-16	Remuneration for September- November, 2015		243,920.00	243,920.00
07-Apr-16	Rembursement for June-August, 2015		91,219.00	91,219.00
23-Jun-16	Payment for September 2015- January 2016		521,379.00	521,379.00
10-Aug-16	Remuneration for March-April, 2016		268,314.00	268,314.00
Total as of June 2016		185,852.00	1,124,832.00	1,310,684.00
Total		588,276.00	1,124,832.00	1,713,108.00

Payment to Karl Hansen's Consultant's Team
Loan No. 3099-MON

Date	Reference	Imprest Fund /State bank/	Direct Payment /ADB/	Amount /USD/
2/10/2015	Sh. Ganzorig	2,603.31		2,603.31
2/10/2015	Karl Hansen	5,100.00		5,100.00
3/2/2015	Sh. Altansaruul	2,620.80		2,620.80
3/2/2015	N. Otgonbaganaa	4,662.00		4,662.00
3/2/2015	Sh. Ganzorig	5,845.69		5,845.69
3/2/2015	Karl Hansen	47,475.59		47,475.59
3/11/2015	Hydro design protect LLC	4,589.05		4,589.05
3/11/2015	B. Chinzorig	6,209.10		6,209.10
3/11/2015	Land test LLC	4,477.97		4,477.97
3/11/2015	Geocad LLC	4,185.49		4,185.49
3/11/2015	Manmohan Ruprai	18,996.00		18,996.00
3/19/2015	B. Sukhbaatar	4,662.00		4,662.00
4/3/2015	Tegsh songolt LLC	1,825.08		1,825.08
4/3/2015	B. Chinzorig	3,252.28		3,252.28
4/3/2015	N. Bolormaa	564.63		564.63
9/28/2015	Oyumaa	888.06		888.06
9/28/2015	B. Sukhbaatar	918.00		918.00
9/28/2015	N. Bolormaa	1,827.18		1,827.18
9/28/2015	Sh. Ganzorig	1,541.00		1,541.00
9/28/2015	Sh. Altansaruul	1,069.20		1,069.20
9/28/2015	N. Otgonbaganaa	918.00		918.00
9/28/2015	Ch. Namshir	1,638.00		1,638.00
9/28/2015	B. Chinzorig	5,085.00		5,085.00
11/3/2015	N. Bolormaa	365.04		365.04
Total as of December 2015		131,318.47	-	131,318.47
1/29/2016	B. Chinzorig	15,343.20		15,343.20
1/29/2016	B. Chinzorig	10,065.74		10,065.74
Total as of June, 2016		25,408.94	-	25,408.94
Total		156,727.41	-	156,727.41

Payment to EGIS Consultant

Loan No. 3099-MON

Date	Reference	Imprest Fund /State bank/	Direct Payment /ADB/	Amount /USD/
26-Nov-15	Advance payment	42,559.53		42,559.53
08-Dec-15	Advance payment	37,644.43		37,644.43
Total as of December 2015		80,203.96	-	80,203.96
05-Jan-16	Advance payment	42,875.15		42,875.15
11-Mar-16	Advance payment	18,775.47		18,775.47
15-Apr-16	August 19-December 31, 2015		181,114.31	181,114.31
19-Apr-16	August 19-December 31, 2015		79,730.74	79,730.74
19-Apr-16	August 19-December 31, 2015		61,144.90	61,144.90
24-Jun-16	January 01-March 31, 2016		15,439.78	15,439.78
28-Jun-16	January 01-March 31, 2016		19,846.91	19,846.91
30-Jun-16	January 01-March 31, 2016		26,382.39	26,382.39
Total as of June 30, 2016		61,650.62	383,659.03	445,309.65
Total		141,854.58	383,659.03	525,513.61

PMO Salary

Loan No. 3099-MON

Date	Reference	Imprest Fund /State bank/	Direct Payment /ADB/	Amount /USD/
1/27/2015		16,346.18		16,346.18
2/10/2015		48,556.08		48,556.08
3/19/2015		36,305.48		36,305.48
7/9/2015		112,395.56		112,395.56
Total as of December 2015		213,603.30	-	213,603.30
1/30/2016		85,499.34		85,499.34
5/9/2016		61,128.14		61,128.14
9/30/2016		63,214.73		63,214.73
Total as of June 2016		209,842.21	-	209,842.21
Total		423,445.51	-	423,445.51

Payment to UN Habitat

Loan No. 3099-MON

Date	Reference	Imprest Fund /State bank/	Direct Payment /ADB/	Amount /USD/
10/8/2015	Advance payment		233,312.00	233,312.00
Total as of December 2015		-	233,312.00	233,312.00
Total as of December 2016		-	-	-
		-	233,312.00	233,312.00

Payment to IPE Global
Loan No. 3099-MON

Date	Reference	Imprest Fund /State bank/	Direct Payment /ADB/	Amount /USD/
			-	-
Total as of December 2015		-	-	-
8-Jul	Advance payment		133,208.43	133,208.43
Total as of December 2016		-	133,208.43	133,208.43
		-	133,208.43	133,208.43

Capitalized Interest

Period		Loan No. 3098-MON	Loan No. 3099-MON	Total
2014	15-Nov-14	8,708.33		8,708.33
Total as of December 2014		8,708.33	-	8,708.33
2015	15-May-15	23,058.41	11,022.78	34,081.19
	15-Nov-15	24,562.79	14,845.46	39,408.25
Total as of December 2015		47,621.20	25,868.24	73,489.44
2016	15-May-16	26,309.50	18,517.28	44,826.78
	15-Nov-16			-
Total as of December 2016		26,309.50	18,517.28	44,826.78
Total		82,639.03	44,385.52	127,024.55

Investment from Municipality of Ulaanbaatar

January 01-June 30, 2016

Date	Contractor	Description	Ex.rate	MNT	USD
29-Jan	Ekh terguun LLC	Payment for construction of apartment in Bayankhoshuu subcenter	2,008.59	119,520,871.00	59,504.86
7-Mar	Ekh terguun LLC	Payment for construction of apartment in Bayankhoshuu subcenter	2,042.34	120,000,000.00	58,756.13
9-Mar	Ekh terguun LLC	Payment for construction of apartment in Bayankhoshuu subcenter	2,045.88	90,000,000.00	43,990.85
9-Mar	Ekh terguun LLC	Payment for construction of apartment in Bayankhoshuu subcenter	2,045.88	149,246,208.00	72,949.64
		Sub total /Construction of apartment in Bayankhoshuu subcenter/		478,767,079.00	235,201.48
28-Jan	Us orchin LLC	Payment for construction of apartment in Selbe subcenter	2,007.81	98,570,251.00	49,093.42
29-Feb	Us orchin LLC	Payment for construction of apartment in Selbe subcenter	2,036.88	105,298,869.00	51,696.16
22-Sep	Us orchin LLC	Payment for sewage system	2,249.42	20,495,274.00	9,111.36
		Sub total /Construction of apartment in Selbe subcenter/		224,364,394.00	109,900.94
29-Feb	PMO	Payment for supervision of construction	2,036.88	5,592,393.00	2,745.57
29-Feb	PMO	Quality Assurance	2,036.88	160,412,001.00	78,753.78
7-Sep	Tegsh songolt estin	Land payment	2,212.61	11,794,300.00	5,330.49
		Sub total /Others/		177,798,694.00	86,829.84
		TOTAL		880,930,167.00	431,932.26

Investment from Municipality of Ulaanbaatar

January 01-December 31, 2015

Date	Contractor	Description	Ex.rate	MNT	USD
8-Apr	Mon shrift LLC	Payment for construction design of apartments	1,995.98	74,076,750.00	37,112.97
30-Jun	Mon shrift LLC	Payment for construction design of apartments	1,995.98	59,111,750.00	29,615.40
		Construction design of apartments		133,188,500.00	66,728.37
23-Jun	Ekh terguun LLC	Payment for construction of apartment in Bayankhoshuu subcenter	1,995.98	390,783,181.00	195,785.12
9-Jul	Ekh terguun LLC	Payment for construction of apartment in Bayankhoshuu subcenter	1,995.98	556,766,600.00	278,943.98
20-Aug	Ekh terguun LLC	Payment for construction of apartment in Bayankhoshuu subcenter	1,995.98	647,020,838.00	324,161.98
28-Oct	Ekh terguun LLC	Payment for construction of apartment in Bayankhoshuu subcenter	1,995.98	357,493,676.00	179,106.84
26-Nov	Ekh terguun LLC	Payment for construction of apartment in Bayankhoshuu subcenter	1,995.98	285,288,635.00	142,931.61
14-Dec	Ekh terguun LLC	Payment for construction of apartment in Bayankhoshuu subcenter	1,995.98	139,061,132.00	69,670.60
17-Dec	Ekh terguun LLC	Payment for construction of apartment in Bayankhoshuu subcenter	1,995.98	178,450,491.00	89,404.97
		Sub total /Construction of apartment in Bayankhoshuu subcenter/		2,554,864,553.00	1,280,005.10
30-Jun	Us orchin LLC	Payment for construction of apartment in Selbe subcenter	1,995.98	320,890,316.00	160,768.30
31-Jul	Us orchin LLC	Payment for construction of apartment in Selbe subcenter	1,995.98	642,376,660.00	321,835.22
19-Aug	Us orchin LLC	Payment for construction of apartment in Selbe subcenter	1,995.98	307,582,770.00	154,101.13
2-Sep	Us orchin LLC	Payment for construction of apartment in Selbe subcenter	1,995.98	315,439,978.00	158,037.64
30-Sep	Us orchin LLC	Payment for construction of apartment in Selbe subcenter	1,995.98	421,242,524.00	211,045.46
27-Oct	Us orchin LLC	Payment for construction of apartment in Selbe subcenter	1,995.98	312,808,713.00	156,719.36
26-Nov	Us orchin LLC	Payment for construction of apartment in Selbe subcenter	1,995.98	329,265,737.00	164,964.45
14-Dec	Us orchin LLC	Payment for construction of apartment in Selbe subcenter	1,995.98	100,000,000.00	50,100.70
15-Dec	Us orchin LLC	Payment for construction of apartment in Selbe subcenter	1,995.98	38,156,018.00	19,116.43
		Sub total /Construction of apartment in Selbe subcenter/		2,787,762,716.00	1,396,688.69
30-Jun	PMO	Payment for supervision of construction	1,995.98	14,965,000.00	7,497.57
14-Dec	PMO	Payment for supervision of construction	1,995.98	60,938,868.00	30,530.80
15-Dec	PMO	Payment for supervision of construction	1,995.98	50,603,789.00	25,352.85
		Sub total /Supervision of construction/		126,507,657.00	63,381.22
10-Jul	Bodiz automotive LLC	Auto car fee	1,995.98	54,950,000.00	27,530.34
10-Jul	Mongol Hyundai automotive LLC	Auto car fee	1,995.98	59,000,000.00	29,559.41
10-Jul	Tavanbogd LLC	Auto car fee	1,995.98	109,000,000.00	54,609.77
2-Oct	Nomin trading LLC	Payment for smart board	1,995.98	38,848,237.00	19,463.24
		Sub total /Others/		261,798,237.00	131,162.76
		TOTAL		5,864,121,663.00	2,937,966.14

ULAANBAATAR URBAN SERVICES and GER AREAS DEVELOPMENT INVESTMENT PROGRAM

LOAN Nos. 3098-MON (SF) and 3099-MON (SF)/GRANT No. 0380 MON (EF)

STATEMENT CASH RECEIPTS AND PAYMENTS SUMMARY

For the Period Ended 30 September, 2016

ACCOUNT DESCRIPTION	PREVIOUS BALANCE /2014-2015/		CURRENT PERIOD /2016/		CUMULATIVE TOTAL	
	USD	MNT	USD	MNT	USD	MNT
CASH RECEIPTS:						
Direct Payment						
Loan (ADF) 3098-MON (SF)	56,329.53		26,309.50		82,639.03	-
Loan (OCR) 3099-MON (SF)	259,180.24		1,660,216.74		1,919,396.98	-
Grant (UEIF) 0380-MON (EF)					-	-
Reimbursement						
Loan (ADF) 3098-MON (SF)					-	-
Loan (OCR) 3099-MON (SF)					-	-
Grant (UEIF) 0380-MON (EF)					-	-
Commitment						
Loan (ADF) 3098-MON (SF)					-	-
Loan (OCR) 3099-MON (SF)					-	-
Grant (UEIF) 0380-MON (EF)					-	-
Imj t-Fund						
Loan (ADF) 3098-MON (SF)	1,500,000.00				1,500,000.00	-
Loan (OCR) 3099-MON (SF)	1,500,000.00				1,500,000.00	-
Grant (UEIF) 0380-MON (EF)					-	-
European Investment Bank (EIB)					-	-
Government of Mongolia		5,864,121,663.00		880,930,167.00	-	6,745,051,830.00
TOTAL CASH RECEIPTS	3,315,509.77	5,864,121,663.00	1,686,526.24	880,930,167.00	5,002,036.01	6,745,051,830.00
CASH PAYMENTS (Per Loan/Grant Category)						
A. INVESTMENT COSTS						
1. Land Acquisition					-	-
2. Civil Works	-	5,864,121,663.00	-	880,930,167.00	-	6,745,051,830.00
a. Water Supply and Sewerage					-	-
b. Civil Works for USUG					-	-
c. Socio Economic Facilities					-	-
d. Heat Distribution Networks					-	-
e. Lanscaping and River Embankments					-	-
f. Other Civil Works		5,864,121,663.00		880,930,167.00	-	6,745,051,830.00
3. Detailed Engineering Design and Supervision	533,742.47		1,336,092.94		1,869,835.41	-
4. Resettlement Support					-	-
5. Program Management Support	293,807.26		655,151.86		948,959.12	-
6. Consulting Services	233,312.00		133,208.43		366,520.43	-
7. Duties and Taxes					-	-
C INTEREST AND COMMITMENT CHARGES	82,197.77		44,826.78		127,024.55	-
TOTAL CASH PAYMENTS	1,143,059.50	5,864,121,663.00	2,169,280.01	880,930,167.00	3,312,339.51	6,745,051,830.00
NET CASH RECEIPTS	2,172,450.27	-	(482,753.77)	-	1,689,696.50	-
Other Receipts- State Bank Interest	104,535.45				104,535.45	-
Other Expenditures- Bank Charge	50.00		4.94		54.94	-
Add/Deduct: Foreign Exchange Gains/Losses	100.95				100.95	
NET CHANGE IN CASH	2,277,036.67	-	(482,758.71)	-	1,794,277.96	-

ULAANBAATAR URBAN SERVICES AND GER AREAS DEVELOPMENT IMPROVEMENT PROGRAM

LOAN No. 3098-MON (SF)

DIRECT PAYMENT SCHEDULE

For the Period Ended _____

WA No.	Payee	Date of WA		Invoice Period	US\$ Equiv Paid by ADB	Invoice Amount		Local Currency	Exchange rate
		Prepared	Payment						
	ADB		15-Nov-14	CAP	8,708.33	USD	8,708.33		
Total as of December 2014									
	ADB		15-May-15	CAP	23,058.41	USD	23,058.41		
	ADB		15-Nov-15	CAP	24,562.79	USD	24,562.79		
Total as of December 2015									
	ADB		15-May-16	CAP	47,621.20				
					26,309.50	USD	26,309.50		
Total as of December 2016									
					26,309.50				
Total as of December 2017									
					-				
Total as of December 2018									
					-				
TOTAL					82,639.03				

ULAAANBAATAR URBAN SERVICES AND GER AREAS DEVELOPMENT IMPROVEMENT PROGRAM

LOAN No. 3099-MON (SF)

DIRECT PAYMENT SCHEDULE

For the Period Ended

WA No.	Payee	Date of WA		Invoice Period	US\$ Equiv Paid by ADB	Invoice Amount		Local Currency	Exchange rate
		Prepared	Payment						
0003	UN Habitat		8-Oct-15	Advance Payment	233,312.00	USD	233,312.00		
	ADB		15-May-15	CAP	11,022.78	USD	11,022.78		
	ADB		15-Nov-15	CAP	14,845.46	USD	14,845.46		
Total as of December 2015									
0004	Dohwa		7-Apr-16	Jun-Aug, 2015	91,219.00	USD	91,219.00		
0005	Dohwa		31-Mar-16	Sep-Nov, 2015	243,920.00	USD	243,920.00		
0006	Egis		15-Apr-16	Aug-Dec, 2015	181,114.31	USD	181,114.31		
0007	Egis		19-Apr-16	Aug-Dec, 2015	79,730.74	EUR	70,796.25		0.8879417
0008	Egis		19-Apr-16	Aug-Dec, 2015	61,144.90	MNT	121,824,474.40		1,992.39
0009	Dohwa		23-Jun-16	Sep. 2015-Jan. 201	521,379.00	USD	521,379.00		
0010	Egis		24-Jun-16	Jan-Mar, 2016	15,439.78	USD	15,439.78		
0011	Egis		28-Jun-16	Jan-Mar, 2016	19,846.91	EUR	17,977.27		0.9057969
0012	Egis		30-Jun-16	Jan-Mar, 2016	26,382.39	MNT	51,776,218.18		
0013	IPE Global		8-Jul-16	Advance Payment	133,208.43	USD	133,208.43		
0014	Dohwa		10-Aug-16	Mar-Apr, 2016	268,314.00	USD	268,314.00		
	ADB		15-May-16	CAP	18,517.28	USD			
Total as of December 2016									
					1,660,216.74				
Total as of December 2017									
					-				
Total as of December 2018									
					-				
TOTAL									
					1,919,396.98				

Ulaanbaatar Urban Services and GER Areas Development Investment Program
Project Financial Status Report
As of 26 August, 2016
In USD

	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			-	4,950,000.00
Other Civil Works	18,550,000			-	18,550,000.00
Contingencies	1,760,000			-	1,760,000.00
Interest and Commitment Charges	2,240,000	56,329.53	26,309.50	82,639.03	2,157,360.97
Sub-Total - OCR Loan	27,500,000	56,329.53	26,309.50	82,639.03	27,417,360.97
ADB ADF Loan No. 3099-MON					
Civil Works					
Socio-Economic Facilities	4,400,000			-	4,400,000.00
Landscaping and River Embankment	7,070,000			-	7,070,000.00
Detailed Engineering Design	4,350,000	533,742.47	1,336,092.94	1,869,835.41	2,480,164.59
Program Management Support	2,000,000	293,807.26	655,151.86	948,959.12	1,051,040.88
Consulting Services	2,000,000	233,312.00	133,208.43	366,520.43	1,633,479.57
Contingencies	1,990,000			-	1,990,000.00
Interest and Commitment Charges	690,000	25,868.24	18,517.28	44,385.52	645,614.48
Sub-Total - ADF Loan	22,500,000	1,086,729.97	2,142,970.51	3,229,700.48	19,270,299.52
ADB UEIF Grant No.0380-MON					
Civil Works					
Civil Works for USUG	3,700,000			-	3,700,000.00
Sub Total - ADG Grant	3,700,000	-	-	-	3,700,000.00
European Investment Bank (EIB)					
Civil Works					
Water Supply and Sewerage	25,000,000			-	25,000,000.00
Contingencies	2,340,000			-	2,340,000.00
Interest and Commitment Charges	1,040,000			-	1,040,000.00
Sub Total - EIB Loan	28,380,000	-	-	-	28,380,000.00
GOM (Municipality of Ulaanbaatar)					
Land Acquisition	1,020,000			-	1,020,000.00
Civil Works					
Heat Distribution Networks	4,050,000			-	4,050,000.00
Other Civil Works	8,100,000	2,937,966.14	431,932.26	3,369,898.40	4,730,101.60
Resettlement Support	1,760,000			-	1,760,000.00
Duties and Taxes	6,180,000			-	6,180,000.00
Contingencies	1,330,000			-	1,330,000.00
Sub - Total GOM Equity	22,440,000	2,937,966.14	431,932.26	3,369,898.40	19,070,101.60
GRAND TOTAL	104,520,000	4,081,025.64	2,601,212.27	6,682,237.91	97,837,762.09
Percentage of Disbursement				6.39%	

Investment from Municipality of Ulaanbaatar

January 01-December 31, 2015

Date	Contractor	Description	Ex.rate	MNT	USD
8-Apr	Mon shrift LLC	Payment for construction design of apartments	1,995.98	74,076,750.00	37,112.97
30-Jun	Mon shrift LLC	Payment for construction design of apartments	1,995.98	59,111,750.00	29,615.40
		Construction design of apartments		133,188,500.00	66,728.37
23-Jun	Ekh terguun LLC	Payment for construction of apartment in Bayankhoshuu subcenter	1,995.98	390,783,181.00	195,785.12
9-Jul	Ekh terguun LLC	Payment for construction of apartment in Bayankhoshuu subcenter	1,995.98	556,766,600.00	278,943.98
20-Aug	Ekh terguun LLC	Payment for construction of apartment in Bayankhoshuu subcenter	1,995.98	647,020,838.00	324,161.98
28-Oct	Ekh terguun LLC	Payment for construction of apartment in Bayankhoshuu subcenter	1,995.98	357,493,676.00	179,106.84
26-Nov	Ekh terguun LLC	Payment for construction of apartment in Bayankhoshuu subcenter	1,995.98	285,288,635.00	142,931.61
14-Dec	Ekh terguun LLC	Payment for construction of apartment in Bayankhoshuu subcenter	1,995.98	139,061,132.00	69,670.60
17-Dec	Ekh terguun LLC	Payment for construction of apartment in Bayankhoshuu subcenter	1,995.98	178,450,491.00	89,404.97
		Sub total /Construction of apartment in Bayankhoshuu subcenter/		2,554,864,553.00	1,280,005.10
30-Jun	Us orchin LLC	Payment for construction of apartment in Selbe subcenter	1,995.98	320,890,316.00	160,768.30
31-Jul	Us orchin LLC	Payment for construction of apartment in Selbe subcenter	1,995.98	642,376,660.00	321,835.22
19-Aug	Us orchin LLC	Payment for construction of apartment in Selbe subcenter	1,995.98	307,582,770.00	154,101.13
2-Sep	Us orchin LLC	Payment for construction of apartment in Selbe subcenter	1,995.98	315,439,978.00	158,037.64
30-Sep	Us orchin LLC	Payment for construction of apartment in Selbe subcenter	1,995.98	421,242,524.00	211,045.46
27-Oct	Us orchin LLC	Payment for construction of apartment in Selbe subcenter	1,995.98	312,808,713.00	156,719.36
26-Nov	Us orchin LLC	Payment for construction of apartment in Selbe subcenter	1,995.98	329,265,737.00	164,964.45
14-Dec	Us orchin LLC	Payment for construction of apartment in Selbe subcenter	1,995.98	100,000,000.00	50,100.70
15-Dec	Us orchin LLC	Payment for construction of apartment in Selbe subcenter	1,995.98	38,156,018.00	19,116.43
		Sub total /Construction of apartment in Selbe subcenter/		2,787,762,716.00	1,396,688.69
30-Jun	PMO	Payment for supervision of construction	1,995.98	14,965,000.00	7,497.57
14-Dec	PMO	Payment for supervision of construction	1,995.98	60,938,868.00	30,530.80
15-Dec	PMO	Payment for supervision of construction	1,995.98	50,603,789.00	25,352.85
		Sub total /Supervision of construction/		126,507,657.00	63,381.22
10-Jul	Bodiz automotive LLC	Auto car fee	1,995.98	54,950,000.00	27,530.34
10-Jul	Mongol Hyundai automotive LLC	Auto car fee	1,995.98	59,000,000.00	29,559.41
10-Jul	Tavanbogd LLC	Auto car fee	1,995.98	109,000,000.00	54,609.77
2-Oct	Nomin trading LLC	Payment for smart board	1,995.98	38,848,237.00	19,463.24
		Sub total /Others/		261,798,237.00	131,162.76
		TOTAL		5,864,121,663.00	2,937,966.14

Investment from Municipality of Ulaanbaatar

January 01-August 25, 2016

Date	Contractor	Description	Ex.rate	MNT	USD
29-Jan	Ekh terguun LLC	Payment for construction of apartment in Bayankhoshuu subcenter	2,008.59	119,520,871.00	59,504.86
7-Mar	Ekh terguun LLC	Payment for construction of apartment in Bayankhoshuu subcenter	2,042.34	120,000,000.00	58,756.13
9-Mar	Ekh terguun LLC	Payment for construction of apartment in Bayankhoshuu subcenter	2,045.88	90,000,000.00	43,990.85
9-Mar	Ekh terguun LLC	Payment for construction of apartment in Bayankhoshuu subcenter	2,045.88	149,246,208.00	72,949.64
		Sub total /Construction of apartment in Bayankhoshuu subcenter/		478,767,079.00	235,201.48
28-Jan	Us orchin LLC	Payment for construction of apartment in Selbe subcenter	2,007.81	98,570,251.00	49,093.42
29-Feb	Us orchin LLC	Payment for construction of apartment in Selbe subcenter	2,036.88	105,298,869.00	51,696.16
22-Sep	Us orchin LLC	Payment for sewage system	2,249.42	20,495,274.00	9,111.36
		Sub total /Construction of apartment in Selbe subcenter/		224,364,394.00	109,900.94
29-Feb	PMO	Payment for supervision of construction	2,036.88	5,592,393.00	2,745.57
29-Feb	PMO	Quality Assurance	2,036.88	160,412,001.00	78,753.78
7-Sep	Tegsh songolt estii	Land payment	2,212.61	11,794,300.00	5,330.49
		Sub total /Others/		177,798,694.00	86,829.84
		TOTAL		880,930,167.00	431,932.26

Contract list of Consulting company

No.	1	2	3			4	5
Consulting company name	Dohwa engineering	UN Habitat	Egis international			IPE Global	PMO
Description	Detailed Engineering Design	Community engagement and SME support	Program Management Support			Improved subcenter planing and development	PMO staff salary
Contract date	29-May-15	25-Jun-15	5-Jun-15			28-Aug-15	24-Sep-14
PCSS	0001	0002	0003			0004	0014
Contract currency	USD	USD	USD	MNT	EUR	USD	USD
Contract value	4,024,241.00	699,936.00	647,700.00	500,420,000.00	262,500.00	799,990.00	750,000.00
Payments	25-Aug-15	402,424.00					
	28-Oct-15		233,312.00				
	26-Nov-15			42,559.53			
	8-Dec-15				75,063,000.00		
	31-Dec-15						213,603.30
	5-Jan-16					39,335.00	
	8-Jan-16	185,852.00					
	11-Mar-16			18,775.47			
	31-Mar-16	243,920.00					
	7-Apr-16	91,219.00					
	15-Apr-16			181,114.31			
	19-Apr-16				121,824,474.40	70,796.25	
	23-Jun-16	521,379.00					
	24-Jun-16			15,439.78			
	28-Jun-16					17,977.27	
	30-Jun-16				51,776,218.18		146,627.48
	8-Jul-16					133,208.43	
	10-Aug-16	268,314.00					
	30-Sep-16						63,214.73
Total	1,713,108.00	233,312.00	257,889.09	248,663,692.58	128,108.52	133,208.43	423,445.51
Percentage	43%	33%	40%	50%	49%	17%	56%
Contract balance amount	2,311,133.00	466,624.00	389,810.91	251,756,307.42	134,391.48	666,781.57	326,554.49

Prepared by:

/B.Byambasuren, Financial specislist/

Contract list of Consulting company

No.	1	2	3	4	5	Total
Consulting company name	Dohwa engineering	UN Habitat	Egis international	IPE Global	PMO	
Description	Detailed Engineering Design	Community engagement and SME support	Program Management Support	Improved subcenter planing and development	PMO staff salary	
Contract date	29-May-15	25-Jun-15	5-Jun-15	28-Aug-15	24-Sep-14	
PCSS	0001	0002	0003	0004	0014	
Contract value	4,024,241.00	699,936.00	1,209,660.22	799,990.00	750,000.00	7,483,827.22
Payments	25-Aug-15	402,424.00				402,424.00
	28-Oct-15		233,312.00			233,312.00
	26-Nov-15		42,559.53			42,559.53
	8-Dec-15		37,644.43			37,644.43
	31-Dec-15				213,603.30	213,603.30
	5-Jan-16		42,875.15			42,875.15
	8-Jan-16	185,852.00				185,852.00
	11-Mar-16		18,775.47			18,775.47
	31-Mar-16	243,920.00				243,920.00
	7-Apr-16	91,219.00				91,219.00
	15-Apr-16		181,114.31			181,114.31
	19-Apr-16		61,144.90			61,144.90
	19-Apr-16		79,730.74			79,730.74
	23-Jun-16	521,379.00				521,379.00
	24-Jun-16		15,439.78			15,439.78
	28-Jun-16		19,846.91			19,846.91
	30-Jun-16		26,382.39		146,627.48	173,009.87
	8-Jul-16			133,208.43		133,208.43
	10-Aug-16	268,314.00				268,314.00
	30-Sep-16				63,214.73	63,214.73
						-
						-
	Total	1,713,108.00	233,312.00	525,513.61	133,208.43	423,445.51
	Percentage	43%	33%	43%	17%	56%
						40%
Contract balance amount	2,311,133.00	466,624.00	684,146.61	666,781.57	326,554.49	4,455,239.67

Prepared by:

/B.Byambasuren, Financial specislist/

Payment list of Dohwa engineering
/Detailed Engineering Design/

Loan No. 3099-MON

Contract date: May 29, 2015

PCSS: 0001

No. Date Payment description			Payments /USD/		
			Direct payment	Special account	Total
Contract value			4,024,241.00		
1	25-Aug-15	Advance payment		402,424.00	402,424.00
2	8-Jan-16	Remuneration for June-August, 2015		185,852.00	185,852.00
3	31-Mar-16	Remuneration for September-November, 2015	243,920.00		243,920.00
4	7-Apr-16	Rembursement for June-August, 2015	91,219.00		91,219.00
5	23-Jun-16	Payment for September 2015-January 2016	521,379.00		521,379.00
6	10-Aug-16	Remuneration for March-April, 2016	268,314.00		268,314.00
7					-
	Total		1,124,832.00	588,276.00	1,713,108.00
Contract balance amount			2,311,133.00		

Prepared by:

/B.Byambasuren, Financial specislist/

Payment list of UN Habitat
/Community engagement and SME support/

Loan No. 3099-MON
Contract date: June 25, 2015
PCSS: 0002

No. Date Payment description			Payments /USD/		
			Direct payment	Special account	Total
Contract value			699,936.00		
1	28-Oct-15	Advance payment	233,312.00		233,312.00
2					-
3					-
	Total		233,312.00	-	233,312.00
Contract balance amount			466,624.00		

Prepared by:

/B.Byambasuren, Financial specislist/

Payment list of Egis international
/Program management support/

Loan No. 3099-MON
Contract date: June 5, 2015
PCSS: 0003

No.	Date	Payment description	Payments /EUR/		Payments /USD/		Payments /MNT/	
			Direct payment	Special account	Direct payment	Special account	Direct payment	Special account
Contract value			262,500.00		647,700.00		500,420,000.00	
1	26-Nov-15	Advance payment				42,559.53		
2	8-Dec-15	Advance payment						75,063,000.00
3	5-Jan-16	Advance payment		39,335.00				
4	11-Mar-16	Advance payment				18,775.47		
5	15-Apr-16	August 19-December 31, 2015			181,114.31			
6	19-Apr-16	August 19-December 31, 2015	70,796.25				121,824,474.40	
7	24-Jun-16	January 01-March 31, 2016			15,439.78			
8	28-Jun-16	January 01-March 31, 2016	17,977.27					
9	30-Jun-16	January 01-March 31, 2016					51,776,218.18	
10		April 01-June 30, 2016						
11		April 01-June 30, 2016						
12		April 01-June 30, 2016						
	Total		88,773.52	39,335.00	196,554.09	61,335.00	173,600,692.58	75,063,000.00
Contract balance amount			134,391.48		389,810.91		251,756,307.42	

Prepared by:

/B.Byambasuren, Financial specialist/

Payment list of Egis international
/Program management support/

Loan No. 3099-MON
Contract date: June 5, 2015
PCSS: 0003

No.	Date	Payment description	Payments /USD/		
			Direct payment	Special account	Total
Contract value			1,209,660.22		
1	26-Nov-15	Advance payment		42,559.53	42,559.53
2	8-Dec-15	Advance payment		37,644.43	37,644.43
3	5-Jan-16	Advance payment		42,875.15	42,875.15
4	11-Mar-16	Advance payment		18,775.47	18,775.47
5	15-Apr-16	August 19-December 31, 2015	181,114.31		181,114.31
6	19-Apr-16	August 19-December 31, 2015	61,144.90		61,144.90
7	19-Apr-16	August 19-December 31, 2015	79,730.74		79,730.74
8	24-Jun-16	January 01-March 31, 2016	15,439.78		15,439.78
9	28-Jun-16	January 01-March 31, 2016	19,846.91		19,846.91
10	30-Jun-16	January 01-March 31, 2016	26,382.39		26,382.39
11		April 01-June 30, 2016			-
12		April 01-June 30, 2016			-
13		April 01-June 30, 2016			-
	Total		383,659.03	141,854.58	525,513.61
Contract balance amount			684,146.61		

Prepared by:

/B.Byambasuren, Financial specislist/

Payment list of IPE Global
/Improved subcenter planing and development/

Loan No. 3099-MON
Contract date: Aug 13, 2015
PCSS: 0004

No. Date Payment description			Payments /USD/		
			Direct payment	Special account	Total
Contract value			799,990.00		
1	8-Jul-16	Advance payment	133,208.43		133,208.43
2					-
3					-
	Total		133,208.43	-	133,208.43
Contract balance amount			666,781.57		

Prepared by: /B.Byambasuren, Financial specislist/

Contract list of Individual Consultants
/Detailed Design Sewerage Collector Mains/

No.	PCSS	Consultant's Name	Position	Contract date	Consulting Input	Contract value	Payments										Contract balance
							10-Feb-15	2-Mar-15	11-Mar-15	19-Mar-15	3-Apr-15	28-Sep-15	3-Nov-15	29-Jan-16	Tax 10%	Total	
1	0005	K. Hansen	International team leader/Wastewater Engineer	24-Apr-14	66WD	86,000.00	5,100.00	47,475.59	13,252.51		1,825.08	888.06				68,541.24	17,458.76
2	0006	M. Ruprai	International Procurement Expert	30-Oct-14	19WD	21,925.00			18,996.00						2,110.67	21,106.67	818.33
3	0007	B. Chinzorig	International Resettlement Expert	17-Nov-14	33WD	16,149.00			6,209.10		3,252.28	5,085.00			1,614.90	16,161.28	(12.28)
4	0007	B. Chinzorig	International Resettlement Expert /contract variation/			30,786.00								25,408.94	1,704.80	27,113.74	3,672.26
5	0008	Sh. Ganzorig	National Senior Water/Sewer Design Engineer	24-Apr-14	55WD	11,655.00	2,603.31	5,845.69				1,541.00			1,110.00	11,100.00	555.00
6	0009	B. Sukhaatar	National engineer/CAD specialist	13-Oct-14	66WD	6,510.00				4,662.00		918.00			620.00	6,200.00	310.00
7	0010	N. Olgonbagana	National engineer/CAD specialist	13-Oct-14	66WD	6,510.00		4,662.00				918.00			620.00	6,200.00	310.00
8	0011	Sh. Altansarvul	National cost engineer	13-Oct-14	22WD	4,305.00		2,620.80				1,069.20			410.00	4,100.00	205.00
9	0012	N. Bolormaa	National Resettlement engineer		33WD	3,255.00					564.63	1,827.18	365.04		306.08	3,062.93	192.07
10	0013	Ch. Namshir	National road engineer	24-Dec-14	16.5WD	3,258.00						1,638.00			182.00	1,820.00	1,438.00
Total amount						190,353.00	7,703.31	60,604.08	38,457.61	4,662.00	5,641.99	13,884.44	365.04	25,408.94	8,678.45	165,405.86	24,947.14

Contract list of Consulting company

No.	PCSS	Company name	Description	Contract date	Contract currency	Contract value	Payments	Contract balance amount
							Total	
1	0001	Dohwa engineering	Detailed Engineering Design	29-May-15	USD	4,024,241.00	1,713,108.00	2,311,133.00
2	0002	UN Habitat	Community engagement and SME support	25-Jun-15	USD	699,936.00	233,312.00	466,624.00
3	0003	Egis international	Program Management Support	5-Jun-15	USD	1,209,660.22	525,513.61	684,146.61
4	0004	IPE Global	Improved subcenter planing and development	28-Aug-15	USD	799,990.00	133,208.43	666,781.57
5	0014	PMO	PMO staff salary	24-Sep-14	USD	750,000.00	423,445.51	326,554.49
Total						7,483,827.22	3,028,587.55	4,455,239.67

Prepared by:

/B.Byambasuren, Financial specislist/



European
Investment
Bank

Ulaanbaatar Urban Services and Ger Areas Development Investment Program

Quarterly Progress Report (July to September 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. Outputs during the period**
- 5. Activities planned for next quarter**
- 6. Problems and challenges encountered during the period**
- 7. Conclusions, issues and recommendations**
- 8. 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 Main Activities in July

- a) During the month, the detailed design and BOQ of the Kindergarten & BIC, Flood protection channels and Bridges have been revised as per the comments received from each Expert. Kindergarten & BIC was commented by the State Expertise with: (i) Floor Heating System added to the radiator hot water heating system in Kindergarten; and (ii) Ventilation connection between floors of VTC building. Bridges packages was submitted to the State Expertise on 18 July after approved by the Road Development Center in advance but PMO commented on the Detail Design on 28 July which led to enhance the detail design and also took more time to proceed for the final approval from the expertise. The flood protection package was given back with comments of State expertise but the flood protection detail design for Selbe subcenter took 30 days for the final comments from the state expertise. But the flood protection of Bayankhosuu subcenter was applied for the final evaluation to the Construction Development Center on 25 July and approved on 11 August, 2016.

- b) The preliminary design for the landscaping of Selbe sub-center was sent to PMO and it was approved by MPA on July 27, 2016. Accordingly, the detailed design for the landscaping of the area is ongoing. Also it has been requested from PMO to get approval from Ulaanbaatar agency for public services. The design of Bayankhoshuu sub-center was under process separately from the Selbe landscape design.
- c) Monconsult withdrew the staffs from the field office from 1st to 18th of July 2016 requiring the amendment of subcontract conditions between DOHWA and Monconsult. It was the second trial of Monconsult following at February withdrawal of its all staff which had bad impacted on the work schedule at that time. The 10 days vacancy in the field office also influenced on the work schedule, especially for the Feasibility Study work for Tranche 2. The requirement for the amendment of subcontract was not accepted and Monconsult yielded its demand and deployed the staff from 18 July 2016.
- d) A contract variation was approved on 28 June 2016 by ADB and it was informed to DOHWA with an official letter on July 18, 2016. Afterwards, all relevant experts of international and national parts including AutoCAD operators have been mobilized at the field office for commencing the detailed designs from 25 July. The designs of road and water supply & sewerage including reservoir designs are processing.
- e) International Institutional expert, Mr. Sailendra Saha (K-12), started to work in the field office from July 18, 2016 and since his deployment, he reviewed PPTA and Feasibility study for MFF and inception and interim reports for FS2, as well as held several meetings with UN Habitat, IPE, USUG and PMO. He visited the Tranche 2 sites in Dambadarjaa and Denjiin 1000 sub-centers and discussed with local communities and Khoroo offices in order to explore the possibility of establishing Community Development Center including identify a feasible areas there.
- f) Deployment of International expert for Financial and Economic expert, Mr. Edwin Virtudes Alzate (K-13), for FS2 was completed on July 20, 2016. During his deployment period, the following outputs and reports were prepared for: (i) economic and financial models for the roads, water supply, sewerage and heating; (ii) draft report on the

economic analysis; (iii) draft report on the cost estimates and financing plan; (iv) integrated model on cost estimates; and (v) draft contract packages for Tranche 2.

- g) At the end of June, the FS 2 consultant team held meetings with the National Center Against Violence (NCAV) to clarify the real needs of women shelter. NCAV is the only professionalized organization which works with women who experienced domestic violence. to know NCAV's interest and capacity to manage new women shelter (refer to the **Appendix 1**).
- h) Also the consultant team held a meeting with the Gender equality center NGO to clarify the real needs of women shelter as GEC is only professionalized organization with works with women who experienced human trafficking and to know GEC's interest and capacity to manage new women transition house/shelter (refer to the **Appendix 2**).
- i) The focus group discussions held with women and men of Denjiin 1000 and Dambadarjaa sub-centers respectively to justify previous interventions result of community needs assessment by focus group discussions and clarify special women's and men's needs for women living in ger areas. As result of the meetings, it has been concluded that the main issues for both of women and men are water connection, green space, robbery and inconvenient road and bus route especially women's relaxing center with multiple uses for women (refer to the **Appendix 3**).

2.2 Main Activities in August

- a) For revision of detail design: In accordance with the Expert's requirements to add floor heating system in the kindergarten and to change ventilation system in the BIC, the Consultant team has changed the heating, electricity and ventilation drawings as well as related structural drawings for the buildings.
- b) The detailed design drawings and BOQ for the flood protection channels in Bayankhoshuu and Selbe sub-centers have been revised in accordance with the comments from the State expert, and the final general evaluation of the flood protection channel in Bayankhoshuu sub-center has been issued on August 11, 2016.

- c) Even though the detailed design drawings and BOQ have been approved by the State expertize in July, the additional design for electrical cable line safety over the bridges has been prepared as per the request and recommendation from the “Electric Distribution Agency” State owned company.
- d) The preliminary design of Bayankhoshuu sub-center has been prepared and sent it to PMO in order to get approval from MPA on August 05, 2016. Accordingly, it has been approved by MPA on August 18, 2016. While the detailed design for the landscaping of Selbe sub-center is ongoing.
- e) The detailed design drawings for the road, drainage, street lighting, heating, water supply, sewerage and water reservoirs in Bayankhoshuu and Selbe sub-centers have been preparing.
- f) Water Reservoirs for Bayankhosuu and Selbe were discussed with USUG and PMO and MPA. USUG required to install an intermediate small size of water pumping reservoir between the top water reservoir and down pumping station to reduce the mal function of pump equipment. The final decision shall be made by the Client.
- g) As for the Tranche 2, the Consultant team visited to the Sukhbaatar and Chinggeltei district offices with UN Habitat in order to prepare a community engagement plan. During the meetings, the team has introduced the planning to the local people and representatives from Khoroo office and fixed the all planning including kindergarten, sport center and road alignment etc. During the meeting, it was concluded that the local people of 2 sub-centers desire more kindergarten buildings. Also the consultant team has made all documentation for the final report and revised the main report and all appendixes.
- h) The Fact Finding Mission (FFM) meeting was informed by ADB, which was scheduled from 29 Aug. 2016 to 9 Sep. 2016. Before FFM, the Consultant was supposed to submit the draft final report (DFR) for Tranche 2 and the 1st DFR was submitted on 22 Aug. and the 2nd DFR was submitted for review of PMO and ADB.

2.3 Main Activities in September

- a) The Consultant team revised the detailed designs and BOQ for the kindergarten and BIC buildings as per the comments and recommendations from the appointed Experts. After the completion of revising drawings, they were applied to the Construction Development Center for their final evaluation and approval on September 06, 2016. But it had been delayed for more than 2 weeks due to the celebration of Engineers' day anniversary in Ulaanbaatar city and absence of chief of the department and also director of the Center. Finally, it was stamped by the Director and the final evaluation for the buildings was issued on September 23, 2016. Thus, the Consultant team submitted the bidding documents, including the expertized detailed design drawings, BOQ, Section 6 and soft copies in CD, for the building package to PMO on September 28, 2016.
- b) The Consultant team revised the detailed design drawings for the flood protection channels of Bayankhoshuu and Selbe sub-centers as per the comments and recommendations from the State Expert and PMO engineer. The final evaluation for the flood protection channel of Bayankhoshuu sub-center was issued and approved on August 11, 2016. While the evaluation for Selbe sub-center was issued on August 27, 2016. Therefore, the bidding documents, including the expertized detailed design drawings, BOQ, Section 6 and all soft copies in CD, for the flood protection channels of Selbe sub-center has been submitted to PMO on September 29, 2016.
- c) As for the Bridge package, the additional design for electrical cable line safety was prepared during August. The bidding documents, including the expertized detailed design drawings, BOQ and Section 6, for the Bridges 24m, 30m and 60m were submitted to PMO on September 07, 2016. And soft files in CD were delivered on September 15, 2016.
- d) The detailed design drawings for landscaping of Selbe sub-center have been completed and sent to the State Expert for its review. While the detailed design of Bayankhoshuu sub-center is ongoing.
- e) The detailed design drawings for the road, drainage, street lighting, heating supply, water supply, water reservoir and sewerage of Bayankhoshuu and Selbe sub-centers have been prepared during the month.

- f) The consultant team hold a meeting with USUG for discussing the issue for the water reservoir and pump station of Bayankhoshuu sub-center (refer to the **Appendix 4**).
- g) Also the Consultant hold a meeting with MPA and USUG for the issues of Tranche 1 works including affected existing kiosk and water transmission pipelines on the planning road alignment and affected water transmission pipeline on the planning heating pipelines as well as for the water supply network planning (refer to the **Appendix 5**).
- h) The Fact finding mission for FS2 was conducted from August 29 to September 12 2016. Accordingly, the summary report for the mission was prepared in English and Mongolian by the Consultant (refer to the **Appendix 6**).
- i) The meetings were held for the social facilities with the Social development department of MUB. During the meeting, the specialists from the department agreed with our planning and expressed to support us in all aspects (please refer to **Appendix 7**).
- j) The draft final report of FS2 has been prepared and all appendixes have been made. In order to complete the draft final report, the DOHWA headquarter deployed another two urban planners at the field office for 3 weeks. The MOU has been prepared and translated into Mongolian language in supporting PMO and ADB.
- k) The summary report of the simplified socio-economic survey in Denjiin 1000 and Dambadarjaa sub-centers has been updated (refer to the **Appendix 8**).
- l) The Consultant team held the meetings with the Ministry of Justice affairs and the Ministry of Labor and Social welfare for the planning women shelter and transition house (refer to the **Appendix 9**).
- m) The deployment of K-8 Urban planner – Tranche 2 FSR, Mr. Lim Dongwon, had been completed from October 01, 2016, and he left the field office.

3. UPDATED CONSULTANT'S WORK PLAN AND MOBILIZATION SCHEDULE

After the approval for the variation of phase work design on July 19, the international and national experts including AutoCAD operators were deployed at the field office to commit the detailed design works from July 25, 2016. The updated staff deployment plan is below:

No.	Name (Nationality)	Position	Expert's input (in person/months) per week (Estimated (based on 2016 \$))													Total time input (in months)		
			S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	Base	Total	Total
KEY EXPERTS (INTERNATIONAL)																		
S-1	Lee Dong Woon (Singapore) (Sang, Dong Woon)	Project management supervisor/Civil engineer	Base	0.40													0.40	
			Total	1.00	2.00	1.00	0.50	0.50	0.50	1.00	0.50	0.50	0.50	0.50	0.50		22.50	22.50
S-2	Tan, Hong Hwa	Engineer-in-charge social infrastructure	Base				0.17									0.17		
			Total			1.00	2.33	1.00									4.33	4.33
S-3	Ch. Dong Woon (Singapore) (Sung, Dong Woon)	Civil engineer roads and infrastructure	Base															
			Total			1.00	1.00	0.17	1.00				0.50	0.50	0.50		0.17	0.17
S-4	Esin, Yagci Sah	Water supply and sewerage engineer	Base															
			Total	1.00	0.50	0.50	2.00	1.00	2.00				0.50	0.50			10.00	12.00
S-5	Park, Sang Hwan (Singapore) (Park, Sang Hwan)	Water and sewerage treatment expert	Base				0.17									0.17		
			Total				0.50	0.50									0.50	1.00
S-6	Tien, Xia Jia	Infrastructure and control expert	Base				0.17									0.17		
			Total				1.00	0.50									0.50	1.00
S-7	Park, Se Hwang (Singapore) (Park, Se Hwang)	District heating expert	Base															
			Total	1.00	1.00		2.00	4.00	2.00				0.50	1.00	0.50		10.00	12.00
S-8	Lee, Dong Woon (Singapore) (Sung, Dong Woon)	Civil engineer - Township 1 PDR	Base															
			Total										1.00	2.00	2.00	2.00	3.00	3.00
S-9	Ali Vahid Zareh	Land management and environment specialist - Township 1 PDR	Base															
			Total										0.50	0.50	0.50	0.50	1.00	1.00
S-10	Mehmet, Sefa Cengiz (Singapore) (Mehmet, Sefa Cengiz)	Environmental specialist - Township 1 PDR	Base													1.27	1.27	
			Total												0.70		0.70	2.00
S-11	Sah, Deep (Singapore) (Sah, Deep)	Electric, gas, and water specialist - Township 1 PDR	Base													0.83	0.83	
			Total												0.50	1.00	0.17	1.67
S-12	Sah, Yashvir (Singapore) (Sah, Yashvir)	Mechanical specialist - Township 1 PDR	Base															
			Total													1.00	0.50	1.50
S-13	Sah, Yashvir (Singapore) (Sah, Yashvir)	Project financial and economy expert - Township 1 PDR	Base													0.25	0.25	
			Total										0.50	0.50	0.25		2.25	2.50
S-14	(To be confirmed) Sang, Su Eunyoung	Project management supervisor & Water supply, sewerage and drainage expert	Base															
			Total	1.50	0.50	1.50	2.00	2.00	2.00								0.50	0.50
S-15	(To be confirmed) Hong, Sang Chul (Singapore) (Hong, Sang Chul)	District heating expert	Base				0.75									0.75		
			Total				1.00	1.77	1.00					0.50			4.27	4.50
													Subtotal			0.50	00.00	00.00

No.	Name (Nationality)	Position	Expert's input (in person/months) per week (Estimated (based on 2016 \$))													Total time input (in months)		
			2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
KEY EXPERTS (NATIONAL)																		
N-1	SANGHYAM Sanyal (Singapore)	Project management supervisor/ Civil engineer	Hours															
			Person		2.00	1.00	1.00	4.00	1.00	4.00	2.00	0.50	0.50	1.00	1.00			34.00
N-2	SANGHYAM Sanyal (Singapore)	Electric engineer	Hours	1.00	0.50	0.50	1.00							0.50				6.00
			Person	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00					10.00
N-3	SANGHYAM Sanyal (Singapore)	Design and construction supervisor/ electric engineer	Hours				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
			Person				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
N-4	SANGHYAM Sanyal (Singapore)	Design and construction supervisor/ electric engineer	Hours				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
			Person				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
N-5	SANGHYAM Sanyal (Singapore)	Design and construction supervisor/ electric engineer	Hours				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
			Person				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
N-6	SANGHYAM Sanyal (Singapore)	Design and construction supervisor/ electric engineer	Hours				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
			Person				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
N-7	SANGHYAM Sanyal (Singapore)	Design and construction supervisor/ electric engineer	Hours				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
			Person				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
N-8	SANGHYAM Sanyal (Singapore)	Design and construction supervisor/ electric engineer	Hours				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
			Person				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
N-9	SANGHYAM Sanyal (Singapore)	Design and construction supervisor/ electric engineer	Hours				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
			Person				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
N-10	SANGHYAM Sanyal (Singapore)	Design and construction supervisor/ electric engineer	Hours				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
			Person				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
N-11	SANGHYAM Sanyal (Singapore)	Design and construction supervisor/ electric engineer	Hours				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
			Person				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
N-12	SANGHYAM Sanyal (Singapore)	Design and construction supervisor/ electric engineer	Hours				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
			Person				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
N-13	SANGHYAM Sanyal (Singapore)	Design and construction supervisor/ electric engineer	Hours				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
			Person				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
N-14	SANGHYAM Sanyal (Singapore)	Design and construction supervisor/ electric engineer	Hours				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
			Person				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
N-15	SANGHYAM Sanyal (Singapore)	Design and construction supervisor/ electric engineer	Hours				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
			Person				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
N-16	SANGHYAM Sanyal (Singapore)	Design and construction supervisor/ electric engineer	Hours				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
			Person				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
N-17	SANGHYAM Sanyal (Singapore)	Design and construction supervisor/ electric engineer	Hours				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
			Person				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
N-18	SANGHYAM Sanyal (Singapore)	Design and construction supervisor/ electric engineer	Hours				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
			Person				1.00	1.00	1.00	2.00	1.00	2.00	1.00	1.00	1.00			10.00
TOTAL																		
Total time input (in months)																		
Total time input (in months)																		

4.2 Deliverables for FS2

No.	Package name	Delivery date
1	General Environmental Impact Assessment (GEIA)	2016.07.22
2	Draft Final Report of Feasibility Study for Tranche 2	2016.08.29
3	Final Fact Finding Mission Report	2016. 09.16
4	Final report of Feasibility Study for Tranche 2	2016.09.29

5. ACTIVITIES PLANNED FOR NEXT QUARTER

5.1 Deliverable for Tranche 1

No.	Package name	Delivery date
1	Water Reservoir (Bayankhosuu)	2016.10
2	Water Reservoir (Selbe)	2016.10
3	Landscape (Bayankhosuu)	2016.10
4	Landscape (Selbe)	2016.10
5	Packages of Phase 1 works	2016.11
6	Packages of Phase 2 works	2016.11

5.2 Deliverables for FS2

No.	Package name	Delivery date
1	Final report of Feasibility Study for Tranche 2	2016. 10
2	Detail Environmental Impact Assessment	2016. 10
3		

6. PROBLEMS AND CHALLENGES ENCOUNTERED DURING THE PERIOD

➤ Delay in timesheet approval by PMO

- The experts' timesheets for May have been submitted to PMO in June 07. However PMO informed us to make approval for the timesheets after submission of the detailed design completion report by the official letter referenced as 285 dated June 14, 2016. Accordingly, we prepared the report and submitted it in June 24 with the letter referenced as DH-MNG-295 and the timesheets for May have been submitted again in July 20, 2016 for the PMO's approval. But they have not been approved still now. Also the timesheets for June, July and August have been submitted in July 20, August 08 and September 07, 2016 respectively.

➤ 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 unapproved timesheets for May, June, July and August 2016 lead us to be unable to submit the monthly invoices. The unpaid reimbursement from February to April is USD 237,012 and monthly payments from May to August invoices are estimated as USD 552,901 including USD 205,000 for Monconsult's payment. The delayed payment process seriously impacts on our work: (i) Monconsult is suffering in financial situation which is hard to pay salary for their experts working in our field office; and (ii) the reimbursable expenses for implementing the detail design such as expertise fee and office rental, etc are accumulated to \$166,000 which is very high to bear in debt.

7. CONCLUSIONS, ISSUES AND RECOMMENDATIONS

The Consultant team revised the detailed design drawings for Bridges 24m, 30m and 60m in Selbe sub-center, Flood protection channel in Bayankhoshuu and Selbe sub-centers and Kindergarten and BIC buildings (as a standard design) in accordance with the comments and recommendations from the appointed State Experts and got final approval and evaluation from the Road Development Center and Construction Development Center. These 3 packages were submitted to PMO within September. Also the detailed designs for phase works of road, heating supply network, water supply and sewerage in Bayankhoshuu and Selbe sub-centers are under the process. The detailed design for landscaping of Selbe sub-center has been reviewed and approved by the State expert, while the detailed design of Bayankhoshuu sub-center is processing.



8. OTHER ISSUES AND APPENDIXES

8.1 Process of invoices (CS1/CSDD)_ADB

Unit : USD

No.	Period	Invoice Date	Due date	Transfer payment			
				Issue / Transfer	Remuneration	Reimbursement	Provisional sum
DH-001	Advance payment (10%)	2015-07-02	2015-08-31	Transfer Date	2015-08-18		
				Issue Amount	402,424		
				Transfer Amount	402,424		
DH-002-01 DH-002-02	Jun-Aug 2015	2015-10-27	2015-12-26	Transfer Date	2016-01-12	4/8/2016; 6/23/2016	4/8/2016; 6/23/2016
				Issue Amount	185,852	58,174	36,538
				Transfer Amount	185,852	57,843	33,376
				Transfer amount		331	3,162
DH-003-01 DH-003-02	Sep 2015	2016-01-11	2016-03-11	Transfer Date	2016-04-01	2016-06-23	2016-06-23
				Issue Amount	89,220	22,742	22,867
				Transfer Amount	89,220	22,742	22,867
DH-004-01 DH-004-02	Oct 2015	2016-01-11	2016-03-11	Transfer Date	2016-04-01	2016-06-23	2016-06-23
				Issue Amount	71,918	22,786	
				Transfer Amount	71,918	22,786	
DH-005-01 DH-005-02	Nov 2015	2016-01-11	2016-03-11	Transfer Date	2016-04-01	2016-06-23	
				Issue Amount	82,782	27,057	
				Transfer Amount	82,782	27,057	
DH-006-01 DH-006-02	Dec 2015	2016-02-01	2016-04-01	Transfer Date	2016-06-23	2016-06-23	2016-06-23
				Issue Amount	131,553	28,564	68,598
				Transfer Amount	131,553	28,564	68,598
DH-007-01 DH-007-02	Jan 2016	2016-03-04	2016-05-03	Transfer Date	2016-06-23	2016-06-23	
				Issue Amount	160,510	33,209	
				Transfer Amount	160,510	33,209	

DH-008-01 DH-008-02	Feb. 2016	2016-04-20	2016-06-19	Transfer Date			
				Issue Amount	151,888	27,837	
				Transfer Amount			
DH-009-01 DH-009-02	March 2016	2016-06-15	2016-08-14	Transfer Date	2016-08-10		
				Issue Amount	161,631	31,625	
				Transfer Amount	161,631		
DH-010-01 DH-010-02	April 2016	2016-06-15	2016-08-14	Transfer Date	2016-08-10		
				Issue Amount	106,683	25,662	
				Transfer Amount	106,683		
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			

8.2 Delayed Approval of May to August Time Sheet

2016	International Experts (person-months)	National Expert	Non-key experts
May	Team Leader 0.43	Deputy TL 1.0	
	Urban Planner for FS2- 0.30	Water & Sewerage Engineer 1.0	
	Land Management & Resettlement Specialist for FS2 - 0.1	Heating Engineer 1.0	
	Poverty, Gender & Social specialist For FS2 - 0.7	Cost Estimator 0.27	
		Road Engineer 1.0	
		Bridge Engineer 0.52	
		Architect 1.0	
		Poverty, Gender & Social specialist For FS2 - 1.0	
Total	1.53	6.8	

Note: May is for FS2 work.



2016	International Experts (person-months)	National Expert	Non-key experts
June	Team Leader 1.0	Deputy TL 0.91	CAD Operator 0.91
	Urban Planner for FS2- 1.0	Water & Sewerage Engineer 0.91	
	Land Management & Resettlement Specialist for FS2 - 0.47	Road Drainage Engineer 0.14	
	Financial and Economy specialist For FS2 - 0.67	Heating Engineer 0.91	
		Cost Estimator 0.91	
		Road Engineer 0.91	
		Bridge Engineer 0.91	
		Architect 0.91	
		Hydrolic structure Engineer 0.14	
		Resettlement Specialist 0.5	
		Environment specialist 0.91	
		Poverty, Gender & Social specialist - 0.91	
Total	3.13	8.95	0.91

Note: June is for FS2 work and revising detail design of Kindergarten, Bridge, Flood protection, Heating in line with comments from expertise and agencies and PMO but June was very slow because of Election(29 June).

2016	International Experts (person-months)	National Expert	Non-key experts
July	Team Leader 1.0	Deputy TL 0.45	CAD Operator (1) 0.36
	Road Engineer 0.3	Water & Sewerage Engineer 0.45	CAD Operator(2) 0.45
	Water & Sewerage Engineer 0.3	Road Drainage Engineer 0.68	CAD Operator(2) 0.23
	Urban Planner for FS2- 1.0	Heating Engineer 0.45	
	Institutional Specialist for FS2 -0.5	Cost Estimator 0.45	
	Financial and Economy specialist For FS2 - 0.67	Cost Estimator 0.18	
		Road Engineer 0.45	
		Heating Engineer(2) 0.23	
		Structure Engineer 0.18	
		Architect 0.45	
		Hydrolic structure Engineer 0.64	
		Resettlement Specialist 0.23	
		Environment specialist 0.45	
		Poverty, Gender & Social specialist - 0.45	
Total	3.77	6.23	1.05

Note: July is for FS2 work and revising detail design. July was very slow because of Nadam holiday.



2016	International Experts (person-months)	National Expert	Non-key experts
August	Team Leader 1.0	Deputy TL 0.5	CAD Operator (1) 0.95
	Road Engineer 1.0	Water & Sewerage Engineer 1.0	CAD Operator(2) 1.0
	Water & Sewerage Engineer 1.0	Road Drainage Engineer 1.0	CAD Operator(3) 1.0
	Urban Planner for FS2- 1.0	Heating Engineer 0.86	CAD Operator (4) 1.0
	Environmental Specialist 0.4	Cost Estimator 0.59	CAD Operator(5) 1.0
	Poverty, Gender & Social specialist - 0.97	Cost Estimator 1.0	CAD Operator(6) 1.0
	Institutional Specialist for FS2 - 1.0	Road Engineer 1.0	CAD Operator(7) 0.82
		Heating Engineer(2) 1.0	
		Electrical Engineer 1.0	
		Structure Engineer 0.05	
		Architect 0.91	
		Hydrolic structure Engineer 1.0	
		Landscape Architect 0.95	
		Resettlement Specialist 0.82	
		Environment specialist 0.82	
		Poverty, Gender & Social specialist - 0.86	
		Institutional Specialist 0.5	
Total	6.37	13.86	6.77

Note: More engineers were input for Phase 1 and Phase 2 works. But most engineers are working for FS2 report. Technical engineering work for FS2 was prior to tranche 1 works.






APPENDICES

Appendix 1	Minutes of meeting with the National Center against violence center NGO for FS2
Appendix 2	Minutes of meeting with the Gender equality center NGO for FS2
Appendix 3	Minutes of meeting for focus group discussions with women and men for FS2
Appendix 4	Minutes of meeting with USUG for Tranche 1
Appendix 5	Minutes of meeting with MPA and USUG for Tranche 1
Appendix 6	Fact finding mission summary report for FS2
Appendix 7	Minutes of meeting with Social Development department of MUB for FS2
Appendix 8	Summary report of the simplified socio-economic survey in Denjiin 1000 and Dambadarjaa sub-centers for FS2
Appendix 9	Minutes of meeting with the Ministry of Justice and the Ministry of Labor and Social welfare

MEETING MEMO WITH NATIONAL CENTER AGAINST VIOLENCE NGO

Date	30 June 2016
Venue	At the NCAV office
Participants:	<p>Tuvshinjargal Gantumur – Program coordinator, Resource Center, NCAV, Khorolsuren-Environment and social specialist, PMO Lim Dongwon - Urban planner, Dohwa B.Altanchimeg – Poverty, Social, and Gender specialist, Monconsult</p> 
The purpose of the meeting:	To clarify the real needs of women shelter as NCAV is only professionalized organization which works with women who experienced Domestic Violence. To know NCAV's interest and capacity to manage new women shelter.
Contents of discussions:	The purpose of today's meeting introduced.
Main issue of the shelter and Woman shelter demand:	<p>(i) yearly 200-300 person needs the facility of Women shelter or related program. (ii) geographically, Khaniin material, Chingeltei-Denjiin market, Khailaast, Bayanzurkh area relatively high demand. (iii) normally they are 22-35years old with 3 children. Most of them have no ID card because of they are migrant people from the countryside. It means that they could not get the benefit from the social welfare of government. They are economically dependent on their husband or male partner so even DV is occurred they should return their home. (iv) Current facilities has 3 kinds. a) crisis center: only for 3-night uses, b) police shelter for 1 month, c) woman shelter for 3 months. But it's not enough time to prepare their economic independence. Hence transition house is needed for their real support and rehabilitation. (v) There was one transition house in the long distance from UB center and main office , but the facility was in poor of infrastructures like water, sanitation, and heating service. It was built by ADRA international organization (a religion related.)</p>
Public action against DV	(i) By the DV prevention-Law, It took some deployment of DV team in every Khoroo office, those are composed of Khoroo governor, khoroo social worker, Khoroo police and family doctor.
Organizations capacity and HR	(i) A number of employees are 14people.

	<p>(ii) Fund sourced from 40% as Ministry of social affairs, 60% from the various side as project base including public, private donation.</p> <p>(iii) When government does a certain social action against DV or related issues, NCAV will join and work with them</p> <p>(iv) Organization has own property which includes office, shelter (Certifications enclosed)</p>
<p>Suggestion of the project : Transition house</p>	<p>LIM suggested the location of Denjiin 1000 area and request any room specification of transition house</p> <p>(i) Transition house is very important for the privacy of users. They don't want to be open to the public.</p> <p>(ii) Individual building type is recommended but for the resettlement reduction, it needs to be combined with other buildings like VTC and treated vertically. In the case of mixed conditions, there would be no problem for privacy and surveillance by CCTV as a technical device and any architecture design method to prevent any encounter with other functions.</p> <p>(iii) There is no any standard norms or technical specification now, but it would be composed of some dormitory functions and classroom and meeting rooms etc. But it could not be mixed with VTC functions because of the privacy.</p> <p>They will give some specific feedback next week</p>
<p>NCAV's legal certification on shelter and another service</p> <p>(for the capacity and Legal status)</p>	


<p>Shelter's standard:</p> <p>(For the legal status of service providing)</p>	 <p>МОНГОЛ УРСМАН СТАНДАРТ</p> <p>БҮСЭД 18000/23</p> <p>БОНХОЛГОМЖ САНГААГАХ БАЙРНЫ НЭГЖИЛЭЭНИЙ ТЭГЖИЛЭЭНИЙГ ЗААГАХ А</p> <p>МНС 8880-2000</p> <p>Анхан хэсэг</p> <p>СТАНДАРТИЙН ХЭМЖЭЭН 2001 ТХСАР</p> <p>УЛААНБААТАР ХИТ</p> <p>2008 он</p>
<p>Property certifications:</p> <p>(For the Financial capacity)</p>	
<p>NCAV's official wish letter for managing newly building "Transition house"</p>	<p>Letter is attached by ANNEX 1</p>

Noted by:
 Lim Dongwon - Urban planner, Dohwa
 Altanchimeg - Poverty, Social, and Gender

MEETING MEMO WITH GENDER EQUALITY CENTER NGO

Date	30 June 2016
Venue	At the Gender Equality Centers office
Participants:	Ganbayasgah Geleg – Head Khorolsuren-Environment and social specialist, PMO Lim Dongwon - Urban planner, Dohwa B.Altanchimeg – Poverty, Social, and Gender specialist, Monconsult Sh. Enkhtsetseg – UNHABITAT, DTL N.Zolzaya – UNHABITAT, social specialist
The purpose of the meeting:	To clarify the real needs of women shelter as GEC is only professionalized organization which works with women who experienced Human trafficking. To know GEC's interest and capacity to manage new women transition house/shelter.
Contents of discussions:	The purpose of today's meeting introduced.
Main issue of the shelter and Woman shelter demand:	<ul style="list-style-type: none"> (i) Serving to women who has experienced TIP (trafficking in persons), needs the facility of Women transition house or related program. (ii) geographically, girls from countryside and UB, Darkhan and Orkhon city young women high demand. (iii) normally they are 22-35 years old. They are economically dependent. They have discriminated not only from family members also society. (iv) Current facilities has 3 kinds. <ul style="list-style-type: none"> a) crisis center: only for 3-night uses, b) police shelter for 1 month, c) woman shelter for 3 months. But it's not enough time to prepare their economic independence. Hence transition house is needed for their real support and recovering. (v) the major reason of the getting victim of TIP is the economic problem and even after the GEC's rehabilitation program, they need the direct and indirect support for supporting their income. Transition house will be not only the income support program also it helps women to have a place where to stay and not repeat what they have been experienced before.
Public action against Human trafficking	<ul style="list-style-type: none"> (i) Have strong cooperation with the ministry of foreign affairs, Police, The General Intelligence Department, some embassy's, Ministry of justice and Ministry of social welfare and population development (ii) Main services are shelter, training, counseling, and rehabilitation, advocacy.
Organizations capacity and HR	<ul style="list-style-type: none"> (i) A number of employees are 6 people. (ii) Fund sourced from Ministry of Justice and Ministry of social welfare and population development, from the various side as project base including public, private donation.

	<p>(iii) When government does a certain social action against TIP, GEC will join and work with them</p> <p>(iv) Organization has own property which includes office, shelter (Certifications enclosed)</p>
<p>Suggestion of the project : Transition house</p>	<p>LIM suggested the location of Denjiin 1000 area and request any room specification of transition house</p> <p>(i) Transition house is very important for the women's economic independence. Most of the reason why women get a victim of the trafficking is the economic condition.</p> <p>(ii) for each women Individual building type is recommended.</p> <p>(iii) But from the USA experience, the transition house was combined with other supportive services of women in one building. Mongolia has a different culture and may better to be combined with apartment or with affordable housing.</p> <p>(iv) There is no any standard norms or technical specification for the transition house building now, but it would be composed of some dormitory functions and classroom and meeting rooms etc. But it could not be mixed with VTC functions because of the privacy.</p> <p>They will give some specific feedback next week</p>
<p>GEC's legal certification on shelter and another service</p> <p>(for the capacity and Legal status)</p>	<div data-bbox="732 960 1086 1476" data-label="Image"> </div> <p>Logo MOJHA CERTIFICATE № 2366 Reg; 1013157 According to Order No. 05 of January 4, 2002 of Minister of Justice and Home Affairs, "Gender Equality Center" non-governmental organization has been registered and was given a certificate. Minister of Justice and Home Affairs Nyamdorj Ts</p>

<p>Shelter's standard: The GEC played the main role in developing this standard (For legal status of service providing)</p>	 <p>МОНГОЛ УРЬСАН СТАНДАРТ</p> <p>БҮЦЭГ 180-МҮТЭЭ</p> <p>ХӨДӨӨГҮЙНЭР ХАМ ААДАХ ХАРИУГ 180-МҮТЭЭ (30%) ТАМХЛАМҮТЭЭГ ШААРСТАГА</p> <p>2015-04-01-2020 Хэрэглэх хугацаа жил</p> <p>Анхны хэргийн</p> <p>СТАНДАРТ-МОНГОЛ, ХӨДӨӨГҮЙН 30%-ХААР УЛААНБААТАР БОТ 2009 он</p>
<p>Property certifications: (For the Financial capacity)</p>	<p>Got the file from PMO but not opening, must request again.</p>
<p>GEC's official wish letter for managing newly building "Transition house"</p>	<p>Got the file from PMO but not opening, must request again.</p>

Summary of the women's FGD from Denjiin 1000

Date : 27 July 2016

Time : 10-12 am

Venue : Chingeltei district, 11th khoroo, Citizens' Hall

Participants : /Attached the list of participants/

- Employed women 2, (41 and 47 y.o)
- Unemployed women 8, (34-61 y.o)
- FGD lead by B.Altanchimeg, Poverty Social, and Gender specialist Dohwa/Monconsult consortium
- Noted by: D.Munkhuu, Social specialist of UNHABITAT,

The objective of the FGD:

To justify/check/recheck previous interventions result of community needs assessment by focus group discussions and clarify special women's need for women living in ger area.

Methodology and questionnaire: For the focus group discussion used the Simplified Socio-Economic survey main questions with adapting for group discussion, additionally used women and girls safety issued questionnaire prepared by Dohwa/Monconsult consortium.



FGD participants most like in their living area:

- Location
- Close to market area
- Far from smoke area

FGD participants most dislike in their living area:

- Air and soil pollution, dust
- No kindergarten-no work
- The communal apartment area is very dirty nearby robbery and alcoholism is high
- Lightening
- Car maintaining in resident area is bad for residents

For improving the living conditions need:

- Water connection (Most of the water related problem under women's shoulder, if this problem decides women's double work getting less twice)
- Real support will be for improving ger area living condition is the central water connection. Better use the loan for connection to the central system.
- Women's relaxing center for multiple uses of laundry, fitness, child day care, sauna, library hairdressing, and stay there sometimes night away from any family stress including domestic violence. (almost each woman has violence problem and living in this condition because there is no way to go) From the Korean drama seen how some women use the Monastery/Church for relaxing reason. Why it should be adapted in Mongolia, here. Women need such place.
- Green space or park

What is the most danger in your area?

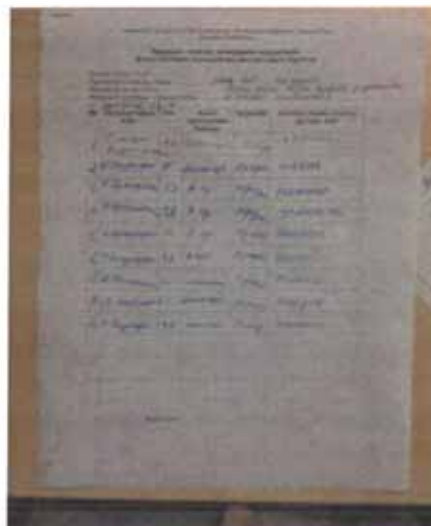
- People with mental health problem (Those people more danger for girls, they are showing to girls their penis and make school girls afraid. Also been case of rape)
- Domestic violence is very high, almost no family which has out of violence.
- Robbery and
- Alcoholism
- The bus route is not convenience and bus station is uncomfortable.

What is the opinion about land and willing to give your land for public facilities?

- We already owned our land
- We just want to built own house for own needs in our land and the only problem is a central connection. Not willing to move or swapping it into the small sized apartment.
- Most of the land which sized 0,5ha costs 200 million tugriks and if we should sell in this money we are willing to move. But all depends on location.
- Some HH's willing to swapping their land into apartment or sale.

About the job and income:

- Need more market area especially women should rent cheaper in first months or rotationally use space for business running women
- Need training, business consultation.
- Need loan for long period with small interest rate



Summary of the women's FGD from Dambadarjaa

Date : 27 July 2016

Time: 14-16pm

Venue : Sukhbaatar district, 16th khoroo, Citizens' Hall

Participants : /Attached the list of participants/

- Employed women 1, 43 y.o
- Unemployed women 8, 22-52 y.o
- FGD lead by N.Zolzaya, Social specialist of UNHABITAT,
- Noted by: B.Altanchimeg, Poverty Social, and Gender specialist Dohwa/Monconsult consortium
- For the focus group discussion used the questionnaire prepared by Dohwa/Monconsult consortium discussion lead by the UNHABITAT team.

The objective of the FGD: To justify/check/recheck previous interventions result of community needs assessment by focus group discussions and clarify special women's need for women living in ger area.

Methodology and questionnaire: For the focus group discussion used the Simplified Socio-Economic survey main questions with adapting for group discussion, additionally used women and girls safety issued questionnaire prepared by Dohwa/Monconsult consortium.



FGD participants most like in their living area:

- Location
- Fresh air and far from the winter smoke

FGD participants most dislike in their living area:

- Car accident
- Robbery nearby school area
- Nearby school area dirt after the rain
- Water kiosk is too far for kids more danger
- Alcoholism
- Lack of hospital service
- Some households far from bus station and worry about girls, because back side of old quarry area there is deep ravines
- Cleaning washing is women's responsibility and water is big issue (Most of the water related problem under women's shoulder)
- Toilet and waste water is problem especially after the rain

For improving the living conditions need:

- Water connection
- Speed reducing material to install
- Kindergarten is very important

- Most of the men using khashaa as a toilet they making dirt, public toilet need
- Need one stop marketplace, we are using not fresh food due to the far from market
- Well managed service center we need.

What is the most danger in your area?

- Robbery, school kids met always in case of robbery
- Domestic violence is very high, not only between men and women also child abuse is high. Need to have stress fewer interventions or very nice special service center for the women is well.
- Street dog
- Due to not separate road for people and car we are using one road and it is most danger
- Winter season's danger while walk and for collecting water from water kiosk is not easy. People with mental health problem (Those people more danger for girls, they are showing to girls their penis and make school girls afraid. Also been case of rape)
- Alcoholism is a headache

What is the opinion about land and willing to give your land for public facilities?

- We already owned our land
- We are not willing to move we are living nicely here.
- We are not willing to move or swapping it into the small sized apartment. Just improve the living condition is very important. Only water is a problem. First of all, need to be connected drinking and waste water connection. Then everything is fine. If the connection comes to the street then each khashaa willing to connect to their khashaa and why do not use the loan for extend the connection to the each khashaa.
- If meet some people may there are some people willing to give their land for public facilities, we not.

About the job and income:

- Business incubation and workplace very important
- Need loan for long period with small interest rate
- Need workplace not depending age

Others:

- Need more suitable service center which should have all services from one location.

DENJIIN 1000/ MEN'S FOCUS GROUP DISCUSSION NOTE

Date : 27 July 2016

Time: 10-12 am

Venue: Chingeltei district, 12th khoroo, citizens hall

Participants: Employed 2, unemployed 5 men /Participants list is enclosed/

- FGD lead by J.Munkh-Erdene, UNHABITAT, social specialist.
- Noted by B.Odzaya, Dohwa consulting company, foreign relations specialist.

The objective of the FGD:

To justify/check/recheck previous interventions result of community needs assessment by focus group discussions and clarify the special needs of men living in ger area.

Methodology and questionnaire: For the focus group discussion used the Simplified Socio-Economic survey main questions with adapting for group discussion, additionally used women and girls safety issued questionnaire prepared by Dohwa/Monconsult consortium.

Хүн	Ажлын үйлдвэр	Хүснэгт	Харилцаагч
1. Х. Х. Х.	Х. Х. Х.	12	Х. Х. Х.
2. Х. Х. Х.	Х. Х. Х.	12	Х. Х. Х.
3. Х. Х. Х.	Х. Х. Х.	12	Х. Х. Х.
4. Х. Х. Х.	Х. Х. Х.	12	Х. Х. Х.
5. Х. Х. Х.	Х. Х. Х.	12	Х. Х. Х.
6. Х. Х. Х.	Х. Х. Х.	12	Х. Х. Х.
7. Х. Х. Х.	Х. Х. Х.	12	Х. Х. Х.
8. Х. Х. Х.	Х. Х. Х.	12	Х. Х. Х.
9. Х. Х. Х.	Х. Х. Х.	12	Х. Х. Х.
10. Х. Х. Х.	Х. Х. Х.	12	Х. Х. Х.

PHOTO!!!!!!!

Men-1 : The people's opinion will be different depending where we are living. For example for the people living in slope area is a different experience, the experiences of people living in the normal area is different.

Most of the water source is from mountain area here in Denjiin 1000 and households nearby water source they are living same as residents of the apartment because they could connect to the water.

Question: How is your living conditions, do you have any rest area?

Men-1 : No we don't have any resting area except some kids play station.

Question: The residents of 12 khoroo ever been mind to change the living area?

Эр 2: Yes we think about it but in this difficult period of time risk with own property is not easy.

Question: If there is real chance?

Men-1: I think I'll do?

Question: Why do you think about change your living condition?

Men 2: Within the ger area redevelopment project there is family's already changed their khashaa into the apartment. We are also want to get this chance and to live in an apartment. The only regret that our salary is nothing, we will never have a chance to buy an apartment in this small salary.

Men-1: If this project starts to implement we hope there will be some possibilities to be improved living condition

Men- 3: we are adapted here and it is the important thing.

Men-2 : When this infrastructure project starts?

Answer: This is the research level of work and it takes the time to starts construction, maybe 3 years later. /brief introduction made about the project/

Question: Do you have any difficult while living here? What is the most difficult thing?

All said one by one:

1. Air pollution,
2. Dust,
3. Soil pollution,
4. Lack of lightening,

5. No camera,
6. Road conjunction, the main road is too narrow
7. Education facility is not enough, especially kindergarten
8. No green space, no play station
9. Замын ачаалал ихтэй, гудамжны тохижилт муу,
10. High density
11. No parking
12. Bus route is not convenience
13. Lack of the information from khoroo and another source

Question: what kind of actions should be work against alcoholism?

Men-2: It is the difficult problem, all society must be changed.

Question: What is the positive side of your living area?

1. Close to the city center, location is good
2. Flood protection is well
3. Comparing with other location easily finding workplace due to the market
4. Cheaper price of meat and products
5. Easy to use the internet
6. Electricity capability is well
7. For the house building the soil is

Questions: How about the robbery?

Men-1: High.

Men-2 : Here in Denjiin 1000 high building is not convenience.

Question: What would be necessary to develop this 12th khoroo for future development?

1. Infrastructure /Heating, clean water, electricity/
2. Kindergarten
3. Road
4. Green space
5. Sport complex
6. Elderly center
7. For youth the environment without alcohol and smoke
8. Workplace
9. Business incubator/SME
10. Medical diagnostic comprehensive center
11. Lightening, pedestrian crossing, road signing
12. Disability people's service

Question: What would be better to do for the improving living conditions?

Men-5: All must be changed including government policy. The coal program was good for us and it might be continued with the new government. Even changes the government there must be a sustainable policy for development.

Child protection and child safety might be the in each policy center. In Mongolia, the labor value is too low. Working hour is too long start 8am to 8-9 pm especially in private sector. Only government or public workers are working in normal hours.

The private sector is so difficult from long hours work we just lose our health. So many kids are growing out of the care of support of their parents. There is not enough road sign and if someone uses to crossing road without road sign then the people be punished but if there is enough road sign people be us it. The existing road signs not friendly for the people, especially for kids even warning them they met car accident very often while crossing the road. Human's life is nothing today valued.

Question : Is the robbery big issue?

Men-2: Generally it is. Especially for the people who are from outside of this area is yes, it is a big issue. But for us, it is not much problem.

Question: how about for khoroo level the robbery issue?

Men-1: For the residents of this khoroo robbery is not an issue.

Question: Is the robbery call problem for kids. ?

Men-2 : Maybe not but we don't know. Maybe kids not telling to parents about it.

Men-5: Some international methods of communication with kids not good for Mongolians. Mongolia has an own traditional method of how to communicate with our kids. Even there was very strange case kids killed someone and hide it. This comes from international movie or PC game.

Question: Is it danger or not to go anytime outside?

We are very worried about our kids. Robbery, any crime those are all worried thing.

Men-5: Society is getting very difficult now. Mongolian people's thinking is destroyed, it affected to the foreign, it means people thinking not like as traditional Mongolians their thinking get freeing oriented. Seems this is getting deeper in future.

Question: Did you got your land certificate?

All : Yes

Question: Willing you to move if power plant planned to build on your land?

Men-1: Yes.

Эп-5: It depends on how much be compensated. And important is that what kind of possibility will be in the case.

Question: If there is water or other canal goes pass your khashaa or if all summer time construction work will be in your khashaa will you agreed? Will you give part of your land for the infrastructure?

Men-2 : I will agree.

Men-5 : Before I give part of my land for road extend. I think people will be agreed if understand the importance. Just the compensation must be real and must go on today's marketing policy.

Question: Is there someone would like to sell your land?

Men-5 : No.

Men-1: Before wanted to the sale and get a loan for the apartment but now not.

Question: How much cost the 0,5ha land here in Denjiin 1000?

Men-5: If the location is good it should be cost enough money.

Question : If 20 khashaa/HH's organized as a group and each HH fundraising money for the improving their street, will it works?

Men- 5 : Yes it would be work well.

Men-2: Yes especially there is households would like to connect to the water and divide the full cost for each household in the street. But the capability of the each household is different depending their income.

Question: How many gers in khashaa?

Each participants answer: 4, 2, 2 , 3 and 1 households.

Men-2 : only one person has a permanent job from each family.

Men-5: Here in a market area not enough workplace excepting washing dishes. But payment is really bad. They agreed to pay 300000 tugriks but in real they pay only 2000000tugrik, this is a sample.

Men- 1: While has worked there is requesting many taxes.

Men-5: I have for the salary 350,000 tugriks but for the tax pay 35000 tugriks and left money not enough for the monthly expenditure.

Men-4: There is no workplace for disabilities.

Men-5: Employment issue is a big issue and might be taken comprehensive intervention on it. Other ways it will be not easy going to decided.



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Appendix 4



“УЛААНБААТАР ХОТЫН ГЭР ХОРООЛЛЫГ ХӨГЖҮҮЛЭХ,
ХӨРӨНГӨ ОРУУЛАЛТЫГ ДЭМЖИХ ХӨТӨЛБӨР” ТӨСӨЛ

ХУРЛЫН ТЭМДЭГЛЭЛ

УЛААНБААТАР ХОТЫН ГЭР ХОРООЛЛЫГ ХӨГЖҮҮЛЭХ, ХӨРӨНГӨ ОРУУЛАЛТЫГ ДЭМЖИХ ХӨТӨЛБӨР” ТӨСӨЛ	
Салбар : Усан хангамж ариутгах татуурга	Огноо : 2016 оны 9 сарын 14-ний өдөр
Хаана : УСУГ, Техникийн Зөвлөгөөний өрөө	Оролцогч : Ноён Ш.Энхжаргал /УСУГ Усан хангамжийн инженер/ Ноён Ким Юншиг Ноён Т.Саранмандал /Зөвлөх багийн инженерүүд/
Цаг : 08:50 AM	
ЗОРИЛГО Баянхошуу болон Сэлбэ дэд төвүүдэд суурилагдах усан сан болон насосны станцын зураг төслийн тухай УСУГ-ын санал авах нэмэлт зөвшилцөл Усан сан болон насосны станцын зураг төслийн ажлын явц 2016. 3. 21 : Баянхошуу дахь усан сан болон насосны станцын байршлыг сонгов (ЕТГ, УСУГ, Төсөл хэрэгжүүлэх нэгж, Зөвлөх баг) 2016. 4. 15 : Сэлбэ бүсийн усан сан насосны станцын байршлыг сонгов (ЕТГ, УСУГ, Төсөл хэрэгжүүлэх нэгж, Зөвлөх баг) 2016. 5. 28 : Топографикийн судалгаа, Хөрсний судалгаа (6-р сарын 9-ний өдөр дуусав) 2016. 8. 31 : Нарийвчилсан зураг төсөл(төсөл) хүлээлгэн өгөх болон санал авах хүсэлт (УСУГ, ЕТГ) 2016. 9. 2 : Зураг төсөлд санал оруулах тухай хурал (УСУГ, Зөвлөх багийн дотоодын инженерүүд)	

**DOHWA**

“Дохва инженеринг” CO., Ltd.

“УЛААНБААТАР ХОТЫН ГЭР ХОРООЛЛЫГ ХӨГЖҮҮЛЭХ,
ХӨРӨНГӨ ОРУУЛАЛТЫГ ДЭМЖИХ ХӨТӨЛБӨР” ТӨСӨЛ



ХУРЛЫН АГУУЛГА

Ноён Ким Юншиг /Зөвлөх баг/:

Зураг төслийг хэлэлцүүлэх зөвшилцөлийн хүрээнд УСУГ-аас Баянхошуугийн 2 дахь насосны станцад 100 тонны хэмжээтэй шилжүүлэх усан санг нэмж байршуулах тухай санал гаргасан. Өмнө нь зураг төсөл хийж байсан line pumping –тай харьцуулахад илүү том газар хэрэгтэй мөн барилгын ажлын зардал 1,5 дахин их зарцуулагдах тул шилжүүлэх усан сан бүхий даралтжуулах арга, шууд даралтжуулах арга/line pump/ аргын давуу болон сул талуудыг харьцуулсан хүснэгтийг бэлдсэн юм. Та судалж үзээд саналаа өгнө үү.

Ноён Энхжаргал /УСУГ/:

Одоогийн байдлаар зураг төсөл нь хийгдсэн шууд даралтжуулах аргаар өмнө нь Дэлхийн банкны төслийнхэн суурилуулж байсан бөгөөд насос эвдэрсэн тохиолдолд усны цохилт/Water hammer/-оос болж цэвэр усны хоолой, хавхлагт байнга эвдрэл гарч байсан.

Цаашид ашиглалтыг хариуцах УСУГ-ын зүгээс шилжүүлэх усан санг суурилуулахыг санал болгож байгаа ба газар болон шаардагдах нөхөн төлбөр, нэмэлт зураг төсөл хийх гэх мэт ажлуудыг Төсөл хэрэгжүүлэх нэгж, УБ хоттой зөвшилцөх асуудал юм.

Ноён Ким Юншиг /Зөвлөх баг/:

Зураг төсөл нь хийгдсэн Сэлбэ Баянхошуугийн насосны станц, усан сангийн тухайд SCADA системийг ашиглан хооронд нь холбож автомат удирдлагын системээр ажилуулах боломжтойгоор зураг төслөө хийж байгаа бөгөөд усны цохилт/Water hammer/-ын хувьд аюулгүй ажиллагааны төхөөрөмжийг суурилуулж өгснөөр УСУГ-ын зүгээс санаа зовж байгаа хоолой болон хавхлагын эвдрэл тийм их тохиолдохгүй болно.

Сэлбэ/Дамбадаржаа/-ийн усан сангийн байрлалын тухайд өмнө нь ЕТГ, УСУГ, Төсөл хэрэгжүүлэх нэгжтэй зөвшилцөж байршлыг тогтоосон ба топографик болон хөрсний судалгаа хийж нарийвчилсан зураг төслөө гүйцэтгэсэн болно.

Одоо нам дор бүс (EL:1426m) рүү шилжүүлж дахин зураг төсөл хийх тохиолдолд байршлын тухай дахин зөвшилцөх, нэмэлт хөрсний болон топографикийн судалгаа, зураг төслийн өөрчлөлтийн тухайд цаг хугацаа болон зардал нэмэгдэх тул Төсөл хэрэгжүүлэх нэгжээс баталгаажуулж зөвшөөрөл авах шаардлагатай тул одоогоор боломжгүй юм.

**DOHWA****“Дохва инженеринг” CO., Ltd.**

“УЛААНБААТАР ХОТЫН ГЭР ХОРООЛЛЫГ ХӨГЖҮҮЛЭХ,
ХӨРӨНГӨ ОРУУЛАЛТЫГ ДЭМЖИХ ХӨТӨЛБӨР” ТӨСӨЛ

**Ноён Энхжаргал /УСУГ/:**

Усан сангийн байршил өөрчлөх болон насосны станцын даралтжуулах аргын тухайд би өөрийнхөө саналыг хэлсэн. ЕТГ болон Төсөл хэрэгжүүлэх нэгжтэй зөвшилцөж эцсийн шийдвэрээ гаргахыг хүсч байна. ЕТГ болон Төсөл хэрэгжүүлэх нэгжтэй зөвшилцөж гарсан шийдвэртэй санал нэг байх болно.

БОЛОВСРУУЛСАН : Ким Юуншиг(Зөвлөх багийн усан хангамжийн инженер)

: Энхжаргал (УСУГ усан хангамжийн инженер)

ХУРЛЫН ТЭМДЭГЛЭЛ

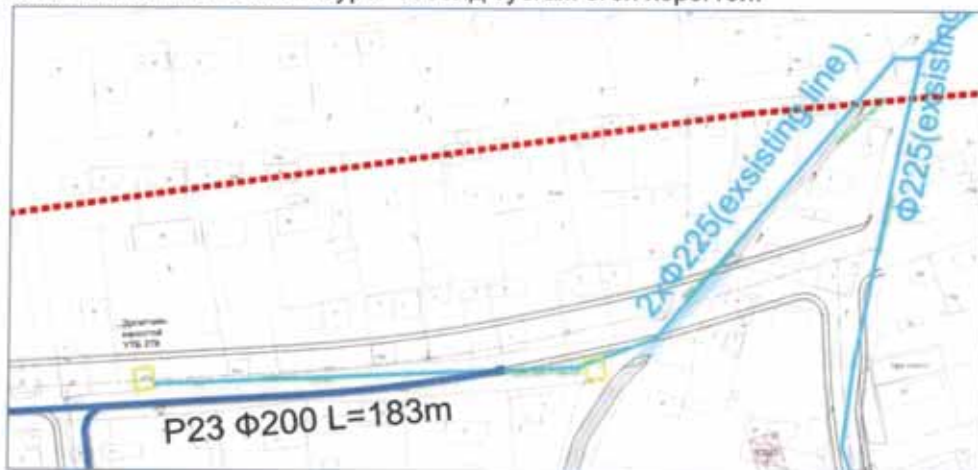
УЛААНБААТАР ХОТЫН ГЭР ХОРООЛЛЫГ ХӨГЖҮҮЛЭХ, ХӨРӨНГӨ ОРУУЛАЛТЫГ ДЭМЖИХ ХӨТӨЛБӨР" ТӨСӨЛ	
Салбар : Усан хангамж, ариутгах татуурга	Огноо : 2016 оны 9-р сарын 27-ны өдөр
Хаана : НХТЕТГ, 11-р давхар хурлын өрөө	Оролцогч талууд: НХТЕТГ : П.Энхбаатар/Архитектор/ Б.Цэрэннадмид/Усан хангамж ариутгах татуургын инженер/ Авто замын газар: Г.Баттогтох /Дэд дарга/ УСУГ : Ш.Энхжаргал /Усан хангамжийн инженер/ ТХН : О.Энхтүвшин/Усан хангамж ариутгах татуургын инженер/ С.Жаргалсайхан/Авто замын инженер/ Амгалан/Дулаан хангамжийн инженер/ Дохва зөвлөх баг : Ким Юншиг /Усан хангамж ариутгах татуурга хариуцсан зөвлөх инженер/ Сун Хүгён/Усан хангамж ариутгах татуурга хариуцсан зөвлөх инженер/ У Дунхуань /Авто зам хариуцсан зөвлөх инженер/ Чуй Инсү /Дулаан хангамжийн зөвлөх инженер/ Д.Лхагважав /Авто замын инженер/ Н.Мөнхчулуун /Дулаан хангамжийн инженер/ Д.Содхүү/Дулаан хангамжийн инженер/ Батмөнх/Усны барилга байгууламжийн инженер/
Цаг : 09:00 AM	
ЗОРИЛГО <ol style="list-style-type: none"> 1. Баянхошуу болон Сэлбэ дэд төвүүдэд төлөвлөж буй авто замын трасстай давхцаж буй одоо байгаа киоск, цэвэр усны шугам хоолойг шилжүүлэх 2. Дулааны шугам, одоо байгаа цэвэр усны шугам хоолойтой давхцаж байгаа хэсгийг шийдэх арга зам 3. Шинээр төлөвлөж буй цэвэр усны шугам сүлжээний төлөвлөгөөг хэлэлцэх 	

ХУРЛЫН АГУУЛГА

1. Баянхошуу болон Сэлбэ дэд төвүүдэд төлөвлөж буй авто замын трасстай давхцаж буй одоо байгаа киоск, цэвэр усны шугам хоолойг нүүлгэх

Баянхошуу дэд төв

279-р киоск нь гол шугамыг хөлдөхөөс сэргийлж насосны станцтай хамт суурилагдсан чухал байгууламж тул буулгах боломжгүй бөгөөд ойролцоох газарт нь шилжүүлэх төлөвлөгөөг авто замын зураг төсөлд тусгаж өгөх хэрэгтэй:



Сэлбэ дэд төв

76-р киоск нь цэвэр усны хоолойтой холбогдсон байгаа бөгөөд цаашдын бүтээн байгуулалт бүрэн дуустал тухайн бүсийг цэвэр усаар хангах бөгөөд ойролцоох газар нь шилжүүлэх төлөвлөгөөг авто замын зураг төсөлд тусгах хэрэгтэй.



Замын дагуу явж байгаа одоогийн цэвэр усны шугам хоолойг хүчитгэх боломжгүй бөгөөд харин зам хөндлөн гарч буй цэвэр усны шугам хоолойг хүчитгэх шаардлагатай.

2. Дулааны шугам, одоо байгаа цэвэр усны шугам хоолойтой давхцаж байгаа хэсгийг шийдэх арга зам

Баянхошуу, Сэлбэ дэд төвийн одоо байгаа цэвэр усны хоолой нь Дэлхийн банкны зээлээр хийгдсэн 5 жил ч болоогүй шинэ шугам хоолой бөгөөд 10 kba-ийн өндөр даралттай тул дулааны шугамтай хамт шинээр суурилуулах боломжгүй.

Дулааны шугам хоолойг Монгол Улсын стандартын дагуу 5 метрээс дээш зайд суурилуулах нь тохиромжтой боловч АХБ, нөхөн төлбөрийн асуудлаас болж стандартыг дагах боломжгүй байна. Мөн болж өгвөл барилгын ажилд нөлөөлөхгүй 2-3 метр байхаар дулааны шугам хоолойг суурилуулах нь зүйтэй.



3. Шинээр төлөвлөж буй цэвэр усны шугам сүлжээний төлөвлөгөөг хэлэлцэх

Сэлбэ дэд төвд шинээр төлөвлөж буй цэвэр усны шугам болон одоогийн байгаа цэвэр усны шугам давхцаж байгаа хэсэг байхгүй бөгөөд Чингэлтэй, Сэлбэ бүсэд хуваан цэвэр усаар хангах төлөвлөгөөг боловсруулсан бөгөөд энэ төлөвлөгөөнд санал нэгтэй байна.

Баянхошуу дэд төв нь одоо байгаа цэвэр усны хоолой болон шинээр төлөвлөж буй шугам хоолойтой давхцаж байгаа хэсэг байгаа бөгөөд дулааны шугам хоолойтой хамт суурилуулах хэсэг их байгаа тул энэ удаагийн хурлаар ЕТГ болон УСУГ-ын саналыг тусгаж нэг хэсэг шугам хоолойн төлөвлөлтийг тусгахаар тохиролцов.

<Хэлэлцсэн зураг төсөл>



<Хэлэлцсэний дараах өөрчлөлт хийсэн байдал>



Ulaanbaatar Urban Services and Ger Areas Development Investment Program
Feasibility Study for Tranche 2

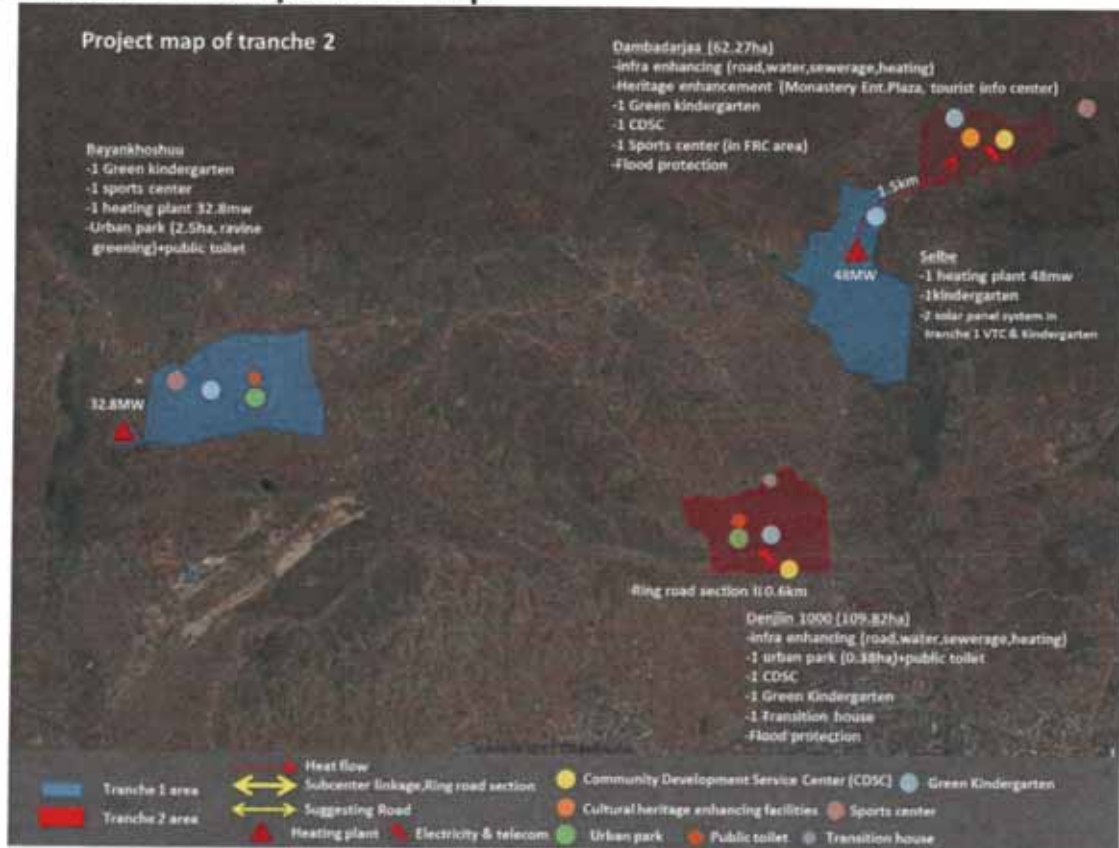
FACT FINDING MISSION

Revised Summary

- I. Tranche 2, Components Map
- II. Technical components
 - 1. Road
 - 2. Water and Sewerage
 - 3. Heating
 - 4. Electricity and Telecommunication
 - 5. Flood protection and Drainage
- III. Improved Service Providers Component
- IV. Social facility components
- V. Resettlement
- VI. Financing

15 September 2016

I. Tranche 2 Components Map



Denjiin 1000

Total area is 109.82ha, boundary comprises portions of Khoroo 11,12,13 in Chingeltei district. The main feature of the subcenter is commercial market, which draw customers and employers and generate the traffic congestion and pollution.

Dambadarjaa

Total area is 62.27ha, boundary comprises portions of Khoroo 16,17 in Sukhbaatar district. Main features are the major mobility hub point of CBD and summer camp area, Monastery as cultural heritage, and Forest research center as future metropolitan urban park.



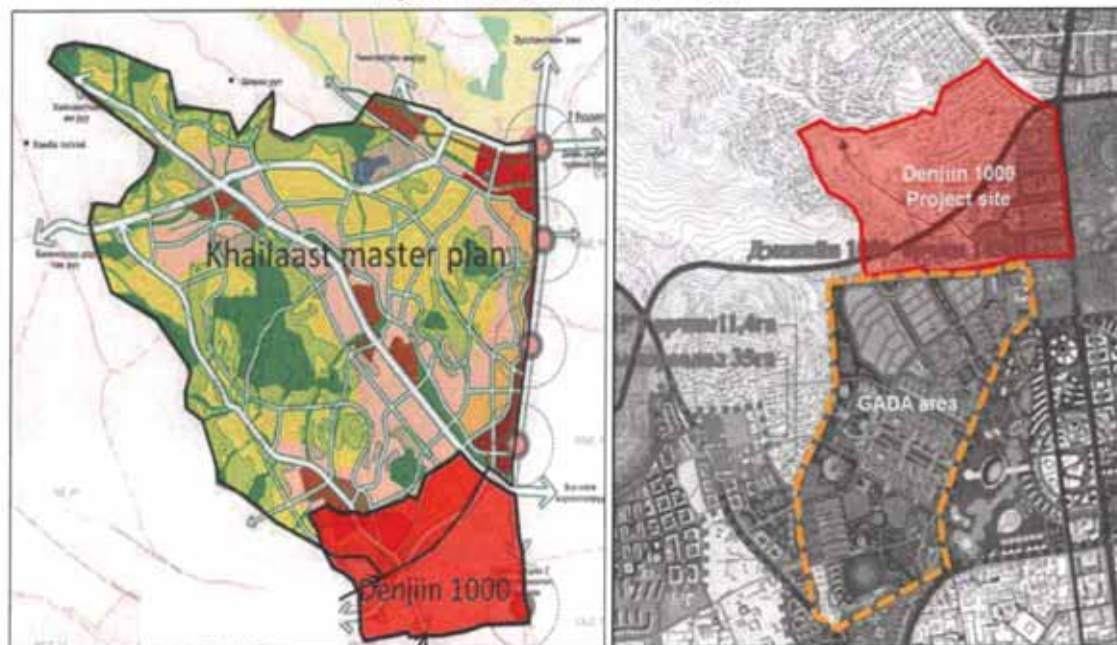
II. Technical Components

1. Road

■ Denjiin 1000

Khailaast subcenter master plan was done by FORUMART under city budget in 2016. The master plan is covering 739ha toward North West Khailaast area from the existing Doloon Buudal road line and planned Ring road line. Denjiin 1000 area for Tranche 2 is located between Khailaast master plan and GADA master plan. The upper area of ring road in Denjiin 1000 is included in Khailaast MP but the lower area of ring road is not included in GADA plan(Figure 1).

Figure 1. Location of Denjiin 1000



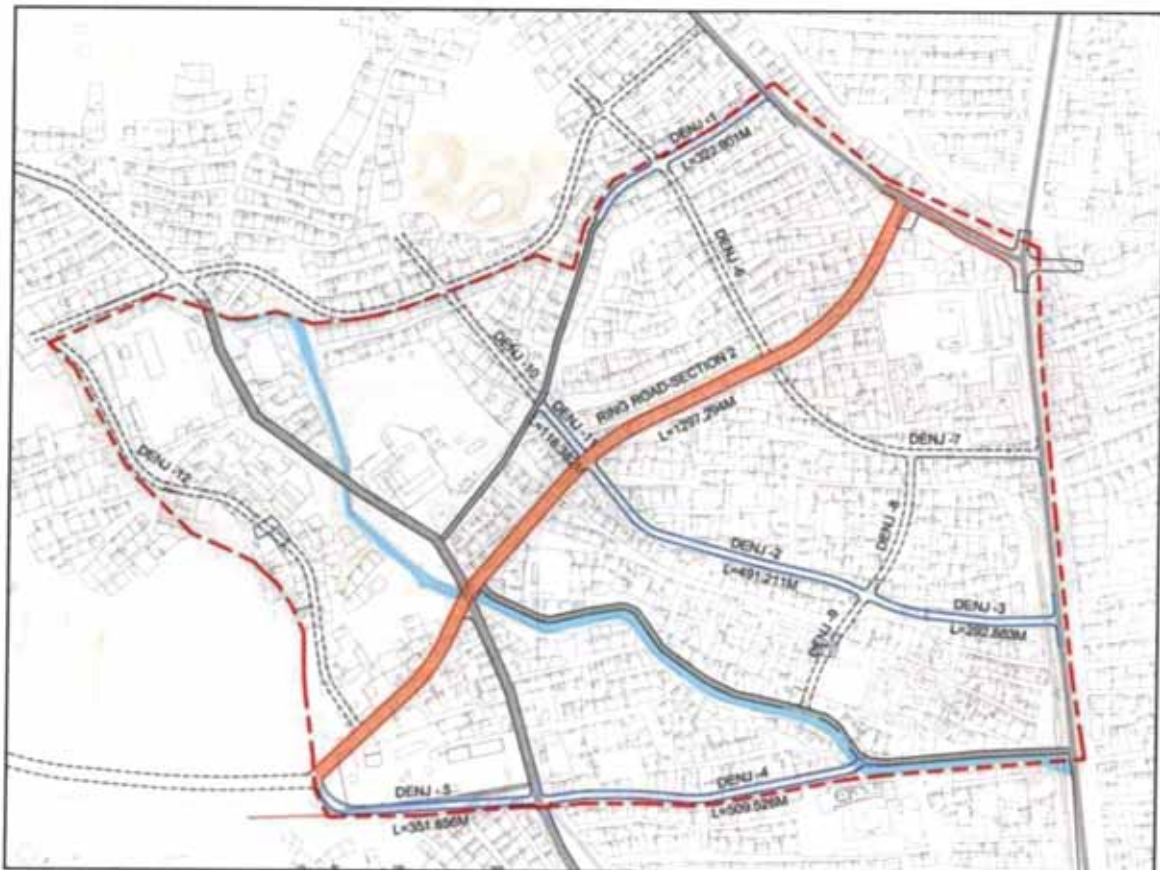
The road network of Denjiin 1000 has been complied with the road network of Khailaast master plan(Figure 2). The development plan for Denjiin 1000 has set up in two parts:

- i) Southern area of Ring road in Denjiin 1000 shall be developed in Tranche 2. The selected road components are Ring road, DENJ-1, 2,3,4,5 and DENJ-11.
 - The proposed Ring Road is a section 2 part of UB Ring road. Within Denjiin 1000, the length of ring road is 1.297km with 20 m width.
 - DENJ-4 and 5 line is to connect the Meat Market to the main Doloon Buudal road. The length is 0.86km with 11.6m width.
 - DENJ-11, 2 and 3 line is a secondary main connection from Doloon Buudal road to Khailaast north. The length is 0.90km with 11.6m width.
- ii) DENJ-6, 10 and 12 lines are not included in Tranche 2 components. The main reason is

the resettlement cost. Only DENJ-1 is included in Tranche 2 components. DENJ-1 road is a very shorter road to connect between Khailaast street and Narantuul 2 Market. The DENJ-1 will be enlarged with 11.6 m width stone pavement.

The impact of resettlement cost on selected road components is described in Chapter V-Resettlement.

Figure 2. Road Network and development components, Denjiin 1000



Comparison table between Before and after FFM

	Draft final Report	Fact Finding Mission
Ring Road	0.67km, 11.6 m width	1.3 km, 20m width
Road	1.75 km, 9.0m width	2.09 km, 11.6m width
Bridge 1	Length 30m, width 15m	Length 30m, width 15m
Bridge 2	Length 10.6m, width 11.6m	Length 10.6m, width 11.6m

■ Dambadarjaa

Dambadarjaa subcenter master plan was done by GobiTravel under city budget in 2016. The master plan shows an urban plan of grand area of Uvt-uliastai Amar, Belkh Huuchin and Dambadarjaa (Figure 3). The proposed area for Tranche 2 is located in the middle part of overall master plan which has more potential growing in the future as it has specific features such as Monarch heritage and Forest wood center with Selbe river and mountain near. The road network of Dambadarjaa subcenter is adapted by the GobiTravel master plan. The enlarged map of Dambadarjaa shows the planned road network (Figure 4).

Figure 3. Master Plan by Gobi Travel

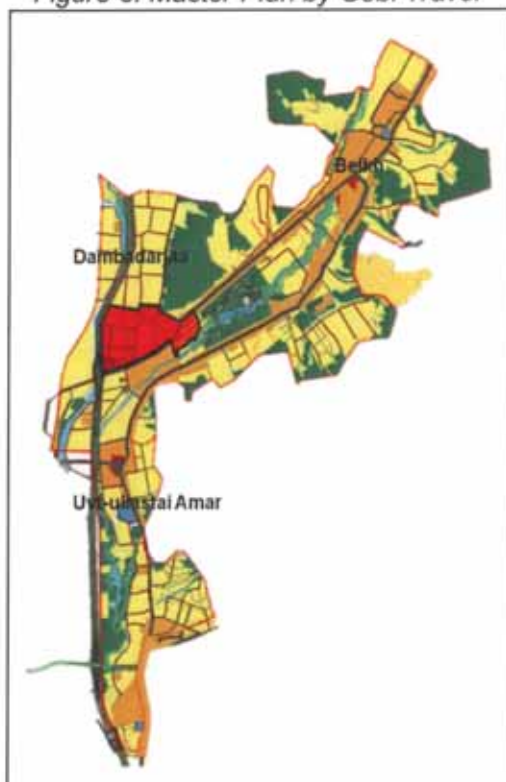
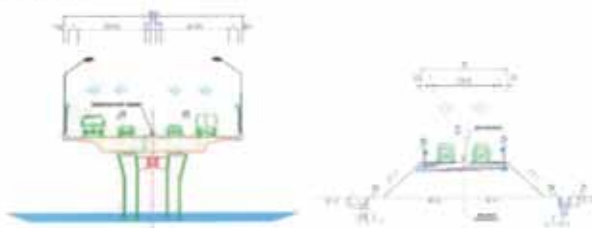


Figure 4. Picture of Dambadarjaa Plan



Project "Street" is the highway from Tuul River highway to Khandgait Sanzai road which is total 25.2km with 18.6m width. The project cost estimates US\$ 374.8millions and design has been approved. The Construction has not been started due to economic reasons.



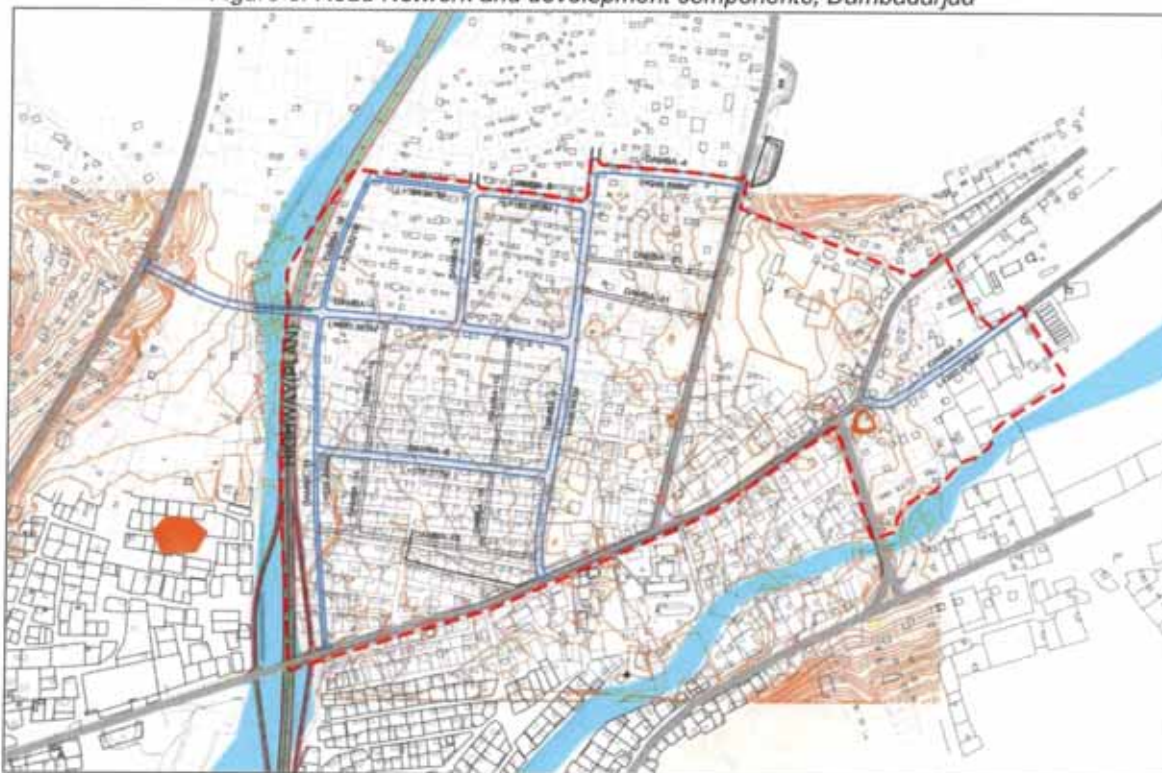
Along with the Gobi master plan, the road layout of Dambadarjaa has been modified. Dambadarjaa is located on the way of summer house area. The left side of Selbe is Doloon Buudal road and down of the site is Belkh road. Doloon Buudal road is heading to the north area, Sharga Moritoyn Dyan. Left side of the site is Selbe River and there is a high way plan along the bank of Selbe to the north. The modified road layout is considered with factors of : i) less resettlement cost, ii) selection of priority roads for Tranche 2 components and iii) more

convenient traffic connectivity between the subcenter and existing arterial road. The figure 5 shows the selected prior road components of Dambadarjaa.

The components are;

- 6 m width road along the Selbe River is included in the components of Tranche 2.
- North to South direction roads, 11.6m width
- Connecting road to Doloon Buudal Road, 11.6m width with 80m long Bridge
- Enhance the existing 6m width road to 11.6m to the Forest wood park.

Figure 5. Road Network and development components, Dambadarjaa



Comparison table between Before and after FFM

	Draft final Report	Fact Finding Mission
Road	0.42km, 11.6m width, 3.57km, 9m width	2.75km, 11.6m width, 0.94km, 6m width
Bridge	Length 80m, 11.6m width	Length 80m, 11.6m width
Stone paving	1.6km, 11.6m width	-

2. Water and Sewerage

Water and Sewerage supply network in Denjiin 1000 and Dambadarjaa were mostly agreed with the consultants and MPA. Only resource of water supply was revised.

■ Denjiin 1000

The proposed plan for water reservoir was the existing Khailaast water reservoir (1,500m³). The new two water reservoirs(2,000m³) which is located in the Television Radio Tower(TRT) are under the construction by the Ministry of Construction and this new ones are planned to supply the vicinity of reservoirs including part of Denjiin 1000. As the population will be increased in Denjiin 1000, the future connection of water will use the two water reservoirs of TRT reservoir and Khailaast Reservoir. The distribution water line from Tsagan reservoir to TRT has been started but somehow works are suspended due to resettlement work with occupied residents in the pipe line. The connection of existing water supply pipes between Denjiin 1000 and TRT reservoir will be considered by USUG when it comes to be implemented. Figure 6 shows the proposed connection concept and future connection plan.

Figure 6 Connection for water reservoir : Denjiin 1000

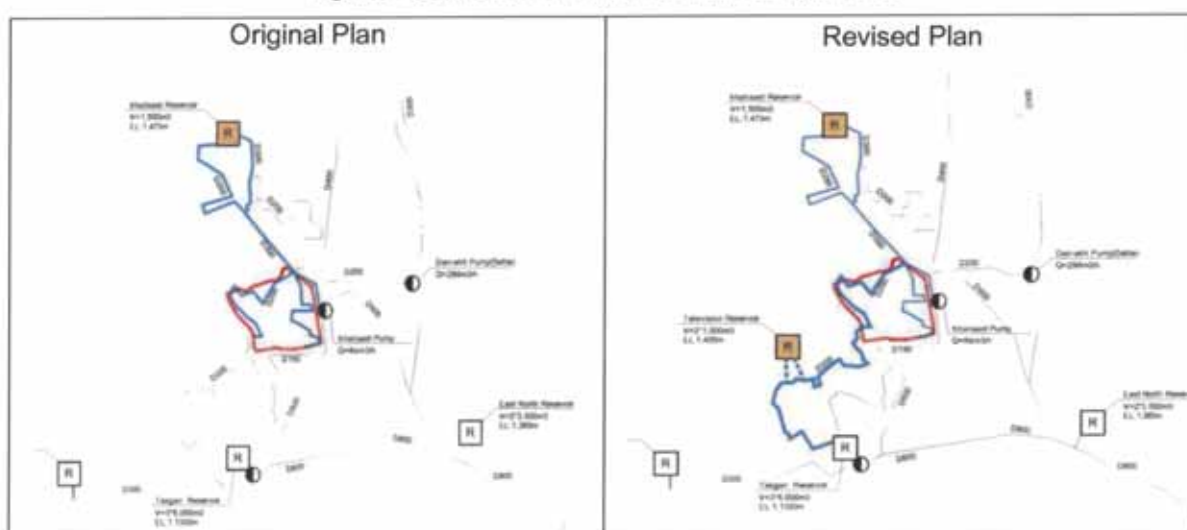


Figure 7 and Figure 8 show the revised water pipe line and Sewerage pipe line along the revised road network.

Figure 7 Revised Water supply network : Denjiin 1000

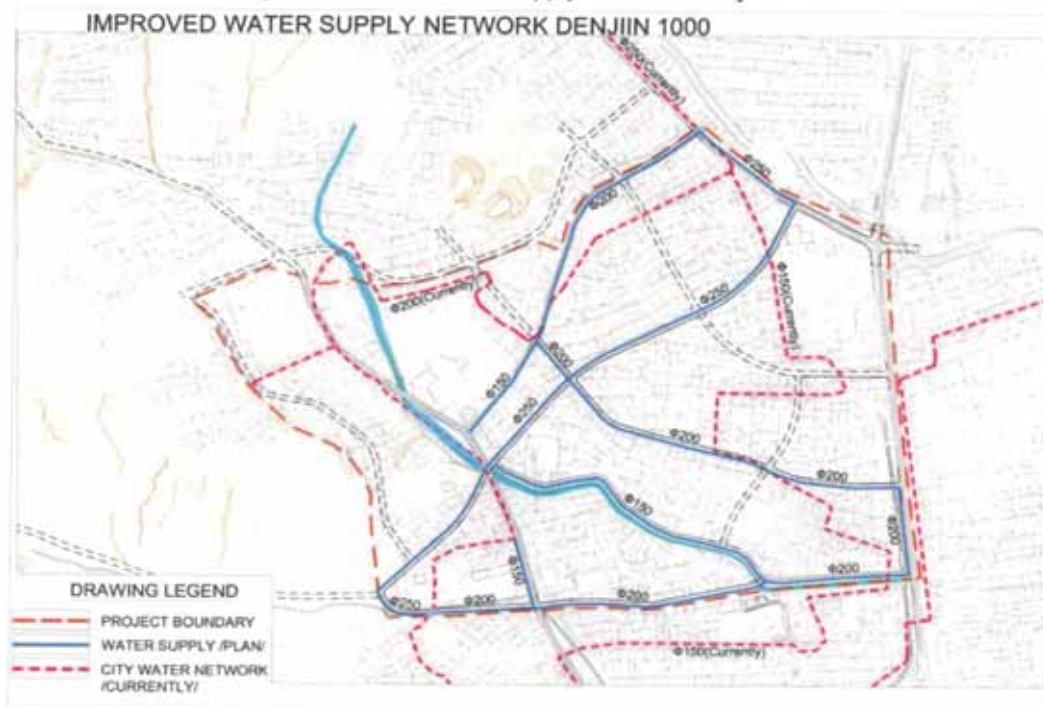
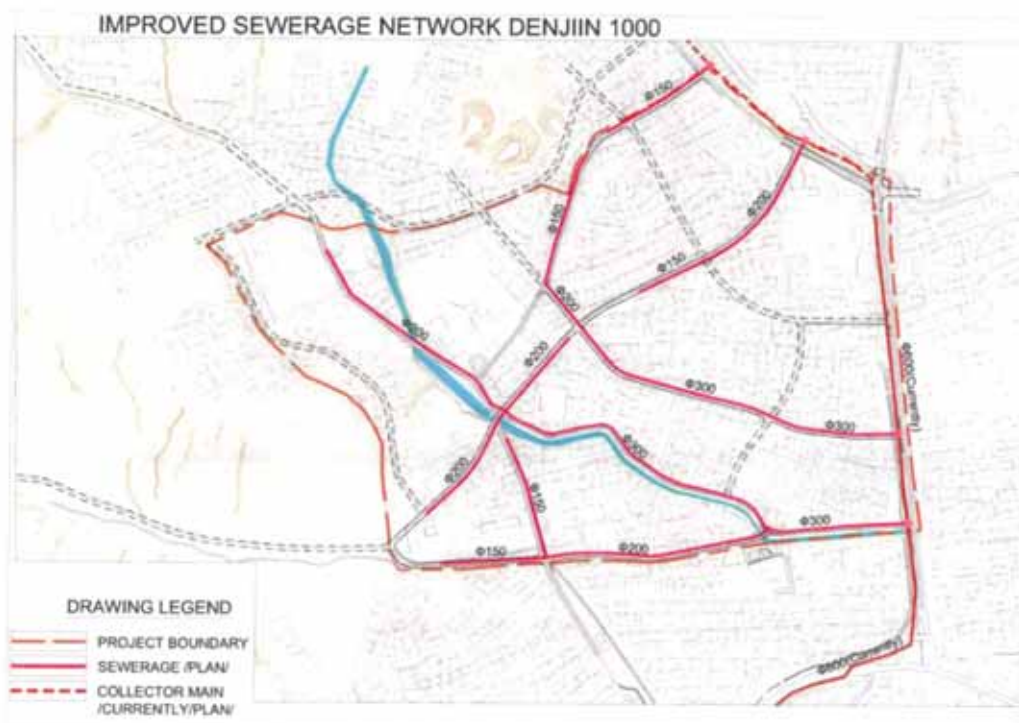


Figure 8 Revised Sewerage network : Denjiin 1000



■ Dambadarjaa

Dambadarjaa is supplied from Dambadarjaa water reservoir(1,000 m³) which is constructed in Tranche 1. Current supply to the area comes from Dari-akh pumping station connected to East North Reservoir(6,000m³). The initial stage supply will be directly connected to the existing pipe network but future supply will be from the pipe line of Dambadarjaa water reservoir. Figure 7 shows the water supply network of Dambadarjaa.

Figure 9 Water Supply network : Dambadarjaa

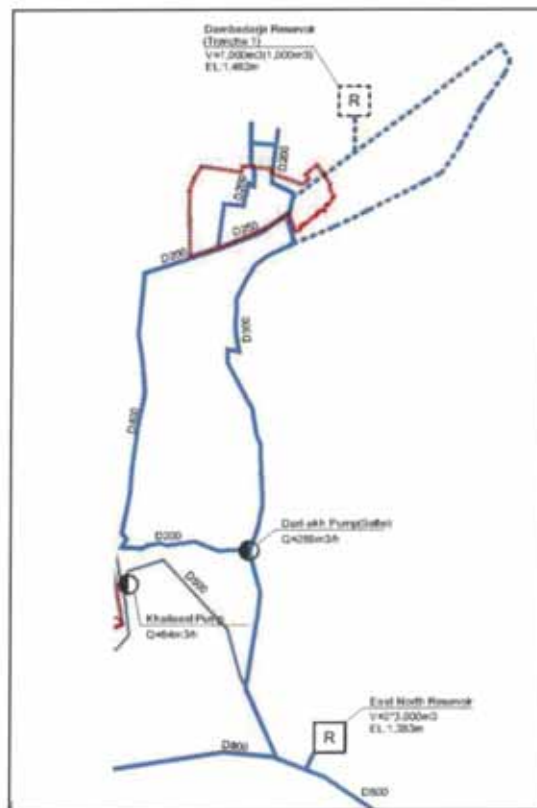


Figure 10 and Figure 11 show the revised water pipe line and Sewerage pipe line along the revised road network.

Figure 10 Revised Water supply network : Dambadarjaa

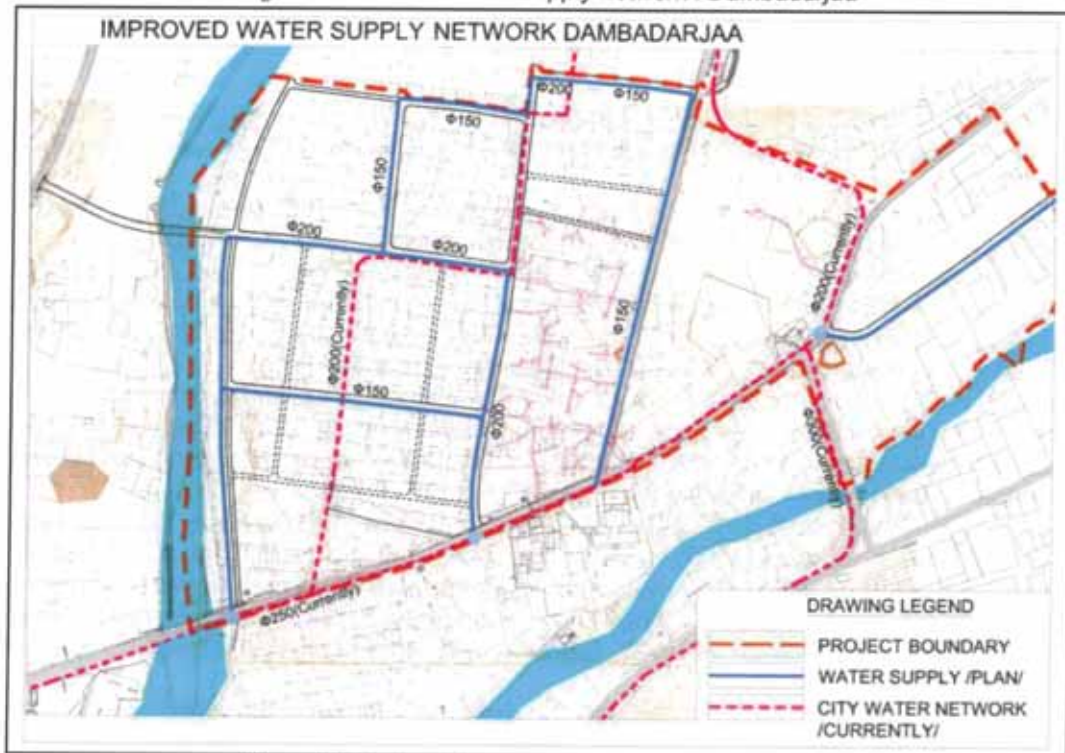
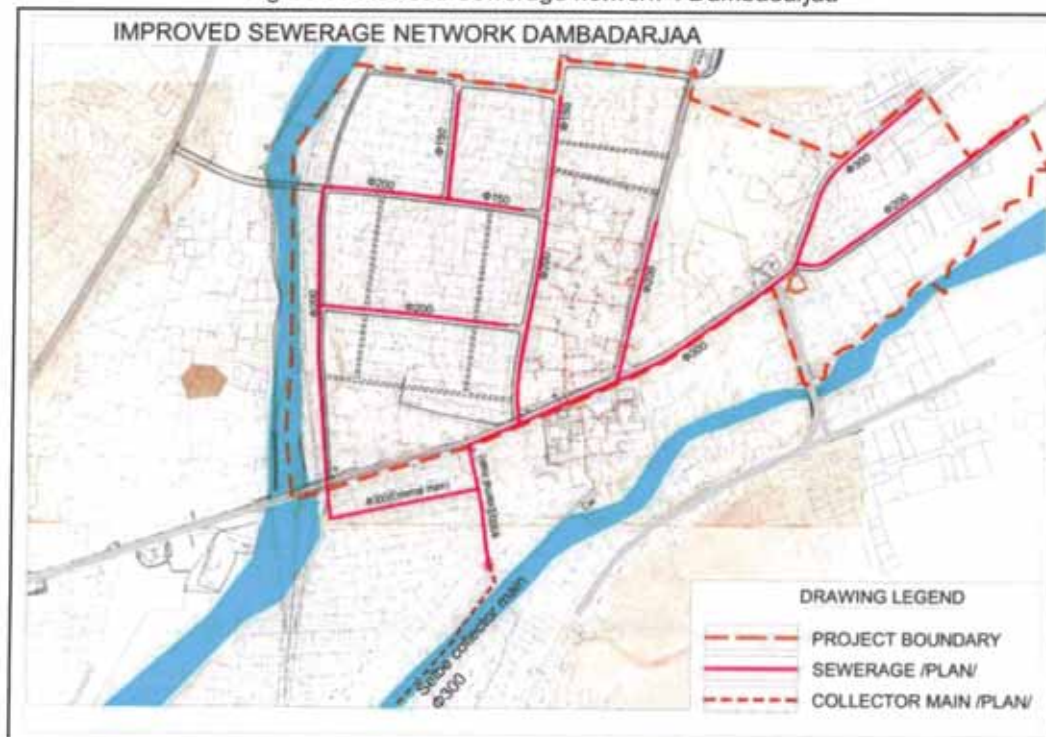


Figure 11 Revised Sewerage network : Dambadarjaa



3. Heating

■ Denjiin 1000

The main issue for heating plants was: i) will be a single big size heating plant in the site or 2-3 small size heating plants, and ii) will the small boiler be able to meet the environment restriction requirement.

The coal boiler has generally 3 types of heating only boiler(HOB): i) Stocker type, ii) Pulverised Combustion type, and iii) Circulation Fluidized Bed Combustion (CFBC) type. CFBC boiler is well known as the most effective type for removing the emission and it is adapted in Bayankhosuu and Selbe subcenters respectively as 16.2 Mw and 25.2 Mw single heating plant. MPA prefers to have separated single 3 small sized HOB in Denjiin 1000. The calculated total heating load is 30 Mw for entire area with MP 2030 target year demand.

Considering diverse topographic conditions and MPA planning, the entire area divided into 3 subareas for optimum pipeline routing and heat load estimated as 11MWx2 and 8MW for each area where totally estimated heat load is 30MW. Having 20% reserve according to the common practice, total installed capacity estimated as 36MW.

There is a minimum capacity of CFBC boiler which is 4.2MW in the market. Thus three boiler capacity of 4.2MW selected to be installed in each heating plant with total capacity of 12.6MW(10.8Gkal/hr). CompomThen totally installed capacity of heating plants in Denjiin 1000 subdistrict will be $12.6\text{MW} \times 3 = 37.8\text{MW}$. This arrangement can ensure operation flexibility (winter pick load and summer minimum load), minimizing environmental impact as well as increasing future demand.

Pipeline routes have been selected through the available corridor determined during site visit considering diverse topography, minimizing resettlement and minimum cost path. The figure 12 shows the revised heating network with three HOB plants in Denjiin 1000.

Figure 12. Revised Heating network and heating plant: Denjiin 1000



■ Dambadarjaa

Figure 13 shows the planned heating network which is supplied by Heating Plant 2 in Selbe subcenter. CFBC boiler Heating Plant 2 in Selbe is designed to supply the heating and hot water to the northern area of Selbe subcenter and Dambadarjaa subcenter. The heating load of Dambadarjaa is calculated as 18MW with 20% reserved capacity. The combined single heating plant contributes the reduction of emission in the northern ger area while the individual houses are provided with heating.

Figure 13 Heating distribution network: Dambadarjaa



4. Electricity and Telecommunication

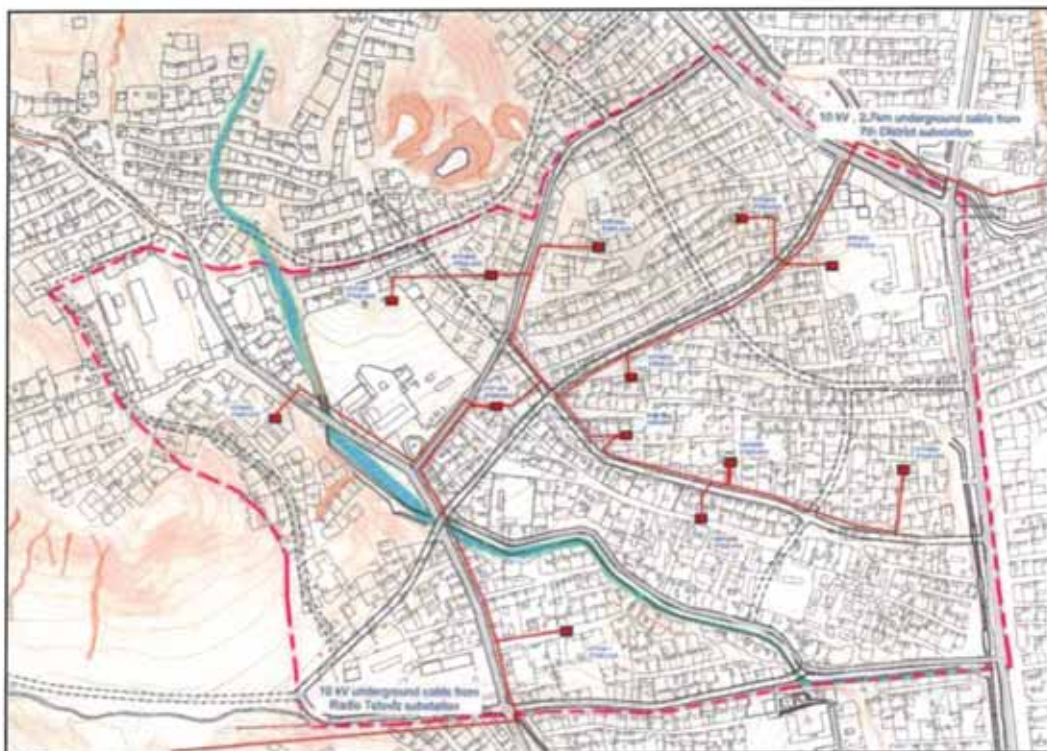
■ Denjiin 1000

New power supply option: Area located close to existing substations "Umar"-110/35/10kV 2x40MWa, "Selbe"-110/35/10kV 2x25MWa, new "Radio Televiz" 110/35/10kV 2x40MWa substations and it shows there are potential power sources to provide new electricity loads. The assessment of the existing power supply shows existing Umar substation operating under its full capacity during peak load period and it is limiting to evacuate power to supply new customers. However new "7th district" and "Radio Televiz" substations are constructed in 2015 and adequate capacity to evacuate power for planned new area. Our initial assessment considered two power sources one from Radio Televiz 110kV substation and other come from 7th khorooolol substation. With this power supply solutions "Umar" substation load will be

reduced and able to supply power supply to other central business district customers (downtown). As per preliminary estimation of the power demand, it is necessary to build 10kV distribution stations in center of load, and two 2x400kWa, eight 2x630kWa, respective double circuit 10kV underground cables which connects power sources to the planned distribution station and substations. The capacity and number of indoor substations shall be adjusted considering final city planning information. The preliminary electricity power supply shows in Figure V-14.

Telecommunication supplies are provided by the private companies. The major telecommunication companies in Mongolia are Mobicom, Unitel, Skytel and G-mobile. The internet and telephone cable are installed by the private suppliers but the duct and manhole for the main supply lines are prepared by MUB. Figure 14 show the concept of Electricity and Telecommunication Supply line.

Figure 14. Electricity and Telecommunication supply network: Denjiin 1000

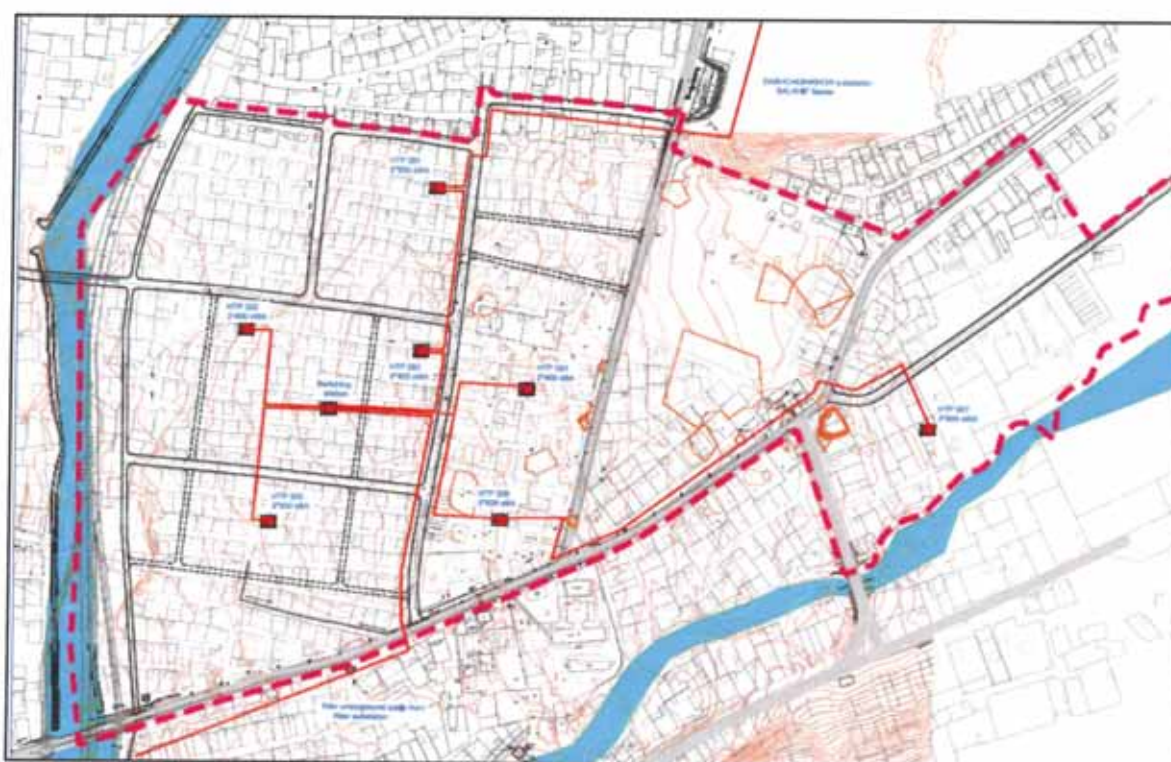


■ Dambadarjaa

Power supply options: The Dashshoinhor 35kV A and B overhead line going through the area. As per our planning for Selbe subcenter, the ministry of energy issues technical acceptance to build new 35/10kV 2x25MWa substation in Selbe subcenter area which will be supplied from

35kV feeders of new "7th Khoroolol" 110/35/10kV 2x40MWa substations. We are considering two locations for new 35/10kV substations in Selbe subcenter. The most potential locations is north-east of Selbe subcenter, thus it enable to evacuate power supply to Dambadarjaa subcenter through 10kV voltage as an option. It is necessary to build 10/0.4kV two 2x400kVa, four 2x630kVa substations and double circuit 10kV power cable underground cable networks which connects power sources to the planned distribution station and substations. The main power supply source will be Salkhit feeder of Dashchoinhor 35kV substation. If it is required the other power source could be supplied by new 35/10kV Substation in Selbe subcenter. The preliminary electricity power supply shows in Figure15.

Figure 15. Electricity and Telecommunication supply network: Dambadarjaa



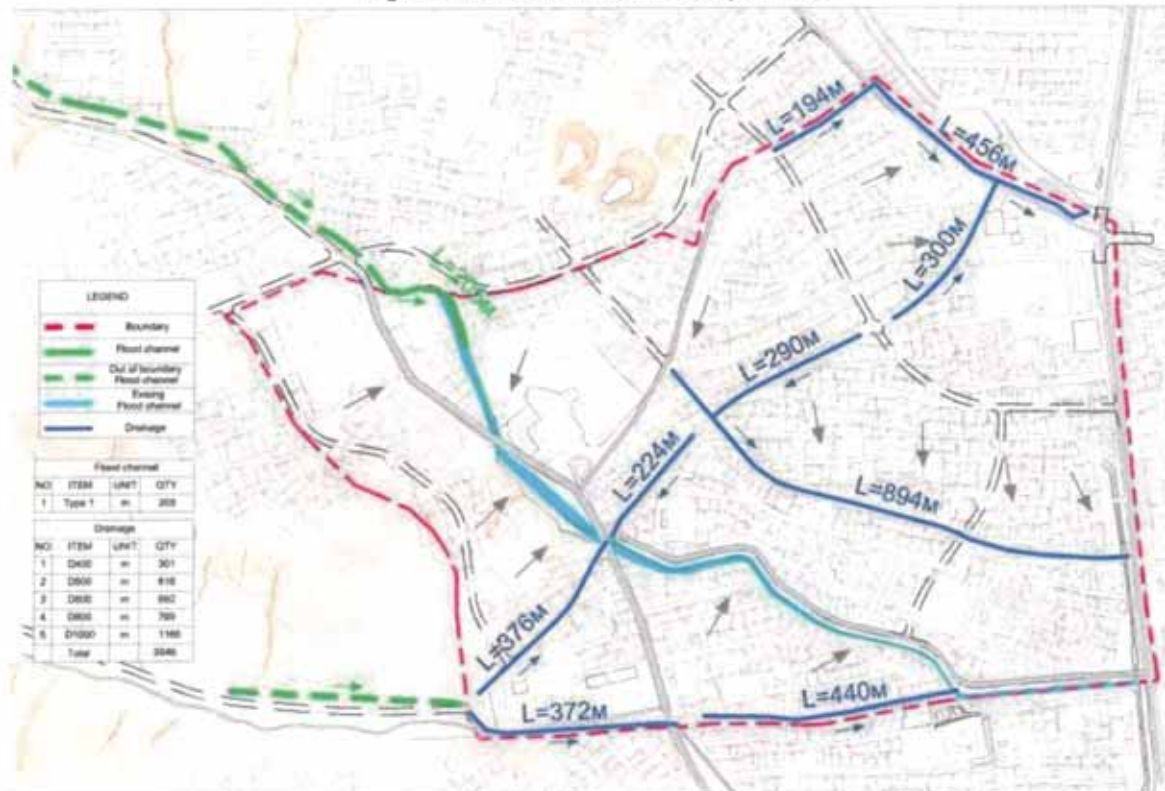
5. Flood Protection and Drainage

■ Denjiin 1000

The creek where is running down from the hilly ger area to Doloon Buudal road is generally dried during a whole season except occasional summer raining. The abrupt and intensive rainfall causes the flood impact on the vicinity of creek. MUB has improved the flood protection along the down part of creek from Doloon Buudal road to 1.5km Narantuul 2 market.

Thus, Flood Protection is designed to enhance the existing upper creek which is 1.6km from the end of improved point of creek. The second improvement is to install a drain system along the road to the Meat Market where even small rainfall makes the road with full ponds on the road.

Figure 16. Flood Protection: Denjiin 1000



■ Dambadarjaa

A drainage network along roads with length of 4,298m will be implemented in Dambadarjaa sub-center. The areas adjacent to the Selbe River, in particular, accumulate significant amounts rain water run-off resulting in flooded roads, Khasaas and other open urban areas impeding mobility, threatening health and causing loss of assets. The drainage investments will address this issue. Figure17 illustrates the current drainage patterns and proposed drainage and flood control measures for Dambadarjaa.

Figure 17. Flood Control – Dambadarjaa



III. Improved Service Providers Component

One of the objectives of the Program is an improvement of both physical and management capacity to service providers.

Activities undertaken by the consulting team for FS Tranche 2:

- Current situation of the USUG
- Current condition of existing network.
- Review of PPTA document for Program
- Needs for investment
- Components included to Tranche 2
- Priority list of sub projects
- Engineering assessment on impact of proposed items to the Program
- Cost estimation.

Current situation of USUG: Number of measures have been undertaken in order to improve the USUG service capacity for past three years. But main problems such as need for rehabilitation of the existing network, reduced amount of operational cost including NRW volume, operational cost as indicated in PPTA are still remained. Therefore, activities already assigned for project Tranche 1 also are necessary to be continued.

Acceptable outcomes from completion of Tranche 1 and 2:

- Improved water supply to Sub centers.
- Increased capacity of the Waste Water Treatment plant which is able to handle an increased volume from Sub centers.
- Reduced operational cost allowed to provide a reasonable priced services in ger areas where most of residents are poor or low income.

Table 1 show the activities summarized to enhance the Water and Waste Water Treatment system and support USUG capacity.

Table 1. Investment under Tranche 1

No	Item	Description	Budget, million dollars	Contract Type	Remarks
1	Main sewage collector line	Works of Sewage Collector Main (BCM-2) in Bayankhoshuu Sub-centre, 2250 meters D600 ductile iron gravity sewer pipe	1.17	Recruitment by PMO, retroactive financing	Construction is on going
2	SCADA	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; and capacity building program.	3.7	Plant Design, Supply and Install Advance contracting	Bidding is under evaluation
3	Water reservoir	Works of Construction of two water reservoir and supply pipe in Bayankhoshuu and Selbe Sub-centers, Bayankhoshuu: Reservoir 1000 ton, Pump station 1ea, Pipe D125-300:3.141km, manhole D1500, 5ea (soil condition), Selbe: Reservoir 1000 ton, Pump station 1ea, Pipe D300mm-276m	4.23	Civil Works Contract (Itemized BOQ).	Detailed design is on going.
4	CWWTP rehabilitation	Requirement provided by USUG	2.5	Recruitment by PMO, retroactive financing	Detailed Design is available
	TOTAL		11.6		

For Tranche 2 Improvement of Service Providers Components are followed. The investment under Tranche 1 was mainly for connection of the sub centers into the city's main networks and partial improvement of USUG management system, meanwhile the main works for Tranche 2 will be rehabilitation components of the current main pipelines which are directly or indirectly affecting to the planned 4 subcenters- Bayankhosuu, Selbe, Denjiin 1000 and Dambadarjaa.

The Table 2 shows the list of sub programs needed for Tranche 2 investment. The programs are compromised with USUG request list and the selection was done by its priority in line with land resettlement and engineering assessment.

Table 2. Investment Programs under Tranche 2

No	Items	Description	Budget	Assessment/Impact		
				Land Resettlement	Engineering	Social
1	Capacity Expansion of Existing main Water Supply	New water reservoir in Tolgoit V= 2 x 500 ton, detailed design is necessary for procurement	0.41	Minimum	<i>Indirect.</i> Newly planned Tolgoit ger area will be connected to central network and reservoir will balance the water supply in the Tolgoit, Bayankhoshuu and Khaniin Material area	Residents will have access to centralized water supply.
		Connection of D250 pipeline network to D400 main network. Detailed design is necessary for procurement	1.05	Minimum	Will directly impact to balanced water supply in North West Ger Area Surrounding Khaniin Material	Centralized water supply to Khaniin Material, Bayankhoshuu and Tolgoit ger area
		Expansion of D150 pipe to D250 pipeline from BK13 well to Makh Impex, Detailed Design is	0.3	Minimum	The existing pipeline has constructed in 1966. Direct impact on balanced network supply.	By expansion of its diameter and rehabilitation, water supply in areas surrounding Songinokhairkhan district will be

		available				improved.
		Expansion of outlet pipeline D500 > D600 from Tasganii ovoo reservoir Detailed design is available	1.0	Minimum	Directly impact to central water supply network in City's west part, Will indirectly support the balanced water supply in areas surrounding Denjiin 1000 area. High maintenance cost due to overlapped alignment with 10Kv electric grid line.	
		Connection main pipeline from Dari Ekh Water Reservoir to Tasganii Ovoo Water Reservoir D900, L= 3.5 km. Detailed design is on going	3.5	Minimum, some parcel might be partially affected	Balanced water supply of East and West Part of the city. Balancing an use of the UB city water resource.	Most of UB city residents.
2	Capacity Expansion of Existing main Sewage Line	D400 sewage line Tsaiz market area, detailed design is available,	1.05	minimum	No direct or indirect impact to project component.	Residents in BZD 16, 19, 22 khoros will be connected to sewage line. Approx: 25,300 people
		Expansion of existing 12a, 12b main pipeline collector's diameter to D500.	1.45	minimum	Existing ceramic pipeline is over 50 years old. No indirect or indirect impact to Projects component	Residents in BZD 1, 2, 3, 7 khoros
		Collector 24.	0.6	minimum	Existing plastic	

		Expansion of pipe diameter to D600.			pipe installed between 2008-2009 does not meet a standard requirement. Indirect impact.	
	TOTAL		9.36			

IV. Social facility components

During the Fact Finding Mission, Consultant team and PMO had meetings with various specialists from the Social Development department in MUB who are Vice Mayor, UB social developments Strategy and policy specialist, Gender specialist, head of Child and family development divisions and head of Labor division.

During the meeting, MUB expressed that Kindergarten, Urban Parks, Community Development Service Center (CDSC) are accepted as proposed in the draft final report, but other components such as Sports Center, Women Shelter, Transition House are collectively discussed to improve the concept to adapt the circumstance of ger area.

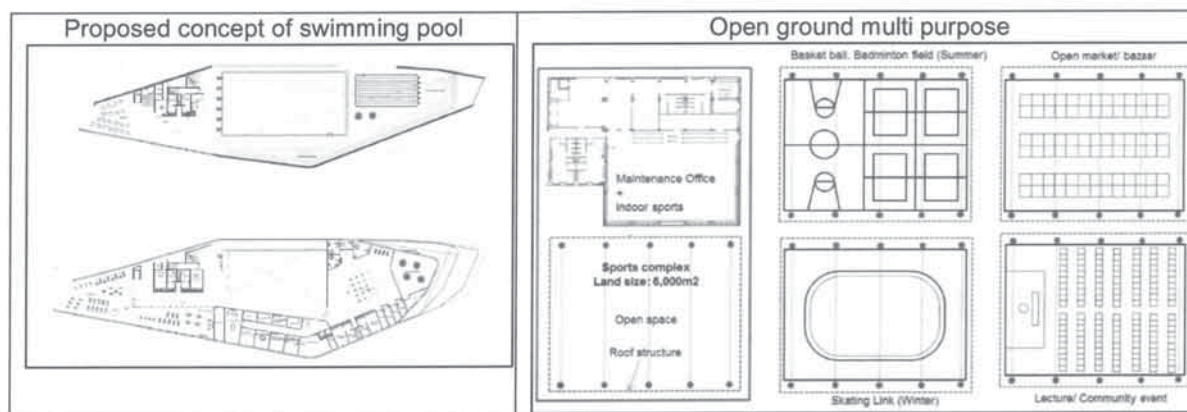
The operation and management of facilities was discussed in the meeting. The Vice Mayor who is in charge of Poverty Reduction and Labor Projects will be in charge of affordable business plan after program finalization of social facilities: (i) Kindergarten and Sports center will be operated by Metropolitan department of Education and Sport and Cultural department of MUB, (ii) Community Development Service Center(CDSC) will be under the control of MUB of Poverty reduction and labor project department. But more discussion will be needed because of diverse facilities such as Business Incubator, Public Laundry or Community Space, etc. Woman shelter and Transition house will be operated by the Gender specialized NGO like a National Center of Against Violence(NCAV).

i. Sports center:

Sports Center in Bayankhosuu was schemed with Gross Floor Area(GFA) 3,200 m2 with indoor sports facilities and Dambadarjaa Sports Center was GFA 800 m2 indoor facilities with swimming pool. Optimized and moderate investment was considered between meeting attendants and the alternative scheme of Sports Center in two subcenters is recommended.

Bayankhosuu Sports Center has indoor sports facilities with Floor Area 1,500-1,600 m2 with two Floors in which a convertible floor coat is situated in the 1st floor and other small activity rooms are arranged respectively on each floors. Dambadarjaa Sports Center is dynamically converted from the swimming pool sports center to an open ground area 6,000m2 with operation office GFA 800m2. The open ground will be diversely used along with the seasonal events – athletic tracks and ball sports field in summer and open ice skating rink in winter season. Figure 18 shows the concept of multi purposed open ground in Dambadarjaa sports center.

Figure 18: Concept of open ground multiple usage



ii. Socio-eco facilities

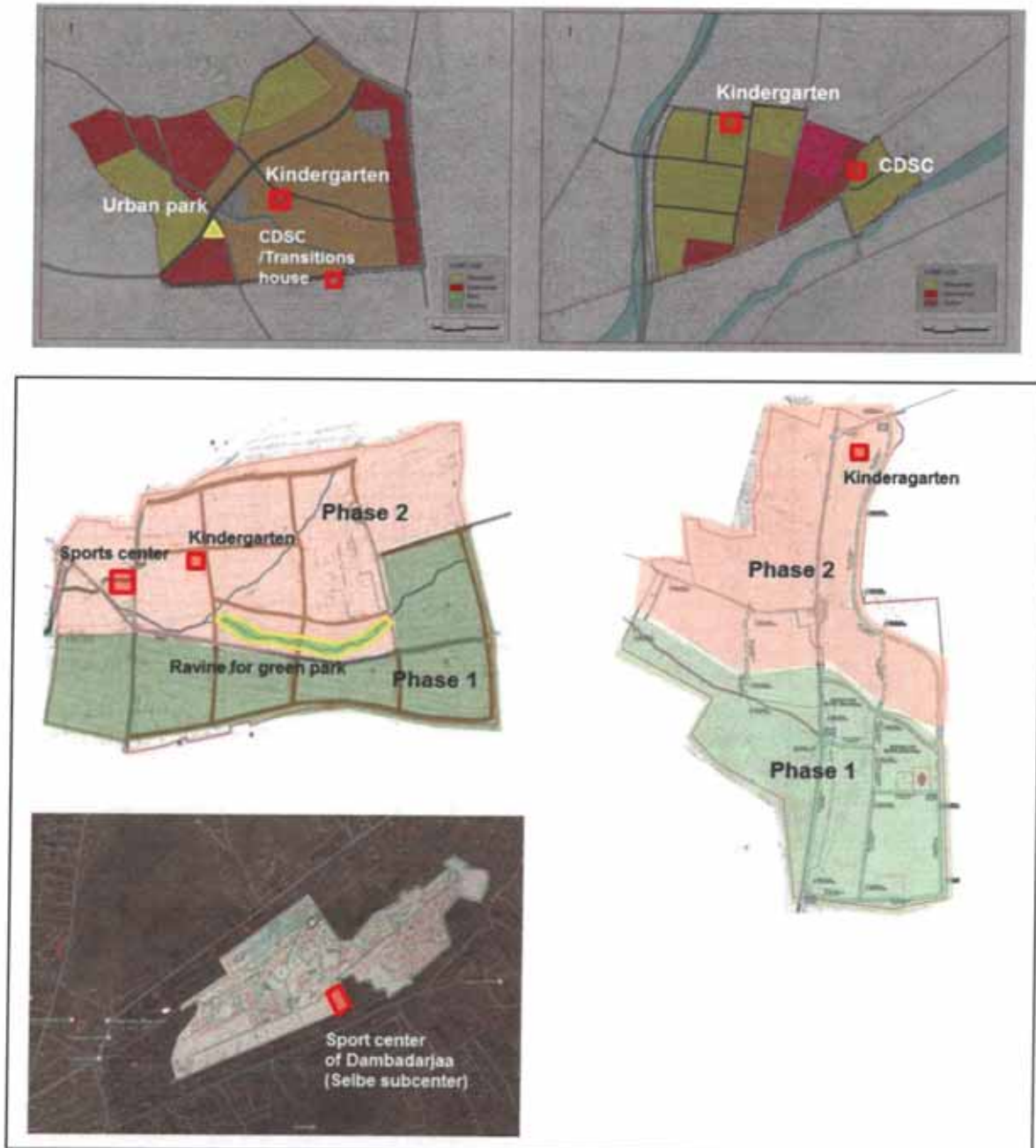
The development of park and tourist information center in front of Dambadarjaa Monastery was planned by MUB and the implementation of Monastery park program will be done by MUB or will be an enhancing program of Tranche 2 during Tranche 3.

Table 3 shows the revised social facilities list as the results.

Table 3. Revised Social Facilities Programs

	D-final (8.29)	Mission result	Main issue
Community Service Development Center	2pc.Denjiin 1000 and Dambadarjaa	No change	Woman Transition House included
Kindergarten	4pc. Denjiin 1000, Dambadarjaa, Bayankhoshuu, and Selbe	No change	- land size regulation needs to be relieved
Urban Park	3pc Denjiin 1000, Bayankhoshuu, and Dambadarjaa (cultural heritage enhancement)	3pc. Denjii 1000, Bayankhoshuu	-remove Dambadarjaa
Sports Center	2pc Bayankhoshuu and Dambadarjaa (in FRC area)	Location – no change, Size has been changed.	

Figure 19. Revised locations of Social facilities



V. Resettlement

Resettlement is the main issue of Tranche 2. The Consultant proposed 263 Khashaas of which 132 households are resettlements and 131 Khashaas are a number of land acquisition. The estimated resettlement compensation cost was US\$7.6 million.

Now, the total number of occupied Khashaas is 412 with resettlement 241 and land acquisition 171 and the estimate for compensation cost is US\$ 11.71 million.

The more detail cost for land and property compensation shall be calculated by the resettlement specialist.

Table 4 shows the number of resettlement household and land acquisition.

Table 4. Comparison of Resettlement cost and number

		DFR(9m+11.6m)			FFM update			Remark
		resettlement	Land acquisition	total	resettlement	Land acquisition	total	
Denjiin 1000	Total	43	61	104	121	54	175	
	Ring road	12	12	24 ¹	71	7	78 ²	
	Road	6	48	54	22	46	68	
	Park	8	1	9	8	1	9	
	Substation	14	0	14	17	0	17	
	Kindergarten +CDSC	3	0	3	3	0	3	
Dambadarjaa	Total	40	68	108	58	100	158	
	Road	23	64	87	43	100	143	MPA guided plan*
	Park	9	1	10				remove park
	Kindergarten +CDSC	5	0	5	5	0	5	
	sports (in FRC)	1	0	1	1	0	1	
	Substation	2	3	5	9	0	9	
Bayankhoshuu	Total	17	1	18	17	1	18	
	sports	3	1	4	3	1	4	
	Kindergarten	2	0	2	2	0	2	Kindergarten 100 pupil
	Heating plant	12	0	12	12	0	12	
Selbe	Total	32	1	33	21	4	25	
	Heating plant	30	0	30	19	3	22	
	Kindergarten	2	1	3	2	1	3	Kindergarten 100 pupil
Total		132	131	263	240	171	412	

VI. Financing

Tentative Financing Plan. Table 1 shows the financing plan for the investment program. For tranche 2, total investment cost is \$121.41 million. ADB will finance \$67.3 million or 55.42% of the investment requirement. About 37.7%, or \$29.5 million equivalent, will be financed from the ADF; \$48.8 million or 23.3% from OCR. The ADF loan for \$28.3 million equivalent will have a 25-year term, including a grace period of 5 years, a 2.0% annual interest rate, and repayments in equal amortization. The proposed OCR loan for \$39.0 million will have a 25-year term

¹ Ring road width in DFR : 11.6m, Length 0.6km

² Ring road width in FFM : width 20m, Length 1.3km

including a grace period of 5 years, an interest rate determined in accordance with ADB's London interbank offered rate (LIBOR)-based lending facility, a maturity premium of 0.1%, a commitment charge of 0.15% per year, and such other terms and conditions to be set forth in the relevant loan agreements. The Government of Mongolia will relend the proceeds of the loans to the MUB upon terms and conditions satisfactory to ADB.

Any ADF allocation will be subject to (i) the general availability of ADF resources from time to time, (ii) Mongolia's access to such resources pursuant to ADB's then applicable graduation policy and the requirements of ADF donors, and (iii) the availability of such resources to Mongolia pursuant to ADB's then applicable policy on performance-based allocation of ADF resources. Cofinancing may be provided as loans or grants, and may be parallel or joint.

Co-financing and counterpart funds. EIB will finance \$16.11 million. The EIB loan would have a 25-year term including a grace period of 5 years and an interest rate in accordance with its LIBOR-based lending facility. EIB will cofinance Tranche 2 for civil works and equipment specific to water supply and sewerage improvements including contingencies and financing charges during implementation. The counterpart funds from the MUB will finance (i) land acquisition, (ii) civil works and equipment, (iii) resettlement support, (iv) taxes and duties, and (v) a share of the financing charges during implementation. The MUB will finance the remaining \$38.0 million.

Table 5: Tentative Financing Plan

Note: Numbers may not sum precisely because of roundin

Source	Amount (\$ million)	Share of Total (%)
Investment Program		
Asian Development Bank MFF	163.70	51.16
Municipality of Ulaanbaatar	96.00	30.00
Cofinancing ^a	60.30	18.84
Total investment program	320.00	100.00
Tranche 1		
Asian Development Bank		
ADF loan	22.50	21.53
OCR loan	27.50	26.31
UEIF-UFPP	3.70	3.54
Subtotal	53.70	51.38
Municipality of Ulaanbaatar	22.44	21.47
Cofinancing	28.38	27.15
Total tranche 1	104.52	100.00
Tranche 2		
Asian Development Bank		
ADF loan (MOL)	28.30	23.30
OCR loan (COL)	39.00	32.12
Subtotal	67.30	55.42
Municipality of Ulaanbaatar ^b	38.00	31.28
Cofinancing	16.11	13.30
Total tranche 2	121.41	100.00

ADF = Asian Development Fund, COL = concessional OCR (ordinary capital resources) lending, MOL = market-based OCR lending, MFF = multitranche financing facility, OCR = ordinary capital resources, UEIF-UFPF = Urban Environmental Infrastructure Fund under the Urban Financing Partnership Fund.

Source: Asian Development Bank estimates.

Investment Plan

Table 6 : Tranche 2 Investment Plan

Item		Tranche 2 Investments (USD million)
1	Base Cost	
	1.1 Expanded Roads and Urban Services	
	1.1.1 Roads improvement	7.10
	1.1.2 Water supply system improvement	9.37
	1.1.3 Sewerage system improvement	5.17
	1.1.4 Heating services expansion	37.92
	1.1.5 Electricity & telecommunications	3.42
	1.1.6 Flood protection/ channel	3.13
	1.1.7 Community engagement package	1.00
	<i>Subtotal (Expanded Roads and Urban Services)</i>	67.12
	1.3 Increased Economic and Public Services	
	1.3.1 Community Development Service Center	4.89
	1.3.3 Kindergarten	5.29
	1.3.4 Urban park	1.48
	1.3.5 Sports complex	4.98
	<i>Subtotal (Increased Economic and Public Services)</i>	16.64
	1.4 Institutional Strengthening and Capacity Development	
	1.4.1 Detailed design	4.96
	1.4.2 PMO support, FS Tranche III, Urban Planning and Community Engagement	3.66
	1.4.3 Project Management Office, PMO	0.64
	<i>Subtotal (Institutional Strengthening and Capacity Development)</i>	9.25
	1.5 Land Acquisition and Resettlement	
	1.5.1 Land acquisition	6.14
	1.5.2 Resettlement and other costs	5.57
	<i>Subtotal (Land acquisition and resettlement)</i>	11.71
	Subtotal (Base Cost)	104.72
2	Contingencies	9.75
3	Financing Charges During Implementation	6.94
	Total (1+2+3)	121.41

Table 7. Tranche 2 Component Cost

Component	Description	Base Cost (\$ million)	Subcomponent	Base Cost (\$ million)
Expanded Roads and Urban Services	Road Improvement 4.84 km paved road (width=11.6 m), 0.94km paved road (width= 6 m) 1bridge (length= 10.6 m, width 15m) 1 bridge (length=80, width 11.6 m) 1 bridge (length=30, width 15 m), 1 Ring road bridge (length=30m, width 20m)	7.10	Denjiin 1000 2.09 km paved road (width=11.6 m), 1.30 km ring road section (width= 20m), 1 Ring road bridge (length=30m; width=20m) 1 bridge (length=10.6m; width=15)	3.41
			Dambadarjaa 2.75 km road (width=11.6m) + 0.94 km road (width=6m), 1 bridge over Selbe river (Length=80m; width=15m)	3.46
			Bayankhosuu 0.34km road(width=11.6m)	0.23
	Water Supply Network 9.1 km pipeline (D150-300 mm), 2 measuring point and Rehabilitation main water supply pipeline	9.37	Denjiin 1000 5.6 km water supply pipeline (D150-250), Flow and pressure measuring point – 2	1.09
			1.2.2 Dambadarjaa 3.5 km water supply pipeline (D150-300 mm),	0.52
			Secondary network connection (from substation to consumers)	1.5
			Rehabilitation of existing main water supply pipelines New water reservoir in Tolgoit V=2 x 500 m3, Expansion of pipeline in Bayankhoshuu, Tolgoit, Expansion of pipeline from D150 to D250. Makhimpex, Expansion of pipeline D500 -> D600 mm, Tasgan ovoo, Connection of Dari Ekh and Tasganii Ovoo Reservoirs	6.26
	Sewerage System Improvement 9.8 km sewage line (D150-300), connection to main collector (L=0.6 km, D300) 1 septic tanks (V=400 cubic.meter) And Rehabilitation of sewerage main pipeline	5.17	Denjiin 1000 5.2 km of sewage pipeline (D150-300 mm)	0.56
			Dambadarjaa 4.6 km of sewage pipeline (150-300 mm), 0.6 km connection of main collector (D300mm), 1 septic tanks (V=400 m3)	0.51
			1.3.3 Secondary network connection to main pipeline	1.0
			Rehabilitation of expansion of sewage main pipeline Installation of D400 pipeline in Tsaiz market, Rehabilitation of main collector 12a, 12b D500 mm, Rehabilitation of 24th collector	3.1
	Heating Services Expansion 9.4 km heating pipeline (D200-400mm), 17 Substations, 1 heating	37.92	Denjiin 1000 2.80 km heating pipeline (D200-350 mm), 15 substations., 32 MW heating plant	12.90

	plant-48 mWt, 2 heating 32.8 mWt		Dambadarjaa 3.2 km heating pipeline (D200-350mm), 9 substations	3.15
			Supplementary Enhancement of Tranche 1 32.5 MW heating plant in Bayankhoshuu, 48 MW heating plant in Selbe	19.87
			Secondary network connection	2
	Electricity & Telecommunication 7.7 km of 10Kv cable, 14 Substations, 10.5 km of telephone line, 10.5 km fiber optic cable	3.42	Denjiin 1000 3.4 km of 10kV cable, 1 Substation 35/10kV 2x4000kVA, 6 Substation 10/0.4kV 2x630kVA, 5 km Overhead lines 35kV, Duct and Manhole for Telecommunication	1.60
			Dambadarjaa 3.70 km of Cable 10 kV, Substation 110/10kV 2x2500kVA - 1, Substation 10/0.4kV 2x400kVA - 2, Substation 10/0.4kV 2x630kVA - 4, 0.5 km of overhead lines 110kV, Duct and Manhole for Telecommunication	1.82
	Flood Protection 0.2km of flood protection channel, 6.62 km of drainage network path area, 20,000m2 Ravine improvement	3.13	Denjiin Market 0.2 km of flood channel, 3.54 km of drainage network path area	0.96
			Dambadarjaa 3.08 km of drainage network path area	0.77
			Bayankhosuu Ravine Improvement (embanking & culvert)	1.40
	community development package	1.0	Community Development Area Bayankhosuu and Selbe	1.0
	Subtotal			67.12
Increased Economic and Public Services	Community Development Service Center 2 building with floor area of 5,000 m2 (including 1,000 sq meter of Transition house)+ 8,000 open area	4.89	Denjiin 1000 Floor area 3000 m2(include Transition house 1,000m2) + Open area 500 m2 + Solar panel	2.93
			Dambadarjaa Floor area 2000m2 + Open area 500 m2 + Solar panel	1.96
	Green Kindergarten 4 pcs, 100 children	5.29	Denjiin Market Floor area 1200 m2 + Open Area 350 m2	1.32
			Dambadarjaa Floor area 1200 m2 + Open Area 350 m2	1.32
			Bayankhoshuu Floor area 1200 m2 + Open Area 350 m2	1.32
			Selbe Floor area 1200 m2 + Open Area 350 m2	1.32

	Urban park <i>Public space with green area, public toilet walk path etc Total area is 23,770 m2</i>	1.48	Denjiin 1000 <i>(Area: 3770 m2) + 1public toilet</i>	0.38
			Bayankhoshuu <i>Ravine park (Site improvement and green area S=20,000 m2) +1public toilet</i>	1.1
	Sports complex <i>2 building with floor area of 4,000 m2+ 8,000 open area</i>	4.98	Bayankhoshuu <i>Floor Area 3200 m2 + Open Area (car parking & green) 2000 m2</i>	2.60
			Dambadarjaa <i>Floor Area 800 m2 + Open Area(ground)6,000 m2</i>	2.38
	Subtotal			16.64
Institutional Strengthening and Capacity Development	Project management and implementation support	9.25	Engineering Consulting Services	4.96
			FS, Improved Urban Planning and Community engagement	3.66
			PMO operation	0.64
	Subtotal			9.25
Land Resettlement	Land Resettlement & Acquisition	11.71	Land Resettlement	6.14
			Land Acquisition	5.49
			Other cost	0.08
	Subtotal			11.71
Contingencies and Financial Charges	Contingencies and Financial Charges	14.72	6.1.1 Contingencies	9.75
			6.1.1 Financial Charges	6.94
TOTAL				121.41



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Appendix 6

Улаанбаатар Хотын Гэр Хорооллыг Хөгжүүлэх Хөрөнгө Оруулалтыг
Дэмжих Хөтөлбөр
Төслийн 2-р шатны ТЭЗҮ

АЖЛЫН ХЭСГИЙН ҮНЭЛГЭЭНИЙ ТАЙЛАН

Дэд бүтцийн ажлын хураангуй

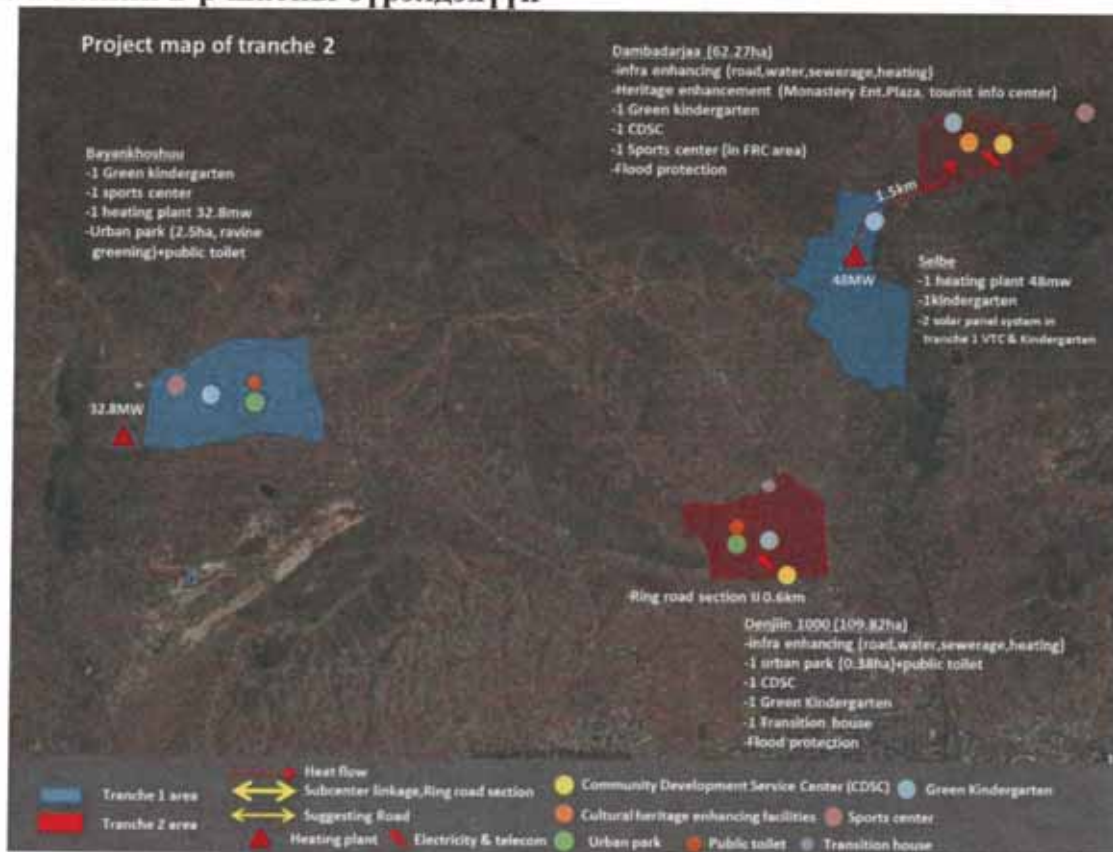
- I. Төслийн 2-р шат, түүний бүрэлдэхүүн
- II. Инженерийн дэд бүтэц
 - 1. Авто зам
 - 2. Усан хангамж, ариутгах татуурга
 - 3. Дулаан хангамж
 - 4. Цахилгаан хангамж, харилцаа холбоо
 - 5. Үерийн хамгаалалтын суваг, авто замын борооны ус зайлуулах шугам
- III. Үйлчилгээ үзүүлэгч байгууллагуудын чадавхийг сайжруулах
- IV. Нийгмийн барилга байгууламж
- V. Газар чөлөөлөлт/Нүүлгэн шилжүүлэлт
- VI. Санхүүжилт

2016 оны 09 дүгээр сар 15-ны өдөр



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I. Төслийн 2-р шатны бүрэлдэхүүн



Дэнжийн 1000

Дэнжийн 1000 дэд төв нь Чингэлтэй дүүргийн 11, 12,13 дугаар хорооны нутаг дэвсгэрт нийт 109,82 га талбайг хамарч байгаа ба худалдаа үйлчилгээний захууд үйл ажиллагаа явуулдаг хөдөлгөөний нягтрал өндөртэй тул авто замын түгжрэл, агаарын бохирдол ихтэй бүс болно.

Дамбадаржаа

Дамбадаржаа дэд төв нь Сүхбаатар дүүргийн 16, 17 дугаар хорооны нутаг дэвсгэрт нийт 62,27 га талбайг хамарч байна. Тус дэд төв нь хотын төв болон зуслан явах хэсгийг холбох гол зангилаа хэсэг бөгөөд мод үржүүлгийн газар, Дамбадаржаалан хийд зэрэг соёлын өв, ногоон байгууламж бүхий ирээдүйд амралт зугаалга, аялал жуулчлалын төв болж хөгжих боломж бүхий газар юм.



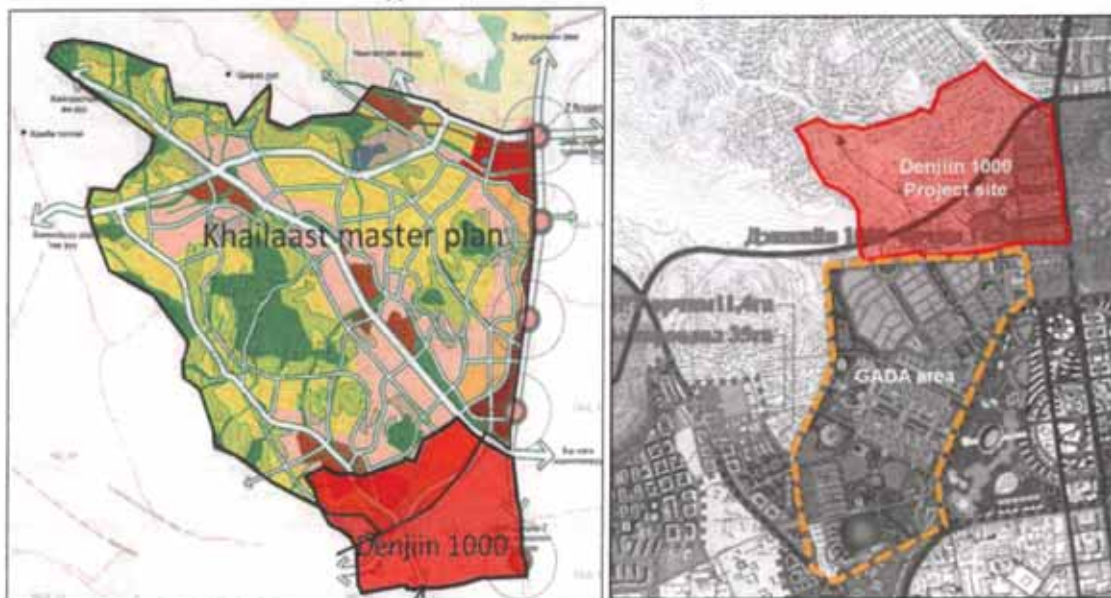
II. Инженерийн дэд бүтэц

1. Авто зам

■ Дэнжийн 1000

Хайлааст дэд төвийн хэсэгчилсэн ерөнхий төлөвлөгөөг 2016 онд нийслэлийн хөрөнгөөр “Форум Арт” ХХК боловсруулсан бөгөөд 7 буудлын зам болон төлөвлөж буй гадна тойруугийн замаас эхлэн Хайлаастын баруун хойд хэсгийг хамран нийт 739 га газрыг эзлэж байна. Төслийн 2-р үе шатанд төлөвлөж буй Дэнжийн 1000 дэд төв нь Хайлааст дэд төвийн хэсэгчилсэн ерөнхий төлөвлөгөө болон ГХХГ-ын ерөнхий төлөвлөгөөний дунд байрлана. Дэнжийн 1000 дахь гадна тойруугийн замын дээд хэсэг Хайлаастийн хэсэгчилсэн ерөнхий төлөвлөгөөнд хамрагдаж байгаа боловч доод хэсэг нь ГХХГ-ын төлөвлөгөөнд хамаарагдахгүй байна (Зураг 1).

Зураг 1. Дэнжийн 1000-ын байрлал



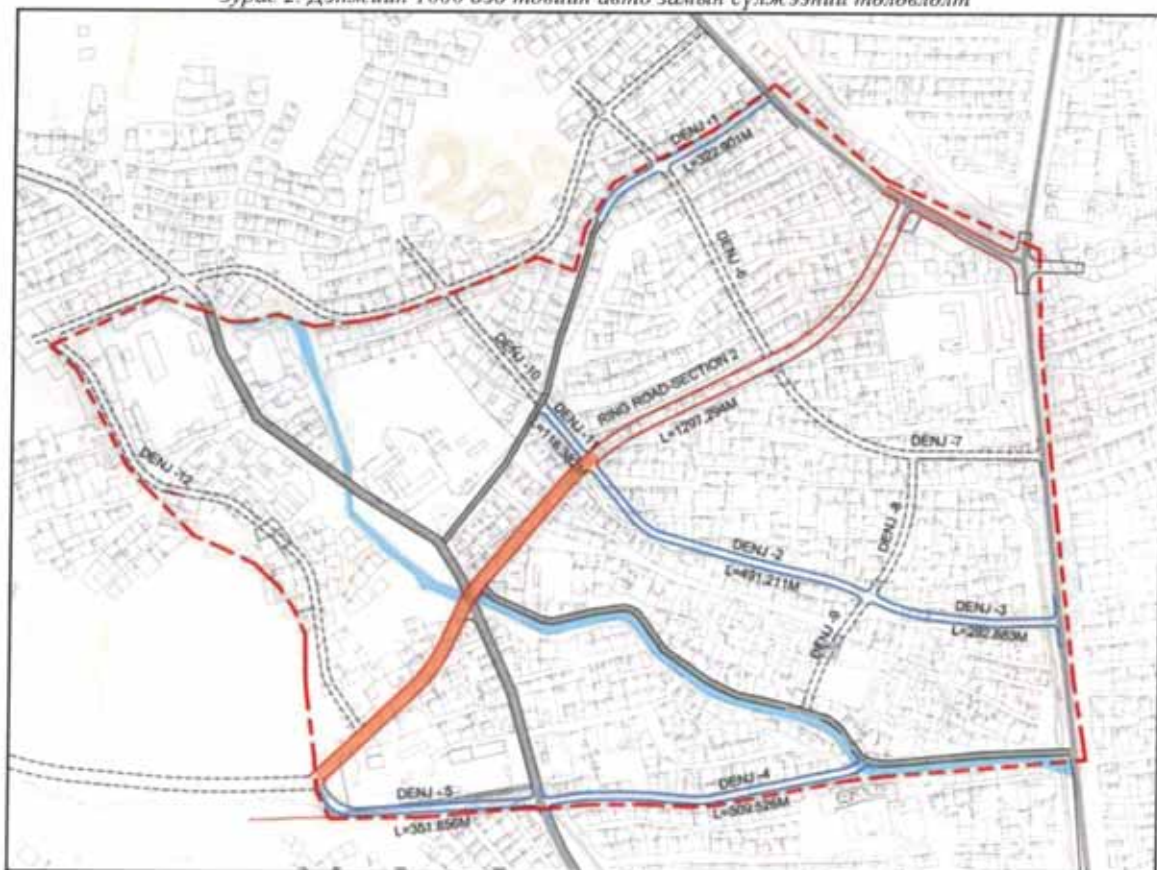
Дэнжийн 1000 дэд төв дэхь Гадна тойруугийн замын өмнөд хэсгийг Төслийн 2-р шатанд хэрэгжүүлэхээр төлөвлөсөн ба дэд төвийн хүрээнд төлөвлөж буй авто замын бүрэлдэхүүнд Гадна тойруу зам, ДЭНЖ - 1, 2, 3, 4, 5, 11 замууд болно.

- Тус дэд төвийн төлөвлөлтөнд орж буй гадна тойруу замын хэсэг нь Улаанбаатар хотын Гадна тойруу замын 2-р хэсэг бөгөөд нийт 1.297км-ын урттай 20 м-ийн өргөнтэй авто зам юм.
- ДЭНЖ - 4, 5 зам нь Хүчит шонхор захыг 7 буудлын замтай холбох бөгөөд нийт 0.86км урттай 11,6м-ийн өргөнтэй зам болно.
- ДЭНЖ – 11, 2, 3 зам нь 7 буудлын замыг Хайлаастын хойд хэсэгтэй холбох бөгөөд нийт 0,90км-ын урттай 11,6м-ийн өргөнтэй зам болно.

ii) Нүүлгэн шилжүүлэлтийн асуудлын улмаас төслийн хөрөнгө оруулалтын бүрэлдэхүүнд ДЭНЖ – 6, 10, 12 замуудыг оруулаагүй. Харин ДЭНЖ - 1 замыг төслийн хөрөнгө оруулалтын бүрэлдэхүүнд оруулж байгаа бөгөөд энэ нь Хайлаастын гудамж болон Нарангуул зах 2-ыг холбож байгаа ба үүнийг чулуун хучилттай 11.6м-ийн өргөнтэй авто зам байхаар төлөвлөв.

Авто замын трассын дагуу өртөж буй айл өрхийн тоо болон нөхөн төлбөрийн хэмжээг Бүлэг 4 – Нүүлгэн шилжүүлэлтийн хэсгээс харна уу.

Зураг 2. Дэнжийн 1000 дэд төвийн авто замын сүлжээний төлөвлөлт



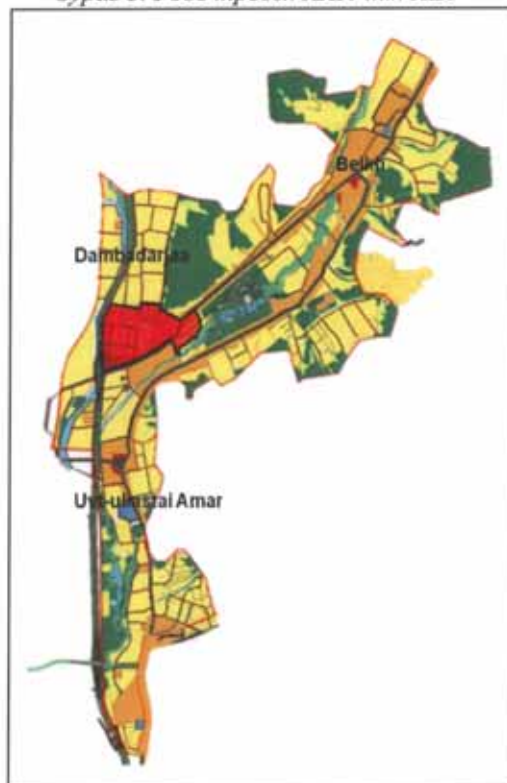
Судалгааны явцад болон Эцсийн тайлангийн төслийг хэлэлцүүлэх үед хийгдсэн өөрчлөлтийн харьцуулсан хүснэгт

	Эцсийн тайлангийн төсөл	Ажлын хэсгийн айлчлалын үед
Гадна тойруу зам	0.67км, 11.6 м өргөн	1.30 км, 20м өргөн
Авто зам	1.75 км, 9.0м өргөн	2.09 км, 11.6м өргөн
Гүүр 1	30м урт, 15м өргөн	30м, 15м өргөн
Гүүр 2	10.6м урт, 11.6м өргөн	10.6м, 11.6м өргөн

■ Дамбадаржаа

Дамбадаржаа дэд төвийн хэсэгчилсэн ерөнхий төлөвлөгөөг 2016 онд нийслэлийн хөрөнгөөр “Говь трэвел” ХХК боловсруулсан бөгөөд Увт-улиастай Амар, Бэлх, Дамбадаржаагийн талбайг хамраж байна (Зураг 3). Төслийн 2-р шатанд төлөвлөж буй Дамбадаржаа дэд төв нь Улаанбаатар хотын ерөнхий төлөвлөгөө хийгдсэн дэд төвүүдийн гол хэсэгт байрлах бөгөөд мод үржүүлгийн газар, Дамбадаржаалан хийд зэрэг соёлын өв дурсгал бүхий ирээдүйд хөгжих өндөр боломжтой газар юм. Дамбадаржаа дэд төвийн авто замын сүлжээг “Говь трэвел” ХХК-ий боловсруулсан хэсэгчилсэн ерөнхий төлөвлөгөөтэй уялдуулж төлөвлөв. Дамбадаржаа дэд төвийн томосгосон зурагт төлөвлөж буй авто замын сүлжээг харуулав (Зураг 4).

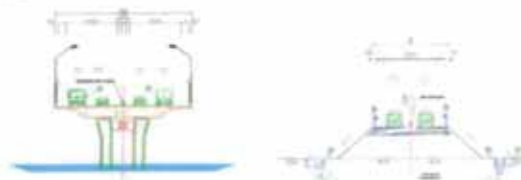
Зураг 3. Говь трэвел ХХК-ийн ХЕТ



Зураг 4. Дамбадаржаагийн төлөвлөлт



Гудамж төслийн хүрээнд Туул голоос Хандгайт Сангайн чиглэлд хурдны замыг төлөвлөсөн бөгөөд энэ нь нийт 25.2 км-ын урттай 18.6м өргөнтэй зам юм.Төслийн нийт өртөг 374.8 сая ам.доллар бөгөөд зураг төсөл батлагдсан хэдий ч эдийн засгийн нөхцөл байдлын улмаас барилга угсралтын ажил хараахан эхлээгүй байна.



Дамбадаржаа дэд төвийн авто замын төлөвлөлтийг “Говь трэвел” ХХК-ий боловсруулсан хэсэгчилсэн ерөнхий төлөвлөгөөтэй уялдуулан төлөвлөв. Дамбадаржаа дэд төв нь зуслан явах замд байрлах ба дэд төвийн доод хэсгээр Бэлхийн зам Сэлбэ дэд төвийн зүүн талд 7 буудлын зам оршино. 7 буудлын зам нь хотын хойд хэсэг рүү чиглэн Шарга морьтын зуслан явна. Дамбадаржаа дэд төвийн зүүн хэсэгт Сэлбэ гол орших бөгөөд хойд хэсгээр Сэлбийн далан дагасан хурдны зам төлөвлөсөн байна. Авто замын төлөвлөлтөд дараахь хүчин зүйлүүдийг харгалзсан: 1) нүүлгэн шилжүүлэлтийг аль болох багасгах, 2) Төслийн 2-р шатны бүрэлдэхүүнд нэн тэргүүнд шаардлагатай авто замуудыг сонгох, 3) одоо байгаа артер зам болон дэд төвийн авто машины чөлөөт урсгалыг бий болгох. Зураг 5-д Дамбадаржаа дэд төвд нэн тэргүүнд шаардлагатай авто замуудыг харуулав.

Төслийн 2-р шатны хөрөнгө оруулалтын бүрэлдэхүүн хэсэгт:

- Сэлбэ гол дагасан 6м-ын өргөнтэй зам
- Хойд зүгээс өмнөд зүг рүү чиглэсэн авто зам, 11.6м-ийн өргөнтэй
- 7 буудлын замтай холбох зам, 11.6м-ийн өргөнтэй, 80м-ийн урттай гүүртэй
- Мод үржүүлгийн газрын 6м-ийн өргөнтэй одоо байгаа замыг 11.6м-ийн өргөнтэй авто замаар өргөжүүлэх ажлыг оруулав.

Зураг 5. Дамбадаржаа дэд төвийн авто замын сүлжээний төлөвлөлт



Эцсийн тайлангийн төсөл ба хэлэлцүүлгийн үед хийгдсэн зарим өөрчлөлтүүд

	Эцсийн тайлангийн төсөл	Ажлын хэсгийн айлчлалын үед
Авто зам	0.42 km, 11.6м өргөнтэй , 3.57 km, 9 м өргөнтэй	2.95km, 11.6 м өргөнтэй, 0.94km, 6 м өргөнтэй
Гүүр	Урт - 80m, 11.6 м өргөнтэй	80 м урттай, 11.6 м өргөнтэй
Чулуун хучилт	1.6 km, 11.6 м өргөнтэй	-

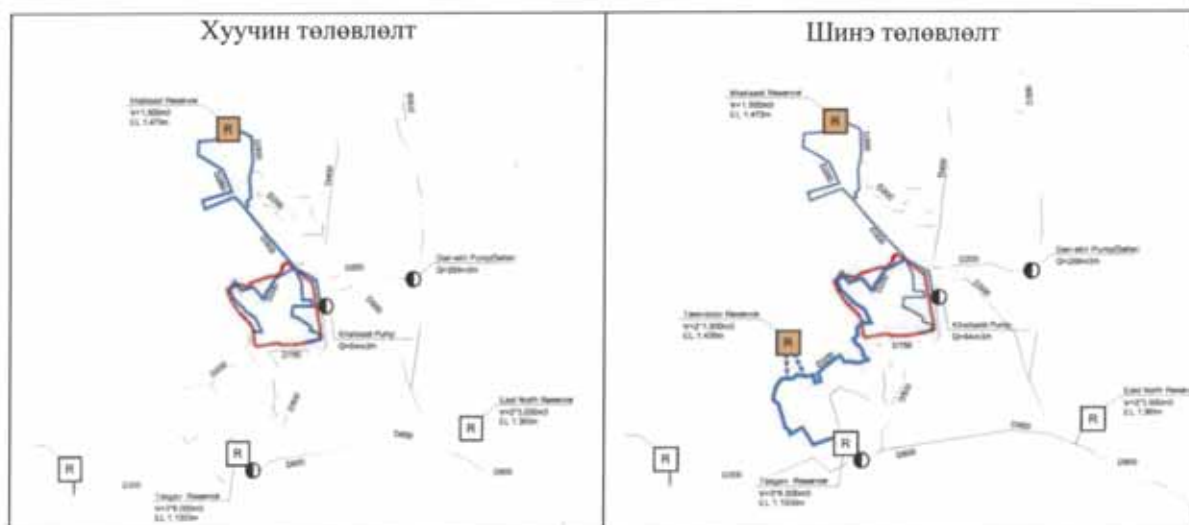
2. Усан хангамж, ариутгах татуурга

Дэнжийн 1000 болон Дамбадаржаа дэд төвийн усан хангамж, ариутгах татуургын шугам сүлжээний төлөвлөлтийг НЕТГ болон Зөвлөх багуудтай зөвшилцөн тохирсон бөгөөд усан хангамжийн эх үүсвэрийн төлөвлөлтийг засварлан төлөвлөв.

■ Дэнжийн 1000

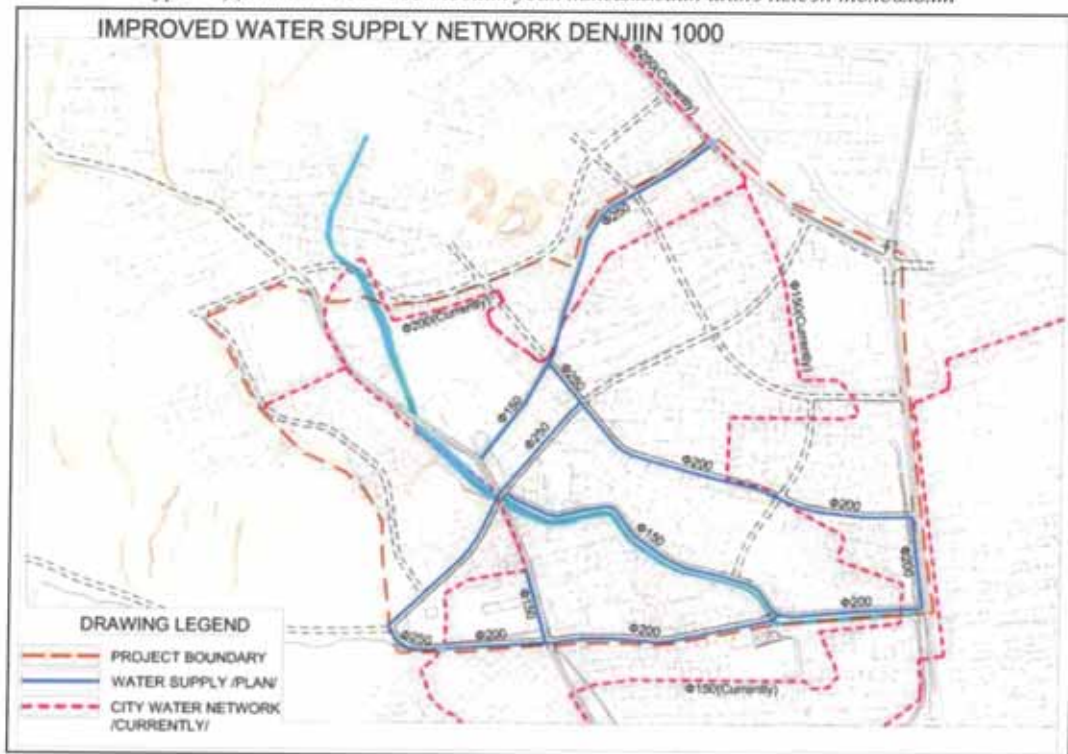
Дэд төв дэхь усан хангамжийг одоо байгаа Хайлаастын усан сан (1,500m³)-гаас хангагдахаар төлөвлөж байв. Барилга Хөгжлийн Яамнаас Телевиз-д шинээр 2 усан сан (2,000m³)-г бариж байгаа бөгөөд энэ нь Дэнжийн 1000-ын зарим хэсэг болон тус усан сангийн эргэн тойрны газрыг хангахаар төлөвлөгдөж байна. Ирээдүйд Дэнжийн 1000 дэд төвийн хүн ам өсөн нэмэгдэн усан сангийн ачаалал дүүрэх тохиолдолд Телевизийн усан сан болон Хайлаастын усан сан хэмээх 2 эх үүсвэрээс усаа хангана. Тасган усан сангаас Телевизийн усан сан руу ус түгээх хоолойн барилга угсралтын ажил эхэлсэн хэдий ч хоолойн трассын дагуу өртсөн айлуудын нүүлгэн шилжүүлэлтийн асуудлын улмаас барилга угсралтын ажил түр зогсоод байна. Дэнжийн 1000 болон Телевизийн усан сангийн хооронд байрлах одоо байгаа усан хангамжийн шугам хоолойг холбох асуудлыг УСУГ-аас шийдвэрлэнэ. Зураг 6-д усан сантай холбох хоолойн төлөвлөлтийг харуулав.

Зураг 6 Дэнжийн 1000 дэд төвийг усан санд холбох зураг

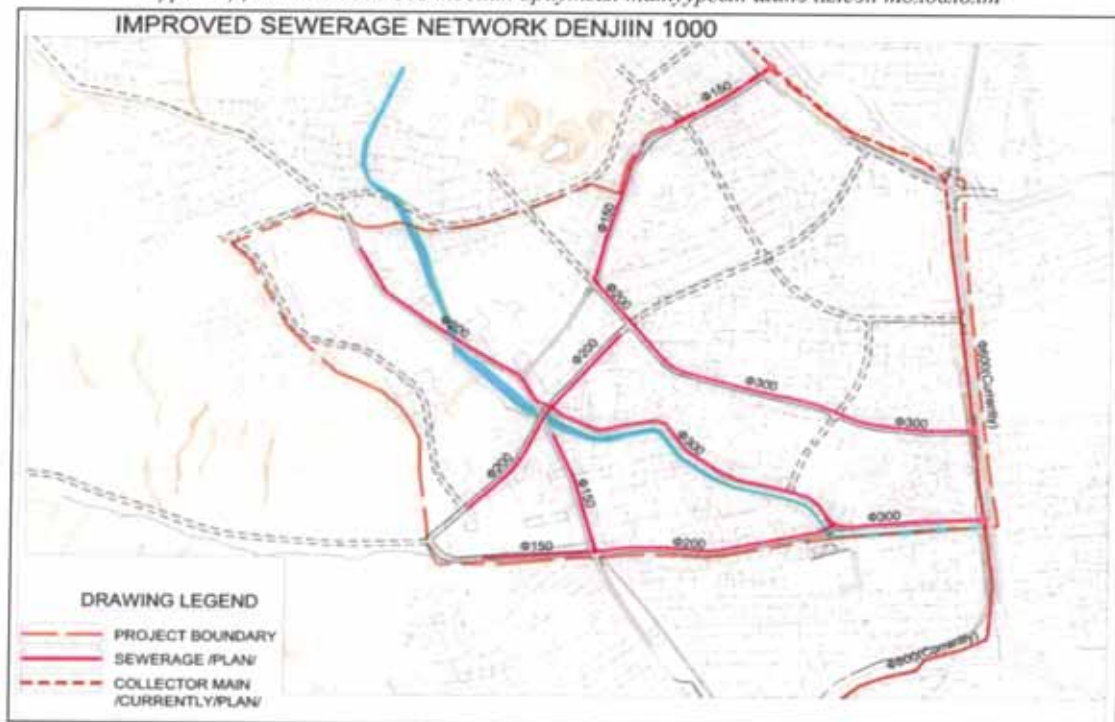


Зураг 7 болон 8-д авто замын трассын дагуу төлөвлөж буй усан хангамж болон ариутгах татуургын шугам хоолойн төлөвлөлтийн харуулав.

Зураг 7 Дэнжийн 1000 дэд төвийн усан хангамжийн шинэчилсэн төлөвлөлт



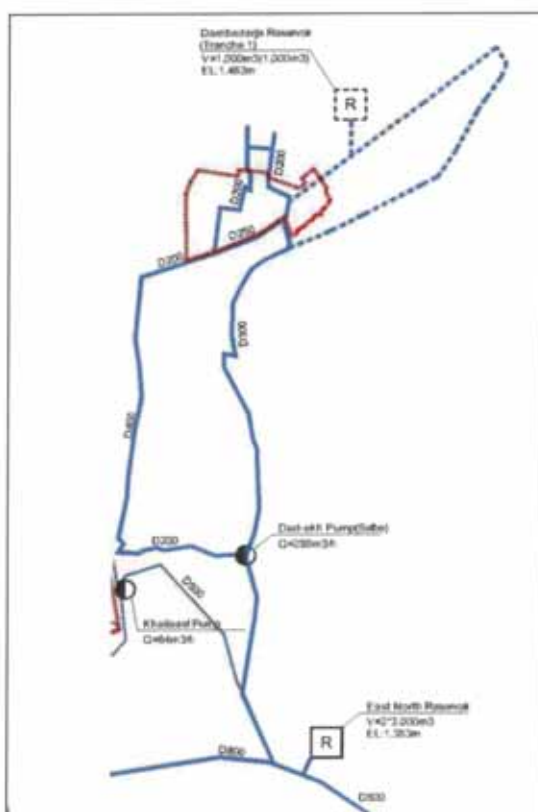
Зураг 8 Дэнжийн 1000 дэд төвийн ариутгах таттуургын шинэчилсэн төлөвлөлт



■ Дамбадаржаа

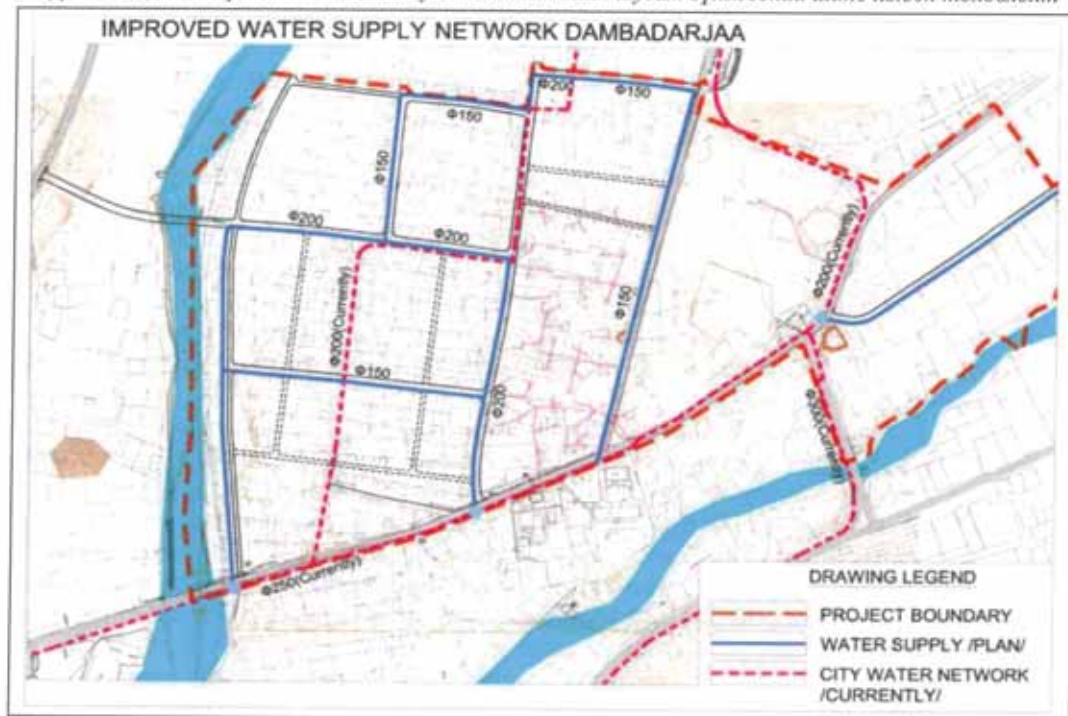
Дамбадаржаа дэд төвийн усан хангамжийг Төслийн 1-р шатанд баригдах Дамбадаржаа усан сан (1,000 m³)-гаас хангахаар төлөвлөж байна. Одоогоор тус төвийг Дарь-Эхийн насос станцаар дамжуулан Зүүн хойд усан сан (6,000m³)-гаас хангаж байгаа тул эхний ээлжинд төлөвлөж буй Дамбадаржаа дэд төвийг одоо байгаа хоолойтой холбон усаар хангаж байгаад Дамбадаржаа усан сан баригдсаны дараа үүнтэй холбон усан хангамжыг шийдвэрлэх болно. Зураг 7-д Дамбадаржаа дэд төвд төлөвлөж буй усан хангамжийн шугам сүлжээг харуулав.

Зураг 9 Дамбадаржаа дэд төвийн усан хангамжийн шугам сүлжээ

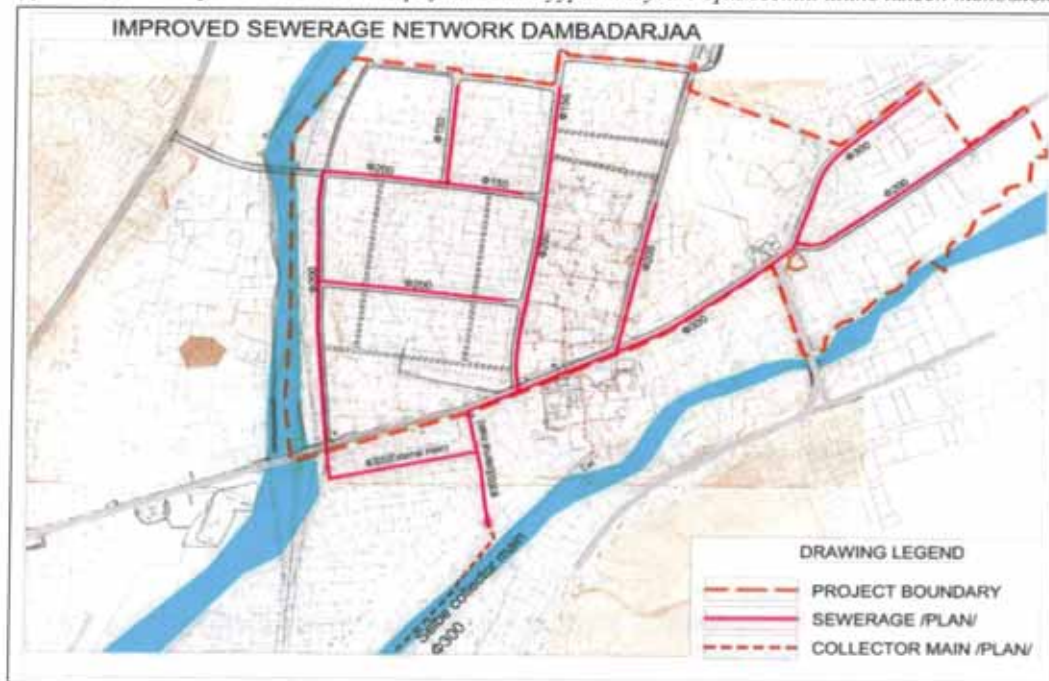


Зураг 10, 11-т авто замын трассын дагуу төлөвлөж буй усан хангамж ариутгах татуургын шинэчилэн боловсруулсан төлөвлөлтгийг харуулав.

Зураг 10 Дамбадаржаа дэд төвийн усан хангамжийн шугам сүлжээний шинэчилсэн төлөвлөлт



Зураг 11 Дамбадаржаа дэд төвийн ариутгах татнуургын шугам сүлжээний шинэчилсэн төлөвлөлт



3. Дулаан хангамж

■ Дэнжийн 1000

Дулааны эх үүсвэрийн гол асуудал нь: 1. Нэг том хэмжээний эх үүсвэр байх эсвэл 2-3 бага оворын дулааны эх үүсвэр, 2. бага оворын бойлер нь хүрээлэн буй орчинд нөлөөлөх нөлөөллийн хязгаарлалтын горимд нийцэх боломжтой.

Нүүрсээр ажилладаг бойлуур нь 3 төрөл буюу зөвхөн дулааны бойлер (ЗДБ-НОВ heating only boiler) байдаг: 1. Ул ширэмтэй, 2. Тоосонцорт шаталтай, 3. Эргэлтэт буцламтгай үе давхаргатай бойлер (ЭБҮД бойлер- Circulation Fluidized Bed Combustion - CFBC)

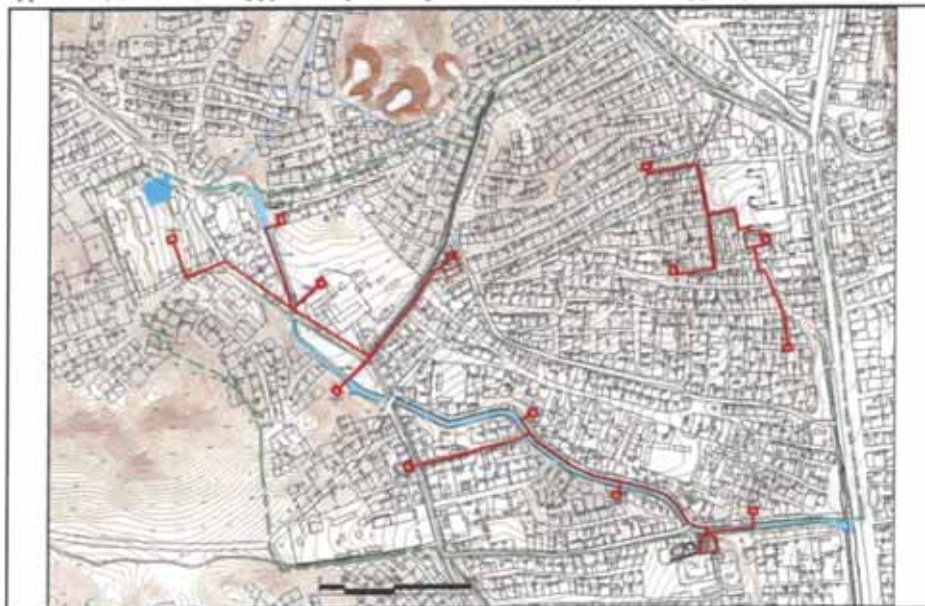
CFBC бойлер нь утаа бохирдлыг арилгахдаа хамгийн үр дүнтэйгээрээ танигдсан төрөл юм. Мөн энэ нь Баянхошуу, Сэлбийн дэд төвүүдэд 16.2МВ болон 25.2МВ-ийн тус тус нэг халаалтын эх үүсвэртэйгээр зохицож байгаа. НЕТГазраас Дэнжийн мянга тусдаа бага оворын 3 ЗДБ(НОВ)-тай байхыг илүүд үзсэн. ЕТ-ний зорилтот он 2030-ийн хэрэгцээгээр нийт газар нутгийн тооцоолсон нийт дулааны ачаалал 30МВ байна.

Газарын гадаргын олон янзын тогтоцтой нөхцөл болон НЕТГ-ийн төлөвлөлтийг харгалзан үзэж нийт газар нутгийг оновчтой шугмын трасс болон дулааны тооцоот ачаалал тус тус 11МВх2ш, 8МВх1ш, нийт тооцоот ачаалал 30МВ байхаар 3 дэд бүсэд хуваасан. Нийтлэг практикийн дагуу 20%-ийн нөөцтэй байснаар суурилагдсан нийт хүчин чадал 36МВ-р тооцоологдсон байна.

Үйлдвэрлэгчийн зүгээс үйлдвэрлэх боломжтой хамгийн бага оворын ЭБҮД бойлерын хүчин чадал нь 4.2МВ байдаг. Иймд 4.2МВ-ийн хүчин чадал бүхий 3 бойлерийг дулааны эх үүсвэр тус бүрт нийт хүчин чадал нь 12.6МВ (10.8Гкал/цаг) байхаар сонгосон. Энэ тохиолдолд Дэнжийн мянга дэд төвд суурилуулагдсан дулаан эх үүсвэрийн нийт хүчин чадал нь 12.6МВх3ш=37.8МВ. болно. Энэхүү хуваарилалт нь ирээдүйн хэрэгцээг нэмэгдүүлж, хүрээлэн буй орчинд нөлөөлөх нөлөөллийг хамгийн доод түвшинд аваачин үйл ажиллагааны уян хатан байдл(өвөл нь оргил ачаалал, зун нь хамгийн бага ачаалал)-ыг бүрдүүлж чадна.

Газар дээр нь очиж үзэнгээ газрын гадаргын олон янзын тогтоц болон нүүлгэн шилжүүлэлтийн зардал хамгийн бага байх зэргийг харгалзан үзэж тогоосон бололцоот гудам(коридороор)-аар шугамын трассыг сонгосон.

Зураг 12. Дахин боловсруулсан дулаан сүлжээ болон дулааны эх үүсвэр: Дэнжийн мянга



■ Дамбадаржаа

Сэлбэ дэд төвийн дулааны эх үүсвэр 2-с хангагдах төлөвлөж буй дулааны сүлжээг зураг 13-т харууллаа. Сэлбийн ЭБҮД бойлер бүхий дулааны эх үүсвэр 2 нь Сэлбэ дэд төвийн хойд хэсгийн, Дамбадаржаа дэд төвийг дулаан ба халуун ус хангахаар төлөвлөгдсөн.

Дамбадаржаагийн дулааны ачаалал 20%-ийн нөөц хүчин чадалтай 18МВ байхаар тооцоологдсон. Нэгдсэн нэг дулааны эх үүсвэртэй болсоноор айл бүрийг дулаанаар ханган Улаанбаатар хотын хойд хэсгийн гэр хорооллын бүсийн агаарын бохирдлыг бууруулах болно.

Зураг 13. Дулаан түгээх сүлжээ: Дамбадаржаа



4. Цахилгаан хангамж, харилцаа холбоо

■ Дэнжийн 1000

Эрчим хүчний хангамжийн шинэ хувилбар: Газар нутгийн байршил нь “Умард”-110/35/10кВ 2х40МВа, “Сэлбэ”-110/35/10кВ 2х25МВа, шинэ “Радио телевиз”-ийн 110/35/10кВ 2х40МВа дэд станцуудтай ойр байгаа нь эдгээр эх үүсвэрүүд шинээр бий болох цахилгааны ачааллыг хангах бололцоот эрчим хүчний эх үүсвэрүүд гэдгийг харуулж байна.

Одоо байгаа эрчим хүчний хангамжийн үнэлгээгээр Умард дэд станц нь оргил ачааллын үед өөрийн бүрэн хүчин чадлаараа ажиллаж байгааг харуулж байгаа бөгөөд энэ нь шинэ хэрэглэгчдэд хүргэх эрчим хүчний хангамжийг хязгаарлаж байна.

Гэсэн хэдий ч 7-р хороолол ба “Радио Телевиз” дэд станцууд нь 2015 онд баригдсан ба төлөвлөсөн шинэ бүсэд эрчим хүч өгөх хангалттай хүчин чадалтай. Бид анхны үнэлгээгээрээ Радио Телевизийн 110кВ дэд станц, 7-р хороололын дэд станцын 2 эх үүсвэрийг анхаарч үзсэн.

Энэхүү эх үүсвэрээр “Умард” дэд станцын ачаалал буурч өөр бусад төвийн бизнес дүүргүүдийн хэрэглэгчийг эрчим хүчээр хангах боломжтой болно.

Эрчим хүчний хэрэгцээний урдчилсан тооцооны дагуу ачааллын төвд 10кВ түгээх станц, эх үүсвэрүүдийг төлөвлөж буй түгээх станц ба дэд станцуудыг холбох 2ш 2х400кВа, 8ш 2х630кВа-ын тус тус давхар хэлхээтэй 10кВ газар доогуурх кабелиудыг барьж байгуулах шаардлагатай байна. Барилгын доторх дэд станцуудын хүчин чадал, тоо хэмжээ нь хот төлөвлөлийн эцсийн шатны мэдээллээс хамааран зохицуулагдана. Цахилгаан эрчим хүчний урдчилсан хангамжийг зураг V-14 - т харууллаа.

Харилцаа холбооны хангамж нь хувийн хэвшлүүдээр хангагдсан. Монголын голлох харилцан холбооны компаниуд нь Мобиком, Юнител, Скайтел ба Жи-Мобайл юм. Интернет ба утасны шугамууд нь хувийн ханган нийлүүлэгчдээр суурилуулагдсан боловч үндсэн хангамжийн шугамын суваг болон худаг нь нийслэлээс бэлдэж өгсөн. Зураг 14 -т Цахилгаан болоод Харилцаа холбоо хангамжийн шугам сүлжээний концепцийг харууллаа.

Зураг 14. Цахилгаан ба Харилцаа холбоо хангамжийн сүлжээ: Дэнжийн 1000



■ Дамбадаржаа

Эрчим хүчний хангамжийн хувилбарууд: Дашчойнхор хийдийн 35кВ-ийн А ба Б агаарын шугам тус бүс нутгаар дайрч байгаа. Сэлбэ дэд төвийн бидний төлөвлөж буйгаар 7-р хорооллын 110/35/10кВ 2х40МВа-ийн шинэ дэд станцын 35кВ-ийн тэжээгчүүдээс хангагдах Сэлбэ дэд төвийн 35/10кВ 2х25МВа дэд станцыг шинээр барихыг ЭХЯамнаас техникийн зөвшөөрлийг олгосон.

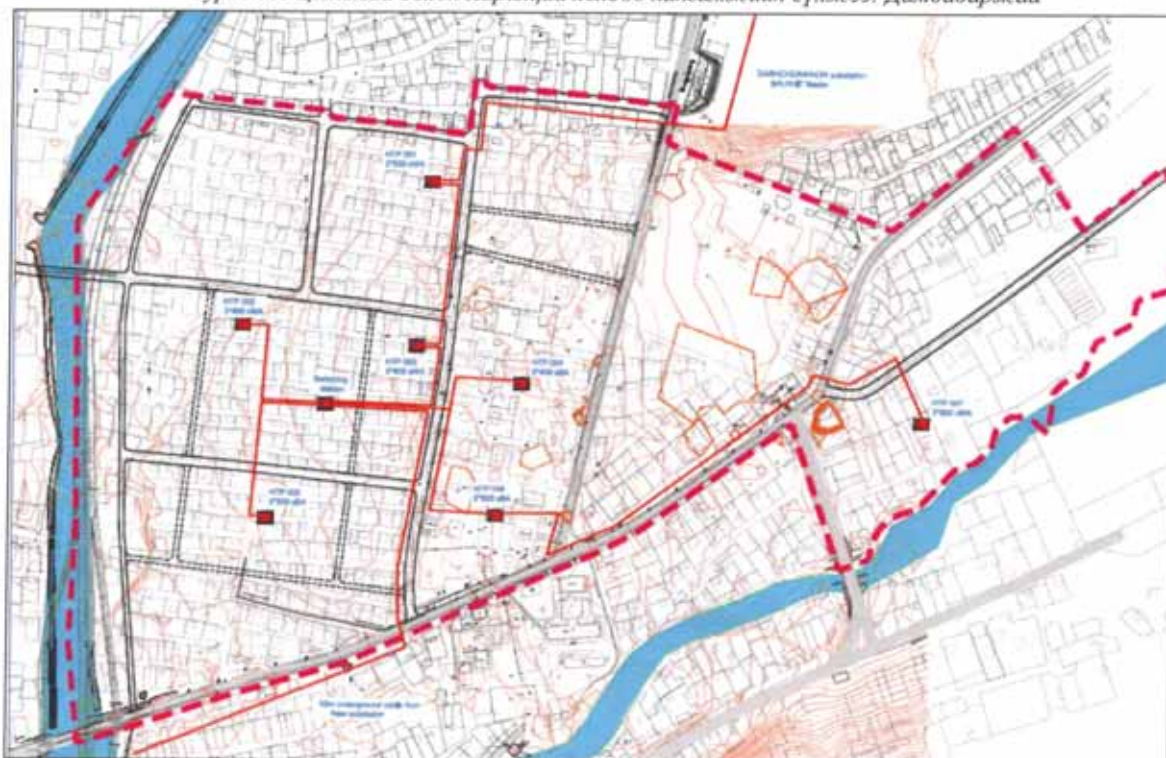
Бид Сэлбэ дэд төвийн 35/10кВ-ийн дэд станцуудын 2 байршлыг судалж үзэж байна.

Хамгийн боломжит байршил бол Сэлбэ дэд төвийн зүүн хойд хэсэг. Тиймээс хувилбарын хувьд эрчим хүчний хангамжийг 10кВ-оор Дамбадаржаа дэд төв хүргэх боломжтой юм.

10/0.4кВ-ын хоёр 2х400кВа, дөрвөн 2х630кВа-ын дэд станцууд болон төлөвлөж буй түгээх станц ба дэд станцуудыг эрчим хүчний эх үүсвэрт холбох давхар хэлхээтэй 10кВ хүчдэлийн шугамын газар доорх шугам сүлжээг барьж байгуулах шаардлагатай байна.

Эрчим хүчний хангамжийн гол эх үүсвэр нь Дашчойнхор хийдийн 35кВ-ийн дэд станцын Салхитын тэжээгч байх юм. Хэрэв шаардлагатай гэж үзвэл өөр эх үүсвэрүүд Сэлбэ дэд төвийн шинэ 35/10кВ-ийн дэд станцаар хангагдах боломжтой.

Зураг 15. Цахилгаа болон Харилцаа холбоо хангамжийн сүлжээ: Дамбадаржаа



5. Үерийн хамгаалалтын суваг, авто замын борооны ус зайлуулах шугам

■ Дэнжийн 1000

Уулархаг гэр хорооллоос Долоон буудлын зам хүртэл уруудсан жалга зуны тохиолдолын бороог эс тооцвол ерөнхийдөө бүх улирлын туршид хуурай байдаг.

Гэнэтийн бөгөөд хүчтэй хур бороо нь жалга орчимд үерийн нөлөө үзүүлдэг. Нийслэлээс жалганы доод хэсгийн дагуу Долоон буудлын замаас Нарантуул 2 зах хүртэл 1.5км үерийн хамгаалалтыг сайжруулсан.

Иймд үерийн хамгаалалт нь сайжруулсан үерийн хамгаалалтын төгсгөл цэгээс 1.6км одоо байгаа дээд жалгыг сайжруулахаар төлөвлөгдсөн. 2 дахь сайжруулалт бол бага хэмжээний бороо орсон ч зам дүүртэл ус тогтдог Хүчит Шонхор зах хүртэлх зам дагуу ус зайлуулах системийг угсрах.

Зураг 16. Үерийн хамгаалалт: Дэнжийн 1000

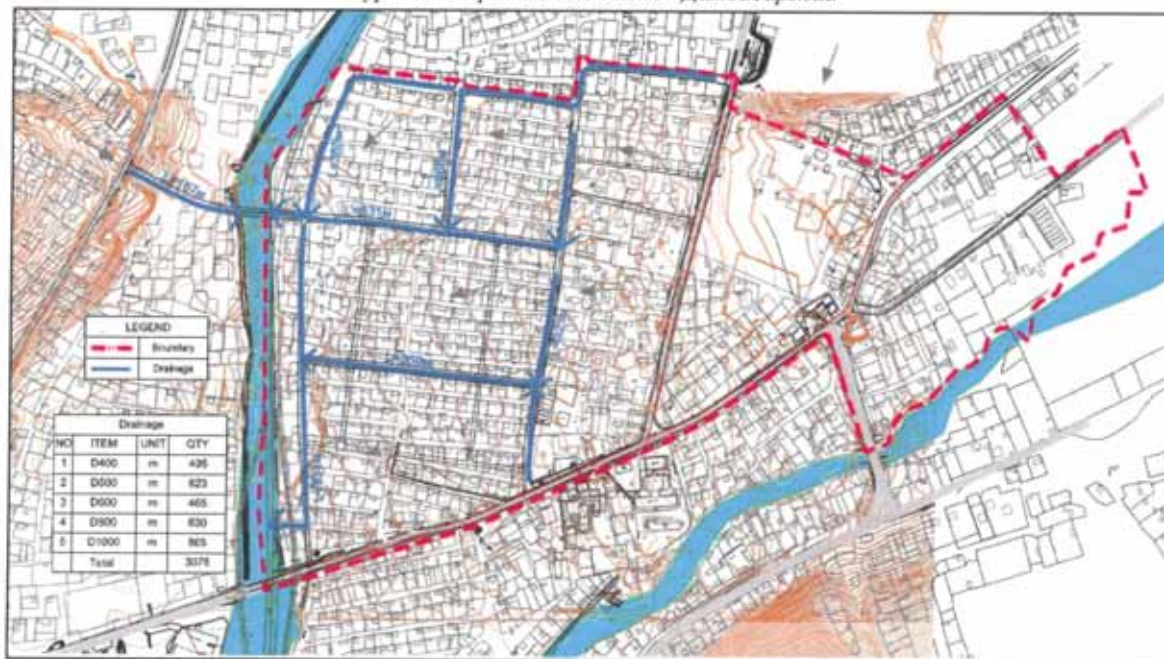


■ Дамбадаржаа

Дамбадаржаа дэд төвд зам дагуух 4298м урт ус зайлуулах сүлжээг барьна. Ялангуяа Сэлбэ голын зэргэлдээх газар нутагт их хэмжээний борооны ус зам дээр хуримтлагдан үерлэж урссанаар айлын хашаа болон бусад хотын газар нутаг зорчихон хүндрэлтэй, эрүүл мэнд, эд хөрөнгийн хохирол учруулдаг. Ус зайлуулах хоолойн хөрөнгө оруулалт нь энэхүү асуудлыг шийднэ. Зураг 17-д одоо

байгаа ус зайлуулах хоолойн загвар болон санал болгож буй ус зайлуулах хоолой, үерийн хамгаалалтын арга хэмжээ харуулав.

Зураг 17. Үерийн хамгаалалт - Дамбадаржаа



III. Үйлчилгээ үзүүлэгч байгууллагуудын чадавхийг сайжруулах

Үйлчилгээ үзүүлэгч байгууллага буюу УСУГ-ын чадавхийг сайжруулах нь төслийн нэг зорилго юм.

Төслийн 2-р шатны ТЭЗҮ-ийг боловсруулах явцад доорхи ажлуудыг хийж гүйцэтгэсэн:

- УСУГ-ын өнөөгийн нөхцөл байдалд үнэлгээ өгөх
- Ашиглалтанд байгаа шугам сүлжээний нөхцөл байдалд үнэлгээ өгөх.
- Төслийн үндсэн бичиг баримтыг судалж үзэх
- Шаардлагатай хөрөнгө оруулалтыг тодорхойлох
- Төслийн 2-р шатанд хийгдэх ажлуудын жагсаалтыг гаргах
- Хөрөнгө оруулалт хүссэн бүрэлдхүүн хэсгүүдийн жагсаалтыг эрэмблэх
- Хөрөнгө оруулахаар төлөвлөсөн ажлуудад инженерийн үнэлгээ өгөх
- Төсвийн томсгосон тооцоо

УСУГ-ын өнөөгийн нөхцөл байдал: Сүүлийн гурван жилийн хугацаанд УСУГ-ын үйлчилгээ, үйл ажиллагааг сайжруулах нилээд тооны ажил хийгдсэн. Гэвч хуучирсан шугам хоолойг солих өргөтгөх, усны алдагдал, үйл ажиллагааны зардлыг бууруулах зэрэг үндсэн бэрхшээлүүд оршсоор байна. Иймээс төслийн 1-р шатанд хийгдэхээр төлөвлөгдсөн болон Төслийн үндсэн бичиг баримтуудыг үргэлжлүүлэх шаардлагатай.

Төслийн 1 ба 2-р шатнаас гарах үр дүн:

- Дэд төвүүдийн усан хангамж сайжирна.
- Төв цэвэрлэх байгууламжийн үйл ажиллагааг дэд төвүүдээс ирэх нэмэлт ачааллыг даахуйц байхаар хэвийн горимд хадгалах
- Гэр хорооллын иргэдэд төлбөрийн чадавхид нийцсэн, найдвартай усан хангамжийн сүлжээг дэд төвүүдэд бий болгох

Хүснэгт 1-д Төслийн 1-р үе шатанд УСУГ-ын үйл ажиллагаанд дэмжлэг болох үүднээс хийгдэхээр төлөвлөсөн ажлуудыг үзүүлэв.

Хүснэгт 1. Төслийн 1-р шатын хөрөнгө оруулалт

No	Item	Тайлбар	Төсөв, сая \$	Худалдан авалт	Тайлбар
1	Ариутгах татуургын коллектор	Сэлбэ, Баянхошуу дэд төвүүдийг төвлөрсөн коллекторх холбох гол хоолойн ажил	1.17	ТХН гэрээ байгуулсан	Барилга угсралтын ажил явагдаж байгаа
2	SCADA	УСУГ-ын төв хяналтын төвийг эх үүсвэрүүдэд холбон нэгдсэн хяналтын системд оруулах, зарцуулалтыг хянах, удирдах боломжтой болох автомат систем.	3.7	Түлхүүр гардуулах нөхцөл	Гэрээ байгуулах шатандаа явж байгаа
3	Усан сан	Баянхошуу, Сэлбэ дэд төвүүдийн усан хангамжийг найдвартай болгох, нэгдсэн системийг тэнцвэржүүлэх зорилготой. Баянхошуу дэд төв: 1 насос станц, 1000 куб усан сан, 3.141 км шугам хоолой, Сэлбэ дэд төв: Усан сан: 1000 куб, Насос станц 1 ш,	4.23	Тендер шалгаруулна	Зураг төсөл боловсруулж байгаа
4	Төв цэвэрлэх байгууламж	Шаардлагатай ажлын жагсаалтыг УСУГ гаргаж өгсөн.	2.5		Ажлын зураг төсөв байгаа
	Нийт		11.6		

Төслийн 2-р үе шатанд УСУГ-ын үйл ажиллагаанд дэмжлэг үзүүлэх ажил үргэлжилнэ. Төслийн 1-р үе шатанд дэд төвүүдийг төвлөрсөн шугаманд холбох ажлыг голчлон оруулсан бол дараагийн шатны ажилд төсөл хэрэгжихээр сонгосон Баянхошуу, Сэлбэ, Дэнжийн 1000, Дамбадаржаагийн дэд төвүүдийн усан хангамж, ариутгах татуургын сүлжээний найдвартай ажиллагаанд шууд болон шууд бус нөлөө үзүүлэх шугамуудыг шинэчлэх өргөтгөх шинээр тавих ажлуудыг хийх болно.

Хүснэгт 2 –д Төслийн 2-р шатанд хэрэгжүүлэхээр төлөвлөсөн ажлуудыг харуулав. Хөрөнгө оруулалт шаардлагатай байгаа ажлуудыг УСУГ аас гаргаж өгсөн ажлууд дээр үнэлгээ өгөх байдлаар тодруулсан болно.

Хүснэгт 2. Төслийн 2-р шатанд оруулах хөрөнгө оруулалтын жагсаалт

No	Бүрэлдхүүн хэсэг	Тайлбар	Төсөв, Сая \$	Үнэлгээ/Үзүүлэх нөлөөлөл		
				Газар чөлөөлөлт	Инженерийн	Нийгмийн
1	Усан хангамжийн шугамыг өртөгтөх шинэчлэх	Толгойтын 2 х 500 тонны усан сан. Зураг төсөв боловсруулах шаардлагатай	0.41	Бага	Баянхошуу дэд төвийн усан хангамжид шууд бус нөлөөтэй. Усан санг байгуулснаар Толгойт, Баянхошуу болон Ханын материал орчмын усан хангамжийн ажиллагаа тэнцвэржинэ.	Толгойт орчмын иргэд төвлөрсөн усан хангамжид холбогдох нөхцөл бүрдэнэ.
		Одоог байгаа 400 – ийн цагираг шугаманд 250 –ийн хоолой холбох. Зураг төсөл боловсруулах шаардлагатай	1.05	бага	Ханын материалын баруун хойт хэсгийн айлуудыг төвлөрсөн шугамд холбох ба тухайн хэсгийн усан хангамж тэнцвэржиж, Баянхошуу дэд төврүү өгөх нөөц шугам бий болно.	Баянхошуу, Толгойт, Ханын материал орчмын иргэд төвлөрсөн шугаманд холбогдоно.
		Махимпексийн эх үүсвэрээс гарсан 150 ийн шугамыг 250 болгон өргөтгөх. Зураг төсөв хийгдсэн.	0.3	Бага	1966 онд баригдсан шугам хуучирч ашиглалтын шаардлага хангахгүй байгаа. Хэрэгцээ өсөх тул өргөтгөх шаардлагатай. Махын эх үүсвэрийн найдвартай ажиллагаа хангагдана.	СХД-ийн орчмын усан хангамж сайжрана.
		Тасганы буух 500 ийн шугамыг 600 болгон өргөтгөх Зураг төсөв хийгдсэн.	1.0	Бага	Дэнжийн 1000 орчмын усан хангамж төдийгүй хотын Баруун хэсгийн усан хангамжийн найдвартай ажиллагааг хангана. 10 квт-ын шугамтай давхцсан тул байнга цоордог, засвар арчилгааны зардал өндөртэй.	
		Тасганы овоо Дарь эхийн усан санг холбох гол шугам	3.5	Бага, зарим хэсэгт газар чөлөөлөлт	Хотын баруну болон зүүн хэсгийн усан хангамж тэнцвэржий,	Хотын иргэд

		D900, L= 3.5 км. Нарийвчилсан зураг төсөл дуусч байгаа		гарч болзошгүй	хотын нийт усан хангамж сайжирч, нөөц шугам бий болно.	
2	Ариутгах татуургын өргөтгөл шинэчлэл	Цайз орчмын 400 ийн ариутгах татуурга. Нарийвчилсан зураг төсөл хийгдсэн.	1.05	Бага	Шууд болон шууд бус нөлөөллийн аль нэг нь байхгүй. Гэхдээ Төслийн III шат хэрэгжих жагсаалтанд орсон дэд төвд нөлөөлж болзошгүй.	БЗД-ийн 16, 19, 22 хорооны нийт 25,300 орчим иргэд ариутгах татуургад холбогдох боломжтой болно
		Одоо байгаа 12а, 12b коллектор шугамыг D500 болгож өргөтгөх. Зураг төсөв хийгдсэн	1.45	бага	Одоо байгаа керамик шугам 50 иад жилийн настай, сүлжээний дүүргэлт ачаалал өндөр, гэмтэл гарсан тохиолдолд дахин сэргээх боломж муу	БЗД-ын 1, 2, 3, 7 хорооны иргэд
		24-р коллекторыг шинэчлэх D300- 600. Зураг төсөв хийгдсэн	0.6	Бага	2008-2009 онд хийгдсэн хуванцар шугам шаардлага хангахгүй, шугам сүлжээ цоорхой, гажилттай, цооролт ихтэй.	БГД-ын 1, 3, 4 р хорооны иргэд
	НИЙТ		9.36			

IV. Нийгмийн барилга байгууламж

Ажлын хэсгийн үнэлгээний хэлэлцүүлгээр төслийн Зөвлөх баг Нийслэлийн засаг даргын орлогч, Нийслэлийн нийгмийн хөгжил, стратеги төлөвлөлтийн мэргэжилтэн, Жендерийн асуудал хариуцсан мэргэжилтэн, Нийслэлийн хүүхэд гэр бүлийн хөгжлийн хэлтсийн дарга, Хөдөлмөр эрхлэлтийн хэлтсийн дарга зэрэг НЗДТГ-ын Нийгмийн хөгжлийн бодлогын хэлтсийн мэргэжилтэнүүдтэй уулзалт хийсэн бөгөөд тус хурлаар Зөвлөх багийн эцсийн тайлангийн төсөлд төлөвлөсөн цэцэрлэг, цэцэрлэгт хүрээлэн, олон нийтийн хөгжлийн төвийн төлөвлөлтийг НЗДТГ-ын зүгээс дэмжиж байгаагаа илэрхийлсэн бөгөөд харин Спорт төв, Эмэгтэйчүүдийг хамгаалах байр, Эмэгтэйчүүдийг дэмжих газар зэрэг бусад бүрдлүүдийн төлөвлөлтийг гэр хорооллын нөхцөл байдал тохируулан сайжруулан төлөвлөх талаар хэлэлцэв.

Мөн тус хурдаар нийгмийн барилга байгууламжуудын үйл ажиллагааны чиглэл болон менежмент удирдлагын талаар хэлэлцсэн. Эдгээр барилга байгууламжуудыг бариж байгуулсаны дараа Ядуурлыг бууруулах, хөдөлмөр эрхлэлтийн асуудал хариуцсан Нийслэлийн засаг даргын орлогч хариуцан үйл ажиллагааг нь явуулах бөгөөд үүнд: (i) Цэцэрлэг, Спорт төвийг НЗДТГ-ын Боловсрол, Биеийн тамих спорт, Соёл урлагийн газрын үйл ажиллагааг хариуцан ажиллах, (ii) Олон нийтийн үйлчилгээний газрыг НЗДТГ-ын Ядуурлыг бууруулах, хөдөлмөр эрхлэлийн газар

хариуцан ажиллах болно. Гэвч бусад байгууламж болох Бизнес Инкубатор, Нийтийн угаалгын газар зэрэг байгууламжуудын талаар дахин хэлэлцэх шаардлагатай байна. Харин эмэгтэйчүүдийг хамгаалах байр, Эмэгтэйчүүдийг дэмжих байрыг Хүчирхийллийн эсрэг үндэсний төв зэрэг Жендерийн асуудал эрхлэсэн ТББ үйл ажиллагааг нь хариуцах илүү зохимжтой хэмээн зөвлөмж болгож байна.

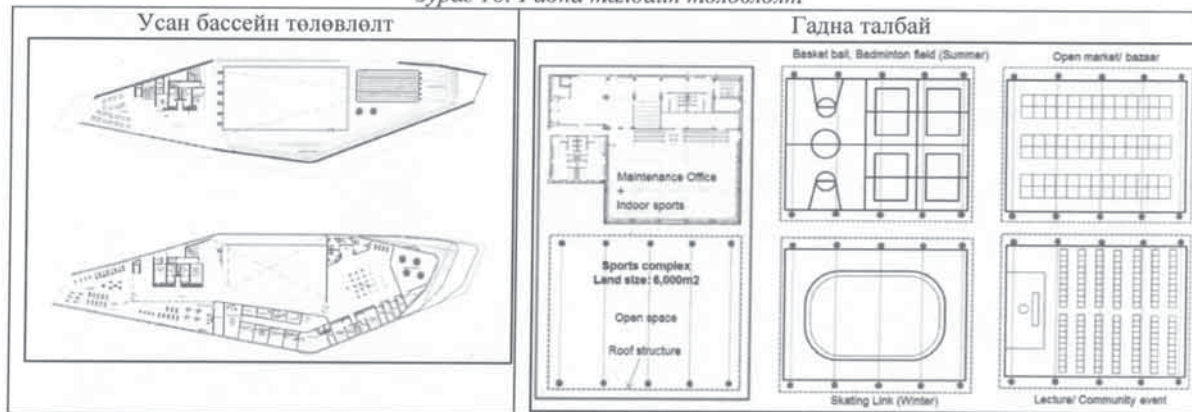
i. Спорт төв:

Баянхошуу дэд төвд төлөвлөж буй Спорт төв нь нийт 3,200м² хэмжээтэй спорт заалтай бөгөөд харин Дамбадаржаа дэд төвд төлөвлөж буй Спорт төв нь нийт 6,200м² хэмжээтэй усан сан бүхий спорт цогцолбор байхаар төлөвлөсөн. Хурлын үеэр оновчтой бөгөөд боломжит хөрөнгө оруулалтын талаар хэлэлцэж 2 дэд төвд төлөвлөж буй спортын төвийн өөр нэг хувилбарыг санал болгосон.

Баянхошуу дэд төвд төлөвлөж буй Спорт төв нь нийт 1,500-1,600м² талбай бүхий 2 давхар спорт заалтай бөгөөд ба 1-р давхарт төрөл бүрийн зориулалтаар ашиглаж болох спорт заал байрлах бөгөөд бусад жижиг хэмжээний заалуудыг давхар тус бүрт төлөвлөсөн. Дамбадаржаа дэд төвийн спорт төвд төлөвлөж байсан усан санг 800м² удирдлагын оффисын барилга бүхий 6000м² гадна ил талбай болгон өөрчлөн төлөвлөв.

Гадна талбайг улирлын чанартай үйл ажиллагаанд төрөл бүрээр нь ашиглана. Жишээ нь: гүйлтийн зам, зуны улиралд сагсан бөмбөг, хөл бөмбөг, гар бөмбөг зэрэг талбайгаа ашиглан, харин өвлийн улиралд мөсөн гулгуурын талбай болгон ашиглана. Зураг 18-д Дамбадаржаа дахь Спорт төвийн гадна талбайг зориулалт тус бүрээр харуулав.

Зураг 18: Гадна талбайн төлөвлөлт



ii. Нийгэм-эдийн засгийн байгууламж

Дамбадаржаалан хийдийн өмнө хэсэгт цэцэрлэгт хүрээлэн болон жуулчны мэдээллийн төвийг НЕТГ-аас төлөвлөсөн байгаа бөгөөд үүнийг НЗДТГ-аас дараа барих эсвэл үүнийг Төслийн 3-р шатны явцад Төслийн 2-р шатны ажлыг гүйцээх зорилгоор барьж байгуулж болох юм.

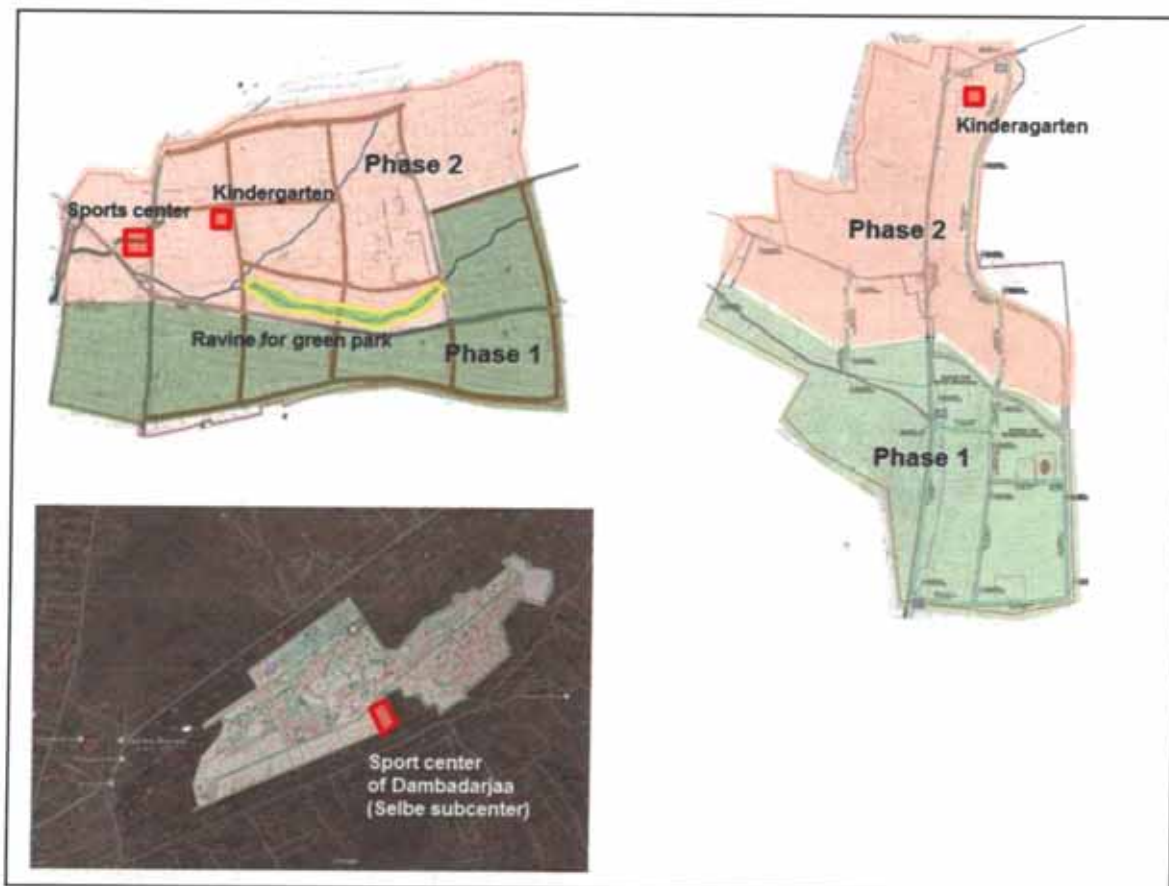
Хүснэгт 3-т хэлэлцүүлгийн үеэр шийдвэрлэсэн нийгмийн барилга байгууламжийг харуулав.

Хүснэгт 3. Нийгмийн хөгжлийн барилга байгууламжийн хөтөлбөр

	Эцсийн тайлангийн төсөл (8.29)	Mission үр дүн	Гол асуудал
Олон нийтийн үйлчилгээний төв	2ш. Дэнжийн 1000and Дамбадаржаа	Өөрчлөлт ороогүй	Эмэгтэйчүүдийг дэмжих байр багтсан
Цэцэрлэг	4ш. Дэнжийн 1000, Дамбадаржаа, Баянхошуу болон Сэлбэ дэд төв	Өөрчлөлт ороогүй	- газрын хэмжээ тогтоох журмыг боловсруулах шаардлагатай
Хотын Цэцэрлэгт хүрээлэн	3ш Дэнжийн 1000, Баянхошуу дэд төв, мөн Дамбадаржаа (соёлын өвийг сайжруулах)	3ш. Дэнжийн 1000, Баянхошуу	-Дамбадаржаа төвийнхийг хасах
Спорт цогцолбор	2ш Баянхошуу, Дамбадаржаа дэд төвүүдэд (Мод үржүүлгийн газрын талбайд)	Байршил өөрчлөгдөөгүй, Хэмжээг өөрчлөв.	

Зураг 19. Нийгмийн хөгжлийн барилга байгууламжийн шинэчлэгдсэн байршил





V. Газар чөлөөлөлт, нүүлгэн шилжүүлэлт

Нүүлгэн шилжүүлэлт нь Төслийн 2-р үе шатны гол асуудал юм. Зөвлөх нь 132 өрхийг нүүлгэн шилжүүлж 131 хашааны газрыг чөлөөлж нийт 263 хашааг нүүлгэн шилжүүлэхээр төлөвлөсөн ба нийт тооцоолсон нүүлгэн шилжүүлэлтийн нөхөн төлбөр нь 7.6сая ам.доллар байсан.

Харин одоо, нийт 412 хашаа өртөж 241 өрхийг нүүлгэн шилжүүлж, 171 хашааны газрыг чөлөөлөх болоод байгаа бөгөөд үүнд зориулан 11.71 сая ам.долларын нөхөн төлбөр олгохоор байна.

Газар, үл хөдлөх хөрөнгийн нөхөн олговорийн илүү нарийвчилсан зардлыг нүүлгэн шилжүүлэлтийн мэргэжилтэн тооцно.

Хүснэгт 4-өөр нүүлгэн шилжүүлэх өрх болон худалдан авах газрын тоог харуулав.

Хүснэгт 4. Нүүлгэн шилжүүлэх зардал, тооны харьцуулалт

		Эцсийн тайлангийн төсөл (9м+11.6м)			FFM шинэчлэснээр			Тайлбар
		Нүүлгэн шилжүүлэлт	Газар чөлөөлөлт	Нийт	Нүүлгэн шилжүүлэлт	Газар чөлөөлөлт	Нийт	
Дэнжийн 1000	Нийт	43	61	104	121	54	175	
	Гадна тойруу зам	12	12	24 ¹	71	7	78 ²	
	Зам	6	48	54	22	46	68	
	Цэцэрлэгт хүрээлэн	8	1	9	8	1	9	
	Дэд өртөө	14	0	14	17	0	17	
	Цэцэрлэг +Олон нийтийн хөгжлийн төв	3	0	3	3	0	3	
Дамбадаржаа	Нийт	40	68	108	58	100	158	
	Зам	23	64	87	43	100	143	НЕТГ-аас зааварчилсан төлөвлөгөө
	Цэцэрлэгт хүрээлэн	9	1	10				Цэцэрлэгт хүрээлэнг байгуулахгүй байх
	Цэцэрлэг +Олон нийтийн хөгжлийн төв	5	0	5	5	0	5	
	Спортын төв (Мод үржүүлгийн газарг)	1	0	1	1	0	1	
	Дэд өртөө	2	3	5	9	0	9	
Баянхошуу Сэлбэ	Нийт	17	1	18	17	1	18	
	Спортын төв	3	1	4	3	1	4	
	Цэцэрлэг	2	0	2	2	0	2	100 хүүхдийн цэцэрлэг
	Дулааны эх үүсвэр	12	0	12	12	0	12	
Сэлбэ Нийт	Нийт	32	1	33	21	4	25	
	Дулааны эх үүсвэр	30	0	30	19	3	22	
	Цэцэрлэг	2	1	3	2	1	3	100 хүүхдийн цэцэрлэг
Нийт		132	131	263	240	171	412	

Зураг 20 болон Зураг 21–ээр 1.3км урттай замын дагуух замын өргөнөөс хамаарсан газар эзэмшлийн байдлыг үзүүлэв.

VI. Хөрөнгө оруулалтын тооцоо

Санхүүгийн урьдчилсан төлөвлөгөө. Хүснэгт 1-д хөрөнгө оруулалтын хөтөлбөрийн санхүүгийн төлөвлөгөөг харуулав. Төслийн 2-р шатанд нийт 121,41 сая ам.долларын хөрөнгө оруулалт шаардлагатай бөгөөд үүний 67,3 сая ам.доллар буюу нийт шаардлагатай хөрөнгө оруулалтын 55.42%-ийг АХБ-наас санхүүжүүлнэ. Харин 37.7% буюу 29.5 сая ам.долларыг АХС, 23.3% буюу 48.8 сая ам.долларыг OCR-аас санхүүжүүлнэ.

28.3 сая ам.долларын АХС-ын зээл нь 25 жилийн хугацаатай бөгөөд эхний 5 жилийн хугацаанд хүүгүй ба харин дараагийн жилээс нь эхлэн жилийн 2.0%-ийн хүүтэйгээр өрийг тогтмол хугацаатайгаар төлнө. 39.0 сая ам.долларын OCR-ын зээл нь 25 жилийн хугацаатай бөгөөд эхний 5 жилийн хугацаанд хүүгүй ба дараагийн жилээс нь эхлэн жилийн хүүгийн түвшинг АХБ-ны LIBOR

¹ Эцсийн тайлангийн төслөөрх гадна тойруу зам: өргөн: өргөн 11.6м, урт 0.6км

² FFM-рх гадна тойруу зам: өргөн 20м, Урт 1.3км



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зардлыг хүчирхийллийн эсрэг үндэсний төвд өмнө олгож байсан. Энэ зардал нь хүн* хоногоор тооцогддог. 2013 онд 197 сая, 2014 онд 393 сая, 2015 онд 203 сая төгрөгийг олон нийтийн оролцоонд түшиглэсэн халамжийн үйлчилгээнд улсын хэмжээнд зарцуулсан, үүн дотор ХЭҮТ-ийн хамгаалах байрны зардал орсон.

н.Рэнцэнханд: Яг энэ Эмэгтэйчүүдийн дэмжих байрны тухай илүү тодруулж мэдээлэл авах хүсэлтэй байна.

н.Эрдэнэчимэг: Та бүхний төлөвлөж буй нэг байршлаас олон талын үйлчилгээг зэрэг авах боломжтой ийм төв гэр хорооллын дунд байригдах гэж байгааг сайшааж байна. Гэхдээ тэр байр хамгаалах байрнаас ямар ялгаатай, хэд орчим төгрөгний урсгал зардал шаардагдах тухай тооцоо хэрэгтэй байна.

Б.Алтанчимэг: Хамгаалах байрнаас ялгагдах ялгааг тайлбарлав.

Шийдвэрлэсэн нь:

- Эмэгтэйчүүдийн дэмжих байрны жилийн дундаж зардлын тооцоог хүргүүлэх,
- Эмэгтэйчүүдийн дэмжих байрны танилцуулгыг дэлгэрүүлэн бичгээр хүргэх,
- Үүний дараа албан бичгийн хариуг яамны зүгээс өгөх, дэмжиж, хамтран ажиллахад татгалзах зүйлгүй гэсэн шийдэлд хүрлээ.

Тэмдэглэсэн: Б.Алтанчимэг

.....
DOHWA/Monconsult хамтарсан зөвлөх үйлчилгээний багийн
Нийгэм, Жендэр, Ядуурлын асуудал эрхэлсэн зөвлөх



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Огноо:	2016.09.28
Уулзалт хийсэн газар:	Хөдөлмөр, нийгэм хамгааллын яам 11-11.40 цагийн хооронд
Оролцогчид:	<p>-н.Баярмаа / Хөдөлмөр, нийгэм хамгааллын яамны Хүүхэд залуучууд, гэр бүл, ахмадын хөгжлийн хэлтсийн дарга</p> <p>-н.Рэнцэнханд / Жендэрийн үндэсний хорооны мэргэжилтэн</p> <p>-н.Эрдэнэчимэг / Хөдөлмөр, нийгэм хамгааллын яамны Жендэр нийгмийн</p> <p>-Б.Цолмон / Азийн хөгжлийн банкны Associate Social Development Officer (Gender)</p> <p>-Б.Хоролсүрэн / Төсөл хэргжүүлэх нэгжийн Байгаль орчин, Нийгэм Жендэрийн мэргэжилтэн</p> <p>- Б.Алтанчимэг / Dohwa/Monconsult хамтарсан зөвлөх үйлчилгээний багийн Нийгэм жендэрийн мэргэжилтэн,</p> <p>- Н.Золзаяа / НҮБ-ын Хабитат байгууллагын нийгэм ядуурлын мэргэжилтэн</p>
Ярилцлагын зорилго:	<p>Эмэгтэйчүүдийн Дамжих буюу Дэмжих байрны тогтвортой байдлыг цаашид хангахад Хөдөлмөр, нийгэм хамгааллын Яамнаас баримтлах бодлого, дэмжлэгийн хүрээг тодруулах зорилготой албан тоотыг Төсөл зохицуулах нэгжээс ХНХЯаманд хаяглан, албан тоот хүргэсэн ба түүний мөрөөр уулзаж илүү дэлгэрэнгүй санал солилцохыг зорив.</p> <p>н.Баярмаа: Яамны талаас уулзалтанд оролцож буй багаа танилцуулав. Та бүхнээс бидэнд хаяглан албан тоот ирүүлсэн. Гэсэн хэдий ч бид илүү ярилцах, дэлгэрэнгүй мэдэлэл солилцох шаардлага аль аль талдаа байна. Үүний дараа бид албан тоотын хариуг өгөх боломжтой.</p> <p>Б.Цолмон: Багаа нийтэд нь танилцуулав. Төслийн зорилго, үйл ажиллагаа, явцын байдлыг танилцуулж, АДБ зүгээс тодруулга хийх шаардлагатай байгаа асуудлаа тодрууллаа.</p> <p>Б.Хоролсүрэн: Нэмэлт дэлгэрэнгүй мэдээллийг Эмэгтэйчүүдийн Дэмжих байрны хүрээнд ярьж дэлгэрүүллээ.</p> <p>Н.Золзаяа: Үндсэн уулзалтын агуулга, зорилгыг сануулж, НҮБ-ын Хабитат байгууллагын үүрэг оролцооны талаар нэмэлт тайлбар хийв.</p> <p>Б.Алтанчимэг: Эмэгтэйчүүдийн дэмжих байрны ач холбогдлыг тодруулж нэмэлт мэдээлэл өгөв. Өмнө гэр бүлийн хүчирхийллийн хамгаалах байрны үйл ажиллагааг дэмжих байсан тухай үйл ажиллагааны задаргаа зарим мэдээллийг хүсэв.</p> <p>н.Баярмаа: Олон нийтийн оролцоонд түшиглэсэн халамжийн үйлчилгээний</p>



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Огноо:	2016.09.23
Уулзалт хийсэн газар:	Хууль зүй дотоод хэргийн яамны 111 тоотод 11-11.40 цагийн хооронд
Оролцогчид:	<p>-н. Нямгэрэл/Хууль зүй дотоод хэргийн яамны гэмт хэргээс урьдчилан сэргийлэх хэлтсийн мэргэжилтэн</p> <p>-Б.Хоролсүрэн / Төсөл хэргжүүлэх нэгжийн Байгаль орчин, Нийгэм Жендэрийн мэргэжилтэн</p> <p>-Лим / Dohwa/Monconsult хамтарсан зөвлөх үйлчилгээний багийн хот төлөвлөлтийн мэргэжилтэн</p> <p>- Б.Алтанчимэг / Dohwa/Monconsult хамтарсан зөвлөх үйлчилгээний багийн Нийгэм жендэрийн мэргэжилтэн,</p> <p>- Н.Золзаяа / НҮБ-ын Хабитат байгууллагын нийгэм ядуурлын мэргэжилтэн</p>
Ярилцлагын зорилго:	<p>Эмэгтэйчүүдийн Дамжих буюу Дэмжих байрны тогтвортой байдлыг цаашид хангахад Хууль зүй дотоод хэргийн яамнаас баримтлах бодлого, дэмжлэгийн хүрээг тодруулах зорилготой албан тоотыг Төсөл зохицуулах нэгжээс ХЗДХЯаманд хаяглан албан тоот хүргэсэн ба түүний мөрөөр уулзаж илүү дэлгэрэнгүй санал солилцохыг зорив.</p>
<p>н. Нямгэрэл: Өчигдөр ерөнхийдөө зарим хүмүүстэй уулзаж мэдээлэл авсан. Өнөөдөр илүү дэлгэрэнгүй яг төсөл зохицуулах нэгж болон төлөвлөлтийн гол хүмүүсээс мэдээлэл авахыг хүсч байна.</p> <p>Лим: Төслийн ерөнхий төлөвлөлттэй холбоотой дэлгэрэнгүй мэдээлэл, РР танилцуулга хийв.</p> <p>Б.Хоролсүрэн: Нэмэлт дэлгэрэнгүй мэдээллийг нийт асуудлын хүрээнд ярьж танилцууллаа.</p> <p>Н.Золзаяа: Үндсэн уулзалтын агуулга, зорилгыг сануулж нэмэлт тайлбар хийв.</p> <p>Б.Алтанчимэг: Эмэгтэйчүүдийн дэмжих байрны ач холбогдлыг тодруулж нэмэлт мэдээлэл өгөв</p>	
Шийдвэрлэсэн нь:	<ul style="list-style-type: none"> • Эмэгтэйчүүдийн дэмжих байрны жилийн дундаж зардлын тооцоог хүргүүлэх • Менежментийн урьчилсан төлөвлөгөөг хүргүүлэхээр болов.



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хохирогчийг хамгаалан байрлуулах байрны үйл ажиллагааны танилцуулгыг хийж, цаашдын үйл ажиллагааны төлөвлөлттэй холбоотой материал, танилцуулгыг н. Нямгэрэлд өглөө.

н. Нямгэрэл: Яагаад заавал танай 2 байгууллагыг сонгож нэр заасан тухай сонирхож байна. Хэрэв энэ байрыг менежментийн хувьд аваад явах байгууллагыг сонгох бол бид нээлттэй тендэр зарлана.

н.Цогзолмаа-Худалдан авах ажиллагааны тухай хуулиар бол үнийн дүн нь 5 саяаас дээш хөтөлбөр, үйл ажиллагааны хэрэгжүүлэгчийг нээлттэй сонгон шалгаруулалтын тендэрээр сонгодог. Иймд түүнд татгалзах зүйлгүй.

Б.Алтанчимэг: Ер нь гэр бүлийн хүчирхийллийн хохирогчийг урт хугацаагаар хамгаалан байрлуулах хэрэгцээ шаардлага бий эсэх, үүнийг танай яамны зүгээс бодлогоор дэмжих эсэх нь бидэнд чухал. Харин аль байгууллагаар хийж гүйцэтгүүлэх нь танай яамны эрх мэдлийн хүрээний асуудал байх. Одоогийн байдлаар ийм үйл ажиллагааг явуулдаг 2 байгууллага байгаа ба танай яамнаас тодорхой дэмжлэгийг авч ажиллаж ирсэн байгаа болохоор энд нэр дурьдагдсан болно.

н. Нямгэрэл: Ер нь надад эмэгтэйчүүдийн хамгаалах байрны үйл ажиллагааны тасралтгүй байдлыг хангаж ажиллуулахад ямар зардал жилд дунджаар хэрэгтэй болох тухай тооцоо, уг байрыг ажилуулах менежментийн төлөвлөгөөг та бүхнээс хүсч байна.

Б.Алтанчимэг: Нэг зүйлийг ойлгоосой гэж хүсч байна. Энд яригдаж байгаа төсөл бол ТЭЗҮ шатандаа, судалгаа шинжилгээндээ явж байгаа төсөл шүү.

Шийдвэрлэсэн нь:

- Маргааш төсөл хэрэгжүүлэх нэгж, төлөвлөлтийн багтай дахин уулзаж зарим зүйлийг тодруулахаар болж, 9.23-ны 11 цагт эргэн уулзахаар болов.



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**Улаанбаатар Хотын Гэр Хорооллыг Хөгжүүлэх Хөрөнгө Оруулалтыг
Дэмжих Хөтөлбөр**

Хууль Зүй Дотоод хэргийн Яам, Хөдөлмөр, Нийгэм Хамгааллын Яамны
холбогдох албаны хүмүүстэй уулзсан уулзалтын тэмдэглэл

Огноо:	2016.09.22
Уулзалт хийсэн газар:	Хууль зүй дотоод хэргийн яамны 111 тоотод 16-16.40 цагийн хооронд
Оролцогчид:	-н. Нямгэрэл / Хууль зүй дотоод хэргийн яамны гэмт хэргээс урьдчилан сэргийлэх хэлтсийн мэргэжилтэн -Б.Алтанчимэг / Dohwa/Monconsult хамтарсан зөвлөх үйлчилгээний багийн Нийгэм жендэрийн мэргэжилтэн, - З.Ундрах / Хамгаалах байруудын сүлжээ хөтөлбөрийн зохицуулагч -Г.Түвшинжаргал / ХЭҮТ-ийн Сургалт мэдээлэл арга зүйн хөтөлбөрийн зохицуулагч -н.Цогзолмаа / Хүйсийн тэгш эрхийн төвийн хуулийн хөтөлбөрийн менежер
Ярилцлагын зорилго:	Эмэгтэйчүүдийн Дамжих буюу Дэмжих байрны тогтвортой байдлыг цаашид хангахад Хууль зүй дотоод хэргийн яамнаас үзүүлэх дэмжлэгийн бодлого, дэмжлэгийн хүрээг тодруулах, Төсөл зохицуулах нэгжээс ХЗДХЯаманд хүргэсэн албан тоотын мөрөөр яаманд тодруулга өгөх

н. Нямгэрэл: Нийслэлийн гэр хорооллыг хөгжүүлэх хөрөнгө оруулалтыг дэмжих хөтөлбөрийн төсөл зохицуулах нэгжээс манай хаяглаж албан тоот ирүүлсэн. Улмаар гэр бүлийн хүчирхийллийн асуудал нь манай анхаарах асуудлуудын нэг мөн. Иймээс хамгаалах болон дамжих байртай холбоотой илүү танилцуулга хэрэгтэй байна. Та бүхэн тодруулж өгнө үү.

Б.Алтанчимэг: Төслийн ерөнхий танилцуулга, төслийн 2 дахь хэсгийн нийгмийн хөгжлийн барилга байгууламж, эдгээр барилга байгууламжийн сонголтыг хэрхэн хийсэн тухай товч танилцуулгыг хийв. Мөн Эмэгтэйчүүдийн Дэмжих буюу дамжих байрны хэрэгцээ шаардлага ач холбогдлын талаар мэдээлэл хийв.

Г.Түвшинжаргал: Одоогийн ажиллаж буй гэр бүлийн хүчирхийллийн

Two:

In regard to the public development facilities survey result shows;

1. Green built/public park/resting zone
2. Kindergarten,
3. Workplace,
4. Vocational training and this result again justified previous conclusions of the community or residents voice of hearing interventions.

Three:

According to the public safety issue, people listed, Alcoholism, robbery, street dogs are disturbing the community and making people afraid. In this regard, we need additional interventions with the community and with project main people about how it will be solved within this project.

Four:

Simplified survey result shows that the westering north side located HH's of the Denjiin 1000/Meat market also the eastern north side located HH's of the Denjiin 1000/Narantuu-2 they are willing to swap their khashaa into apartments. Most of this land area is on a slope. Also in Dambadarjaa subcenter just a few khashaa's willing to move due to the service of shops, bar, hotel and other services. Because nearby that area, HH's can't live peacefully. This area is next to the east side of the Dambadarjaa monastery. People from this area willing to move or swapping their land into the apartment. The serious problem can be called because of each khashaa has more 2 households. Again we must think about the no violation of human right and Community Councils well to soon established and help to our project.

Five:

Residents wish to have support to get a loan with low interest of rate and long period time and people hope this should improve/reduce poverty. The main problem people facing is that the land value is very low, the land certification costs nothing and bank requirement is very high also bank don't trust to the people. The IPE pilot project model will be good for bringing to this subcenter and the recent picture shows adoption of this project should be getting more support from the residents.

SAFETY OF THE LIVING ZONE

More than 50 percent of the local residents scaled their khoroo's safety is medium. Most worried thins are in khoroo or subcenter area is;

4.2 ?

4.3 ?

4.4 ?

-alcoholism,

-crime,

-robbery,

-street dog,

Especially people noted the nearby market spaces alcoholism/unemployment and robbery is a danger.

LAND OWNING AND CERTIFICATIONS

While visiting 140 khashaa's been counted 278 HH's. From 140 khashaa's 106 khashaa has their land certification. The westering north side located HH's of the Denjiin 1000/Meat market also the eastern north side located HH's of the Denjiin 1000/Narantuul-2 they are willing to swap their khashaa for apartments.

-91 HH's willing to swap their khashaa into the apartment.

-55 HH's willing to sell their land. But most of this area land is a slope.

-56 HH's willing to give their land partially for public facilities.

EMPLOYMENT STATUS

From the 140 khashaas visited we interviewed 140 HH's. Within the 140 HH's counted 1011 people. 138 people have a permanent job from 1011. To get job and regular income people wish,

- 31 people of survey participants wish to have loan with low interest and for long period,
- 42 people wish to have a permanent job/workplace not depending age
- 47 people wish to run own market or small business etc...
- 48 people wish professional training for youth

The survey interviewers were worried about youth which has no profession and job, they repeatedly been reminded to support them to get any work skill and get a job.

The interview made mostly during day time and most of the interviewers who represented their family it was women/88 women from 140 interviewers.

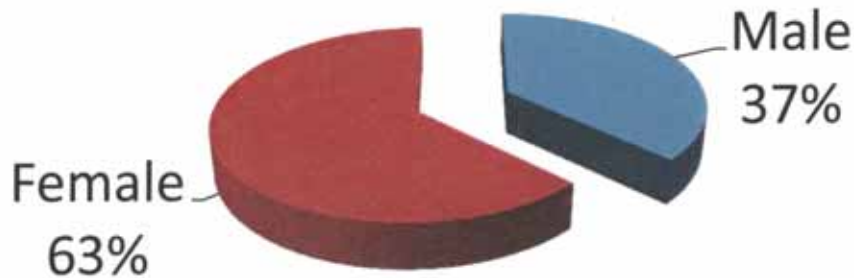
CONCLUSIONS

One:

The simplified survey result shows in regard to the infrastructure same as previous community needs assessment result, FGD's result, khoroo officials meetings result and voice of some residents including next;

1. Connection to the hot and cold water network,
2. Connection to the sewerage network,
3. Heating network,
4. New road and extension or improvement of existing road condition

Survey participants by gender



Survey participants age category:

24
person

71
person

45
person

INFRASTRUCTURE

Residents mostly described mostly likes location and dislike the infrastructure.

Next, on the list is the wish of survey participants according to the infrastructure development in their khoroo or subcenters. It includes:

From 140 interviewers,

- 114 person wish sewerage network connection,
- 96 person wish connection to the central hot and clean water,
- 96 person wish heating connection халаалтад холбогдох,
- 77 person wish road connection or extension road /improving the road.

PUBLIC FACILITIES

Public facilities need to be described next:

From 140 interviewers;

- 105 person wish kindergarten,
- 102 person wish green space or relaxing zone,
- 69 permanent job,
- 54 person wish VTC
- 12 person wish public toilet
- 11 person wish secondary school
- 7 person wish primary school
- 5 person wish public laundry

Most of HH's of Dambadarjaa HH's (35 HH's) they not willing to move just waiting for improved infrastructure and services.

EMPLOYMENT STATUS

From the 52 khashaas visited we interviewed 98 HH's. Within the 98 HH's counted 334 people. 76 people have a permanent job from 334. To get job and regular income people wish,

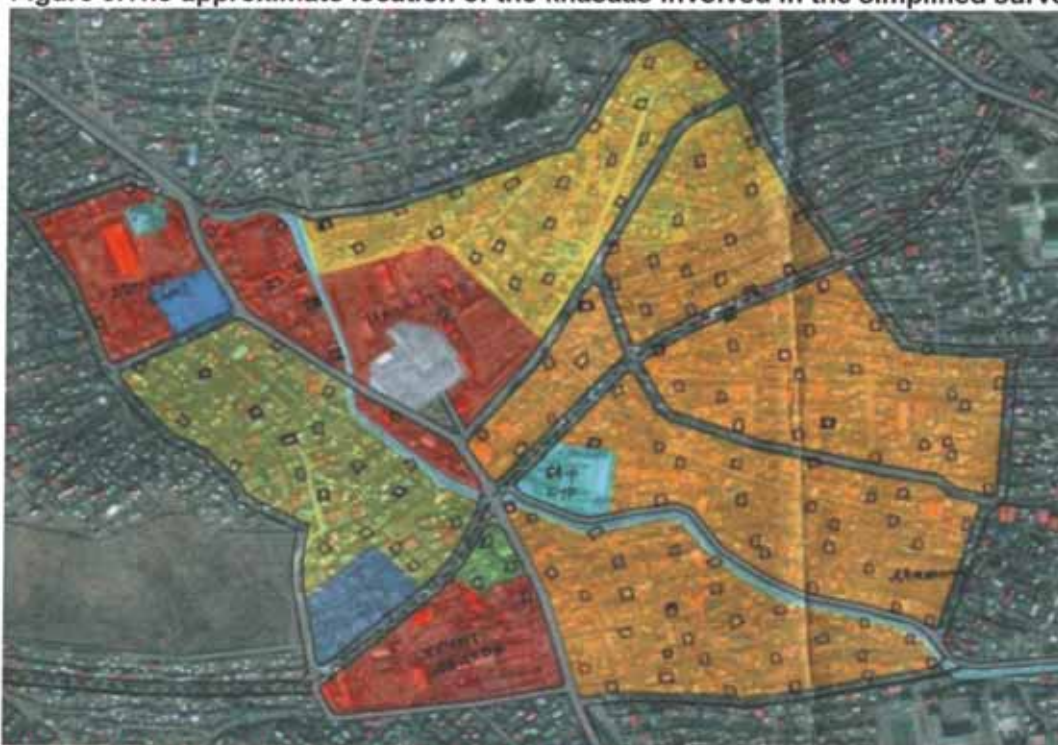
- ✦ Loan with low interest and for long period,
- ✦ Workplace,
- ✦ To have vocational education etc...

The interview made mostly during day time and most of the interviewers who represented their family it was women/32 women from 52 interviewers.

DENJIIN 1000

Denjiin 1000: Total HH: 1289/Planned to sample 130HH and Sampled 138 HH's.

Figure 3. The approximate location of the khashaas involved in the simplified survey:



SURVEY PARTICIPANTS BY AGE AND GENDER

Totally Interviewed 140 people, 52 male and 88 female from 140HH's. Interviewers were 24 people between age 18-35, 71 people between ages 36-55 and 45 people under 55 years old. Researchers visited khashaa's and interviewed who staying at home.

Figure 4. Survey participants by gender:

INFRASTRUCTURE

Residents mostly described mostly likes location and dislike the infrastructure.

Next, on the list is the wish of survey participants according to the infrastructure development in their khoroo or subcenters. It includes:

From 522 interviewers,

- 47 person wish heating connection,
- 38 person wish sewerage network connection,
- 36 person wish connection to the central hot and clean water,
- 21 person wish road connection or extension road /improving the road.

PUBLIC FACILITIES

Public facilities need to be described next:

From 52 interviewers;

- 25 person wish green space or relaxing zone,
- 11 person wish hospital
- 9 person wish kindergarten,
- 4 person wish VTC
- 3 person wish marketplace permanent job,
- 3 person wish primary school
- 3 person wish primary school
- 3 person wish public toilet.
- 2 person wish public laundry

SAFETY OF THE LIVING ZONE

More than 50 percent (29 people) of the local residents scaled their khoroo's safety is medium.

- ✚ 6 person answered in their neighborhoods has DV problem
- ✚ 8 person answered they been met any danger in their street
- ✚ 16 people answered they could not go at any time in their street

Most worried thins are in khoroo or subcenter area is;

- alcoholism,
- crime,
- robbery,
- street dog,

Especially people noted the nearby market spaces alcoholism/unemployment and robbery is a danger.

LAND OWNING AND CERTIFICATIONS

While visiting 52 khashaa's been counted 98HH's. From 52 khashaa's 46 khashaa has their land certification. In Dambadarjaa subcenter just a few khashaa's willing to move due to the service of shops, bar, hotel and other services nearby HH's can't live peacefully. This area is next to the east side of the Dambadarjaa monastery.

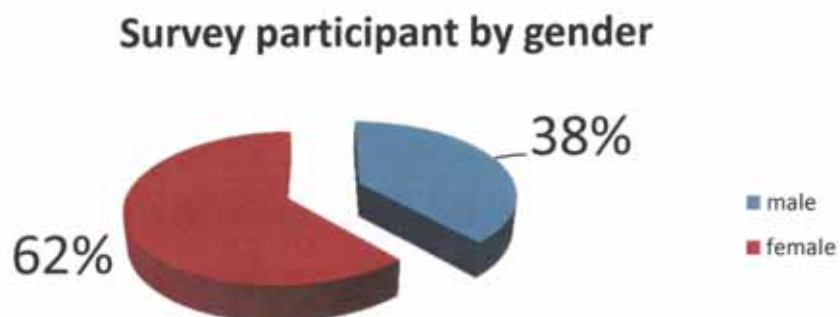
- 28 khashaa's HH's willing to swap their land into apartment,
- 13 of 52 khashaa's owner wish to partially give their land for public facilities.
- 9 khashaa's owner expressed their interest in selling their land,



SURVEY PARTICIPANTS BY AGE AND GENDER

From the Dambadarjaa subcenter totally interviewed 52 people, 20 male and 32 female from 52HH's. Interviewers were 9 people between age 18-35, 21 people between ages 36-55 and 22 people under 55 years old. Researchers visited khashaa's and interviewed who staying at home.

Figure 2. Survey participants by gender:



Survey participants by age category:

9
person

21
person

22
person

The investment program, which will be implemented over 9 years, will consist of three tranches. Tranche 1 will involve the redevelopment Bayankhoshuu and Selbe Subcenters, with the detailed engineering designs already completed for infrastructure components (roads, water supply, sewerage and heating). Meanwhile, a feasibility study is being prepared for Tranche 2, which will cover the Denjiin and Dambadarjaa Sub-Centers, in addition to supplementary projects in Bayankhoshuu and Selbe. Tranche 3 will cover the redevelopment of a major center in the East and improved connectivity between major sub-centers.

2.0 Objective

The simplified socio-economic survey aims to gain a better understanding of the major development issues and the desired improvement of the residents in the Denjiin and Dambadarjaa Sub-Centers and to serve as a guide in the selection and prioritization of investment components under Tranche 2 of the Ulaanbaatar Urban Services and Ger Areas Development Investment Program.

3.0 Survey Methodology

The survey respondents were randomly selected from every 10th Khasaa along streets within the sub-center boundaries. This corresponds to a target sample of approximately 10% of the sub-center households, which is about 130 and 50 households in Denjiin and Dambadarjaa, respectively. In the actual survey (Table 1), there were 138 respondents in Denjiin and 54 in Dambadarjaa.

Table 1. Number of households covered by the survey

Sub-Center	Households		
	Total	No. of HHs planned for survey	Actual no. of HHs surveyed
Denjiin 1000	1,289	130	140
Dambadarjaa	474	50	52

DAMBADARJAA

Dambadarjaa: Total HH: 474/ Planned to sample 50HH's and Sampled 52HH's

Figure 1. The approximate location of the khasaas involved in the simplified survey:

SUMMARY REPORT OF THE SIMPLIFIED SOCIO-ECONOMIC SURVEY DENJIIN 1000 AND DAMBADARJAA

1.0 Background

The Ulaanbaatar Urban Services and Ger Areas Development Investment Program seeks to support the Ulaanbaatar City master plan in upgrading priority service and economic hubs (sub-centers) in ger areas. It intends to improve the quality and coverage of urban infrastructure and basic services and to implement a sustainable and inclusive process of urban development for middle ger areas.



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тогтвортой ажиллагаа нь хангагдах байж. Гэлээ гээд одоо яаралтай дэмжлэг авахын төлөө тухайн дэд төвүүдийг төлөвлөж буй дүүргүүдээс нь нийслэлийн иргэдийн хуралд сууж байгаа хүмүүстэй уулзах нь зүйтэй гэж хэлье. Төслийн хэрэгжүүлэгч хэн байх бэ?

Б.Хоролсүрэн: Хэрэгжүүлэгч нь нийслэл, хөтөлбөр хэрэгжүүлэх нэгж төслийн хэрэгжилтийг зохицуулахаар бүтэцтэй ажиллаж байна.

Ш.Энхцэцэг: Та бүхэн мөрийн хөтөлбөрт тусгуулахад анхаарч чадна гэж үзэж байна. Энэ бол олон нийтийн удаа дараагийн уулзалт, хэлэлцүүлгүүдээс гарсан судалгаанд үндэслэн төлөвлөсөн зүйлс байгаа учраас илүү хэрэгжих үндэслэл өндөр

МСҮТ-ийн чадамж, хүчин чадал хэр бэ? Арчилгаа, хамгааллыг хэн хариуцах вэ?

Лим: Энд та бүхний санал зөвлөмж хэрэгтэй байгаа юм.

Б.Алтанчимэг: МСҮТ гэхээр бид тусгай 2-3 жилийн хөтөлбөртэй, бөгөөд ихэвчлэн залуус хамрагддаг гэж бид ойлгодог. Гэтэл олон нийт богино хугацаанд яг өөрийн сонирхсон, хэрэгцээ, шаардлагатай чадвар чадамжаа богино хугацаанд эзэмшээд гарахыг хүсч байна. Тэд жил, хоёр жилээр бусад элдэв хичээл хөтөлбөрт хамрагдан цаг үрэх шаардлагагүй гэсэн хүлээлттэй байна. Мөн Дамбадаржаа гэхэд маш өндөр боловсрол, туршлагатай өндөр настан тэтгэвэрийнхэн байгаа ба тэд мөн сурмаар, мэргэжлийн чадвартай болмоор байгаа ч насны хязгаарт баригдан, хөтөлбөр сургалтанд хамрагддаггүй, илүү орлоготой болох, ажил эрхлэх боломжгүй. Иймд одоогийн төлөвлөж байгаа мэргэжлийн сургалт курсыг насны хязгааргүй, богино хугацааны байхаар олон нийтийн хэрэгцээнд түшиглэн хөтөлбөрийг боловсруулах хэрэгтэй байгаа юм.

Ш.Энхцэцэг: Арчилгаа хамгаалал, хэн хариуцах вэ гэдэг их чухал. Таагүй жишээ байдаг. Тухайн орон нутагт, иргэдэд зориулж барьсан байгууламжийг дүүрэгт эзэмшүүлснээр иргэдэд үйлчлэх ёстой байр цоожтой байх жишээтэй.

Б.Лхагвадулам, Д.Оюунгэрэл: Тиймээ ийм таагүй жишээ байдаг, үүнээс зайлсхийхийн тулд тухайн дүүрэгт нь хариуцуулах, дүүрэг нь тухайн нэгждээ гэрээлж, үйл ажиллагааг хариуцуулах, ТББ-уудад үйл ажиллагааг гэрээлэх гэх мэт үр дүнтэй арга ажиллагааг хамтдаа шийдэх хэрэгтэй.

Шийдвэрлэсэн нь:

- Энд төлөвлөсөн нийгмийн хөгжлийн барилга байгууламж, хөтөлбөрийг бүгд зөв зүйтэй гээд, боломжтой байдлаар аль болох дэмжинэ, хамтрана гэв.
- Эргээд нийгмийн хөгжлийн барилгын арчилгаа хамгаалалт, хөтөлбөрийн талаар зөвлөмж, саналаа илгээе.
- Чингэлтэй, Дамбадаржаа дүүргүүдээс Нийслэлийн ИХ-д сууж байгаа хүмүүстэй холбож өгье.
- Цаашид мэдээлэл солилцож, хамтран ажиллая.

Тэмдэглэсэн: Б.Алтанчимэг

DOHWA/Monconsult хамтарсан багийн
Нийгэм, Жендэр, Ядуурлын асуудал эрхэлсэн зөвлөх



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Улаанбаатар Хотын Гэр Хорооллыг Хөгжүүлэх Хөрөнгө Оруулалтыг
Дэмжих Хөтөлбөр

Нийслэлийн Нийгмийн Хөгжлийн Хэлтсийн зарим газрын дарга,
мэргэжилтнүүдтэй уулзсан уулзалтын тэмдэглэл

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Оролцогчид:	<div><div></div><div><p>МОН. Social Development Department/Division. Meeting participants list September 02/16.</p><table><thead><tr><th>No</th><th>Name</th><th>Company</th><th>Position</th><th>Signature</th></tr></thead><tbody><tr><td>1</td><td>Б.Орхонсүрэн</td><td>НЗТГ</td><td>Улаанбаатар хотын дарга</td><td>[Signature]</td></tr><tr><td>2</td><td>Б.Орхонсүрэн</td><td>НЗТГ</td><td>Улаанбаатар хотын дарга</td><td>[Signature]</td></tr><tr><td>3</td><td>Б.Орхонсүрэн</td><td>НЗТГ</td><td>Улаанбаатар хотын дарга</td><td>[Signature]</td></tr><tr><td>4</td><td>Б.Орхонсүрэн</td><td>НЗТГ</td><td>Улаанбаатар хотын дарга</td><td>[Signature]</td></tr><tr><td>5</td><td>Б.Орхонсүрэн</td><td>НЗТГ</td><td>Улаанбаатар хотын дарга</td><td>[Signature]</td></tr><tr><td>6</td><td>Б.Орхонсүрэн</td><td>НЗТГ</td><td>Улаанбаатар хотын дарга</td><td>[Signature]</td></tr><tr><td>7</td><td>Б.Орхонсүрэн</td><td>НЗТГ</td><td>Улаанбаатар хотын дарга</td><td>[Signature]</td></tr><tr><td>8</td><td>Б.Орхонсүрэн</td><td>НЗТГ</td><td>Улаанбаатар хотын дарга</td><td>[Signature]</td></tr><tr><td>9</td><td>Б.Орхонсүрэн</td><td>НЗТГ</td><td>Улаанбаатар хотын дарга</td><td>[Signature]</td></tr><tr><td>10</td><td>Б.Орхонсүрэн</td><td>НЗТГ</td><td>Улаанбаатар хотын дарга</td><td>[Signature]</td></tr><tr><td>11</td><td>Б.Орхонсүрэн</td><td>НЗТГ</td><td>Улаанбаатар хотын дарга</td><td>[Signature]</td></tr><tr><td>12</td><td>Б.Орхонсүрэн</td><td>НЗТГ</td><td>Улаанбаатар хотын дарга</td><td>[Signature]</td></tr><tr><td>13</td><td>Б.Орхонсүрэн</td><td>НЗТГ</td><td>Улаанбаатар хотын дарга</td><td>[Signature]</td></tr><tr><td>14</td><td>Б.Орхонсүрэн</td><td>НЗТГ</td><td>Улаанбаатар хотын дарга</td><td>[Signature]</td></tr><tr><td>15</td><td>Б.Орхонсүрэн</td><td>НЗТГ</td><td>Улаанбаатар хотын дарга</td><td>[Signature]</td></tr></tbody></table></div></div>	No	Name	Company	Position	Signature	1	Б.Орхонсүрэн	НЗТГ	Улаанбаатар хотын дарга	[Signature]	2	Б.Орхонсүрэн	НЗТГ	Улаанбаатар хотын дарга	[Signature]	3	Б.Орхонсүрэн	НЗТГ	Улаанбаатар хотын дарга	[Signature]	4	Б.Орхонсүрэн	НЗТГ	Улаанбаатар хотын дарга	[Signature]	5	Б.Орхонсүрэн	НЗТГ	Улаанбаатар хотын дарга	[Signature]	6	Б.Орхонсүрэн	НЗТГ	Улаанбаатар хотын дарга	[Signature]	7	Б.Орхонсүрэн	НЗТГ	Улаанбаатар хотын дарга	[Signature]	8	Б.Орхонсүрэн	НЗТГ	Улаанбаатар хотын дарга	[Signature]	9	Б.Орхонсүрэн	НЗТГ	Улаанбаатар хотын дарга	[Signature]	10	Б.Орхонсүрэн	НЗТГ	Улаанбаатар хотын дарга	[Signature]	11	Б.Орхонсүрэн	НЗТГ	Улаанбаатар хотын дарга	[Signature]	12	Б.Орхонсүрэн	НЗТГ	Улаанбаатар хотын дарга	[Signature]	13	Б.Орхонсүрэн	НЗТГ	Улаанбаатар хотын дарга	[Signature]	14	Б.Орхонсүрэн	НЗТГ	Улаанбаатар хотын дарга	[Signature]	15	Б.Орхонсүрэн	НЗТГ	Улаанбаатар хотын дарга	[Signature]
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15	Б.Орхонсүрэн	НЗТГ	Улаанбаатар хотын дарга	[Signature]																																																																													
Ярилцлагын зорилго:	Нийслэлийн Нийгмийн хөгжлийн Хэлтсийн зарим газрын дарга мэргэжилтнүүдэд төслийн ерөнхий танилцуулгыг хийх улмаар төслийн хүрээнд баригдаж буй нийгмийн хөгжлийн барилга байгууламжийг танилцуулах, тэдгээрийн үйл ажиллагааны тогтвортой байдал, менежмент, арчилгаа, засварыг хэнд хариуцуулах нь зүйтэй талаар санал солилцох, зөвшилцөх																																																																																
<p>Б.Хоролсүрэн: Уулзалтыг нээж, оролцогчдыг танилцуулан, өнөөдрийн уулзалтын гол зорилго, хүлээлтийг танилцуулав.</p> <p>Б.Алтанчимэг: Төслийн ерөнхий танилцуулга, төслийн 2 дахь хэсгийн нийгмийн хөгжлийн барилга байгууламж, эдгээр барилга байгууламжийн сонголтыг хэрхэн хийсэн тухай товч танилцуулгыг хийв.</p> <p>Ш.Энхцэцэг: Баянхошуу, Сэлбэ дэд төвийн төсөл, мөн Дэнжийн 1000, Дамбадаржаа дэд төвийн төслийн явцыг олон нийтийн оролцоо талаас нь товч танилцуулж, тодруулга хийв.</p> <p>Лим: Төслийн хүрээнд баригдах дэд бүтцийн зураг дээр товч тайлбар хийв.</p> <p>М.Намсрайхүү: Олон нийтийн хөгжлийн төвийг хэн хариуцах вэ гэдгийг одоогоор хэлж мэдэхгүй байна. Ер нь бол чухал төсөл, дэмжиж байна. Өмчийн харилцааны газар шийднэ гэдэг нь тодорхой.</p> <p>Я.Байгалмаа: Орон нутгийн иргэдийн бодит хэрэгцээг олж харсан,хэрэгцээнд түшиглэсэн үнэхээр чухал зүйлс төлөвлөгдсөн байна. Би гэр бүлийн хөгжлийн газар хариуцдагын хувьд надад илүү дэмжиж хамтарч ажиллах нь хүүхэд, хөгшид асрах, зөвлөгөө, сургалт, мэдээллийн үйл ажиллагаанууд илүү ойр хамтарч дэмжээд ажиллаж болохоор харагдаж байна. Хэрэв уг төсөл нэгэнт батлагдсан байсан бол шууд засгийн газрын мөрийн хөтөлбөрт тусгуулаад явсан бол илүү</p>																																																																																	



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М.Намсрайхүү: Аль болох боломжтой байдлаар уулзалтанд байлцуулах ёстой газрын дарга нартай холбогдон, уулзалтын байрыг зохицуулж ажиллана гэв.

Шийдвэрлэсэн нь:

- Нийгмийн хөгжлийн газар, хэлтсийн холбогдох хүмүүсийн оролцоог засаг даргын орлогчийн зүгээс хангаж өгөхөөр тохирлоо.
- Уулзалтын өрөөг НЗТГ-ын байранд зохион байгуулахаар тохиров.
- Нийгмийн хөгжлийн газар хэлтсийн албаныхныг байлцуулсан уулзалтыг 2016.09.02-ны өдөр 15 цагт хийхээр болов.

Тэмдэглэсэн: Б.Алтанчимэг

DOHWA/Monconsult хамтарсан багийн
Нийгэм, Жендэр, Ядуурлын асуудал эрхэлсэн зөвлөх

			2000м2 + Гадна талбай 500 м2 + Нарны зайн хавтан	
	100 Хүүхдийн ногоон цэцэрлэг 4 ш	5.29	Дэнжийн 1000 дэд төв Барилгажилтын талбай 1200 м2 + Гадна талбай 350 м2	1.32
			Дамбадаржаа дэд төв Барилгажилтын талбай 1200 м2 + Гадна талбай 350 м2	1.32
			Баянхошуу дэд төв Барилгажилтын талбай 1200 м2 + Гадна талбай 350 м2	1.32
			Сэлбэ дэд төв Барилгажилтын талбай 1200 м2 + Гадна талбай 350 м2	1.32
	Хотын цэцэрлэгт хүрээлэн Нийтийн ногоон бүс, явган хүний зам бүхий нийтийн бие засах газар Нийт талбай 23,770 м2	1.48	Дэнжийн 1000 дэд төв (Талбай: 3770 м2) + Инийтийн бие засах газар	0.38
			Баянхошуу дэд төв Гуу жалгыг тохижуулан цэцэрлэгт хүрээлэн байгуулах (Газрыг тохижуулах& ногоон бүс S=20,000м2) +1нийтийн бие засах газар	1.1
	Спортын цогцолбор 2 барилга Барилгажилтын талбай of 4,000 м2+ 8,000 гадна талбай	4.98	Баянхошуу дэд төв Барилгажилтын талбай 3200 м2 + Гадна талбай (автомашинны зогсоол & ногоон бүс) 2000м2	2.60
			Дамбадаржаа дэд төв Барилгажилтын талбай 800 м2 + Гадна Талбай 6,000 м2	2.38
	Дэд дүн			16.64
Төсөл хэрэгжүүлэгч байгууллагын чадавхийг сайжруулах	Төслийн удирдлага хэрэгжилтийг дэмжих:	9.25	Инженерийн зөвлөх үйлчилгээ	4.96
			ТЭЗҮ, сайжруулсан хот төлөвлөлт ба олон нийтийн оролцоо	3.66
			ТХН үйл ажиллагаа	0.64
Дэд дүн			9.25	
Газар чөлөөлөлт	Газар чөлөөлөлт, нүүлгэн шилжүүлэлт	11.71	Газар чөлөөлөлт	6.14
			Нүүлгэн шилжүүлэлт	5.49
			Бусад зардал	0.08
Дэд дүн			11.71	
Магадлашгүй зардал ба санхүүгийн төлбөр	Магадлашгүй зардал ба санхүүгийн төлбөр	14.72	6.1.1 Магадлашгүй зардал	9.75
			6.1.1 Санхүүгийн төлбөр	6.94
НИЙТ				121.41

			сүлжээний өргөтгөл шинэчлэл D400 –ын шугам Цайз захад суурьлуулах 12а, 12b D500 мм төв коллекторын шинэчлэл, 24-р коллекторын шинэчлэл	
	Дулаан хангамжийн өргөтгөл 9.4 км дулааны шугам сүлжээ (D200-400мм), 17 Дэд станц, 1 дулааны эх үүсвэр - 48 MW, 2 дулааны эх үүсвэр 32.8 MW	37.92	Дэнжийн 1000 дэд төв 2.80км дулааны шугам сүлжээ (D200-350 мм), 15 дэд станц, 32 MW дулааны эх үүсвэр	12.90
			Дамбадаржаа дэд төв 3.2 км дулааны шугам сүлжээ (D200-350мм), 9 дэд станц	3.15
			Төслийн 1-р үе шатны ажлыг гүйцээх сайжруулах Баянхошуу дэд төв дэх 32.5 MW дулааны эх үүсвэр, Сэлбэ дэд төв дэх 48 MW дулааны эх үүсвэр	19.87
			Хоёр дахь шугам сүлжээний холболт	2
	Цахилгаан & Холбоо 7.7 км урт 10kV кабель, 14 Дэд станц, 10.5 км утасны шугам, 10.5 км шилэн кабель	3.42	Дэнжийн 1000 дэд төв 3.4 км урт 10kV кабель, 1 Дэд станц 35/10kV 2x4000kVA, 6 Дэд станц 10/0.4kV 2x630kVA, 5км агаарын шугам 35kV, Харилцаа холбооны дакт, болон худаг	1.60
			Дамбадаржаа дэд төв 3.70 км урт 10 kV кабель, Дэд станц 110/10kV 2x2500kVA - 1, Дэд стац 10/0.4kV 2x400kVA - 2, Дэд стац 10/0.4kV 2x630kVA - 4, 0.5 км агаарын шугам 110kV, Харилцаа холбооны дакт, болон худаг	1.82
	Үерийн хамгаалалт 0.2км үерийн хамгаалалтын суваг, 6.62 км борооны ус зайлуулах хоолой, 20,000м2 Гуу жалганы нөхцлийг сайжруулах	3.13	Дэнжийн 1000 дэд төв 0.2км үерийн хамгаалалтын суваг, 3.54 км авто замын борооны ус зайлуулах хоолой	0.96
			Дамбадаржаа дэд төв 3.08км авто замын борооны ус зайлуулах хоолой	0.77
			Баянхошуу дэд төв Гуу жалганы нөхцлийг сайжруулах (үерийн хамгаалалтын суваг)	1.40
	Олон нийтийн хөгжлийн багц	1.0	Баянхошуу, Сэлбэ дэд төв дэх Олон нийтийн хөгжил	1.0
Дэд дүн				67.12
Өсөн нэмэгдэж буй нийгэм эдийн засгийн үйлчилгээ	Олон нийтийн хөгжлийн төв 2 барилга Барилгажилтын талбай 5,000м2 (1,000м2 Дамжих байрыг оролцуулан)+ 8,000 гадна талбай	4.89	Дэнжийн 1000 дэд төв Барилгажилтын талбай 3000 м2 (1,000м2 Дамжих байрыг оролцуулан) + Гадна талбай 500 м2 + Нарны зайн хавтан	2.93
			Дамбадаржаа Барилгажилтын талбай	1.96

2. Бүрэлдэхүүн хэсгийн зардлын тооцоо

Хүснэгт 2: Төслийн 2-р үе шатны бүрэлдэхүүн хэсгийн зардал

Бүрэлдэхүүн хэсэг	Тайлбар	Үндсэн зардал (сая ам.дол)	Дэд бүрэлдэхүүн хэсэг	Үндсэн зардал (сая ам.дол)
Өргөтгөсөн Зам , хотын үйлчилгээ	Зам сайжруулах 4.84км хучилттай зам (өргөн= 11.6 м), 0.94км хучилттай зам (өргөн= 6 м) 1 гүүр (урт= 10.6м, өргөн 15м) 1 гүүр (урт=80м, өргөн 11.6м) 1 гүүр (урт=30м, өргөн 15 м), 1 Гадна тойруу замын гүүр (урт=30м, өргөнц=20м)	7.10	Дэнжийн 1000 дэд төв 2.09 км хучилттай зам (өргөн=11.6м), 1.30 км гадна тойруу замын хэсэг (өргөн=20м), 1 Гадна тойруу замын гүүр (урт=30м; өргөн=20м) 1 гүүр (урт=10.6м; өргөн=15м)	3.41
			Дамбадаржаа дэд төв 2.75 км зам (өргөн=11.6м) + 0.94 км зам (өргөн=6м), Сэлбийн гол дээгүүр 1 гүүр (Урт=80м; өргөн=15м)	3.46
			Баянхошуу дэд төв 0.34км зам (өргөн=11.6м)	0.23
	Усан хангамжийн системийн сайжруулалт 9.1 км шугам (D150-300мм), 2 хэмжээх цэг болон Усан хангамжийн гол шугам хоолойн шинэчлэлт	9.37	Дэнжийн 1000 дэд төв 5.6км усан хангамжийн шугам (D150-250), Урсгал хэмжээх, даралт хэмжээх цэг – 2	1.09
			1 2.2 Дамбадаржаа дэд төв 3.5 км усан хангамжийн шугам (D150-300 мм),	0.52
			Хоёр дахь шугам сүлжээний холболт (дэд станцаас хэрэглэгчдэд)	1.5
			Одоо байгаа усан хангамжийн гол шугам хоолойг сайжруулах, шинэчлэх Толгойтод V=2 х 500 м3-ийн эзлэхүүнтэй шинэ усан сан барих; Баянхошуу, Толгойтын D150мм-тэй хоолойг D250мм-ийн хоолойгоор солиж өргөтгөх; Мах Импексийн D500мм-ийн хоолойг D600мм-ийн хоолойгоор солиж өргөтгөх; Дарь-Эх, Тасгийн Овооны усан санг холбох.	6.26
	Ариутгах татуургын шугам сүлжээний системийн сайжруулалт 9.8 км ариутгах татуургын шугам (D150-300), төв коллектор руу холболт (урт=0.6км, D300) 1 септик танк (V=400 м3) Ариутгах татуургын төв шугам хоолойн шинэчлэл	5.17	Дэнжийн 1000 дэд төв 5.2 км ариутгах татуургын шугам (D150-300 мм)	0.56
			Дамбадаржаа дэд төв 4.6км ариутгах татуургын шугам (150-300 мм), 0.6км төв коллектор руу холболт (D300мм), 1 септик танк (V=400 м3)	0.51
			1.3.3 Хоёр дахь сүлжээг төв шугаман руу холбох	1.0
			Ариутгах татуургын төв шугам	3.1

Хөрөнгө оруулалтын төлөвлөгөө

Хүснэгт 6: Төслийн 2-р шатны Хөрөнгө оруулалтын төлөвлөгөө

Зардлын төрөл		Төслийн 2-р шатны Хөрөнгө оруулалт (сая Ам.доллар)
1	Үндсэн зардал	
	1.1 Өргөтгөсөн Зам, хотын үйлчилгээ	
	1.1.1 Зам сайжруулах	7.10
	1.1.2 Усан хангамжийн системийн сайжруулалт	9.37
	1.1.3 Ариутгах татуургын шугам сүлжээний системийн сайжруулалт	5.17
	1.1.4 Дулаан хангамжийн өргөтгөл	37.92
	1.1.5 Цахилгаан & Холбоо	3.42
	1.1.6 Үерийн хамгаалалт/суваг	3.13
	1.1.7 Олон нийтийн оролцооны багц	1.00
	Дэд дүн (Өргөтгөсөн Зам, хотын үйлчилгээ)	67.12
	1.3 Өсөн нэмэгдэж буй нийгэм эдийн засгийн үйлчилгээ	
	1.3.1 Олон нийтийн хөгжлийн төв	4.89
	1.3.2 Цэцэрлэг	5.29
	1.3.3 Хотын цэцэрлэгт хүрээлэн	1.48
	1.3.4 Спортын цогцолбор	4.98
	Дэд дүн (Өсөн нэмэгдэж буй нийгэм эдийн засгийн үйлчилгээ)	16.64
	1.4 Төсөл хэрэгжүүлэгч байгууллагын чадавхийг сайжруулах	
	1.4.1 Нарийвчилсан зураг төсөл	4.96
	1.4.2 ТХН дэмжлэг, Төслийн 3-р шатны ТЭЗҮ, Олон нийтийн оролцоо	3.66
	1.4.3 Төсөл хэрэгжүүлэх нэгж, ТХН	0.64
	Дэд дүн (Төсөл хэрэгжүүлэгч байгууллагын чадавхийг сайжруулах)	9.25
	1.5 Газар чөлөөлөлт, нүүлгэн шилжүүлэлт	
	1.5.1 Газар чөлөөлөлт	6.14
	1.5.2 Нүүлгэн шилжүүлэлт & Бусад зардал	5.57
	Дэд дүн (Газар чөлөөлөлт, нүүлгэн шилжүүлэлт)	11.71
	Дэд дүн (Үндсэн зардал)	
2	Магадлашгүй зардал	9.75
3	Төсөл хэрэгжилтийн үеийн Санхүүгийн төлбөр	6.94
	Нийт (1+2+3)	121.41

(London interbank offered rate)-ийн дагуу тогтоон жил бүр 0.1%-ийн maturity premium, 0,15%-ийн commitment charge байх бөгөөд бусад нөхцлийг холбогдох зээлийн гэрээний дагуу тогтооно. Тус зээлийг Монгол улсын засгийн газар АХБ-ны журам, нөхцлийн дагуу НЗДТГ-д зээлдүүлнэ.

ADF-ын аливаа хуваарилалт нь (i) тухайн үеийн ADF-ын нөөцийн боломжийн дагуу, (ii) АХБ-ны холбогдох журманд заагдсан Монгол улсын тухайн нөөцийг ашиглах боломж, ADF-ын донорын шаардлагын дагуу, мөн (iii) ADF-ын нөөцийн гүйцэтгэлд суурилсан хуваарилалтын талаарх холбогдох бодлогын дагуу Монгол улсад олгох тухайн нөөцийн боломжийн дагуу байх болно.

Хамтын санхүүжүүлэлт нь зээл, буцалтгүй тусламж хэлбэрээр олгож болох ба зэрэгцээ эсвэл хамтарсан байж болно.

Хамтын санхүүжүүлэлт, . EXOB-аас 16.11 сая ам.долларын санхүүжилтыг хийнэ. EXOB-ны зээл нь 25 жилийн хугацаатай бөгөөд эхний 5 жилийн хугацаанд хүүгүй ба дараагийн жилээс нь эхлэн жилийн хүүгийн түвшинг АХБ-ны LIBOR (London interbank offered rate)-ийн дагуу тогтооно. Тус банкны зүгээс Төслийн 2-р шатанд хэрэгжих усан хангамж, ариутгах татуургын барилгын ажил, тоног төхөөрөмж , хэрэгжилтийн хугацаанд шаардагдах магадлашгүй болон санхүүгийн зардлыг хамтран санхүүжүүлнэ. НЗДТГ-ын зүгээс 1) газар чөлөөлөлт, 2) барилгын ажил, тоног төхөөрөмж, 3) нүүлгэн шилжүүлэлтэнд дэмжлэг үзүүлэх, 4) татвар, хураамж, 5) санхүүгийн төлбөрийн өөрийн ноогдох хэсгийг хариуцах буюу үлдсэн 38.0 сая ам.долларыг санхүүжүүлнэ.

Хүснэгт 5. Санхүүгийн урьдчилсан төлөвлөгөө

	Amount	Share of Total
Source	(\$ million)	(%)
Investment Program		
Asian Development Bank MFF	163.70	51.16
Municipality of Ulaanbaatar	96.00	30.00
Cofinancing ^a	60.30	18.84
Total investment program	320.00	100.00
Tranche 1		
Asian Development Bank		
ADF loan	22.50	21.53
OCR loan	27.50	26.31
UEIF-UFPP	3.70	3.54
Subtotal	53.70	51.38
Municipality of Ulaanbaatar	22.44	21.47
Cofinancing	28.38	27.15
Total tranche 1	104.52	100.00
Tranche 2		
Asian Development Bank		
ADF loan (MOL)	28.30	23.30
OCR loan (COL)	39.00	32.12
Subtotal	67.30	55.42
Municipality of Ulaanbaatar ^b	38.00	31.28
Cofinancing	16.11	13.30
Total tranche 2	121.41	100.00



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

QUARTERLY PROGRESS REPORT

30 SEPTEMBER 2016



Document quality information

General information

Author(s)	Manmohan Ruprai
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History of modifications

Version	Date	Written by	Approved by
1	October 2016	Manmohan Ruprai	Mr. Olivier Flury

Acronyms and Abbreviations

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

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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 for the current quarter:

- 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

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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. The Project was approved by ADB on 17 Dec 2013, signed on 30 Jun 2014 and became effective on 24 Sep 2014.

A snap shot of major activities and progress during Q3 2016 are summarized as follows:

- 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 expected to commence Q3 2016 and continue over the next 4-5 months in order to commence physical implementation by Q2 2017.
- Draft Procurement and Financial Manuals were completed
- Initial safeguard trainings completed for environment, resettlement, social and gender issues
- Services for DMS survey and recruitment of IT firm for financial management automation completed
- Procurement Plan reviewed and updated 22 August 2016
- Package WWOI for design-build water and wastewater facilities (Estimate US\$ 3.7m), bid documentation and bid evaluation in progress
- Bidding documents for design-build Selbe heating plant completed, bidding and evaluation will be completed Q4 2016
- Bidding documents under preparation for: (i) Kindergarten, business incubator, and vocational training center in Bayankhoshuu & Selbe sub-center; (ii) Flood protection and embankment (combined for culverts and embankment Bayankhoshuu and Selbe sub-centers); (iii) Three bridges in Selbe Sub-center; (iv) Open space (Landscaping) and (v) Heating Plant in Bayankhoshuu sub-center. Technical specifications, drawings and cost estimates under finalization by detailed design consultant.

KEY ISSUES AND PROPOSED ACTIONS

1. Resettlement and safeguards for Tranche 1 – preliminary assessment concludes that almost 600 households are affected. An accelerated program in consultation with all concerned agencies needs to be agreed so implementation can be completed by early 2016 to avoid delay in commencing the works.

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2. The detailed design of all civil works contract packages in the Procurement Plan are in progress and cost estimates were finalized in August 2016. Priorities in line with current funding allocations were considered, and it was necessary to adjust the contract packaging as shown in the latest procurement plan.
3. Procurement – initially international competitive bidding (ICB) was specified for many of the civil works, however, now due to phasing of the works and packages being smaller, national competitive bidding is suitable for most works.
4. The feasibility study was in progress this quarter and the reports finalized during the ADB fact finding mission in September 2016.
5. A loan ADB fact-finding mission for the proposed Ulaanbaatar Urban Services and Ger Areas Development Investment Program–Tranche 2 took place in Ulaanbaatar on 29 Aug - 6 September 2016. It is a standby project in the government-agreed Asian Development Bank (ADB) Country Operations Business Plan, 2016 for Mongolia. The objectives of the mission were to agree with the Municipality of Ulaanbaatar (MUB) on the impact, outcome, outputs, activities, implementation arrangements, costs and financing, and processing timeline of the project. The mission met with officials of the Ministry of Finance (MOF); Ministry of Construction and Urban Development; Ministry of Fuel and Energy; Master Planning Agency; MUB, the proposed executing agency for the project; project management office (PMO); other relevant agencies; and consultants.
6. The memorandum of understanding (MOU) prepared by the ADB summarizes the discussions and issues identified during the meetings. The agreements reached as set out in this MOU are subject to review and approval of ADB Management and the government. Tranche 2 is estimated to cost \$121.14 million.

Impact

Improved living conditions in Ulaanbaatar.

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Introduction

Background

The Project

1. Ulaanbaatar peri-urban area (ger areas) are characterized by unplanned settlement of low- and medium-income households with unserviced plots, inadequate and mostly unpaved road networks, and a severe lack of social and economic facilities and basic infrastructure and services for water, sewerage, and heating.
2. **The investment program:** The multitranche financing facility (MFF) program is supporting the Ulaanbaatar city master plan in upgrading priority service and economic hubs (subcenters) in ger areas. The program implementation comprises of three tranches and the duration is 9 years. The program is geographically targeted with multisector interventions. It proposes an integrated solution to respond to the urgent demand for basic urban services and establish a network of well-developed urban subcenters providing economic opportunities, housing, and urban services as catalysts for growth in the ger areas.
3. The impact of the program will be improved living conditions in Ulaanbaatar. Its outcome will be a network of livable, competitive, and inclusive subcenters in Ulaanbaatar's ger areas providing economic opportunities and urban services, leading to a healthier urban environment. The program is divided into three projects and has four outputs: (i) roads and urban services are expanded within the targeted subcenters and connectivity between subcenters is improved; (ii) economic and public services in subcenters are improved; (iii) service providers become more efficient; and (iv) institutions and capacity for urban development, program management, and service delivery are strengthened.
4. **Tranche 1.** The first tranche of the MFF supports the city master plan in developing the Selbe and Bayankhoshuu subcenters. The main proposed components to be financed are:
 - (i) construction of sewerage network extension of 6.1 kilometers (km) collector main, sewerage pumping station along with 2.09 km of sewer pipe extension;
 - (ii) within the subcenters, 15 km of priority roads, 18.6 km of water supply, 20 km of sewerage, 21 km of district heating network pipes, and 2 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.

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	General Description	Contract value (in US\$)	Advertisement date	Contract signed date	Comments
Engineering Services					
CSDD	Design, tendering, and construction supervision and feasibility study preparation for project 2, QCBS (90:10)	4,187,700	2014	29 May 2015.	Contract awarded to Dohwa Engineering Co. Ltd. Korea
	Detailed design sewerage collector mains, 9 IS	160,000	2014	2014	Assignments completed under IS contracts 1st QTY 2015
Program Management Support					
CSPM	Strengthened program for PMO, QCBS (90:10)	1,250,000	2014	5 June 2015	Contract awarded to Egis International, France
PMST	Program Management Office staff 11 IS	750,000	2014	Dec 2014	11 Staff Engaged by PMO
Subcenter Development and Community Engagement Support					
CSSP	Improved subcenter planning and development, QCBS (90:10)	800,000	2014	13 Aug 2015	Contract awarded to IPE Global, India
CSCC	Community engagement, and SME support QBS	700,000	2014	25 June 2015	Contract awarded to UN Habitat
Improved Operation and Maintenance of Service Providers					
CSOI	Support to the service delivery organizations USUG, OSNAAG, kantors, and heat-only boiler operators to improve the management of the services QCBS (90:10)	500,000	2014	N/A	Received EOI. MUB and PMO to appoint evaluation committee to short list consultants

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

5. Recruitment of consultant for four consulting services packages was completed. The four contracts were signed between May-August 2015. Engagement of consultant for service provider operation improvement package CS05 has not started yet.

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

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

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review the award of contract on a post-review basis.

8. The procurement plan was discussed and updated based on the detailed design of the sewage collector mains as presented in the table below. The following table lists the updated goods and works contracts reflecting the proposed three packages for the collector mains. The procurement plan will require a comprehensive update because 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 now expected in Q3 and Q4 2016. The updated approved Procurement Plan 22 August 2016 is attached in Appendix 4. The status of the bidding documents end of Q3 is shown in Table below.

No.	Description of Works	Procurement Method	STATUS OF BDs 31 September 2016					
			Part I (Bidding Procedure) & Part II (Condition of Contract and Contract forms)		Part II (Work requirement) Section 6. Specification and Other Requirement (Final Version by Dohwa Engineering)		Finalized Detailed design (by Dohwa Engineering)	Complete Bidding Document
			SBD in Mongolian	SBD in English	SBD in Mongolia n	SBD in English		
1	Kindergarten, business incubator, and vocational training center in Bayankhoshuu & Selbe sub-center	NCB	Done	Done	BOQ of buildings were received, but external infrastructure network is missing		Under review by PMO Engineers and to be sent back to correct deviations in BOQ	To be finalized pending completion of Section 6
2	Flood protection and embankment (combined for culverts and embankment Bayankhoshuu and Selbe sub-centers)	NCB	Done	Done	Received	Received	Under review by PMO Engineers	To be finalized pending completion of Section 6
3	Three bridges in Selbe Sub-center	NCB	Done	Done	Received	Received	Finalized	Finalized and sent for ADB review on 20 September 2016
4	Open space (Landscaping)	NCB	Done	Done	Not received	Not received	In progress	To be finalized pending completion of Section 6
5	Heating Plant in Bayankhoshuu sub-center	ICB	Done		Received		Under review by PMO Engineers	To be finalized pending completion of Section 6

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.

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Table 1: Investment Program
(\$ million)

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

Note: Numbers may not sum precisely because of rounding.

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

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

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

Source: Asian Development Bank estimates.

10. **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.

11. **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.

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Project Management Arrangements

A. Project Implementation Organizations – Roles and Responsibilities

	Management Roles and Responsibilities
Asian Development Bank (ADB)	<ul style="list-style-type: none"> Oversees the implementation, including compliance by executing and implementing agencies of their obligations and responsibilities for project implementation in accordance with ADB's policies and procedures.
The Government	<ul style="list-style-type: none"> The Borrower's representative Ensures that the MUB provides timely counterpart funding. Screens and approves withdrawal applications. Establish three imprest accounts (for loans and grant funds, respectively) in a Commercial bank acceptable to ADB. Ensures annual audit of the project accounts. Negotiates project and loan agreements.
Program Steering Committee	<ul style="list-style-type: none"> Chaired by the Mayor of Ulaanbaatar Comprise representatives of the Ministry of Economic Development, Ministry of Finance, Ministry of Construction and Urban Development, Ministry of Labor, Ministry of Education, and other agencies concerned, as needed. Oversees progress on the Investment program. Provides strategic guidance on program implementation. Meet at least once every 6 months until program completion.
Executing Agency – Municipality of Ulaanbaatar (MUB)	<ul style="list-style-type: none"> Responsible for program oversight and administration. Sets up multimodal coordination committee and follow up the action plan. Oversees implementation of investment program road maps. Submits progress reports to the steering committee for decision-making. Prepares subsequent tranches. Be accountable and responsible for proper use of advances to the imprest accounts. Endorses withdrawal applications. Ensures compliance with project covenants. Hold quarterly meetings with the program management office.
Implementing Agency – Municipality of Ulaanbaatar (MUB)	<ul style="list-style-type: none"> Responsible for implementation of the program, including finance and administration, technical and procurement matters, monitoring and evaluation, and safeguards compliance.
Program Management Office, and Procurement Committee	<ul style="list-style-type: none"> Responsible for program implementation and management. Establishes and maintain program performance management system. Manages detailed surveys, investigations and engineering designs for all subcomponents. Prepares/update and submits final resettlement plans and updated EMP for ADB approval prior to award of contracts and implements all necessary documents related to land acquisition and resettlement, environmental, and other social safeguards. Secures technical and ecological expertise for all civil works prior to bidding.

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	<ul style="list-style-type: none"> Assists the MUB in procurement and management of works, goods supply, and consulting services contracts (with support from relevant municipal bodies). Ensures monitoring and quality control of construction works with necessary safety measures. Coordinates with ADB on matters related to disbursements, including preparation of withdrawal/replenishment applications for endorsement by the MUB and the Ministry of Finance, and retaining of supporting documents. Submits progress reports and audit reports, to ADB and the MUB on time. Maintains the program imprest accounts. Submits the withdrawal application to ADB, collect and keep supporting documents, submit reporting requirements, including the annual report and financial statements.
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SOURCE: FAM

B. Key Persons Involved in Implementation

Municipality of Ulaanbaatar(MUB)

Municipality of Ulaanbaatar (MUB)

Mr. Batbold Sundui
Governor of the Capital City and Mayor of Ulaanbaatar
Jigjidav Street -9
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PMO

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Consultant

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C. PROJECT ORGANIZATION STRUCTURE

Figure 1: Program Organizational Structure



PMSS Organizational Chart



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Staff Input (1 July 2016 – 30 September 2016)

	International Staff	Position	Mobilization Date	1st De-Mobilization Date	2nd Mobilization Date	2nd De-Mobilization Date	3rd Mobilization Date	3rd 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	1 July 2016	25 July 2016				11.77	15.0	3.23
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 Jun 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	8 Aug 2016	1 Oct 2016					1.41	3.0	1.59
KI-06	Abu Nahid Munir UDDIN	Environmental Specialist	8 Oct 2015	7 Nov 2015	9 Aug 2016	9 Sep 2016			2.09	3.0	0.91
KI-07	Jean SALLES	Project Management Expert	23 May 2016	13 Jun 2016					1.0	1.0	0.0

	National Staff	Position	Mobilization Date	1st De-Mobilization Date	2nd Mobilization Date	2nd De-Mobilization Date	3rd Mobilization Date	3rd De-Mobilization Date	Input - months	Contract Person-months	Balance Person-months
KN-01	Munkhtegsh D.	Deputy Team Leader/Project Management and Procurement Land	19 Aug 2015						13.07	22.5	9.43
KN-02	Munkhnaran S.	Management/Resettlement Specialist	12 Oct 2015	15 May 2016	25 Jul 2016				8.68	15.0	6.32
KN-03	Solongo A.	Social Safeguards/Gender Specialist	21 Sep 2015	29 Feb 2016	2 May 2016	13 May 2016	25 Jul 2016		7.91	10.0	2.09
KN-04	Batbayasgalan M.	Environmental Specialist	21 Sep 2015	31 Mar 2016	1 May 2016	31 May 2016	25 Jul 2016		8.09	10.0	1.91
KN-05	Byambasuren B.	Finance Specialist/Accountant	3 Jun 2016						6.55	8.5	1.95
KN-06	Enkhmaran T.	Procurement Specialist	20 May 2016						4.36	6.0	1.64
KN-07	Chinzorig B.	Land Management/Resettlement Specialist No 02 / Intermittent	01 May 2016						2.05	4.0	1.95

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. Mr. Olivier Flury and Mr. Korkiat KONGTHAWORN a Senior Transport Project Manager from Thailand office of Egis International are responsible for team coordination, management and outputs technical coordination, home office support and for monitoring the achievements of the Services. They also have the technical supervision responsibility to ensure that the Consultant's performance complies with the Consultancy Contract and corporate requirements of Egis International. The Consultant Team is regularly coordinated, monitored, and supported (administratively) through Egis International's Office in Mongolia. The local office is 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 issues 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 used regularly by project teams and are available from the Egis Office.

Scope of Services and Works this Quarter (3rd 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.

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 Consultant will:

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

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

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

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

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Project Management

Topic	Discussion
Consultants' Contract Review And The Consultant Performance Evaluation Rating Report	<p>The Consultant Performance Evaluation Rating Report is required by PMO each year for the duration of the service contracts and upon contract closeout. The report is divided into three (3) categories - Administration (20%); Procedural (20%); and Technical (60%). Each category is weighted and further subdivided to assist in rating each category.</p> <p>The outline of the report is comprehensive, the set criteria are only tools to assist the reviewer, and that each contract has its own ToR and conditions. The report gives PMO and the Consultant additional opportunities to work together to provide plans and specifications that will satisfy all concerned parties. The contract review in summary is based on:</p> <ol style="list-style-type: none"> 1) Administration <ol style="list-style-type: none"> a. Organization b. Project Management c. Scheduling d. Financial 2) Procedural <ol style="list-style-type: none"> a. Knowledge b. Project Approach c. Coordination d. Sub consultants 3) Technical <ol style="list-style-type: none"> a. Expertise b. Budget conformance c. Quality of work d. Supervision required

Financial management Project Accounting

Topic	Discussion
Project Accounting System	IT specialist has been hired to develop the Project Accounting system. In order to input the correct data from the beginning the project disbursement and cash flow reports as of March 31 st and June 30 th have been respectively updated as well as all transactions from 1st October 2014 until 30th June 2016. Entry of formulas for the reporting formats is ongoing. The system is in its final stage of completion.
Provide support	<ul style="list-style-type: none"> ▪ Transactions balance and journal entries were updated as well as the Consultant/Contractor/Partner information ▪ Finalized the accounting reporting formats for government organizations. ▪ Obtained and translated all of the project's bank statements ▪ Cooperated on preparing and reviewed Withdrawal No 0002 and its supporting documents to be sent to ADB.

Safeguards Requirements

Topic	Discussion
Updating of Resettlement Plan	Preparations for the formulation of LARP for Heating, Kindergarten and Business Incubator in both Selbe and Bayankhoshuu subcenters is done. After decision on the baseline value for compensation per square meter of land is issued by MUB LARP will be finalized.

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Topic	Discussion
	<p>Drawings for water reservoir, which planned outside of the project area, is received on the 16th August 2016. Therefore, separate LARP is needed for it. Due to large number of APs and projects phases Resettlement Plan update is rescheduled and planned to be divided into several separate LARPs:</p> <ul style="list-style-type: none"> - LARP for Heating, Kindergarten and Business Incubator each for Selbe and Bayankhoshuu - LARP for Road and other engineering infrastructure Phase 1 each for Selbe and Bayankhoshuu - LARP for Road and other engineering infrastructure Phase 2 each for Selbe and Bayankhoshuu - LARP for Water reservoir each for Selbe and Bayankhoshuu <p>GRM framework is developed in coordination with other social safeguard experts, for instance national and international gender specialists, national and international environmental specialist of Egis and delivered to PMO for the review.</p> <p>Several meetings were organized under the ADB mission and made some progress in making decision on baseline land value.</p> <p>Made field visits along the sewage collector alignment in both sub-center to review and monitor current land acquisition and resettlement processes together with relevant PMO staff (31st August-ADB mission). Planned visits to water reservoir and its connection alignment area to identify its physical impacts and to check the possibility of changing the water reservoir connection alignment to reduce resettlement impact with DOAHWA staffs (14th September 2016). From field visit investigation Egis resettlement team developed suggestions on the alignment and water reservoir location change/review.</p> <p>Socio-economic survey questionnaires for AHs of planned civil facilities and road in both Selbe and Bayankhoshuu sub-centers are archived and soft copies are prepared for database.</p> <p>Outputs during the reporting period</p> <ul style="list-style-type: none"> - Drawings for water reservoir, which planned outside of the project area, is received. - GRM framework is developed. - Socio-economic survey questionnaires for AHs of civil facilities and road in both Selbe and Bayankhoshuu sub-centers are archived and soft copies are prepared for database. - LARP internal monitoring form is filled. <p>Pending issues</p> <ol style="list-style-type: none"> 1. Decision on baseline value of land is pending. Therefore, LARP finalization for civil facilities are delayed. 2. Asset valuation is made for APs in locations for kindergartens, heating plants and vocational training centers. However, APs are have not agreed on land value. Therefore, negotiation with APs is delayed and still in progress.
Updating of EARF and EMP	<p>Based on Design Due Diligence for Tranche 1 dated as February 2016 the CS2 consultants updated the project EARF and EMP, where outlines the procedures that will be followed in the environmental assessment and review of subprojects that will be prepared after Program approval in order to comply with the environmental safeguard requirements of SPS (2009) of the Asian Development Bank (ADB) and the Law of Mongolia on Environmental Impact Assessment (2012). The update involved recent local regulatory amendments and justified by project and program specificities. The document submitted for review by the PMO after which will be submitted to ADB for final approval.</p> <p>According to suggestions provided by the CS2 consultant on updating DEIA the ToR and raw budget estimation for conducting EMP update has been addressed to the MUB for budget allocation. Newly established 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</p>

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Topic	Discussion
	<p>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. However, the process is pending.</p> <p>Environmental Monitoring</p> <p>The PMO informed that monitoring obligation would be delegated to contractors (which shall hire monitoring entity). Therefore, the CS2 consultants developed a list of potential environmental monitoring laboratories and collected price list for environmental monitoring based on list of monitoring laboratories.</p> <p>Construction of sewage system in 2 sub-centers is started. Accordingly, the C-EMP of Bumbod LLC, the contractor responsible for constructing sewage system in Bayankhoshuu sub-center is developed and approved by the MEGD. The C-EMP of Khurd LLC, who is responsible for sewage system of Selbe sub center, is reminded by the CS2 environmental consultants in order to complete and follow requirements set by updated legislation.</p> <p>Safeguards Implementation Support and Monitoring</p> <p>Carried out ADB interim Mission held from 29 August to September 7 and the project team introduced current progress on environmental safeguard issues and supported the Monconsult LLC and PMO staff to ensure fact finding for the project, participating in several discussions providing necessary documents and data. The Mission mostly focused on environmental safeguard compliance status of Tranche 2. Follow up report not yet received by the team.</p> <p>Updated the GRM document according to updated EARF and EMP. The update defined roles and responsibilities of project parties and changed the procedure of receiving and resolving grievances into more easy accessible for local community and based on current mechanism set by the MUB. The document has been reviewed by the CS2 all consultants to ensure coordination with other aspects of the project.</p> <p>Developed training module on occupational and community health and safety and planning to conduct in Q4.</p>
Updating of GAP – SAP	<p>The consultant presented the scope of social and gender issues of two sub-centers in Tranche-1 based on the result of DMS to ADB mission.</p> <p>Presentation was prepared for Gender Action Plan (GAP) and Social Development Action Plan (SDAP) implementation progress for Tranche 1 to ADB Interim mission during the month of May 2016. As per the comments made by the ADB gender specialist during the interim mission, GAP and SDAP implementation matrices were prepared in English and Mongolian languages in collaboration with PMO, UN-Habitat for monitoring and implementation of Tranche-1.</p> <p>Semi Annual Social Safeguard Monitoring Report (SMR) prepared for the period of January to June 2016 and submitted for ADB comments. The (SMR) consisting the implementation progress of resettlement activities and implementation progress of GAP and SDAP. The SMR also highlighted key implementation challenges and proposed appropriate recommendations to overcome the issues.</p> <p>GAP and SDAP were updated and sent for ADB comments. The comments given by relevant ADB Specialists were incorporated in to the report appropriately. The GAP mainly focused on gender participation and gender contribution in project design, consultations and the women membership in community groups such as Community Development Council (CDC) and Small and Medium Enterprise Development Council (SDC). The SMR</p>

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Topic	Discussion
	<p>confirmed that the GAP and the SDAP implementation are in line with ADB requirement and fulfills the proposed gender aspect of the project with targets.</p> <p>The consultant prepared criteria for affected household to become eligible to occupy temporary housing apartment. The document is still under the review and approval of MUB.</p> <p>The National Social Safeguard and Gender Specialist has been conducting sessions on application of SPSS for data interpretation and Power Point Presentation to PMO staff in local language.</p>
Social and Gender Consultations	<p>Technical support was provided to CS3 Consultant (UN Habitat Team) for preparation of pamphlet on <i>Information of Project Implementation</i> to be distributed to the households in Selbe and Bayankhoshuu sub-centers.</p> <p>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.</p> <p>As per ADB Gender Specialist's request, the EGIS consultants assisted the MON consultants for preparing GAP for Tranche 2. In addition to this, The Gender Development Strategy prepared for Tranche 2 was reviewed by EGIS consultants, commented and discussed with MON consultants. Justification document was prepared on the request made by the Social and Environmental Specialist for the proposed Transitional House facility in Tranche 2.</p> <p>Project specific Grievance Redress Mechanism (GRM) was prepared. The draft document were shared with the consultants and Social and Environmental Specialist and Resettlement Specialist of PMO for comments. Based on the comments the GRM document will be finalized and handed over to PMO for action.</p>
Training Safeguards	<p>Training program and materials on HIV/AIDS/STIs transmission and prevention were prepared for the workers of construction companies and collected existing IEC distribution materials from Global Foundation, UNAIDS and UNFPA. The training was provided to workers of Bumbod LLC in Bayankhoshuu sub-center on 27th of July and to workers of Hurd LLC in Selbe sub-center on 13th August. The training will continue during the contraction stage of the project to relevant construction companies.</p> <p>Provided capacity building training on power point presentation on how to present the reports to PMO staff on 19th September.</p>
Grievance Redress Mechanism	<p>Following suggestion or recommendation are given on the draft Grievance Redress mechanism framework, developed by Egis Resettlement specialists:</p> <ol style="list-style-type: none"> 1. The Ordinance for establishment of Committee, Working Group responsible for executing and managing the implementation of LARP should be issued. 2. The activities of grievance redress mechanisms would be included in above-mentioned Committee. 3. Creating a new separate Grievance Redress Committee could result many inefficient committees for the Project. 4. Grievance redress mechanism will be Located in the project management office and Grievance redress committee members are located at information center for affected people and receive their grievances. 5. UN-Habitat consulting team will provide assistance to create Information center for the project host community. 6. Grievance receiving and handling mechanism within the Project is working associated with Citizen Service center under the MUB http://smarctcity.mn/login. Also, PMO got recommendations and trainings on Complying with Mayor Ordinance A/1086 and operating according to this ordinance <p>Mayor's Ordinance on establishment of Committee, Working Group for LARP implementation is issued on the 22nd February 2016.</p>

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Topic	Discussion
	<p>Grievance intake form is available.</p> <p>Receiving grievances regarding land compensation and asset valuation from APs of project locations for kindergartens, heating plants and vocational training centers in both sub-centers starting from the 31st of March after introducing the asset valuation.</p> <p>As requested by PMO, EGIS team delivered the latest Draft version of the GRM, which is attached to this Report. Appendix 3.</p>

Procurement Support

Topic	Discussion
Tender documents Works – Equipment ADB	<p>The ICB bidding documents for package SHF06 for Design, supply and installation of Heating Plant in Selbe Sub-center were prepared and submitted to ADB for seeking its approval.</p> <p>The ICB bidding documents for package BHF06: Design, supply and installation of Heating plants in Bayankhoshuu Sub-center were prepared, further incorporating the inputs from engineers and environmental specialist on the technical sections, and submitted to PMO for their review prior to seeking ADB's approval.</p> <p>The NCB bidding documents were prepared and submitted to PMO for their review prior to seeking ADB's approval and these procurement packages are as follows:</p> <ul style="list-style-type: none"> - Works for Kindergarten, Business Incubator and Vocational Training Center in Selbe Sub-center (SSF05) - Three bridges in Selbe Sub-center (SBR08) - Landscaping in Bayankhoshuu and Selbe Sub-centers (BSLS09) - Flood Protection and Embankment
Tender documents works – Equipment EIB	<p>Support on preparation of the draft Bid Evaluation Report (BER) along with appendices based on bid evaluation made by the Bid Evaluation Committee by ensuring the ADB compliances and Guide on Bid Evaluation. Provided guidance and clarifications to questions and issues raised by evaluation committee members during the bid evaluation process and facilitated clarification tasks when necessary, which includes drafting and sending of the clarification request letters to bidders and examining the clarifications provided by the bidders and incorporated it to the BER. Support on preparation and provision of the clarifications and justifications to ADB comments timely and revision of the BER accordingly. Support to the administrative support to PMO on preparation of the Notice of Award to successful and unsuccessful bidders and Notification of Results of Bid including reason for rejection and acceptance that to be published and ensuring the formulation of Bid Evaluation Report and the Evaluation procedure meet the ADB policies and procedures.</p>
Procurement Plan Validation	<p>Support PMO to prepare the reports (and related financial elements) to be submitted to ADB for approval by 31 December 2015</p> <p>The New Procurement Plan has been updated dated 22 August 2016.</p>

Strengthen project implementation capacity and reporting

Topic	Discussion
Capacity building training	<p>Capacity training were planned for this Quarter, however due to changes in the Municipality and related organization these training are postponed to till next Quarter.</p>

Egis Contract Management

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Contract Performance Review	<p>Contract Performance Review meeting has been conducted on August 15, 2016 in the presence of Mr. Olivier FLURY, Egis Regional Director for Asia Pacific and Mr. Korkiat KONGTHAWORN a Senior Transport Project Manager from Thailand office of Egis International.</p> <p>The overall result of the Egis team performance was good and PMO suggested to make improvements on 1) Project Management; 2) take better role as Coordinator to harmonize all teams' input involved in this Project and 3) Improve the quality of the Reports</p>
Invoicing	<p>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.</p> <p>Invoice 03 (covering January to March 2016) was 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.</p> <p>Invoice 04 (covering April to June 2016) was prepared and submitted to PMO on 22 July 2016. This invoice included the second reimbursement installment of the advance payment. However, this Invoice 04 has not been paid.</p> <p>Invoice 05 (covering July to September 2016) was also prepared and Submitted to PMO on 12 October 2016. This invoice included the third reimbursement installment of the advance payment.</p>

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Key Activities for Next Quarter (4th Quarter, 2016)

Procurement

- Support to procurement operation of package SHF06 for Design, supply and installation of Heating plant in Selbe Sub-center, including:
 - Providing clarification to prospective bidder's questions, receipt of bids, procedure of bid opening and announcement of prices, preparation of minutes of bid opening;
 - To conduct capacity building training to members of bid evaluation committee and provide necessary guidance and clarifications to issues during the bid evaluation;
 - Prepare the draft Bid evaluation report along with appendixes by examining the bidding documents in accordance with the ADB's Guide on Bid evaluation; and
 - Furnish the BER to ADB for seeking its approval on contract award.
- Announcement and advertisement of procurement notice for packages package BHF06: Design, supply and installation of Heating plants in Bayankhoshuu Sub-center
- Furnish the NCB bidding documents to ADB for seeking its approval on packages as follows:
 - Works for Kindergarten, Business Incubator and Vocational Training Center in Selbe Sub-center (SSF05)
 - Three bridges in Selbe Sub-center (SBR08)
 - Landscaping in Bayankhoshuu and Selbe Sub-centers (BSLS09)
 - Flood Protection and Embankment
- Announcement and advertisement of procurement notices of NCB packages;
- 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.).

Safeguards

1. Resettlement:

- Finalize LARP for Heating, Kindergarten and Business Incubator in both sub-center:
 - Finalize the baseline value for land (coordinate with APs, PRD, PMO);
 - Negotiate with APs regarding land acquisition after land and asset value is finalized;
 - Finalize LARP for civil facilities;
- Update LARP for roads and engineering infrastructure:
 - Receive the final detail design for roads from DOHWA;
 - Discuss on identification of project's potential resettlement impacts resulting from detail design with PMO and DOHWA, for instance agree how to identify temporarily and permanently affected persons/land and scope of land acquisition, how to define impact zone or border/line
 - Update APs after final consolidate maps for roads and other engineering infrastructure in two sub-centers are received;
 - Update socio-economic survey according to final detail design if necessary;
 - conduct or facilitate Asset valuation of affected households and entities along the finalized road alignment;
 - Update LARP for roads and engineering infrastructure;
- Develop LARP for planned water reservoir and pipelines in both Selbe and Bayankhoshuu:
 - Identify land acquisition and resettlement impact according to final design from DOHWA;
 - Conduct or facilitate socio-economic and asset valuation of affected households and entities at water reservoir location and along the finalized pipelines alignment;
 - Develop LARP;
- Update and prepare Database of the affected persons in both Selbe and Bayankhoshuu sub-centers.

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- Update APs after detail design is finalized;
- Prepare the Database of affected persons.

2. Environment:

- Environmental safeguard compliance (Ensure all outputs of the design team including bidding documents meet all Government and ADB environmental requirements)
 - Get approval of updated EARF and EMP documents by the ADB HQ
 - Reveal engineering characteristics of construction compartments and socio-economic status for further analyses of area of influence, including history of technical specifications of DD
 - Develop environmental compliance checklist for compartments based on detailed design compartment list
 - Update DEIA (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)
- Environmental Monitoring (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)
 - The PMO informed that monitoring obligation would be delegated to contractors (which shall hire monitoring entity). Provisional item will be included in bidding document.
 - Ensure all outputs of the design team including bidding documents meet all Government and ADB environmental requirements
 - 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
 - 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
 - Training on Environmental Management and Monitoring Plan (EMMP)
- Tranche 2 support
 - Review tranche 2 DEIA and develop recommendation
 - Develop recommendation for the PMO on environmental safeguard issues by the CS2
- PMO environmental management support
 - Organize and Conduct Training Sessions on 'Impact Identification and Mitigation Measures, and on the job trainings for the PMO in reporting to donors;
 - 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
 - Develop environmental database system through the on the job trainings
 - Develop recommendation for the PMO on environmental safeguard issues by the CS2

3. Social and Gender:

- Safeguards Implementation Support and Monitoring
 - To support management supervision mechanisms for implementation, monitoring and reporting of the project safeguard issues based on GAP and SADP.
 - To prepare annual monitoring reports on GAP and SADP.
- To provide trainings:
 - Training on HIV/AIDS/STIs transmission and prevention to communities in Bayankhoshuu and Selbe sub-centres.
 - On job training on data processing and analysis for PMO and CS3 specialists.
- Social and Gender Consultations
 - To support PMO for analyzing stakeholders activities amongst counterpart international donor organizations running in social welfare related areas.

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Capacity Building: Related to Management change of the City and staff change at the Municipality, CS2-CSPM will organize training workshops on Safeguard and Procurement.

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
- Deliver to PMO the automated financial reporting system.
- 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.

Egis Contract Management

- Propose and Finalize Contract Variation No.3 with the following propositions:

Current project schedule is tight and challenging since:

- Tender documents have to be revised by DD-CS consultant considering new procurement plan, giving priority to components that can start first (kindergarten, heating plants);
- Resettlement activities will have to be conducted in parallel with procurement of work packages;
- Revised procurement plan implies an intense procurement activity in next 9 months up to May;
- 2017 to launch 12 work packages in order to scale up implementation during next construction period from April to October 2017. For this activity it is necessary:
 - to maintain National Procurement Specialist full time up to June 2017
 - to increase also Team Leader inputs in Ulaanbaatar at this period so that he can advise PMO on tendering organization, evaluation reporting, support coordination with others consultants and project's stakeholders, Home office input has been saved by 1.02 months and field input increased by 6.05 months.
 - to schedule are in forced follow up mission, focusing on contract management financial management, safeguards during the 2017 construction period, when many packages should start implementation. At this time a FIDIC training will also be organized.
- Phasing of the project will have a strong impact on resettlement and safeguards activities:
 - Four resettlement plans will have to be prepared, approved and implemented before works can start rather than one global resettlement plan. This is a major challenges in this activity is likely to get critical for overall project schedule Resettlement schedule will have to be adapted to revised detailed design bidding document production (which will confirm final land acquisition limits) Similarly, safeguard activities will have to be phased and follow up will have to cover 17 packages rather than 5.
- Then, the input of the National Land management/resettlement specialist no.1, is increased by 2.73 months and the input of the National Land management/resettlement specialist no.2, is increased by 1 month.
- The input of the National Social safeguards / Gender specialist is increased by 1.95 months partly compensated by a saving the input from the International Social safeguards / Gender specialist by 0.38 month.

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- The input of the National Environmental specialist is increased by 2.32 months partly compensated by a saving the input from the International Environmental specialist by 0.72 month.
- Financial management system development is almost finalized, but a few steps still need to be fulfilled (reporting formats...) to get it fully operational. Also, Due to the work load on financial implementation, the input of the National Finance Specialist / Accountant is increased by 2.41 months and the International Finance Specialist / Accountant has been saved home input by 0.41 month and increased field input by 0.95 month, for financial management follow up during 2017 construction period.

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

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No	Deliverables	2015												2016														
		3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12					
		9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11
1. Reports																												
	Inception report																											
	Quarterly Progress Report																											
	Interim report																											
	Draft project completion report																											
	Project completion report																											
Task 1: Conduct Project Management																												
23	Coordinate activities with other consultants working for the PMO to ensure optimal and effective utilization of resources.																											
25	Upgrade and improve the project management information system (PMIS) to (a) ensure efficient and effective information sharing and coordination about the project management (e.g., procurement, disbursement, construction, safeguard compliance); and (b) monitoring the project's design and monitoring framework, through the use of the PPMS.																											
26	Monitor the progress of project-based on PMIS 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 documents (e.g., a due diligence report) in accordance with the COM and ADB requirements.																											
29	Review procurement documents including technical specifications, bill of quantity, bidding documents, bid evaluation procedures, and contract negotiations.																											
30	Conduct contract management during the project implementation, to include monitoring construction progress, preparing quarterly and annual progress report, reviewing and certifying the contractors' claims for payments, coordinating project implementation among contractors and various stakeholders, and coordinating daily operational tasks.																											
Task 2: Conduct financial management																												
32	Assist the PMO in preparing financial statements and consolidated financial statements according to relevant project financial covenants, and make necessary arrangement with auditing units to supervise the financial management of the PMO.																											
Task 3: Establish project accounting																												
34	Assist the PMO in maintaining the project accounts with all ledger's and control systems, in preparation of annual budgets, accounting and consolidated audit reports, and generate necessary accounts' reports and financial statements.																											
35	Assist the PMO in ensuring smooth funds flow from ADB and GOM, to prepare requisite audit reports for each sub-account, a consolidated audit for all sub-accounts, and in the timely submission of audited project financial statements to ADB.																											

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Year	Number of cases	Percentage of cases
2010	10	10.0%
2011	15	15.0%
2012	20	20.0%
2013	25	25.0%
2014	30	30.0%
2015	35	35.0%
2016	40	40.0%
2017	45	45.0%
2018	50	50.0%
2019	55	55.0%
2020	60	60.0%
2021	65	65.0%
2022	70	70.0%
2023	75	75.0%
2024	80	80.0%
2025	85	85.0%
2026	90	90.0%
2027	95	95.0%
2028	100	100.0%
2029	105	105.0%
2030	110	110.0%
2031	115	115.0%
2032	120	120.0%
2033	125	125.0%
2034	130	130.0%
2035	135	135.0%
2036	140	140.0%
2037	145	145.0%
2038	150	150.0%
2039	155	155.0%
2040	160	160.0%
2041	165	165.0%
2042	170	170.0%
2043	175	175.0%
2044	180	180.0%
2045	185	185.0%
2046	190	190.0%
2047	195	195.0%
2048	200	200.0%
2049	205	205.0%
2050	210	210.0%
2051	215	215.0%
2052	220	220.0%
2053	225	225.0%
2054	230	230.0%
2055	235	235.0%
2056	240	240.0%
2057	245	245.0%
2058	250	250.0%
2059	255	255.0%
2060	260	260.0%
2061	265	265.0%
2062	270	270.0%
2063	275	275.0%
2064	280	280.0%
2065	285	285.0%
2066	290	290.0%
2067	295	295.0%
2068	300	300.0%
2069	305	305.0%
2070	310	310.0%
2071	315	315.0%
2072	320	320.0%
2073	325	325.0%
2074	330	330.0%
2075	335	335.0%
2076	340	340.0%
2077	345	345.0%
2078	350	350.0%
2079	355	355.0%
2080	360	360.0%
2081	365	365.0%
2082	370	370.0%
2083	375	375.0%
2084	380	380.0%
2085	385	385.0%
2086	390	390.0%
2087	395	395.0%
2088	400	400.0%
2089	405	405.0%
2090	410	410.0%
2091	415	415.0%
2092	420	420.0%
2093	425	425.0%
2094	430	430.0%
2095	435	435.0%
2096	440	440.0%
2097	445	445.0%
2098	450	450.0%
2099	455	455.0%
2100	460	460.0%

Staff person month input since the signature of the Contract

No.	Name Position	Home / Field	Original Contract period, months	Contract Variation No if	Person months input												Cumulative total	Remaining balance		
					2015						2016									
					Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
KEY EXPERTS (International)																				
KI-01	Munkhbayar RUPINAI Team leader / Project management and procurement specialist	Home	4.00		1.25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.25
KI-02	Thiss ARPARATHE Land management / resettlement specialist	Field	11.00		13.75	0.05	1.00	1.00	1.00	0.75	0.50	1.00	1.00	1.00	0.50	1.00	1.00	1.00	1.00	11.77
KI-03	Virgilio DUCON Financial and economic expert	Home	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
KI-04	Phyath Kumar GUPTA Procurement / tendering document expert	Field	5.00		3.95	-	-	0.95	1.00	1.00	1.00	-	-	-	-	-	-	-	-	3.95
KI-05	Amrithalingam AMUTHARAJ Social safeguard / gender specialist	Home	2.00		2.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.00
KI-06	Nand MUHUR UDON Environmental specialist	Field	3.00		3.00	-	-	0.64	1.00	0.50	-	-	-	0.14	0.68	-	-	-	-	2.96
KI-07	Joan SALLES Project management expert	Home	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.05
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	1.75	2.18	0.50	2.18	2.37	25.34
KEY EXPERTS (National)																				
KH-01	Munkhbayar D. Deputy team leader / Project management and procurement specialist	Home	22.50		22.50	0.30	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.77	0.77	9.43
KH-02	Munkhbayar Dugar Land management / resettlement specialist	Field	15.00		15.00	-	-	0.58	1.00	1.00	1.00	1.00	1.00	0.45	-	0.23	1.00	0.32	0.32	8.60
KH-03	Solongo Agva Social safeguard / gender specialist	Field	10.00		10.00	-	0.36	1.00	1.00	1.00	1.00	-	-	0.45	-	0.41	1.00	0.68	0.68	11.91
KH-04	Belkysyigitan Magracho Environmental specialist	Home	10.00		10.00	-	0.36	1.00	1.00	1.00	1.00	1.00	1.00	-	-	0.23	1.00	0.50	0.50	8.09
KH-05	Byembauren Batkhuyakh Finance specialist / accountant	Field	7.50		8.50	-	0.55	1.00	1.00	1.00	0.55	-	-	-	-	1.00	1.00	0.45	0.45	8.55
KH-06	Enkhbayar Tuvshbaatar Procurement specialist	Home			6.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
KH-07	Cherching Batbilig Land management / resettlement specialist	Home				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub total: Key Experts (National)					76.00	0.30	1.73	4.23	5.00	5.00	5.00	4.55	3.00	2.77	2.55	2.86	5.00	2.73	2.73	50.70
TOTAL KEY EXPERTS					87.50	0.34	2.73	7.68	8.64	8.50	7.41	5.05	4.00	4.52	4.73	3.36	7.18	5.10	5.10	76.05

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Appendix 2: GRM framework – Draft version

Background

1. Ulaanbaatar peri-urban area (ger areas) are characterized by unplanned settlement of low- and medium-income households with unserved 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. Poor sanitation—households almost exclusively rely on open pit latrines—and poor waste collections have created highly unsanitary living conditions. The multi tranche financing facility (MFF) program will support the Ulaanbaatar city master plan in upgrading priority service and economic hubs (sub-centers) in ger areas. It proposes an integrated solution to respond to the urgent demand for basic urban services and establish a network of well-developed urban sub-centers providing economic opportunities, housing, and urban services as catalysts for growth in the ger areas.
2. The impact of the program is improved living conditions in Ulaanbaatar. Its outcome is a network of livable, competitive, and inclusive sub-centers in Ulaanbaatar's ger areas providing economic opportunities and urban services, leading to a healthier urban environment. The main proposed components for Tranche-1 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 sub-centers, 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 sub-center development, strengthen the capacity of the PMO, and support service providers' reforms.
3. Nevertheless, the Tranche-1 program would proceed as planned without any hindrance. As such, grievances could arise chiefly during the implementation period of the Project. Accordingly, it is envisaged to operationalize an acceptable mechanism to handle the grievances of the beneficiaries and other stakeholders.

Project Specific Grievance Redress Mechanism

4. Grievance redress mechanisms (GRMs) are institutions, instruments, methods, and processes by which a resolution to a grievance is sought and provided. A number of mechanisms are available to aggrieved parties to access redress. They may include institutions specific (internal) to a project and set up from its inception or others that have emerged over time in response to needs identified while the project evolved. Other institutions may be already established within a country's judicial, administrative, and/or political systems and exist outside a project (for example, MUB grievance redress process). GRMs can include avenues for resolving conflicts between project Affected Persons (APs) or other stakeholders, and can provide information sought by the public on the project.
5. The GRMs established within a project are not isolated entities. Nor can they function independently. They should be closely linked to other project components such as the project's policies and plans, rules and procedures, institutional structures, and networks, and to the

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numerous actors who perform different roles within those institutional arrangements. The sustainability of GRMs will obviously depend on the reinforcement that they receive from these other project components. GRMs should never be viewed as "stumbling blocks" for a project's operations. Instead, they can perform a useful role in removing barriers and facilitating the smooth implementation of a project. They can also function as good feedback mechanisms to different institutional structures and help in framing policies, decisions, and practices that are more responsive to realities on the ground. Therefore, it is important that different project components encompass grievance redress elements in their portfolios and extend their support for the effective and efficient functioning of the GRMs.

Need of Grievance Redress Mechanism for the Project

6. A GRM provides a predictable, transparent, and credible process to all parties, resulting in outcomes that are seen as fair, effective, and lasting. A well-functioning GRM can provide benefits to both the project and the AP

Benefits to Projects:

- Provides information about project implementation
- Provides an avenue to comply with government policies
- Provides a forum for resolving grievances and disputes at the lowest level
- Resolves disputes relatively quickly before they escalate to an unmanageable level
- Facilitates effective communication between the project and affected persons
- Helps win the trust and confidence of community members in the project and creates productive relationships between the parties
- Ensures equitable and fair distribution of benefits, costs, and risks
- Mitigates or prevents adverse impacts of the project on communities and produces appropriate corrective or preventive action
- Helps avoid project delays and cost increases, and improves quality of work

Benefits to Affected Persons and Other Stakeholders:

- Provides a cost-effective method to report their grievances and complaints
- Establishes a forum and a structure to report their grievances with dignity, and access to a fair hearing and remedy
- Provides access to negotiate and influence decisions and policies of the project that might adversely affect them
- Facilitates access to information

Grievance Redress Mechanism Structure

7. **The Municipality of Ulaanbaatar (MUB)** as an Executing Agency of the project will establish a mechanism to receive and facilitate the resolution of affected persons' concerns and grievances about design/construction, LAR and other project impacts, paying particular attention to the impacts on vulnerable groups. The grievance redress mechanism should be scaled to the risks and adverse impacts of the project. It should address affected persons' concerns and complaints promptly, using an understandable and transparent process that is gender responsive, culturally appropriate, and readily accessible to the affected persons at no costs and without retribution. The mechanism should not impede access to the country's judicial or administrative remedies.

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8. The project-specific GRM is not intended to bypass the government's own redress process, rather it is intended to address affected people's concerns and complaints promptly, making it readily accessible to all segments of the displaced people and is scaled to the risks and impacts of the project.
9. **The Project 1 (PMO)**, on behalf of the borrower/client will inform affected persons about the mechanism. Large-scale development projects affects people in many ways. The problems arising from land acquisition may relate to social, environmental and resettlement issues. Some of them may be emerging due to construction related activities like site clearing, excavation, and compacting and blasting. Such issues cause grievances among public who are adversely affected by the project. Preventative measures need to be taken to minimize grievances rather than going through a redress system. Care shall always be taken to prevent grievances and grievances can be minimized through careful design and implementation by ensuring full participation and consultation with APs and also establishing rapport between the community and the PMO as well as CS3 Consultants (Community Engagement Consultant) frequent interactions, transparency, and monitoring.
10. The GRM will be introduced during community consultations and made publicly available to stakeholders throughout the project. In the event of a grievance issue, up to three stages will be implemented, as follows.

Stage 1 (maximum 15 days): If a concern arises during construction, the affected person may raise the issue with the contractor, PMO, Design Supervision Consultants (CS1) or community or khoroo representatives. All agencies will be aware of the GRM and will be requested to report immediately any incidents to the PMO. If the issue is resolved directly, no follow-up is required. But the log/record shall be saved in the GRM logbook at the PMO.

Stage 2 (maximum 15days): If the issue is not resolved, the affected person can submit an oral or written complaint to the MUB One Stop Shop. The MUB One Stop Shop and PMO will reply within two weeks and keep a written record of the whole process.

Stage 3 (maximum 30 days): If the issue is still not resolved, the PMO will, if agreed by the affected person, arrange a meeting with MUB, PMO, and relevant community and khoroo representatives to identify a solution. If the issue still cannot be resolved, it will be referred to the relevant higher-level authorities. The PMU may report the process to ADB at any of Stages 1–3, but will do so immediately if Stage 3 is reached.

Grievance Redress Committee

11. Generally, all project staff, management staff of agencies involved in the project, and government administrators will take on grievance handling as a responsibility. The GRM members should be qualified, experienced, and competent personnel who can win the respect and confidence of the affected communities. It is also important to maintain a gender balance within the GRMs. Criteria for selecting members of GRMs could include the following:
 - knowledge of the project, its objectives, and outcomes;
 - technical knowledge and expertise, e.g., urban planning, engineering, water supply, heating, legal;
 - understanding of the social, economic, and cultural environments and the dynamics of the communities;
 - capacity to absorb the issues dealt with and to contribute actively to decision-making processes;
 - social recognition and standing; and

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- an equitable representation of males and females.

Composition of Grievance Redress Committee (GRC) – First stage

12. A three-stage Grievance Redress structure is formed to address all complaints in the Project.
13. The first stage committee is the most basic committee established at the lowest level. This level GRC will operate at location level, most likely as a committee at district level. This committee is most important in solving grievances of APs who live closely to the location, and rich in knowledge, experience and conscience necessary to solve grievances of APs. Following composition of the committee is an excellent mixture of government and community representation to solve grievances in an amicable manner through a consensus reaching process. It has the mixture of government regulatory requirements and community consensus for reaching agreements. As such, it is proposed that the first stage of the GRC will be chaired by the District Governors depend on the location of the complaint. The first stage GRC shall have the followings members and the PMO Environment and Social Specialist would be the secretary of the committee:
 1. District Governor(Chingeltei, Sukhbaatar and Songinokhairkhan) depend on the location of the complaint
 2. Khoroo Governors (For Chingeltei: 14th, 18th; For Sukhbaatar: 14th; For Songinokhairkhan: 7th, 8th, 9th, 10th, 28th) depend on the location of the complaint
 3. Two Representative of the PMO
 4. PMO Environment and Social Specialist
 5. Representative from construction firm
 6. Two representative one male and one female from each per Khoroo depend on the location of the complaint.
 7. Representative of CS3 Consultant as an independent representative
 8. Resettlement Specialist of CS2 Consultant as an independent representative
 9. Social and Gender Specialist of CS2 Consultant as an independent representative
 10. Environment Specialist of CS2 Consultant as an independent representative
 11. Representative of CS1 Consultant as an independent representative

Composition of Grievance Redress Committee (GRC) – Second stage

14. If the affected party / complainant do not agree for the resolution/not solved at the first level, or there is a time delay of more than 15 days in solving the issue, the complainant can opt to consider taking it to the second level at MUB One Stop Shop. The GRM of MUB has its own system and structures. The MUB One Stop Shop will determine the merit of each grievance, and resolve grievances within 15 days of receiving the complaint.

Composition of Grievance Redress Committee (GRC) – Third stage

15. If the issue still cannot be resolved at second stage, the affected party / complainant have option to refer the case to third stage for resolution. The third stage GRC shall have the following members and will be chaired by the representatives of MUB (i.e. Mayor or Deputy Mayor)
 1. Relevant representatives of MUB
 2. District Governor (Chingeltei, Sukhbaatar and Songinokhairkhan) depend on the location of the complaint.
 3. Khoroo Governors (For Chingeltei: 14th, 18th; For Sukhbaatar: 14th; For Songinokhairkhan: 7th, 8th, 9th, 10th, 28th)
 4. Two Representative of the PMO

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5. PMO Environment and Social Specialist
 6. APs who are not satisfied with the decision of the first and second stage committees
16. The PMU may report the process to ADB at any of Stages 1–3, but will do so immediately if Stage 3 is reached.

Awareness Sessions

17. *Community* -wide public awareness campaigns will ensure that awareness on grievance redress procedures is generated through the campaign. The project management office (PMO) designated focal person (environment and social issue) and community development consultants (CS -3) will conduct community -wide awareness campaigns to ensure that poor and vulnerable households are made aware of grievance redress procedures and entitlements, and will work with the PMO and, supervision consultants (CS1) to help ensure that their grievances are addressed.

Category of grievances within the scope of GRC

- Type A- Land Acquisition Related issues
- Type B- Environmental
- Type C - Social and gender
- Type D - Community health safety

Method of lodging complaints/grievances

18. Affected persons (APs) will have the flexibility of conveying grievances/suggestions by dropping grievance redress/suggestion forms in one-stop shops that have already been installed by MUB or through telephone hotlines at accessible locations, by e-mail, by post, or by writing in a complaints register in one stop shop.
19. If the affected party / complainant do not agree for the resolution passed at the first stage committee or not solved at the first stage, or there is a time delay of more than a month in solving the issue, the complainant can opt to consider taking it to the second stage. The second stage of the GRC will be scheduled depend on need basis. If the APs are not satisfied or not agree for the resolution passed at the second stage committee, the have the right to refer to third stage committee. The third stage of the GRC will be scheduled depend on need basis
20. Annex 1 has the sample grievance registration form. Careful documentation of the name of the complainant, date of receipt of the complaint, address/contact details of the person, location of the problem area, and how the problem was resolved will be undertaken. The project management office (PMO) officer (who will responsible for environment and social issue) will have the overall responsibility for timely grievance redresses on environmental and social safeguards issues.
21. Further, the complainant can have the access to the appropriate courts of law at any stage of the project if they are unsatisfactory over the function of the GRM.

Duties and responsibilities of the Chairperson of GRC

22. The chair of the GRC should ensure the following characteristics of a Good Grievance Redress Mechanism for the effective and efficient functioning of the GRMs. He/she shall be chiefly responsible for the successful and effective operationalization of the GRM.
- Ensure that the instrument is accessible to all APs irrespective of their economic status, literacy level, ethnicity, caste, religion, gender, disabilities, geographical location, etc.

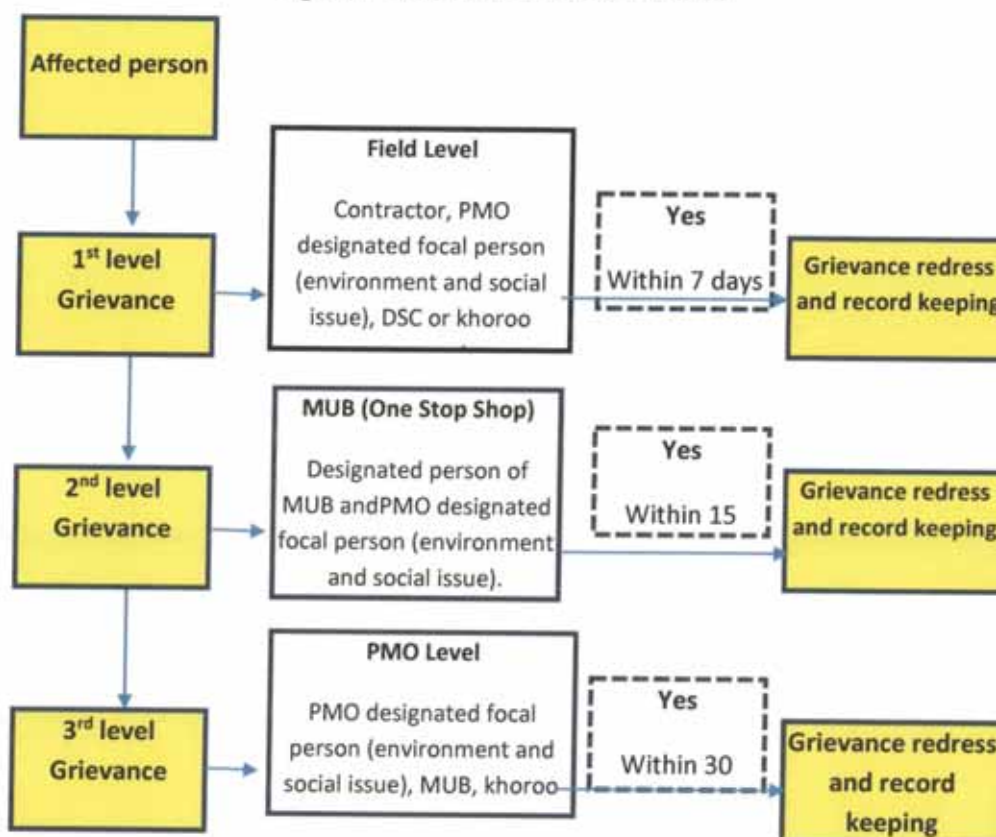
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- Ensure that the GRC provides security (both physical and psychological) for APs to participate without fear of intimidation or retribution
- GRC has respect for the dignity and self-esteem of APs and an empathetic relationship towards APs
- Evidences social and cultural appropriateness of the systems, approaches, and methods adopted
- Possesses values, attitudes, and commitment to fairness and justice
- Shows transparency, accountability, and objectivity in conducting grievance redress processes and realizing their outcomes
- Shows clarity in procedures, processes, and time frames adopted

Duties and responsibilities of the members of GRC

23. All members of the GRC shall attend the GRC sessions promptly to ensure effectiveness of the mechanism. They shall act impartially at all occasions to bring credibility to the mechanism. The meetings of GRC must be treated seriously and with the highest priority of duty and all endeavors shall be taken to attend the session without exception.
24. All costs involved in resolving the complaints will be borne by the EA. The GRCs will continue to function throughout the project duration.
25. The grievance redress process is shown in Figure 1.

Figure 1: Grievance Redress Process



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Note: MUB- Municipality of Ulaanbaatar, PMO- Project Management Office, DSC- Design Supervision Consultants

Record keeping

26. Records of all grievances received, including contact details of complainant, date the complaint was received, nature of grievance, agreed corrective actions and the date these were effected and outcome will be kept by the PMO. The number of grievances recorded and resolved and the outcomes will be displayed/disclosed in the PMO office, MUB, and on the web, as well as reported in monitoring reports submitted to ADB on a semi-annual basis.

Periodic review and documentation of lessons learned

27. The PMO officer (responsible for environment and social) will periodically review the functioning of the GRM in each khoroo and record information on the effectiveness of the mechanism, especially on the project's ability to prevent and address grievances

Costs

28. All costs involved in resolving the complaints (meetings, consultations, communication and reporting/information dissemination) will be borne by the PMU. Cost estimates for grievance redress are included in resettlement cost estimates.

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GRIEVANCE REGISTRATION FORM

Project Management Office – Ulaanbaatar Urban Services Ger area Development Investment Program

The Project Management Office (PMO) welcomes complaints, suggestions, comments and queries from the public regarding the implementation of its projects. We encourage persons with grievance to provide their name and contact information to enable us to get in touch with you for clarification and feedback

.Should you choose to include your personal details but want to remain confidential, please inform us by writing/typing "(CONFIDENTIAL)" beside your name.

The PMO also respects your preference to remain anonymous. We will still address your concerns and/or conduct investigations, if necessary. Again, thank you very much for your support to the Project Management Office and the team.

CONTACT INFORMATION

Name		Gender	<input type="radio"/> Male	<input type="radio"/> Female
Home Address		Age		
		Phone Number		
Sub Project		E-mail		
Complaint/Suggestion/Comment/Question: Please provide the details (who, what, where, and how) of your grievance below:				

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How do you want us to reach you for feedback or update on your comment/grievance?				
Potion to be filed by the Project Staff				
Date Received				
Received through	<input type="radio"/> In person	<input type="radio"/> Mail	<input type="radio"/> E-mail	<input type="radio"/> Other (specify)
Name of staff who received comment/ complaint				
Position of staff member				
Type of Grievances	Type A*	Type B*	Type C*	Type D*
Remarks				
Signature of Staff member				

Type A* - LAR issues

Type B* - Environmental

Type C* - Social and gender

Type D* - Community health safety

Update on the case

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Appendix 3: Consultant Performance Evaluation Sheet and CS2's TOR covenants

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CONSULTANT/FIRM PERFORMANCE EVALUATION SHEET

The Consultant Performance Evaluation Rating Report is required each year for the duration of the design contract and b) upon contract closeout.

The report is divided into three (3) categories: Administration (20%), Procedural (20%), and Technical (60%). Each category is weighted and further subdivided to assist in rating each category.

Though the outline is fairly comprehensive, it should be noted that these criteria are only tools to assist the reviewer, and that each contract has its own ToR and conditions. This report should be completed on an annual basis, thereby permitting the reviewer and the Consultant additional opportunities to work together to provide plans and specifications that will satisfy all concerned parties.

Contract Number	CS2-CSPM
Contract Title	Project Management Support Services
Contract Ceiling Price \$	
Rating Period	June 2015 - August 2016
At what % completion is the project currently?	

Date	Aug-16
------	--------

SCALE	
Excellent = 90-100	Satisfactory = 70-89
Unsatisfactory = 5-69	
**Please see last page on what to score for	

1. Administrative: (Weight = 20%)

Sub-categories	Scores
a. Organization	84
b. Project Management	78
c. Scheduling	80
d. Financial	80
Total	322
Average Rating for Category (Total divided by 4)	80.5

Comments (required for unsatisfactory or less than 60%):

2. Procedural: (Weight = 20%)

Sub-categories	Scores
a. Knowledge	90
b. Project Approach	85
c. Coordination	80
d. Subconsultants	80
Total	335
Average Rating for Category (Total divided by 4)	83.75

Comments (required for unsatisfactory or less than 60%):

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CONSULTANT/FIRM PERFORMANCE EVALUATION SHEET

3. Technical: (Weight = 60%)

Sub-categories	Scores
a. Expertise	90
b. Budget Conformance	90
c. Quality of Work	88
d. Supervision Required	90
Total	358
Average Rating for Category (Total divided by 4)	89.5

Comments (required for unsatisfactory or less than 80%):

TOTAL PERFORMANCE RATING = 90.5% = (Administrative Score x 20%) + (Procedure Score x 20%) + (Technical Score x 60%)

GENERAL COMMENTS (Optional):

The consultants' performance was satisfactory and it accomplishes considerably more than required or expected. The Consultant made positive contributions to capacity building and hiring and leading the enablement team within the framework of the TOR.

In General EAPMO is satisfied with Egis' Contract performance. The following is the areas for more attention is needed from team: 1) Project Management 2) Take better role as Coordinator and Moderator with improved effort of harmonizing all EAPMO inputs. 3) Improve the Quality of Reports.

Prepared by (Name):

*Ts. BAYARSAKHIAN
B. OYUNCHIMEG*

(Signature)

(Date)

08/15/2016.

Reviewed/Concurred by (Project Director):

L. SAINTHUS

(Signature)

(Date)

08/15/2016.

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CONSULTANT/FIRM PERFORMANCE EVALUATION SHEET

CONSULTANT RESPONSE (CONCURRENCE OR EXCEPTION):

Egis team makes its best efforts to support PMO in managing a very complex project

About the area of attention and improvement:


1. An action plan will be proposed by Egis to improve the Project Management Support. A proposal to allocate additional inputs to Project Management activities, particularly on procurement will be drafted focused on the current volume of procurement works.
2. Noted: coordination meetings are recommended on a regular basis. Egis team will prepare and manage them for maximum efficiency.
3. Noted: support from Egis Regional Office to be provided upon request to the Project Management Support Service team, as needed.

Reviewed by (Consultant Team Leader):


(Signature)

15 August 2016
(Date)

Reviewed by (Consultant HQ): D. FLURY, Regional Director


(Signature)

15/08/2016
(Date)

What to score for:

1. ADMINISTRATION

- a. Organization
 - Does the team work well together?
 - Is the team well organized and focused?
 - Is there a good work plan in place?
 - Is project properly staffed?
- b. Project Management
 - Does the Team Leader communicate well?
 - Is the Team Leader responsive in a timely manner?
 - Are progress reports timely and informative?
 - Are meeting minutes accurate, complete and timely?
 - Is the MUB/PMO informed of design/construction changes in a clear and timely manner?
 - Are files organized and maintained properly?
- c. Scheduling
 - Are Schedules and Milestones maintained?
 - Has the MUB/PMO been kept informed of changes in schedule?
 - Are submissions complete, organized and correct?
- d. Financial
 - Are invoices submitted on a regular basis that are complete and accurate?
 - Is design level consistent with invoicing?

2. PROCEDURAL

- a. Knowledge
 - Application, understanding and implementation of MUB and local policies, procedures, regulations, laws, orders, decrees, etc. as required?
 - Are MUB policies, procedures and design standards being met?
 - Are project goals fully understood?
- b. Project Approach
 - Has the Consultant been creative to project needs?
 - Has the Consultant been innovative?
 - Has the Consultant been thorough?
 - Has the Consultant addressed constructability issues/concerns?
 - Has the design considered appropriate engineering for the areas concerned?
- c. Coordination
 - Does the Consultant cooperate with the MUB and joint operating agencies?
- d. Subcontractor
 - Is work being coordinated and managed well?
 - Does the prime address problems with their subs in a timely fashion?

3. TECHNICAL

- a. Expertise
 - Application and presentation of design information generated?
 - Is the design (x) documented, complete and coordinated properly?
 - Are reports clear and concise with recommendations well supported?
- b. Budget conformance
 - Have alternatives, if necessary, been considered to stay within the design and construction budget?
- c. Quality of work
 - Is the data submitted accurately?
 - Does work comply with governing standards?
 - Are design issues identified and resolved before proceeding with additional work?
 - Are design review comments being addressed/responded and incorporated?
- d. Supervision required
 - Does the Consultant require excessive oversight?
 - Does the Consultant work cooperatively with Authority?
 - Does the Consultant comply with Quality

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CS2/CSPM-TOR CONVENANTS

No	Deliverables	Status	Remarks/Issues
1. Reports			
	Inception report	Delivered	
	Quarterly Progress Report	Qrt4-2015, Qrt1,2-2016 - Delivered	
	Interim report	By end of year 2016.	
	Draft project completion report	By Qrt2-2018	
	Project completion report	By end of Qrt2-2018	
Task 1: Conduct Project Management			
21	Set up institutional framework, operational procedure, document filing system, implementation and monitoring systems, work plan, implementation schedule and budgets using computer based project management tools to guide and facilitate project implementation.	Done	Computer based project management tools were developed. However, needs to be updated or follow-up by PMO
22	Set-up mechanism for fixing the yearly targets for contract award and disbursement assessment, efficient contract administration system and procedures based on the good practices adopted in other ADB projects.	Mechanism has been developed, yet no awards been announced (except-2)	Slow implementation
23	Coordinate activities with other consultants working for the PMO to ensure optimal and effective utilization of resources.	Ongoing	
24	Set up PPMS in accordance with ADB's policy requirements, the design monitoring framework (DMF) of the Project and planned implementation schedule in the Facility Administration Manual (FAM), including establishing baseline and operation mechanism for data collection, analysis, and reporting.	Done Needs update	PPMS has been set-up, yet need frequent update by the monitoring expert of the PMO

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25	Upgrade and improve the project management information system (MIS) to: (a) ensure efficient and effective information sharing and coordination about the project management (e.g., procurement, disbursement, construction, safeguard compliance); and (b) monitoring the project's design and monitoring framework, with the PPMS.	Need to start	
26	Monitor the progress of project based on PPMS output and provide advance notices to the PMO and in case of anticipated problems and suggest corrective actions.	Ongoing	Update
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.	Need to be developed	
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.	Ongoing	
29	Review procurement documentations including technical specifications, bill of quantity, bidding documents, bid evaluation procedures, and contract negotiations.	Ongoing	
30	Conduct contract management during the project implementation, to include monitoring construction progress, preparing quarterly and annual progress report, reviewing and certifying the contractors' claims for payments, coordinating project implementation among contractors and various stakeholders, and coordinating daily operational tasks.	Ongoing	
Task 2: Conduct financial management			
31	Establish an efficient and effective financial management system for the project implementation (e.g., fund disbursement management, withdrawal application review, use of loan proceeds and counterpart funds) in accordance with ADB policy and procedural requirements.	Accounting system has been developed and data of previous years are been copied.	Time constraint of PMO accountant.
32	Assist the PMO in preparing financial statements and consolidated financial statements according to relevant project	Ongoing	

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	financial covenants, and make necessary arrangement with auditing units to supervise the financial management of the PMO.		
Task 3: Establish project accounting			
33	Determine project accounting needs, prepare necessary specifications, and ensure accounts staff of the PMO are trained adequately on ADB and GOM financial management and accounting requirements.	Done	
34	Assist the PMO in maintaining the project accounts with all ledgers and control systems, in preparation of annual budgets, accounting and consolidated audit reports, and generate necessary accounts' reports and financial statements.	Ongoing	
35	Assist the PMO in ensuring smooth funds flow from ADB and GOM, to prepare requisite audit reports for each sub-account, a consolidated audit for all sub-accounts, and in the timely submission of audited project financial statements to ADB.	Ongoing	
Task 4: Provide support for compliance with ADB safeguard policy statement and MON safeguard requirements			
36	Review and update the environmental management plan (EMP), resettlement plans (RPs), social action plan (SAP), and gender action plan (GAP).	Ongoing	Slow implementation of the DD process
37	Support the PMO in contracting and managing local environmental monitoring stations (EMS) for the conduct of periodic environment impact monitoring in compliance with the approved monitoring plan defined in the updated EMP.	Ongoing	
38	Help the PMO establish management supervision mechanisms for implementation, monitoring and reporting of the project safeguards issues based on the relevant ADB documentation (i.e., EMP, resettlement plans, GAP and SAP) and provide support for their implementation.	During implementation	
39	Help the PMO to ensure implementation of the GAP and SAP requirements by conducting necessary workshops and focus groups meetings.	During implementation	

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40	Conduct compliance monitoring of social and safeguards issues, assist to formulate corrective actions where necessary, and help the PMO to prepare safeguards and social development section in the semi-annual progress report and relevant safeguards monitoring reports. Ensure safeguards reports prepared by the detailed design consultants are reviewed and approved by ADB and the PMO and disclosed prior to contract award.	Ongoing	
41	Assist in establishing and managing a grievance redress mechanism (GRM), including assistance to the PMO to establish city-level project public complaint units, and to provide training for project public complaint members and grievance redress mechanism access points.		GRM establishment has been proposed to PMO. However, the city wants to use its own system for grievance.
42	Assist the PMO and other relevant agencies to develop reporting formats and establish mechanisms to prepare and submit the environment safeguards related reports specified in the loan and project agreements.	Ongoing	
43	Provide inputs to feasibility study for Tranche 2.	Ongoing	Inputs were provided in the sphere of Safeguards.
Task 5: Provide Procurement Support			
44	Assist the PMO in establishing the capacity to accomplish the necessary procurements in accordance with Mongolia and ADB policies and procedures, including the identification of responsibilities, requirements for approvals, oversight, documentation and reporting.	Ongoing	
45	Support the PMO for the procurement of civil works, equipment purchase and installation, consulting services, and other contracts required to implement Tranche 1.	Ongoing	Slow implementation of DD
46	Conduct/demonstrate all necessary activities for procurement of first packages of civil works, equipment, and turnkey contracts from advertising, pre-bid meeting, and bid opening to bid evaluation and contract award as part of the PMO capacity	Ongoing	

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	building. But these activities will be still under the PMO's formal responsibility.		
47	Provide technical supports in design review, BOQ and bidding document review, technical specification review, and other procurement documents review. Provide bidding and procurement process assistance; coordinate with bidding company and other involved agencies, provide assistance in bids review and bid evaluation, bid evaluation report preparation, and other bidding related tasks.	Ongoing	
48	Develop a contract management system and provide contract management assistance including procurement plan updating, contract award and disbursement monitoring and management, procurement planning and projection, and other contract management tasks.	Developed and needs to be updated	
49	Provide inputs for contract management and procurement to progress reports, project midterm and completion reports, and other project-required reports.	Ongoing	Slow implementation of DD
50	Provide project implementation support on technical review, procurement documents review and contract variation requests review, due diligence report, contractor's claims and other project management support	Ongoing	
51	Provide input for the training and capacity development; coordinate with other team specialists to carry out training program, and provide support to the capacity development activities.	Ongoing	
Task 6: Strengthen project implementation capacity an reporting			
52	Assist MUB in fully staffing the PMO and adopting procedures and safeguards, which are consistent with GOM and ADB guidelines.		
53	Establish detailed work schedules and work load distribution for the PMO with the following consideration: as the PMO will be a relatively new entity, much of the actual workload will likely be done by the Consultant initially. Over time, PMO staff gain more knowledge, experience and the		

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	responsibility will be progressively transferred to the PMO staff and managers.		
54	Provide on-the-job and formal training to PMO and SRA staff on all aspects of project management with an aim for PMO and SRA staff to pass this knowledge to the appropriate consultants and contractors in a systematic and sustainable way as well as to get the appropriate requirements into the contract documentation.	Ongoing	
55	Organize and provide training on the skills necessary for project management, implementation of GAP, SAP, and safeguards plans (EMP and resettlement plans), and construction supervision for ADB requirements.	Ongoing	
56	Discuss with executing agency/implementation agencies to finalize a training plan, organize appropriate training according to the plan, and design an evaluation questionnaire to gauge the usefulness of the training/capacity building design and performance of the trainers.	Ongoing	
57	Provide training on prevention and control of transmissible diseases and HIV/AIDS, and community disturbance to contractors.	Ongoing	
58	Collect all necessary information, edit, draft, and submit on time the reports required under loan and project covenants with quality acceptable to the EA and ADB.	Ongoing	
Task 7: Provide ADB project administration support			
59	Prepare basic project information including updated project scope, implementing schedule, contract management, procurement plan, social and safeguards compliance, and PPMS monitoring for ADB's loan administration missions.	Ongoing	
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).	Ongoing	
61	Conduct a detailed project review by updating project financial status, project cost tables, financing plan, and financial and	By mid - term	

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	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.	Start by end of 2017	

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Appendix 4: Procurement Plan

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PROCUREMENT PLAN

Basic Data

Project Name: Ulaanbaatar Urban Services and Ger Areas Development Investment Program - Tranche 1	
Project Number: 45007-004	Approval Number: 3098/3099/0360
Country: Mongolia	Executing Agency: Municipal Government of Ulaanbaatar
Project Financing Amount: US\$ 104,520,000	Implementing Agency: N/A
ADB Financing: US\$ 50,000,000	Project Closing Date: 30 June 2018
Cofinancing (ADB Administered): US\$ 3,700,000	
Non-ADB Financing: US\$ 50,820,000	
Date of First Procurement Plan: 15 May 2013	Date of this Procurement Plan: 22 August 2016, Version 2

A. Methods, Thresholds, Review and 18-Month Procurement Plan

1. 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	Comments
International Competitive Bidding for Goods	US\$ 2,000,000 and Above	Prior review
National Competitive Bidding for Goods	Between US\$ 100,001 and US\$ 1,999,999	Prior review
Shopping for Goods	Up to US\$ 100,000	Post review
International Competitive Bidding for Works	US\$ 5,000,000 and Above	Prior review
National Competitive Bidding for Works	Between US\$ 100,001 and US\$ 4,999,999	Prior review
Shopping for Works	Up to US\$ 100,000	Post review

Consulting Services		
Method		Comments
Quality- and Cost-Based Selection for Consulting Firm	90:10	
Quality-Based Selection for Consulting Firm	90:10	
Individual Consultants Selection for Individual Consultant		

2. Goods and Works Contracts Estimated to Cost \$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.

Package Number	General Description	Estimated Value	Procurement Method	Review (Prior/ Post)	Bidding Procedure	Advertisement Date (quarter/year)	Comments
BHF06	Design, supply, and installation of heating plant in Bayankhosuu subcenter	7,180,000.00	ICB	Prior	1S1E	Q3 / 2016	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Plant
BRDH11	Roads, heating network, and associated	8,076,000.00	ICB	Prior	1S1E	Q3 / 2016	Prequalification of Bidders: N

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	infrastructure in Bayankhoshuu subcenter (Phase 1)						Domestic Preference Applicable: N Bidding Document: Small Works
BRDH14	Roads, heating network, and associated infrastructure in Bayankhoshuu subcenter (Phase 2)	8,304,000.00	ICB	Prior	1S1E	Q4 / 2016	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Small Works
BSEC13	Electricity and telecommunications network in Bayankhoshuu and Selbe subcenters	1,093,000.00	NCB	Prior	1S1E	Q3 / 2016	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Small Works
BSF05	Kindergarten, business incubator, and vocational training center in Bayankhoshuu subcenter	2,917,000.00	NCB	Prior	1S1E	Q3 / 2016	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Small Works
BSL509	Open space (landscape)	1,800,000.00	NCB	Prior	1S1E	Q3 / 2016	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Small Works
SBR06	Three bridges in Selbe subcenter	2,912,000.00	NCB	Prior	1S1E	Q3 / 2016	Prequalification of Bidders: N Domestic Preference

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							Applicable: N Bidding Document: Small Works
SHF06	Design, supply, and installation of heating plant in Selbe subcenter	7,958,000.00	ICB	Prior	1S1E	Q3 / 2016	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Plant
SRDH11	Roads, heating network, and associated infrastructure in Selbe subcenter (Phase 1)	6,074,000.00	ICB	Prior	1S1E	Q3 / 2016	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Small Works
SRDH14	Roads, heating network, and associated infrastructure in Selbe subcenter (Phase 2)	4,607,000.00	NCB	Prior	1S1E	Q4 / 2016	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Small Works
SSF05	Kindergarten, business incubator, and vocational training center in Selbe subcenter	2,902,000.00	NCB	Prior	1S1E	Q3 / 2016	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Small Works
WWOI	Design, Engineering, Supply, and Installation of Pump Equipment, SCADA System, Construction and Commissioning of Pumping Stations and	3,700,000.00	NCB	Prior	1S1E	Q1 / 2016	Prequalification of Bidders: N Domestic Preference Applicable: N

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	Water Treatment Plant						Bidding Document: Plant Comments: This package was advertised as ICB.
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3. Consulting Services Contracts Estimated to Cost \$100,000 or More

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

Package Number	General Description	Estimated Value	Recruitment Method	Review (Prior/Post)	Advertisement Date (quarter/year)	Type of Proposal	Comments
CSOI	Improved Operations and Management of Service Providers, and Institutional and Regulatory Reform		QCBS	Prior	Q2 / 2016	STP	Assignment: International Quality-Cost Ratio: 90:10 Comments: 90:10 based on FAM

4. Goods and Works Contracts Estimated to Cost Less than \$1 Million and Consulting Services Contracts Less than \$100,000 (Smaller Value Contracts)

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

Goods and Works								
Package Number	General Description	Estimated Value	Number of Contracts	Procurement Method	Review (Prior/Post)	Bidding Procedure	Advertisement Date (quarter/year)	Comments
None								

Consulting Services								
Package Number	General Description	Estimated Value	Number of Contracts	Recruitment Method	Review (Prior/Post)	Advertisement Date (quarter/year)	Type of Proposal	Comments
None								

B. Indicative List of Packages Required Under the Project

The following table provides an indicative list of goods, works and consulting services contracts over the life of the project, other than those mentioned in previous sections (i.e., those expected beyond the current period).

Goods and Works							
Package Number	General Description	Estimated Value (cumulative)	Estimated Number of Contracts	Procurement Method	Review (Prior/Post)	Bidding Procedure	Comments
None							
Consulting Services							

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Package Number	General Description	Estimated Value (cumulative)	Estimated Number of Contracts	Recruitment Method	Review (Prior/Post)	Type of Proposal	Comments
None							

C. List of Awarded and On-going, and Completed Contracts

The following tables list the awarded and on-going contracts, and completed contracts.

1. Awarded and Ongoing Contracts

Goods and Works							
Package Number	General Description	Estimated Value	Awarded Contract Value	Procurement Method	Advertisement Date (quarter/year)	Date of ADB Approval of Contract Award	Comments
None							

Consulting Services							
Package Number	General Description	Estimated Value	Awarded Contract Value	Recruitment Method	Advertisement Date (quarter/year)	Date of ADB Approval of Contract Award	Comments
CS1/CS00	Detailed Engineering, Tendering and Construction Supervision Consulting Services	4,187,700.00	4,024,241.00	QCBS	Q2 / 2014	02-JUN-15	
CS2/CSPM	Program Management Support Services	1,250,000.00	1,106,033.00	QCBS	Q1 / 2014	17-AUG-15	
CS3/CSCE	Community Engagement and Small and Medium Enterprises Development Consulting Services	700,000.00	669,636.00	QCBS	Q1 / 2014	03-JUL-15	
CS4/CSSD	Improved Urban Planning and Subcenter Development Consulting Services	800,000.00	799,990.00	QCBS	Q2 / 2014	08-SEP-15	
ICS1-3	3 International Consultants	125,000.00	124,074.00	ICS	Q1 / 2015	10-SEP-15	
ICS4-6	6 National Consultants	37,000.00	36,493.00	ICS	Q1 / 2015	10-SEP-15	

D. Non-ADB Financing

The following table lists goods, works and consulting services contracts over the life of the project, financed by Non-ADB sources.

Goods and Works				
General Description	Estimated Value (cumulative)	Estimated Number of Contracts	Procurement Method	Comments
Sewage collector main in Bayankhoshuu subcenter	1,440,577.00	1	NCB	EIB-financed

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Works of sewage collector main in Bayankhoshuu subcenter	1,170,000.00	1	NCB	EIB-financed
Flood protection and embankment (combined for culverts and embankment Bayankhoshuu and Selbe subcenters)	1,800,000.00	1	NCB	EIB-financed
Water and sewage pipes in Bayankhoshuu and Selbe subcenters (Phase 1)	1,085,000.00	1	NCB	EIB-financed
Water and sewage pipes for Bayankhoshuu and Selbe subcenters (Phase 2)	746,000.00	1	NCB	EIB-financed
Construction of two water reservoirs and supply pipes in Bayankhoshuu and Selbe subcenters	4,230,000.00	1	NCB	EIB-financed
Sewage collector main in Selbe subcenter	1,048,407.00	1	NCB	EIB-financed
Water supply and sewage connections in Bayankhoshuu and Selbe subcenters	4,000,000.00	1	NCB	EIB-financed
Rehabilitation of water supply and sewerage network	4,500,000.00	1	NCB	EIB-financed
Structural rehabilitation and wastewater treatment improvement at CWWTP	4,500,000.00	1	NCB	EIB-financed

Consulting Services				
General Description	Estimated Value (cumulative)	Estimated Number of Contracts	Recruitment Method	Comments
None				

E. National Competitive Bidding

A. Regulation and Reference Documents

1. The procedures to be followed for national competitive bidding shall be those set forth in the Public Procurement Law of Mongolia of 1 December 2005, effective 1 February 2006, as amended in February 2007; July 2009; and February, June and December 2011 (hereinafter referred to as PPLM), with the clarifications and modifications described in the following paragraphs required for compliance with the provisions of the ADB Procurement Guidelines.

B. Procurement Procedures

1. Eligibility [Recommended standard provision]

2. The eligibility of bidders shall be as defined under section I of the Procurement Guidelines; accordingly, no bidder or potential bidder should be declared ineligible for reasons other than those provided in section I of the Guidelines, as amended from time to time.

3. Government-owned enterprises in Mongolia shall be eligible for projects only if they can establish that they: (i) are legally and financially autonomous; (ii) operate under the principles of commercial law; and (iii) are not dependent agencies of the Borrower, Beneficiary, Recipient Executing Agency and/or the Implementing Agency.

2. Participation of Foreign Bidders

4. International bidders from eligible countries of ADB shall be allowed to participate in local procurement and may not be denied participation due to nationality.

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3. Preferences

5. No domestic preference shall be given for domestic bidders and for domestically manufactured goods.

4. Prequalification and Registration

6. Prequalification is discouraged for procurement contracts using NCB. When used, particularly for works contracts, an individual prequalification exercise is acceptable for each contract as is the use of a registration system (or approved standing list) of contractors based on criteria such as experience, financial capacity, and technical capacity. Foreign bidders from eligible countries must, however, be allowed to register and to bid without unreasonable cost or additional requirements.

5. Rejection of All Bids and Rebidding

7. All bids shall not be rejected or new bids invited without ADB's prior written concurrence.
8. No bid shall be rejected merely on the basis of a comparison with the estimated cost or budget ceiling without ADB's prior written concurrence (with specific reference to Article 30 of the PPLM).

C. Bidding Documents

6. Use of Bidding Documents

9. National Standard Bidding Documents Goods and Works that have been approved for procurement in ADB-financed projects shall be used.

7. Language

10. Bidding documents may be prepared in other languages, but a copy of the bidding documents must be made available in English and submitted to ADB for review.

8. Bid Validity

11. Bidders shall be requested to extend the validity of their bids only under exceptional circumstances and the Executing or Implementing Agency, as the case may be, shall communicate such request for extension to all bidders before the date of expiry of their bids. When the procurement is subject to ADB's prior review, the Executing or Implementing Agency, as the case may be, shall obtain in a timely manner the prior written concurrence of ADB for the extension of the bid validity period.

9. Bid Evaluation

12. Evaluation and qualification criteria, and submission requirements, to be used in each bidding activity shall be clearly specified in the bidding documents. The evaluation of bids shall be done in strict adherence to the criteria specified in the bidding documents.

13. Negotiations with bidders shall not be undertaken before award of contract, except as provided in Paragraph 2.63 of ADB's Procurement Guidelines. A bidder shall not be required, as a condition for award, to undertake obligations not specified in the bidding documents or otherwise to modify its bid as originally submitted.

14. At the same time that notification on award of contract is given to the successful bidder, the results of the bid evaluation shall be posted on a well-known freely accessible website (namely Mongolia's Ministry of Finance e-procurement website: www.e-procurement.mn) identifying the bid and lot numbers and providing information on the: (i) name of each bidder that submitted a bid; (ii) bid prices as read out at bid opening; (iii) names of bidders whose bids were rejected and the reasons for their rejection; and (iv) name of the winning bidder, and the price it offered, as well as the duration and summary scope of the contract awarded. The Executing Agency or Implementing Agency, as the case may be, shall respond in writing to unsuccessful bidders who seek explanations on the grounds on which their bids were not selected.

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10. ADB Policy Clauses

15. A provision shall be included in all NCB works and goods contracts financed by ADB requiring suppliers and contractors to permit ADB to inspect their accounts and records and other documents relating to the bid submission and the performance of the contract, and to have them audited by auditors appointed by ADB.

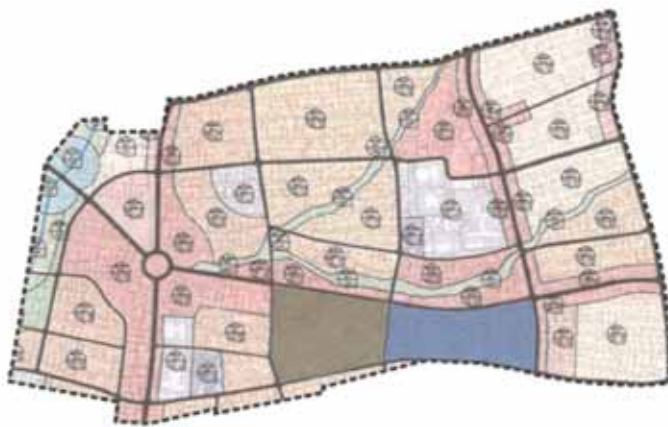
16. A provision shall be included in all bidding documents for NCB works and goods contracts financed by ADB stating that the Borrower shall reject a proposal for award if it determines that the bidder recommended for award has, directly or through an agent, engaged in corrupt, fraudulent, collusive, coercive or obstructive practices in competing for the contract in question.

17. A provision shall be included in all bidding documents for NCB works and goods contracts financed by ADB stating that ADB will declare a firm or individual ineligible, either indefinitely or for a stated period, to be awarded a contract financed by ADB, if it at any time determines that the firm or individual has, directly or through an agent, engaged in corrupt, fraudulent, collusive, coercive or obstructive practices or any integrity violation in competing for, or in executing, ADB-financed contract.

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Ulaanbaatar Urban Services and Ger Area Development Investment Program

Institutional Strengthening and Capacity Building Component 1 – Improved Urban Planning and Sub-center Development



Monthly Progress Report—September 2016

[Incorporating the Report for the Third Quarter of 2016]



October 2016

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1 Introduction

This Progress Report relates to the activities undertaken in September 2016 and doubles up as the report for the third quarter of 2016—from July 1 to September 30. Inputs during the quarter were much less than expected on account of the slowdown of the work as a result of the implications of the June national and city elections, and the postponement of activities because of the forthcoming local elections in Ulaanbaatar.

September inputs were moderate during the month, and the team leader returned from Manila only on September 13. However, a number of the team members were engaged with the Asian Development Bank (ADB) Fact Finding Mission on the Tranche 2 feasibility study, either directly as members of the mission, or indirectly providing assistance to the Program Management Unit (PMO), ADB and DOHWA. Furthermore, the commencement of the Supporting the Cities Development Initiative for Asia – Ulaanbaatar Ger Area Cultural Heritage, Tourism and Community Enhancement Project Pre-Feasibility Study (PFS), involved four team members from this Improved Urban Planning and Sub-center Development assistance—R A C Brockman, Tuya Z, Chinzorig B, and Oyun T. The PFS started its field activities in the city on September 20, 2016 and required inputs of these team members.

Continuing with the approach of previous reports, this document summaries the inputs of the consultants, major meetings and workshops held, and issues for the attention of the Project Management Office (PMO).

2 Major Focus of Work during the Month and the Quarter

The work largely focussed on:

- *Sub-block plan preparation*, mainly the feasibility study for the proposed sub-block plans in both sub-centers and related recommendations that have meant the revision of the sub-block layouts; and the refinement of the outline of the proposed block planning manual to be prepared by the consultants.
- *Sub-center business development plan*, principally the computations of target population numbers and densities, the need for social and other facilities based on planning standards that relate to their population targets, maps for inclusion, and the text for the business plans.
- *Assistance to the Fact Finding Mission for the tranche 2 feasibility study.*

The work on developing the capacity building program was put back on account of the revised structure and staffing of the Municipality of Ulaanbaatar (MUB) as a result of the senior management changes resulting from the new administration installed after the June elections. The PMO advised the consultants to delay undertaking the capacity development survey until the new structure of the MUB institutions becomes clearer. The aim is now to start the survey in November, 2016.

3 Consultants Inputs for the Month of September, to date and for the Third Quarter of 2016

The following table summarises the inputs of the international and national consultants for the month of September 2016 in days and months, and shows cumulative inputs to date. The standard ADB contract monitoring form for inputs is now being submitted to the PMO regularly within a few days after the end of each month. Only 34 days of input was provided during the month—most by the national architect/planner—18 days, and the team leader—9 days. (Table 1)

Table 1. Consultants Inputs, September 2016 and to date

Position		Name	Contract provision revised (months) ¹	Time spent to end August 2016		Time spent in September 2016		Cumulative to date, end September	
				Months	Days	Months	Days	Months	Days
International									
	Team leader/urban development finance specialist	Royston A C Brockman	Home: 1.0	0.33	7.13	0.00	0.0	0.33	7.13
			Field: 10.0	5.10	153.00	0.30	9.0	5.40	162.00
	Land management specialist/real estate analyst	Christopher de Gruben ²	6.0	4.41	97.00	0.00	0.0	4.41	97.00
National									
	Deputy team leader/architect planner	Tuya Zorig	21.0	8.57	188.50	0.82	18.0	9.39	206.50
	Urban land management/real estate development specialist	Chinzorig Batbileg	12.0	4.50	99.00	0.23	5.0	4.73	104.00
	Legal specialist	Enkhtamir Vanchigsuren	3.0	1.32	29.00	0.09	2.0	1.41	31.00
	Financial analyst/accountant	Danaasuren Vandangombo	3.0	1.00	22.10	0.00	0.0	1.00	22.10
	Urban economist	Ariunaa Purev	3.0	1.36	30.00	0.00	0.0	1.36	30.00
	Housing finance specialist	Oyun Tserennadmid	3.0	0.62	13.70	0.00	0.0	0.62	13.70
	Civil/structural engineer	Myagmar Dovchin	3.0	1.02	22.50	0.00	0.0	1.02	22.50
	Monitoring analyst	Bat-Orshikh Erdenebat	2.0	0.14	3.00	0.00	0.0	0.14	3.00
	Researcher	Saruul Batbileg ³	2.0	2.59	57.00	0.00	0.0	2.59	57.00
	Planning assistant	To be identified	2.0	0.00	0.00	0.00	0.0	0.00	0.00
Total			71.0	30.96	721.93	1.47	34.00	32.43	755.93

As at 30 September, some 32.4 person months out of the contracted 71.0 have been used.

A request has been made to the PMO the transfer the time allocated to the Planning Assistant—2 months—to the Researcher, Ms Saruul Batbileg⁴ at no additional cost to the contract. So far no response has been given by the PMO.

During the third quarter of 2016, some 167 person days months were used amounting to 7.26 person months. This is broken down as shown in Table 2.

¹ In accordance with Contract Variation # 1, submitted on January 28, 2016 and approved on January 29, 2016 in a letter from the PMO, Project Coordinator.

² The figures for May have been revised for de Gruben since he only submitted his timesheet for that month in late June.

³ Proposed candidate whose CV has been submitted to PMO and approval in March.

⁴ Letter to PMO dated September, 2016, which contained the request and changes to the cost estimates which overall showed no increase.

Table 2. Consultants Inputs, July 1 to September 30, Third Quarter, 2016

Position		Name	Time spent from July 1 to September 30	
			Months	Days
International				
	Team leader/urban development finance specialist	Royston A C Brockman	1.11	32.0
	Land management specialist/real estate analyst	Christopher de Gruben ⁵	0.5	11.0
National				
	Deputy team leader/architect planner	Tuya Zorig	2.41	53.0
	Urban land management/real estate development specialist	Chinzorig Batbileg	0.73	16.0
	Legal specialist	Enkhtamir Vanchigsuren	0.14	3.0
	Financial analyst/accountant	Danaasuren Vandangombo	0.00	0.0
	Urban economist	Ariunaa Purev	1.36	30.0
	Housing finance specialist	Oyun Tserennadmid	0.00	0.0
	Civil/structural engineer	Myagmar Dovchin	0.33	7.25
	Monitoring analyst	Bat-Orshikh Erdenebat	0.00	0.0
	Researcher	Saruul Batbileg ⁶	0.68	15.0
	Planning assistant	To be identified	0.00	0.0
Total			7.36	167.25

4 Major Meetings and Workshops Held or Attended

Much of the time of the team during September was spent on the preparation of the draft Business Development Plans for Selbe and Bayankhoshuu Sub-centers. First drafts of both were prepared and were submitted to the ADB for review in early October—hence most of the meetings were internal team meeting and are not reported here. A number of team members, too, were engaged in assisting with inputs to the Fact Finding Mission of for Tranche two project of the ADB-funded Ulaanbaatar Urban Services and Ger Area Development Investment Program—the Team Leader, Deputy Team Leader/Architect Planner and the National Urban Land Management/Real Estate Development Specialist. Likewise, these meetings are not reported here, since they have already been covered in the memorandum of understanding for the mission.



Only one major meeting was held by the consultants during the month, and this is documented in **Table 3**. The briefs relate to the specific meetings of IPE Global.

⁵ The figures for May have been revised for de Gruben since he only submitted his timesheet for that month in late June.

⁶ Proposed candidate whose CV has been submitted to PMO and approval in March.

Table 3. Meetings of IPE Global in August 2016

Meeting	Date/Time	Brief
Community members and the Business Development Council, Selbe Sub-center	September 14, 3.30 pm	<p>Present: ADB—Arnaud Heckmann; DOHWA team members; UN-Habitat, Egis team members; and IPE Global—Royston A C Brockman and Bolortsetseg M.</p> <p>Discussion: Discussions with the community representatives and the local Business Development Council were conducted during a tree planting exercise held in the new neighbourhood park, alongside the Selbe River. Trees were planted by each organization and some were personal donations, including those from the Team IPE Global Leader who celebrated his birthday with the community. Further meetings are planned with the Business Development Council to ensure appropriate steps are taken to foster economic development within the sub-center.</p>
		
		

Meeting	Date/Time	Brief
		

Other meetings held during the quarter—for July and August—are detailed in the Monthly Progress Reports for July and August, 2016, and the reader is referred to those documents.

5 Matters for the Attention of the PMO

5.1 Findings of the Sub-block Plan Feasibility Studies

During September, upon the request of the PMO, the team did not continue the community meetings regarding the preparation of block plans because of the impacts of the national and local elections, the changes in the administration of MUB and the forthcoming local government elections.

Work, however, was undertaken on preparing the feasibility studies the two sub-block schemes already discussed with the communities—in Selbe and Bayankhoshuu. The results of the Likert survey, presented in the Progress Report for May and June/July, 2016, were incorporated into concept designs for the sub-blocks. The results of the feasibility study for the sub-block in Selbe sub-center was presented in the August Monthly Progress Report, and that for the Bayankhoshuu sub-block together with an updated document for the Selbe block is shown in this report as **Appendix 1**.

5.2 Capacity Development Program Preparation

The distribution of the capacity development survey forms to key agencies was delayed until after the local elections proposed for October, 2016. It was decided to delay this, and supported by the PMO, since the changes within MUB and the local governments had not all been enacted and would make an early start less useful.

5.3 Preparation of Sub-center Business Development Plans

Work has progressed on the two sub-center Business Development Plans, a draft of each has been prepared, and is under discussion with the ADB, the consultants' team and UN-Habitat. Contents of the plans have been established as follows:

Outline of Sub-center Business Development Plans

- 1 Introduction**
 - 1.1 Taking the Initiative**
 - 1.2 Enabling Competitive, Sustainable and Inclusive Development**
 - 1.3 An Area of Opportunity**
 - 1.4 The Business Model—PPPP approach**
 - 1.5 Structure of the Business Development Plan**
- 2 The Vision**
 - 2.1 Vision**
 - 2.2 Objectives**
 - 2.3 Development Strategies**
 - 2.4 Key Interventions**
- 3 The Area today and the Challenges of the Future**
 - 3.1 Introduction**
 - 3.1.1 Land Use and Topography
 - 3.1.2 Population
 - 3.1.3 Economy
 - 3.1.4 Housing
 - 3.1.5 Land Tenure
 - 3.1.6 Social Facilities
 - 3.1.7 Commercial Floorspace
 - 3.1.8 Infrastructure
 - 3.1.9 Environmental Constraints
 - 3.2 Key Challenges**
 - 3.2.1 Core Problem and its Effects
 - 3.2.2 Causes
 - 3.2.3 Effects
 - 3.2.4 Opportunities
- 4 Development Framework and Planning Approach**
 - 4.1 Selbe / Bayankhoshuu Sub-center**
 - 4.2 Master Plan for Ulaanbaatar, 2030**
 - 4.2.1 Objectives and Strategy
 - 4.2.2 General Framework of the Master Plan
 - 4.2.3 Planning Regions and Zones
 - 4.2.4 Planned Settlement Structure of Ulaanbaatar
 - 4.2.5 Subcenter Development and Ger Area Redevelopment
 - 4.3 Implications and Orientation for the Subcenter**
 - 4.3.1 General framework of the Master Plan
 - 4.3.2 Major Plans, Programs and Developments that will Impact the Subcenter
 - 4.4 Planning Approach**
 - 4.4.1 Proposed Subcenter Land Use Plan
- 5 Trunk Infrastructure Affordable Housing And Employment—The Core Projects**
 - 5.1 Integrated Subprojects**
 - 5.1.1 Trunk Infrastructure
 - 5.1.2 Densification, Comprehensive Block Redevelopment and Affordable Housing and Urban Renewal
 - 5.1.3 Employment, Skills and Commercial Development
 - 5.1.4 Public Open Space Provision
 - 5.1.5 Social and Other Facilities
 - 5.2 Resources**
 - 5.2.1 Budget structure and local financing sources of MUB
 - 5.2.2 Other financing sources
 - 5.3 The Public Investment Plan**
- 6 The Way Forward**
 - 6.1 Implementation**
 - 6.1.1 Organisational Structure for Plan Implementation
 - 6.1.2 Stakeholders Involved in Plan Implementation
 - 6.1.3 Communications Strategy
 - 6.1.4 Delivering Infrastructure and its Operation and Maintenance
 - 6.1.5 Delivering Block Redevelopment and Urban Renewal
 - 6.1.6 Encouraging Private Sector Investment—Promotion and Incentives
 - 6.1.7 Generating Employment Opportunities and Upgrading Skills

6.1.8 Linking to Government and
Other Programs

6.1.9 Phasing of Development

6.2 Monitoring Plan Implementation

6.2.1 Risks and their Assessment

6.2.2 Monitoring and Evaluation of
Plan Implementation and
Subprojects

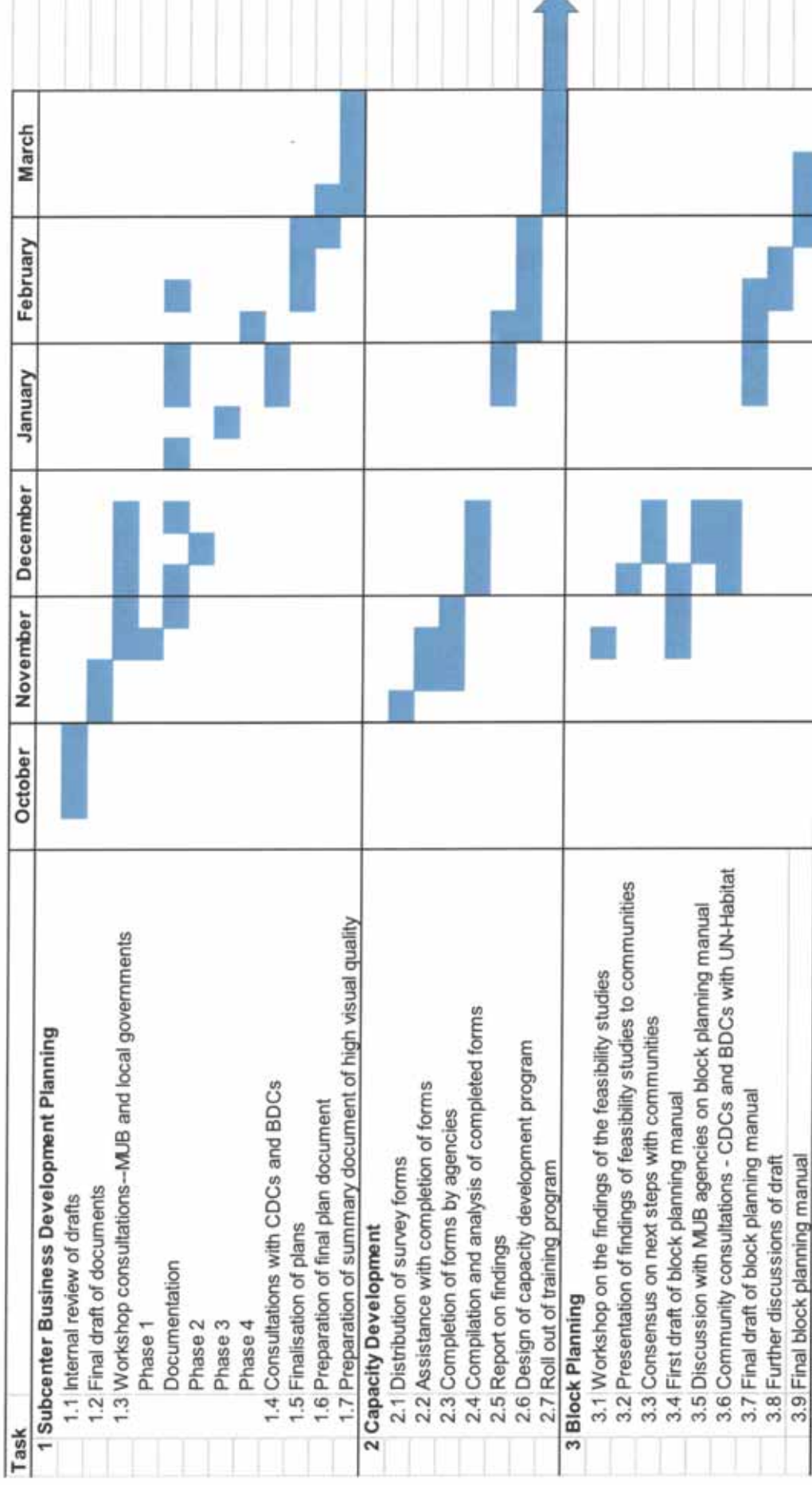
6.3 Next Steps—Plan Approval

6 Work Plan for Quarter Four—October to December, 2016

Work during the fourth quarter of 2016 will be largely undertaken after the results of the local elections have been announced, when consultations on the Business Development Plans for the two Sub-centers, the commencement of the capacity building needs survey, and the preparation of the block planning manual will take place.

The work plan is shown as **Figure 1**.

Figure 1: Workplan for October 1, 2016 to March 31, 2017—the Next Six Months



6.1 Business Development Plan Preparation

The early part of the quarter will see the internal review of the draft Business Development Plans for Bayankhoshuu and Selbe Sub-centers, from which a further draft will be prepared by mid-November. This document will then be the subject of intensive consultations with key agencies of MUB, the concerned local governments, and the communities and businesses. A period from mid-November to the third week of December has been allocated for government consultations through workshops—as outlined below⁷. Consultations with the communities, through the Community Development Councils and Business Development Councils, will take place in mid-January, 2017.

6.1.1 Sub-center Business Development Planning - Consultation Workshops Proposal

Objectives:

- To review the assessment of the existing situation and current issues in the sub-centers.
- To establish the sub-center development objectives as perceived by the MUB officials.
- To harmonize the sub-center development objectives set by the MUB officials and the consultant team and prioritize the sub-center development objectives.
- To disseminate the results of the workshop to MUB decision-makers and make recommendations for endorsement of the sub-center development plan.

Dates: November, 2016 – February, 2017

Participants:

Municipality of Ulaanbaatar (MUB) Central Departments—Urban Services and Ger Areas Development Investment Program (GADIP) PMO, Master Planning Agency (MPA) of the Capital City, Urban Design Institute, Ger Area Infrastructure Agency, Capital City Housing Corporation, and the Policy and Planning Division of the Capital City Governor's Office. Estimated 36 officials.

MUB Local Administration Departments—District and Khoroo level, estimated 86 officials.

Proceedings:

The workshop will be “learning by doing” capacity development activity relating to the development of local Business Development Plans for Bayankhoshuu and Selbe sub-centers, with the participation of the district, khoroo and MUB central department officials. The sub-center Business Development Plans will be formulated considering the district and MUB finance, budgeting and prioritization of the objectives and activities. Prior to the commencement of the workshop, the consultant team will liaise with each district and the MPA to establish a working group for each district consisting of key officials in charge of strategic development and planning, and investment. There will be three working groups, one for each district, and will comprise not more than 4-5 officials. The members will be the focal points for the sub-center development planning and for the organization of the workshops. The workshops will be undertaken in four phases.

- *The 1st phase* will involve the officials of MUB local departments of the Districts and Khoros and will aim to review the assessment of the existing situation, current issues in the sub-centers and determine the sub-center development objectives as perceived by these local officials. After the first phase, the consultant team will elaborate the objectives determined by the local officials and integrate them with the sub-center development objectives identified by the consultant team—IPE Global⁸.
- *The 2nd phase workshops* will involve the same local officials as in the 1st phase. The established, integrated objectives will be introduced to the local officials to consult, finalize and prioritize. The sub-center development activities plan will be discussed and agreed. At the end of the phase 2

⁷ This outline has been updated from that presented in the May-June 2016, Monthly Progress Report

⁸ These objectives are identified based on the existing master plans, the needs assessment and the preferences of the residents in the sub-centers, obtained through consultation with them and have been included in the draft Business Development Plans for both sub-centers.

workshops, the finalized strategic development objectives and activities plan will be prioritized for implementation based on financial, socio-economic and other feasibility.

- *The 3rd phase* will involve the MUB central departmental technical staff from the above, identified departments, and the key local officials from the districts and khoroos who participated in the phase 1 and 2 workshops. The results of the phase 2 workshops, the prioritized sub-center development objectives and activities plan, will be presented and discussed with the MUB central administration's technical staff for further elaboration and compliance with the objectives and activities/projects pursued by the MUB. This will ensure that the sub-center development objectives and activities set by the local officials from districts and khoroos and the consultant team will be in line with the activities and projects at the MUB central administration level. At the end of the phase 3 workshops, the participants will have agreed on the prioritized sub-center strategic development objectives and activities plan.
- *The 4th phase workshop* will involve top management and senior officials of MUB central departments, and key local officials from districts and khoroos. The aim is to present the finalized and prioritized sub-center development objectives and activities plan to them and seek their agreement. If necessary, the development objectives and plan will be refined based on the comments and suggestions by participants. Upon completion of the 4th phase workshop, MUB may validate the sub-center development plans by the Council or any other authorized entity.

The workshops will not only be an exercise to assess the current situation, identify issues and problems, and elaborate the vision, strategic development objectives, and activities plan for the sub-center development, but also will be part of the capacity building for MUB on the preparation of local or Sub-center Business Development Plans.

The details of each phase workshops are set out below.

Phase 1

There will be three separate workshops—one for each district: Sukhbaatar with 28 participants, Chingeltei with 28 participants, and Songinokhairkhan with 30 participants; a total of 86 participants. The duration of each workshop is to be one day, where the participants will be the officials from all district divisions and khoroos in the sub-center. This will provide an understanding about the local issues and problems encountered during the daily and overall operations at district and khoroo levels. Then the consultant team will facilitate the identification of the strategic objectives for the sub-center development. The exercises to discuss the issues and problems, and the identification of strategic development objectives will be organized in groups to be formed based on their concerned areas/sectors. The sub-center development vision and objectives identified by the consultant team will be presented to the participants for consultation and elaboration. The proposed program for the phase 1 workshops is shown below.

Time	Activities	Person in charge
0900-0930	Registration	M. Bolortsetseg, B. Saruul
0930-0945	Opening and welcome remarks	R A C Brockman and PMO Coordinator
0945-1005	<ul style="list-style-type: none"> Presentation of the purpose of the workshop Presentation on sub-center development activities—USGADIP, Improved Urban Planning and Sub-center Development 	Chinzorig B Tuya Z
1005-1030	Tea/coffee break	
1030-1230	Group exercise on the issues and problems: <ul style="list-style-type: none"> Introduction of purpose of the exercise and formation of groups, identification of leaders and rapporteurs – 10 min. Identification of issues and problems – 50 min. <ul style="list-style-type: none"> Group 1. Efficient infrastructure Group 2. Environmental sustainability, Ensuring resilience Group 3. Economic competitiveness Group 4. Inclusive sub-center Group 5. Effective governance and financial management Presentation of the group work results—10 min each group and Q&As – total of 60 min 	Chinzorig B to explain, each group chaired by: Group 1: Myagmar D Group 2: Chris de Gruben Group 3: Ariunaa P Group 4: Oyun T Group 5: Danaasuren V Each group leader/rapporteur to present
1230-1330	Lunch	
1330-1500	Group exercise on the development objectives of sub-centers <ul style="list-style-type: none"> Introduction of purpose of the exercise, groups are the same as in the morning session – 10 min Determination of the vision, strategic development objectives and sub-objectives – 30 min. <ul style="list-style-type: none"> Group 1. Efficient infrastructure Group 2. Environmental sustainability, ensuring resilience Group 3. Economic competitiveness Group 4. Inclusive sub-center Group 5. Effective governance and financial management Presentation of the group work results—10 min each group and Q&As – total of 50 min 	Enkhtamir V to explain and groups chaired as above Each group leader/rapporteur to present
1500-1530	Presentation of the results of the Consultant's work <ul style="list-style-type: none"> Issues and problems in sub-centers Vision, strategic objectives, sub-objectives Business plan 	Tuya Z
1530-1600	Q&A, Open discussion	Chinzorig B
1600-1630	Tea/coffee break	
1630-1700	<ul style="list-style-type: none"> Summary of the strategic development objectives and sub-objectives as identified by the participants for the sub-center Conclusions of the workshop and next steps 	R A C Brockman

After the completion of the phase 1 workshops, the working groups and the consultant team will elaborate on the suggestions of the local officials and refine the vision, strategic development objectives. This work will be undertaken within two weeks upon completion of the phase 1 workshops.

Phase 2

There will be four separate workshops, one for each district: Sukhbaatar with 28 participants, Chingeltei with 28 participants, and Songinokhairkhan with 30 participants. The participants will be the same officials who attended the phase 1 workshops. The fourth workshop will be a joint one between Sukhbaatar and Chingeltei district officials, so that the development objectives of each district can be discussed and integrated into the sub-center development objectives and activities for Selbe sub-center. Some 15 officials from each district will participate—total participants, 30. The overall number of participants will be about 116.

The duration for the first three workshops is proposed to be one day whilst that for the last joint workshop will be half a day. The consultant team will present the harmonized vision, strategic development objectives based on the results of the phase 1 workshops. Discussion on these will take place through organizing the workshop participants into groups to prioritize the strategic development objectives, sub-objectives and activities plan of the sub-centers according to the sectors represented by each group. Upon completion, a plenary session will be held to discuss and prioritize the strategic development objectives, sub-objectives and activities plan. The program for the phase 2 workshops involving the officials of Sukhbaatar, Chingeltei and Songinokhairkhan districts is presented below.

Time	Activities	Person in charge
0900-0930	Registration	M. Bolortsetseg, B. Saruul
0930-0945	Opening and welcome remarks	Royston Brockman and PMO Coordinator
0945-1030	<ul style="list-style-type: none"> Follow-up on the phase 1 workshop and an introduction to the purpose of the workshop Presentation on the harmonized, sub-center development vision, and strategic development objectives 	Chinzorig B Tuya Z
1030-1100	Tea/Coffee break	
1100-1230	<ul style="list-style-type: none"> Group exercise on the prioritization of the development objectives and sub-objectives and activities of the sub-center Introduction to the purpose of the exercise and the formation of groups, identification of leaders and rapporteurs – 10 - min Prioritization exercise in groups – 50 min <ul style="list-style-type: none"> Group 1. Efficient infrastructure Group 2. Environmental sustainability, ensuring resilience Group 3. Economic competitiveness Group 4. Inclusive sub-center Group 5. Effective governance and financial management Presentation of the group work results, discussion, and Q&As – total of 30 min 	Chinzorig B to explain, each group chaired by: Group 1: Myagmar D Group 2: Chris de Gruben Group 3: Ariunaa P Group 4: Oyun T Group 5: Danaasuren V Each group leader/rapporteur to present
1230-1330	Lunch	
1330-1400	Summary of group exercise on the prioritization of development objectives and activities of the sub-centers	Tuya Z
1400-1430	Q&A, Open discussion on the prioritized development objectives and activities	Chinzorig B
1430-1530	Plenary session to prioritize the strategic development objectives, sub-objectives and activities	Chris de Gruben

1530-1600	Tea/Coffee break	
1600-1630	<ul style="list-style-type: none"> Summary of the prioritized strategic development objectives, sub-objectives and activities/projects of the sub-center Conclusions of the workshop and the next steps 	R A C Brockman

The program for the joint workshop involving the district officials—Sukhbaatar and Chingeltei districts—is shown below

Time	Activities	Person in charge
0900-0930	Registration	M. Bolortsetseg, B. Saruul
0930-0945	Opening and welcome speech	R A C Brockman and PMO Coordinator
0945-1000	Follow-up on the phase 2 workshops at each districts and introduction of the purpose of the joint workshop	Chinzorig B
1000-1030	Presentation on the prioritized sub-center strategic development objectives, sub-objectives and activities by each district	Representatives of each district
1030-1050	Q&As, Open discussion	Tuya Z
1050-1115	Tea/Coffee break	
1115-1200	Consolidation of the prioritized development objectives, sub-objectives and activities by both districts into one sub-center development objectives and plan	Chris de Gruben
1200-1215	Concluding of the workshop and the next steps	R A C Brockman

Upon completion of the phase 2 workshops, the working groups and the consultant team will summarize the results as an input to the phase 3 workshops. This will be undertaken within two weeks after completion of the phase 2 workshops.

Phase 3

The 3rd phase will involve the MUB central departments' mid-level technical staff from the departments identified earlier in the brief—28 participants, and the key local officials from the districts and khoroos who participated in the phase 1 and 2 workshops—5 participants from each district or 15 participants in total. Hence, there will be some 43 participants.

Two workshops will be held in one day: one for the Bayankhoshuu sub-center with some 33 participants—28 from MUB and 5 from the district, and one for Selbe sub-center with some 38 participants—28 from MUB, and five each from Sukhbaatar and Chingeltei districts, respectively. The 28 participants from MUB central administration may be the same officials for both workshops, but they could be different. The results of the phase 2 workshops, the prioritized sub-center development objectives and activities, will be presented and discussed with the MUB technical staff for further elaboration and compliance with the objectives and activities/projects pursued by MUB. This will ensure that the sub-center development objectives and activities set by the local officials from districts and khoroos will be in line with those of MUB. Upon completion of the phase 3 workshops, the participants will have agreed on the prioritized sub-center strategic development objectives and activities. The proposed program of the phase 3 workshops is shown below.

Time	Activities	Person in charge
0900-0930	Registration	M. Bolortsetseg, B. Saruul
0930-0945	Opening and welcome remarks	R A C Brockman and PMO Coordinator
0945-1000	Introduction to the previous workshops and the purpose of this workshop	Chinzorig B
1000-1030	Tea/coffee break	
1030-1110	Presentation on the prioritized sub-center strategic development objectives, sub-objectives and activities for each sub-center	Representatives of each district
1110-1200	Q&As, open discussion	Tuya Z
1200-1300	Lunch	
1300-1400	<ul style="list-style-type: none"> • Presentation of the strategic development objectives and activities for the districts and sub-centers • Presentation on budgeting and financing of MUB activities 	MUB official – TBD
1400-1430	Q&As, open discussion	Chris de G
1430-1530	Reflections on the possibilities of the budgeting and financing of sub-center development activities Open discussion	Working group and consultant team
1530-1600	Tea/Coffee break	
1600-1630	Conclusions of the workshop and the next steps	R A C Brockman

Within two weeks from the end of the workshop, the working group and consultant team will integrate and summarize any suggestions and additions to the sub-center development objectives and activities as discussed and agreed at the workshops. This will be shared and finalized with the concerned officials through meetings—not individual, but group meetings to be organized in accordance with their areas of concern.

Phase 4

The last workshop will be organized involving about eight top level officials, and 15 key representatives of district and khoroo administration—five from each district, who will be the local officials who participated in the phase 1, 2 and 3 workshops. Total number of participants would be about 23. The workshop will be for half a day. The results of the phase 3 workshop, the prioritized sub-center development objectives and activities, will be presented to these officials. Discussions on the possible endorsement of the sub-center Business Development Plans and arrangements for implementation will be held and appropriate recommendations made. The proposed program is shown below.

Time	Activities	Person in charge
0900-0930	Registration	M. Bolortsetseg, B. Saruul
0930-0945	Opening and welcome remarks	Royston Brockman and PMO Coordinator
0945-1000	Introduction of the previous phase workshops and activities for the sub-center Business Development Planning	Chinzorig B and Tuya Z
1000-1030	Presentation on the prioritized sub-center strategic development objectives, sub-objectives and activities plan	Representatives of each sub-center / district
1030-1100	Q&As, open discussion	R A C Brockman
1100-1130	Tea/coffee break	
1130-1200	<ul style="list-style-type: none"> Discussion on the endorsement of the sub-center development plan Conclusions of the workshop and the next steps 	MUB official R A C Brockman

Upon completion of the workshops the working group and key MUB officials—perhaps the Policy and Planning Division—shall follow up with other relevant officials/authorities of MUB and make suggestions on how to officially approve, adopt and implement the Sub-center Business Development Plans.

Expected Outputs:

These are likely to be:

- Some 122 officials of MUB, both from the central and local administrations, will be trained in strategic business development planning for local or sub-center redevelopment. The participants should be able to formulate local business development plans including strategic development objectives and prioritized activities.
- Finalized Business Development Plans for Bayankhoshuu and Selbe sub-centers.
- After each phase, the following outputs are expected.
 - Phase 1: Sub-center strategic development objectives as identified by the participants.
 - Phase 2: Prioritized strategic development objectives, and activities for sub-center development as formulated by the MUB local officials—district and khoroo officials, and the consultant team.
 - Phase 3: Finalized and prioritized strategic development objectives and activities for the sub-center business development plans, formulated from the consultations with the MUB central departmental officials.
 - Phase 4: Dissemination of the results of the workshops and Sub-center Business Development Plans to the top officials of MUB, and recommendations for approval, endorsement and implementation of the plans.

6.1.2 Finalisation of Business Development Plans

During the implementation of the series of workshops, between Phases 3 and 4, with the government to finalise the draft plans, consultations will be held with the communities in each sub-center through the Community Development Councils and the Business Development Councils. These will take place in January, 2017, where key inputs into the plans are likely to be made.

6.2 Capacity Building Needs Survey

The capacity development survey forms will be distributed in November, 2016 and should be completed by the concerned agencies by mid-December. **Appendix 2** reproduces the survey form. Assistance will be provided by the consultant's team to each agency on the completion of the survey forms in

November, 2016 should this be necessary. Analysis of the completed forms will take place in December, and on the basis of the findings, the capacity development program will be designed in February, 2017. It will be implemented from March, 2017 onwards throughout the year. The program will be documented thereafter.

Key agencies who will participate in the capacity building assessment, and subsequent program are: (i) Program Management Office, (ii) Master Planning Agency of Capital City, (iii) Urban Design Institute, (iv) Ger Area Infrastructure Agency, (v) Capital City Housing Corporation, and (vi) Capital City Governor's Office, including the Policy and Planning Division. Assessments will also cover the departments relevant to land planning and investment of the Khoroo Governors' Offices once contacts have been made after the elections of June 29th. **Appendix 2** shows the proposed questionnaire.

6.3 Block Planning

6.3.1 Block Planning Feasibility Studies

The feasibility studies of the block plans prepared for the two sub-centers are in this report as **Appendix 1**, and will be presented at a workshop to be held on or about 15th November, 2016. Its title will be: Workshop on the Financial Feasibility of Housing Support for GADIP Project, and it is proposed to be conducted at the PMO Offices. The duration is likely to be about three hours, and the target groups are GADIP PMO, GAIA, Master Planning Department, Urban Design Institute, ADB and NOSK. The objectives of the workshop are:

- To present the objectives, process and findings on GADIP housing assistance initiatives.
- Introduce the objectives, purpose, project and restrictions of the ADB's Affordable Housing and Urban Renewal Project.
- Present in-depth financial analysis of both approaches over the same sample plot areas.
- Contrast approaches, and the disadvantages, advantages and challenges of each approach.
- Provide conclusions and present potential approaches to be undertaken.
- Receive feedback from municipal agencies and authorities on the findings and proposed changes.

The expected outputs will be to inform stakeholders of current progress and thinking on the provision of housing facilitation services as part of the GADIP project, and reach a definitive conclusion on next steps and ultimate objectives of those elements of the project.

After the workshop and its conclusions, further meetings will be held with the communities in December to inform them of the results of the feasibility studies and to ascertain how they wish to proceed.

6.3.2 Block Planning Manual

The manual is currently under preparation and will be further developed during the quarter. The proposed outline is as shown below, and it is targeted to have the first draft for discussion by the first week of December. Discussions are planned for early to mid-December, with a view to detailing the contents of the manual in the second half of January and the first half of February, 2017. Further discussions will then take place, and the final block planning manual will be drafted in late February to mid-March, 2017.

Outline of Sub-center Block Development Guidelines**1. WHAT IS THIS GUIDE AND WHO IS IT FOR?**

- 1.1. Purpose of the document
- 1.2. Who are the involved stakeholders
- 1.3. How will block development be realized

2. THE BACKGROUND AND CONCEPTS OF BLOCK DEVELOPMENT

- 2.1. Ger Area Development in Ulaanbaatar
 - 2.1.1 Developments in the central, built-up area of UB city
 - 2.1.2 Developments in the ger area:
 - 2.1.2 Settlements without infrastructure
 - 2.1.2 Settlements with individual utilities solution
 - 2.1.2 Developments/constructions with connection to trunk infrastructure
 - 2.1.2 Ger area redevelopment
 - 2.1.2 Land readjustment
- 2.2. The need for participatory block development
- 2.3. Block development concepts

3. STAKEHOLDERS IN BLOCK DEVELOPMENT

- 3.1. Landowners
- 3.2. Private sector developers
- 3.3. Municipality of Ulaanbaata
- 3.4. Financial institutions

4. HOW WILL BLOCK DEVELOPMENT BE UNDERTAKEN?

- 4.1. Framework for subcenter development
- 4.2. The subcenter development process
- 4.3. Stages of block development
- 4.4. Steps to be followed for block development
 - 4.4.1. Selection of the blocks
 - 4.4.2. Conceptual designing
 - 4.4.3. Development project planning and design
 - 4.4.4. Development project implementation
 - 4.4.5. Sales and marketing
 - 4.4.6. Operation and maintenance

5. WHAT NEXT?

- 5.1. Applying this guideline for UB city
- 5.2. Developing this guideline further

Appendix 1: Development Feasibility Model Inputs and Outputs

Sub-block, Selbe and Bayankhoshuu Sub-centers

REPORT ON FINDINGS OF GER DISTRICT DEVELOPMENT PROJECT

Affordable Housing and Urban Renewal Project

and

**Ulaanbaatar Urban Services and Ger Area
Development Investment Program**

I. Background

The Ger Area Development and Investment Program (GADIP) and the Affordable Housing and Urban Renewal Project (AHURP) are both focused on different elements of improving the livelihood of the residents of the Bayankhoshuu and Selbe ger districts. Those two areas act as first phase projects to what will hopefully be a much more extensive coverage of redevelopment within the ger districts.

	2016	2020	2030	2040
Selbe				
Land area	166.4 ha			
Population	15,230	18,467	37,092	43,046
Households	3,983	4,878	9,792	11,364
Household size	3.82	3.79	3.79	3.79
Bayankhoshuu				
Land area	325.1 ha			
Population	19,623	23,086	45,308	57,381
Households	4,804	5,748	11,215	14,349
Household size	4.01	4.02	4.04	4.04

The GADIP project brings its focus on infrastructure development, improved urban planning and capacity development while the AHURP project is focused on providing the means—through capacity building and financing—for the private sector to build affordable, desirable and human centric developments within those areas of the ger districts that are served by trunk infrastructure and other public utilities. The AHURP project, furthermore, plays an essential role in reducing the displacement of communities—and thus poverty—creating economic opportunities within the sub-centers, and formalizing, what is today, a mostly informal economic sub-center.

It is a vital element of the GADIP project that the trunk infrastructure network which is being built, be financially sustainable over the long term. The current low density and low affordability levels of the ger districts mean that while socially desirable, it is not feasible to connect the existing khashaa's—land plots—to the secondary or tertiary infrastructure without considerable subsidy mechanisms from the city. If this were the case, the infrastructure would be underused for the foreseeable future and, in the absence of either significant localised property taxes or substantially increasing the cost to the consumer, the infrastructure could not be maintained and operated adequately waiting for such time as organic densification could take place.

While it is assumed that organic densification will take place over time with the introduction of trunk infrastructure to the ger districts, the relatively large size of the land plots and the already "suburban" nature of many of the land plots, where informal houses are already built and which would simply be connected without requiring new construction, would be slow at best. Through community participation in the form of focus groups, in-depth questionnaires and observational studies, it has been made clear that residents desire to connect their existing structures to infrastructure but, for the vast majority, do not plan on investing in building projects or housing more people in their existing developments. This conundrum leads the GADIP into a situation where it must catalyse densification in the targeted areas. Beyond making the infrastructure development viable, densification has further social and economic justifications. It would improve the economic development of the area—enabling a larger target market within a closer radius, allow other forms of public services to be more efficient—public transport, medical facilities, schools, public spaces etc., and create a more dynamic and liquid property market.

The challenge is that the Municipality has scarce financial resources at its disposal and that any redevelopment in the area must be private sector led. This implies that new developments must not only be financially viable, they must be profitable. The high risk profile of such projects in Mongolia alongside the high cost of financing, material importation and labour, as well as the limited construction season, requires that private sector developers seek relatively high profit margins as compensation. This is compounded by the relatively low volumes of new housing that the market can absorb because of the current low levels of affordability and oversupply in a number of sectors.

The private sector, with the support of the Municipality of Ulaanbaatar, have attempted a number of initiatives to involve the private sector in the redevelopment of the ger districts. Municipal and State agencies such as GADA, GAHP, TOSK, NOSK and a number of others were created for this purpose adopting various approaches. The results of these initiatives is decidedly mixed but nearly all led to the building of large scale, single use "residential tower blocks" with the ongoing social problems that such housing developments often entail. The various projects have been halted or reduced in scope for a number of reasons but prime amongst them was the low demand from ger district residents, unhappy with the poor living conditions, poor construction quality and lack of human scale—in addition to a healthy dose of scepticism when it comes to state sponsored projects. This has led to a current state of oversupply of those residential towers scattered throughout the ger districts. In addition to oversupply, a considerable level of distrust has fostered between the ger district communities and the private sector. This stems in greater part from the discontentment that exists between what land owners feel they were promised and what was ultimately delivered.

It is clear that there is demand in the market for a new type of affordable housing, one based on lower densities, mixed use and which maintain an attachment to the *khashaa* the residents are used to. Both the GADIP and the AHURP project seek to bring an improved form of private sector development to their respective target areas. One which is not only affordable for the local communities but which is desirable and meets the requirements of contemporary place-making principles. It is also key, through such developments, to restore the trust that must exist between the communities, the city and the developers so that the project may succeed and be replicated over the long term with a reduced participation from the ADB.

II. GADIP & AHURP Approaches

The GADIP project has neither the financing available to incentivise the private sector to develop nor can it deploy "demand pull" tools to improve the affordable limits of potential buyers. Its sole role must be limited to acting as a bridge between the private sector and the community. This means pooling, activating and advising community residents as to their options and rights. It also means convincing and working alongside the private sector to design and implement a development which is both profitable and meets the spatial planning requirements of the project. And it means organising the logistical elements of the project so that redevelopment may take place with minimal displacement, delay or disturbance to local residents while providing legal and land planning support.

The AHURP project is dedicated to the provision of affordable and human centric housing in those areas that are connected—or will be—to trunk infrastructure. In order to do so it benefits from considerable financial means that can be used to leverage improved forms of urban development that meet the ADB's social need requirements. These financial means are split into three separate funds, each with its distinct purpose: (i) a public sector fund financed through the ADB's Sovereign Loan Facility to the MUB which will finance local authorities to (a) build secondary or tertiary infrastructure within the development sites, thus removing a considerable cost from the developer's balance sheet and (b) to assist in subsidising social housing for those residents whose land value does not equate into a residential unit, who cannot afford any form of built formal property, and for those who are not the land owners but are land occupiers and will be displaced. (ii) a private sector fund that will provide financing at substantially below market rates—at 8% to 12%—while current construction financing interest rates are at 14% to 20% on the USD; and (iii) a grant facility that will support green elements within the proposed developments. Such developments can take the form of energy efficiency, energy capture mechanisms, grey water recycling, geothermal developments etc.. In exchange for such

financial support, developers will have to meet the strict requirements of the AHURP criteria in the type of developments built.

A model of urban development has been designed based on "mixture"—mixed-income residential, mixed-density developments, and mixed-use. The vast majority of the proposed buildings are well below a five-story height limit, they include up to a third of the land to be used for public space or facilities—parks, schools, libraries, medical facilities, greenhouses, industrial workshops, market spaces etc—and are still solidly grounded to a feeling of land ownership through townhouse developments, wherever possible. Such development parameters are only possible in today's market conditions with interventions through financing and subsidy provision. It also requires the use of innovative construction techniques, short construction seasons, scalable construction methods and flexible financing systems.

Both projects are nevertheless based on a "demand-led" model of development. Should the local community not desire redevelopment, it will not be forced upon them and another group of landowners will be sought who are more amenable to the proposed redevelopment. This in itself presents its own set of difficulties since each development will have to be "tailor-made" to the area available. It also means that there may be a slow pace of initial development as residents are seeing if they like what is being built. The traditional developers who are currently developing the ger districts, cannot meet these requirements since the volumes are too low and they are unfamiliar with the construction techniques proposed.

The table below highlights the key differences in means available to both projects in creating private sector-led development initiatives in their target areas.

SUPPORT	GADIP	AHURP
Demand based developments (very limited involuntary resettlements)	✓	✓
Access to MUB resettlement buildings	✓	✓
Support to community to work with the private sector	✓	✓
Legal and logistical support to impacted communities	✓	✓
Architectural and technical design support	✓	✓
Financing for infrastructure development within project sites	✗	✓
Private sector has access to sub-market rate long term loan facility	✗	✓
Support for residents to access social or affordable housing	✗	✓
Grant financing for green elements in the project	✗	✓
Demand pull support in the form of mortgage assistance or subsidy	✗	✓
Pricing restrictions placed on developers	✗	✓
Restrictions placed on the use of land by developers	✗	✓

While the AHURP places strong restrictions—partially through land zoning—on what developers can build, concerned developers gain extraordinary support to make the project a success that meets the demands of the market.

III. Carrying out case studies

Both project teams have independently chosen target sites to “test” the financial and physical viability of such developments. While both operate in the same areas of Bayankhoshuu and Selbe, often with overlapping areas of interest, they act independently of each other since the GADIP project is considerably more advanced in its development than the AHURP project.

A. Selbe test site

To carry out a comparable study of viability, both teams worked on the same 1.9 hectare plot of land in Selbe as a test case. The area has 36 khashaas with a population of 248 in 59 households.

Community Cadaster Map of Test Area, Selbe Sub-center



It was targeted to see if the project teams could develop viable projects that were sufficiently different from the current developments within the ger districts while still remaining within their own financial and logistical constraints. There is little point in replicating what hasn't worked in the past. Both teams developed designs that were feasible from an urban planning perspective, but also needed to be financially viable. The major difference between the projects was that GADIP needed to consider the cost of developing infrastructure in addition to housing at market interest rates. Below are the designs prepared by the two teams for the same area of land.



GADIP Plans



AHUR Plans

To showcase a fair comparison between the two projects only the AHRUP design specifications have been adopted for the computations. The GADIP design is denser and would be profitable if applied to AHRUP project requirements—that is without infrastructure costs—but is still loss making under the GADIP framework.

The table below shows the differences in results from the exercise. It is assumed that both projects are built at an average cost of 350USD per sqm and have the same revenue since it is assessed that a mix of market—850 USD per sqm average—and affordable housing—550 USD per sqm average—is where the market demand is. All figures are quoted in USD for ease of understanding. The financials below are the best of a series of approximately seven design iterations tested to find a land use plan that could be feasible.

	Units	Sqms
Residential	188	10654
Commercial / Office	3	1941
Garages	148	3733
TOTAL	339	16,328

The above plans increase the households from current 59 to 188—supporting the target of densifying by three over current levels.

	GADIP	AHURP
TOTAL REVENUES	\$9,253,227	\$9,253,227
Construction Costs*	\$6,297,876	\$5,982,704
Professional Fees**	\$782,173	\$744,823
Project Contingency**	\$204,051	\$193,840
Interest Expense	\$2,110,224	\$659,673
TOTAL COSTS	\$9,321,844	\$7,581,040
Gross Development Profit	-\$68,617	\$1,672,187
Development Margin	-0.74%	22%
Residual Land Value***	-\$9,850	\$397,385
Net Present Value	\$749,284	\$1,014,016
Project IRR	14%	16%
WACC	18%	7%
Cash Required	\$2,163,486	\$2,076,410

*Construction costs are higher for GADIP since the developer must build its own internal infrastructure.

** Professional fees and project contingency are higher for GADIP since they are percentages of total construction costs.

Assumptions and Analysis

- Given the small size of the project being assessed, the total development period has been assumed to be 15 months with an extended marketing period of 36 months.
- It is assumed the cost of construction, as well as the revenue, escalates over the development period to take account of inflation.
- It is assumed that the land owners will agree to swap their land for apartments. The feasibility study considers that 36 apartments would be swapped—on average a 60 sqm apartment in exchange for a 500 sqm plot.
- It is assumed that the project is financed through 30% equity and 70% debt after discussion with several private developers. The equity will be provided by the developers and the debt will be provided through the ADB private sector fund for the AHRUP project, and by the commercial banks for the GADIP project.
- The targeted development margin that is acceptable to private developers is 15%-20%, and the GADIP project falls far short of this and is in the negative territory. This is mostly because of the much higher borrowing costs—in comparison to AHRUP—and high secondary infrastructure costs.
- Given the volatile nature of the economy, a 4% construction contingency and 4% development management cost as been added.
- The residual land value under the GADIP project is negative, which essentially means that it would negate the capacity of the developer to compensate land owners for their loss of property, and would therefore render the project impossible to undertake.
- The Weighted Average Cost of Capital (WACC) is significantly higher for the GADIP project making it more expensive for the developers to undertake.

A detailed summary of the feasibility study results is in Annex A.

B. Bayankhoshuu test site

A similar study was carried out for a test site in Bayankhoshuu. However, only the GADIP team experimented with a design—the AHUR team has not drawn up plans for this site. This study was useful to showcase that irrespective of the test location, the GADIP framework does not allow for a financially feasible project.

The selected area has is 1.6 ha with 3,924 sqms of existing road network, 25 khashaas, 125 people in 39 households.



Community Cadaster Map of Test Area, BAYANKHOSHUU Sub-center

	Units	Sqms
Residential	181	16,018
Commercial / Office	4	3,650
Medical Facilities	1	900
Garages	114	4,804
TOTAL	299	25,372



GADIP Plan

Under the above plan, the number of households would increase from the current 39 households to 181 households, an increase of 4.5 times. In terms of project design, Bayankhoshuu also includes medical facilities—which are planned to be sold at a minimum profit over construction at USD 550 per sqm—and increased commercial outlets which should lend towards a more profitable development since the commercial facilities could be sold at a much higher price of USD 900 per sqm.

The table below shows the results of the exercise. It is assumed that the project is built at an average cost of 350USD per sqm, and the revenues are calculated on the basis of a mix of market—850 USD per sqm average—and affordable housing—550 USD per sqm average) is where the market demand is. All figures below are quoted in USD for ease of understanding.

	GADIP
TOTAL REVENUES	\$12,712,021
Construction Costs*	\$11,096,125
Professional Fees**	\$1,377,348
Project Contingency**	\$240,028
Interest Expense	\$1,212,058
TOTAL COSTS	\$12,777,125
Net Development Profit	-\$65,104
Development Margin	-0.51%
Residual Land Value	-\$1,406,217
Net Present Value	\$282,599
Project IRR	10.93%
WACC	17.14%

* Construction costs are higher for GADIP since the developer must build its own internal infrastructure.

** Professional fees and project contingency are higher for GADIP since they are percentages of total construction costs.

Assumptions and Analysis

- Given the small size of the project, the total development period has been assumed to be 15 months with an extended marketing period of 36 months.
- It is assumed the cost of construction, as well as the revenue, escalates over the development period to account for inflation.
- It is assumed that the land owners will agree to swap their land for apartments. The feasibility study considers that 25 apartments would be swapped—on average a 60 sqm apartment in exchange for a 500 sqm plot.
- It is assumed that the project is financed through 30% equity and 70% debt after discussion with private developers. The equity will be provided by the developers and the debt will be provided by commercial banks for the GADIP project.
- The targeted development margin that is acceptable to private developers is 15-20% and the GADIP project falls far short of this and is in the negative territory. This is mostly because of the high borrowing costs, and high secondary infrastructure costs.

- Given the volatile nature of the economy, a 4% construction contingency and 4% development management cost as been added.
- The residual land value is negative, which means that it would negate the capacity of the developer to compensate land owners for their loss of property, and would render the project impossible to undertake.
- The Weighted Average Cost of Capital (WACC) is high making it more expensive for the developers to undertake.
- A detailed summary of the feasibility study undertaken is available as **Annex B**.

IV. Conclusions

It is clear that the GADIP project is financially not feasible and cannot be undertaken as planned. No private sector developer will take the risk of running this project when it shows negative profit values, negative residual land value and a negative margin. While this is clearly a disappointment, it has been an important exercise to carry out, and it also explains the lack of construction in the area currently, and the importance of subsidy and financing mechanisms to develop the ger districts today.

While the ADB GADIP project provides trunk infrastructure for the area, unless the AHURP project is implemented within those areas, densification will have to take place in an organic manner, which may take considerable time—particularly in areas away from the main transport axes. This organic densification will also be complicated by the relative low affordable limits of residents, and thus their inability to pay the fees to connect their khashaa's to the secondary infrastructure.

It is strongly recommended that the AHURP project be formally integrated to the GADIP project—one supporting the development of the other. Should this not happen, it is likely that redevelopment in the area will be haphazard and will not meet the requirements for maintenance and operation of the infrastructure. This will lead to its rapid depreciation and loss of value. And, current circumstances place a heavy burden of uncertainty on the design of infrastructure since there is no measure of certainty as to how many residents, or what type of construction, this infrastructure would support.

Annexes:

Annex A: Selbe—Comparison between AHUR and GADIP

Development Feasibility Model

EstateMaster Licensed to: M.A.D. Investment Solutions

Sub-block Selbe : Selbe (AH)

Selbe GADIP : GADIP

<p>Date of Report : 26-Aug-2016</p> <p>Time Span : Apr-17 to Mar-20</p> <p>Type : Affordable Housing</p> <p>Status : Under Review</p> <p>Site Area : 19,000 SqM</p>	<p>Project Size :</p> <p>Project Size : 16,948 GFA</p> <p>FSR : 1 per 1.12 SqM of Site Area</p> <p>Equated GFA : SqM</p>
<p>Prepared By : Neta</p> <p>Prepared For : ADG</p> <p>Developer : Private</p>	<p>Address : Selbe</p> <p>City/Suburb</p> <p>State/County</p> <p>Mongolia</p>

Annex B: Bayankhoshuu, GADIP Scheme

Development Feasibility Model

EstateMaster Licensed to: M.A.D. Investment Solutions

Sub-block Bayankhoshuu : GADIP

URU 3 : Under Review

Date of Report :	21-Sep-2016	Project Size :	192 Units
Time Span :	May-17 to Apr-20		1 per 84.73 of Site Area
Type :	Miscellaneous	Project Size :	25,624 GFA
Status :	Under Review		1 per 0.63 of Site Area
Site Area :	16,270	FSR :	:1
		Equated GFA :	
Prepared By :	Neha Arora	Address :	Bayankhoshuu
Prepared For :	ADB		Ulaanbaatar
Developer :	Private		State/County
			Mongolia

EstateMaster		INDEPENDENT		SUMMARY OF PROJECT RETURNS			
GADP							
UR22							
Under Review							
				(Data Master created by M&A Investment Studies)			
Time Span:	Nov '17 to Apr '21						
Type:	Macroeconomic						
Status:	Under Review						
Site Area:	16.2%						
Work:	1						
Project Size:	160 Units	1.26 M ² of Site Area					
	25,824 SGA	1.26 M ² of Site Area					
				Total USD	USD Per Unit	USD Per of Site Area	USD Per Total Net Revenue
Revenues							
	Quantity	Subt	USD/Quantity				
Gross Sales Revenue	180	21,074.00	87,783.44	12,807,291	88,728	787	100.7%
Residential	162	8,486.00	28,143.00	5,122,028			
Offices	1	2,586.00	2,118,222.20	2,118,222			
Garages	2	2,918.00	711,818.20	1,423,636			
Medical facilities	1	800.00	488,888.71	488,889			
Retail Shops	1	1,094.00	907,845.36	907,845			
Schools	1	2,700.00	1,360,082.88	1,360,083			
Entertainment	1	1,440.00	1,300,808.62	1,300,809			
Less Selling Costs				(86,270)	436	8	-0.7%
Less Purchasing Costs					-	-	0.0%
NET SALES REVENUE				12,712,021	88,292	781	100.0%
	Average Yield	Subt	USD/Minimum				
Gross Rental Income				-	-	-	0.0%
Less Outgoings & Vacancies				-	-	-	0.0%
Less Letting Fees				-	-	-	0.0%
Less Incentives (Rent Free and Tenant Improvement Costs)				-	-	-	0.0%
Less Other Leasing Costs				-	-	-	0.0%
NET RENTAL INCOME				-	-	-	0.0%
Interest Received				-	-	-	0.0%
Other Income				-	-	-	0.0%
TOTAL REVENUE (before VAT paid)				12,712,021	88,292	781	100.0%
Less VAT paid on all Revenue				-	-	-	0.0%
TOTAL REVENUE (after VAT paid)				12,712,021	88,292	781	100.0%
Costs							
Land Purchase Cost				-	-	-	0.0%
Land Acquisition Costs				-	-	-	0.0%
Construction Costs (Inc. Contingency)				11,086,125	57,750	682	87.3%
Other Construction Costs				10,880,351	56,570	666	83.9%
Contingency				426,774	2,223	26	3.4%
Professional Fees				1,377,348	7,174	85	10.8%
Statutory Fees				17,800	82	1	0.1%
Macroeconomic Costs 1				-	-	-	0.0%
Macroeconomic Costs 2				-	-	-	0.0%
Macroeconomic Costs 3				-	-	-	0.0%
Project Contingency (Reserve)				240,628	1,250	15	1.9%
Land Holding Costs				-	-	-	0.0%
Pre-Sale Commissions				-	-	-	0.0%
Finance Charges (Inc. Fees)				-	-	-	0.0%
Interest Expense				1,212,058	6,313	74	9.3%
TOTAL COSTS (before VAT reclaimed)				13,043,159	72,621	857	109.7%
Less VAT reclaimed				(1,188,034)	6,072	72	-4.2%
Plus Corporate Tax				-	-	-	0.0%
TOTAL COSTS (after VAT reclaimed)				12,777,125	66,548	786	100.0%
Performance Indicators					Per Unit	Per of Site Area	
Net Development Profit				85,104	320	4	
Development Margin (Profit/Risk Margin)				-8.51%			
Residual/Land Value				(1,406,217)	7,324	86	
Net Present Value				282,888			
Benefit Cost Ratio				1.0258			
Project Internal Rate of Return (IRR)				16.92%			
Residual/Land Value				272,299	1,418	17	
Equity IRR				-0.80%			
Equity Contribution				3,472,118			
Peak Debt Exposure				8,944,798			
Equity to Debt Ratio				43.80%			
Weighted Average Cost of Capital (WACC)				17.14%			
Breakdown Date for Cumulative Cash Flow				N.A. (Negative Profit)			
Yield on Cost				0.00%			
Return Cover				N.A.			
Profit Exception				N.A.			
Footnotes:							
1. Development Profit is the difference between total revenue and total costs.							
2. Net Present Value is the sum of the present value of all future cash flows.							
3. Development Margin is profit divided by total costs and selling costs.							
4. Residual/Land Value is the maximum net profit for the land only, assuming the target development margin.							
5. Net Present Value is the present value of all future cash flows, discounted at a discount rate.							
6. Benefit Cost Ratio is the ratio of discounted benefits to discounted costs and includes financing costs for periods before and after sale.							
7. Internal Rate of Return is the discount rate where the NPV is equal to zero.							
8. Residual/Land Value is the NPV of the purchase price for the land is positive and NPV.							
9. The Weighted Average Cost of Capital (WACC) is the rate that a company is expected to pay to finance its assets.							
10. Breakdown Date for Cumulative Cash Flow is the last date when cash debt and equity is equal to zero profit is negative.							
11. Yield on Cost is the return on investment from the total costs (before VAT) assuming, including all selling costs.							
12. The peak development debt is the highest debt amount, which is expressed as a number of years.							
13. The profit or loss and profit or loss is the difference between total revenue and total costs, which is expressed as a number of years.							

EstateMaster: <small>ANALYSIS</small> <small>Feasibility</small>		SUMMARY OF PROJECT RETURNS		
GADP URU 3 Order Review		EstateMaster Calculated by: W.A.D. Investment Solutions		
Returns on Funds Invested	Developer's Costs	Netted Costs Costs	Total Equity	Total Costs
Lender's Returns				
Funds Invested (Cash Outlay)	3,472,118	7,947,273	3,472,118	7,947,273
% of Total Funds Invested	30.41%	69.59%	30.41%	69.59%
Peak Exposure	3,472,118	8,944,758	3,472,118	8,944,758
Date of Peak Exposure	May-17	Oct-18	May-17	Oct-18
Month of Peak Exposure	Month 0	Month 17	Month 0	Month 17
Weighted Average Interest Rate	N.A.	22.00%	N.A.	22.00%
Interest Charged	-	1,212,058	-	1,212,058
Line Fees Charged	-	-	-	-
Application Fees Charged	-	-	-	-
Profit Share Received	-	-	-	-
Total Profit to Funders	(85,104)	1,212,058	(85,104)	1,212,058
Margin on Funds Invested	-1.88%	15.25%	-1.88%	15.25%
Payback Date	May-20	Dec-18	May-20	Dec-18
Month of Payback	Month 26	Month 19	Month 26	Month 19
IRR on Funds Invested	-0.85%	22.00%	-0.85%	22.00%
Equity to Debt Ratio	-	43.89%	-	43.89%
Loan to Value Ratio	27.11%	69.84%	27.11%	69.84%
Loan Ratio	30.00%	79.14%	30.00%	79.14%
	of Total Costs	of Total Costs	of Total Costs	of Total Costs

Footnotes:

1. The total amount of funding requested into the project cash flow.
2. The maximum cash flow exposure of the equity/loan facility including accelerated interest.
3. The total exposure to the loan facility, including profit share paid to lenders.
4. Margin is the profit divided by total funds invested (cash outlay).
5. Payback date for the equity/loan facility is the date when either the facility is repaid.
6. IRR on Funds Invested is the IRR of the equity cash flow including the return of equity and realization of project profits.
7. Equity to Debt Ratio is the amount of equity contributed into the project as a percentage of debt funding.
8. Loan to Value Ratio is the Peak Capitalization Exposure divided by Total Asset Valuation.
9. Loan Ratio is the loan funds provided by the lender (loan costs) divided by the total amount of funding requested (including application fees and fees).

Appendix 2: Planning and Related Agencies' Staff Survey - Knowledge Assessment Survey Form

AGENCY STAFF SURVEY—CAPACITY ASSESSMENT

NAME OF AGENCY						
PARTICULARS OF STAFF MEMBER						
1	Name of staff (Optional)					
2	Age group	<20	20-29	30-39	40-49	50+
3	Qualifications					
4	Membership of Professional Societies					
5	Other training received					
PARTICULARS OF CURRENT ASSIGNMENT						
6	Department/Section					
7	Position					
8	Reports to					
9	Job description					
10	Qualifications and experience required for position					
11	Salary scale/range and benefits					
12	Employment status					
13	Start date in position	Month		Year		
PAST EMPLOYMENT RECORD—LAST TWO JOBS						
14	Previous Employer 1					
15	Dates of employment	From		To		
16	Position					
17	Brief description of duties					
18	Previous Employer 2					
19	Dates of employment	From		To		
20	Position					
21	Brief description of duties					

1	URBAN PLANNING, REDEVELOPMENT AND RENEWAL					
1.1	How would you assess your knowledge and skills on urban planning, renewal, redevelopment and strategic business development planning?					
	How knowledgeable? <i>(Please tick relevant box that summarizes your knowledge of each task)</i>	None	Little	Some-what	Know-ledge-able	Very
1.1.1	Planning basics					
	Urban planning types					
	Planning processes					
	Planning cycle					
	Planning approaches					
	Planning steps					
	Planning process steps					
	Land use planning					
	Processes in city development					
	Land use models					
1.1.2	Urban renewal/redevelopment programs/projects					
	Principles and concepts of urban renewal					
	Overseas experience of urban renewal projects					
	Urban renewal companies / partnerships					
	Business planning—approaches/concepts					
	Strategic planning—approaches/concepts					
1.1.3	Sub-center Redevelopment:					
	Problem identification, causes and effects					
	Needs assessment					
	Vision setting					
	Objectives and strategy formulation					
	Investment programming—resources					
	Investment programming—projects and programs					
	Performance measures					
	Risks, their assessment and mitigation					
	Monitoring and evaluation of plan implementation					
	Sub-center physical planning					
	Land use planning/zoning regulatory framework					
1.1.4	Neighborhood/Block Planning:					
	Community engagement					
	Community group formation					
	Land assembly					
	Land readjustment					
	Land use / space allocation					
	Liaison between community & private developers					
	Conceptual design					
	Physical/technical plan formulation					
	Financial assessment of physical plans					
	Availability of mortgage finance					
1.2	What specific capacity strengthening needs/training do you identify in relation to the above?					
	On what subject/topic?	Training needs				

2 URBAN RENEWAL/REDEVELOPMENT PROJECT DEVELOPMENT, FEASIBILITY AND IMPLEMENTATION

2.1 How would you assess your knowledge and skills on urban renewal/redevelopment project development and feasibility?

How knowledgeable? [Please tick relevant box that summarizes your knowledge of each task]	None	Little	Some-what	Know-ledge-able	Very
--	------	--------	-----------	-----------------	------

2.1.1 Urban renewal/redevelopment project Identification/prioritization:

Project identification					
Project prioritization					
Pre-feasibility studies					

2.1.2 Urban renewal/redevelopment feasibility studies:

Design monitoring framework					
Technical—engineering and planning					
Project cost estimation/calculation					
Financial analysis					
Economic analysis/rationale					
Social assessment/safeguards					
Gender assessment and plan					
Environmental assessment/ safeguards					
Institutional assessment					

2.2 What specific capacity strengthening needs/training do you identify in relation to the above? On what subject/topic? Training needs

--	--

3 PUBLIC PRIVATE PARTNERSHIPS

3.1 How would you assess your knowledge and skills on public-private partnerships?

How knowledgeable? [Please tick relevant box that summarizes your knowledge of each task]	None	Little	Some-what	Know-ledge-able	Very
Application of PPPs in urban development/ renewal					
Regulatory/legal framework for PPPs					
Range / modalities of PPPs					
Revenue-based PPPs					
Availability payments for PPPs					
Viability gap funding for PPPs					
Due diligence of PPP projects					

3.2 What specific capacity strengthening needs/training do you identify in relation to the above? Topic Training needs

--	--

4 MANAGEMENT OF HOUSING DEVELOPMENTS**4.1 How would you assess your knowledge and skills on the management of housing developments?**

How knowledgeable? <i>[Please tick relevant box that summarizes your knowledge of each task]</i>	None	Little	Some- what	Know- ledge- able	Very
Preparation of routine maintenance programs					
Preparation of periodic maintenance programs					
Determining economic rents and service charges					
Pricing of services/utilities					
Preparation of customer bills					
Revenue collection from customers					
Computerized billing and collection systems					
Ageing of account receivables					
Enforcement of sanctions on customers in arrears					
Homeowners' associations					
Housing condominiums					

4.2 What specific capacity strengthening needs/training do you identify in relation to the above?
On what subject/topic? Training needs

--	--

5 COMMUNITY INVOLVEMENT IN SUB-CENTER REDEVELOPMENT AND URBAN RENEWAL**5.1 How would you assess your knowledge and skills on community involvement in sub-center redevelopment and urban renewal?**

How knowledgeable? <i>[Please tick relevant box that summarizes your knowledge of each task]</i>	None	Little	Some- what	Know- ledge- able	Very
Participatory involvement of stakeholders in sub-center development planning					
Participatory involvement of stakeholders in block / sub-block planning					
Community involvement in sub-center planning and urban renewal					
Community-driven development					
Other community outreach activities					
Citizens' and customer needs					
Involvement of citizens/beneficiaries in monitoring and evaluation of results					

5.2 What specific capacity strengthening needs/training do you identify in relation to the above?
On what subject/topic? Training needs

--	--

6 OTHER SKILLS**6.1 How would you assess your knowledge and skills on computer software and the English language?****How knowledgeable?***[Please tick relevant box that summarizes your knowledge of each task]*

None

Little

Some-
whatKnow-
ledge-
able

Very

6.1.1 Computer software:

Microsoft Office

AutoCad or similar software

GIS software

Statistics/survey analysis software

6.1.2 English language:

Reading

Writing

Speaking

6.2 What capacity strengthening needs/training do you identify in relation to the above?
On what subject/topic? Training needs

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Date of completion of questionnaire

Day

Month

Year

2016

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

September 2016
Ulaanbaatar, Mongolia

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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
<i>Kheseg</i>	Organization unit in a <i>ger area khoroo</i>
<i>Khoroo</i>	Sub District: the smallest administrative unit in a district
MUB	Municipality of Ulaanbaatar
NPM	National Project Manager
O&M	Operation and Maintenance
PG	Primary Group
PMO	Project Management Office
PMT	Project Management Team
ROAP	Regional Office for Asia and the Pacific of UN-Habitat
PPTA	Project Preparatory Technical Assistance
SDC	Sub-center Development Council
SM	Social Mobilizers
MSME	Micro, 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

Map 1. Location of Bayankhoshuu and Selbe Sub-centers

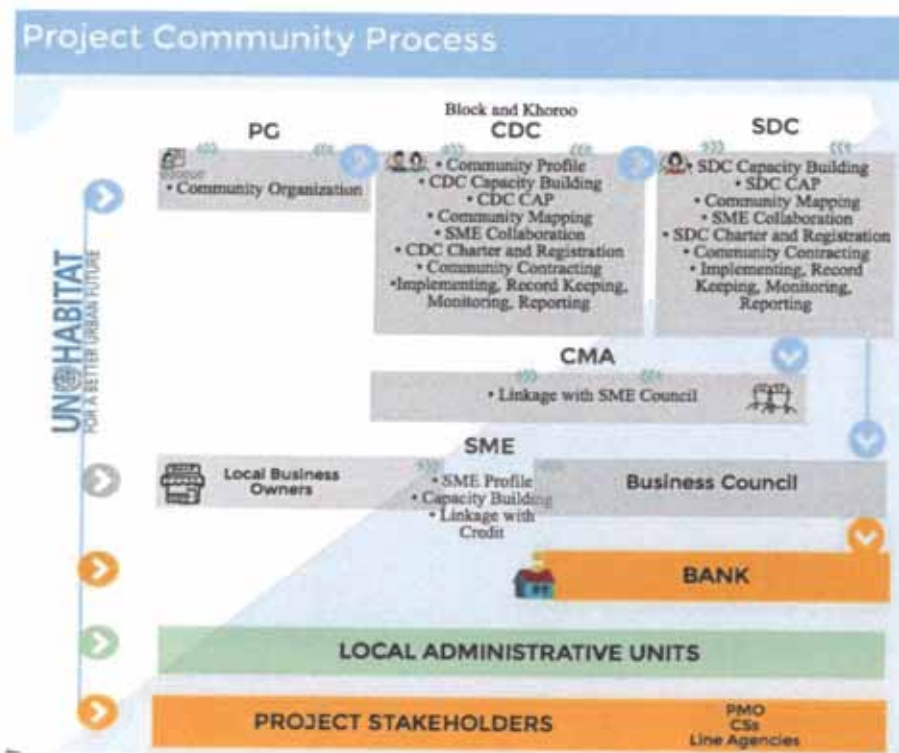


B. Conceptual Approach

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.

Table 1. Tranche 1 and 2 Project Area and Summary of Activities

Figure 1. Tranche 1 and 2 Project Area and Summary of Activities

	Bayankhoshuu	Selbe	Denjiin Market	Dambadarjaa
Location from center of Ulaanbaatar city	7.5 km	4.5 km	3 km	6 km
Coverage	7, 8, 9, 10 and 28th Khoroo of Songinokhairkhan District	14, 18th Khoroo of Chingeltei District and 13, 14th Khoroo of Sukhbaatar District	Khoroo number 11, 12, 13 in the Chingeltei District	Khoroo number 16, 17, 18 in Sukhbaatar District
Area (ha)	159.5	178.8	111.2	65.6
Baseline Population	13,254	14,742	13,190	3,882
Baseline Density	83	82	160.89	58.15
Planning Population	40,000	23,500	11,397	5,853
Density	250	132	204.9	73.57
Households	3,526	3,694	2,681	1,293
Road	6.9 km	6.9 km	7.8	
Heating Plans	112.5 megawatt			
Heating network	3.78 km	3 km	6 km	
Water supply (+ rehab)	5.3 km	4.8 km	24.1 km (+6.1 km)	
Wastewater	8.6 km	5.0 km	25.8 km	
Sewerage mains	6.3 km	2.3 km	7.2 km	
Drainage			7.4 km	
Electricity cable	20 km	29 km	13.2 km	
Kindergarten			4	
Resettlement houses	50 units	50 units		
Bridges			3	
Flood Channel			200 m	
Cable duct for telecommunication network			7.1 km	
Urban parks in Bayankhoshuu and Denjiin			2	
Community development and service centers in Dambadarjaa and Denjiin			4	
Sports centers in Bayankhoshuu and Dambadarjaa			2	
Community engagement programs in Bayankhoshuu and Selbe			2	

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.

C. 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) Dambadarjaa. 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).

II. Progress during the Reporting Period

During the reporting period, despite all constraints and design finalization delays, the UN-Habitat Team continued with the planned activities for meaningful participation by communities and local businesses in the Tranche 1 in parallel with support activities for the Tranche 2 Feasibility Study.

These included preparation needs assessment of communities and local businesses, reflection of community needs in the development plans for Tranche 2 sub-centers, preparation of Consultation and Participation Plan, Gender Action Plan, Social Action Plan and Stakeholder Engagement Strategy. All community consultations, workshops and meetings organized under Tranche 1 and Tranche 2 FS and meetings with other project stakeholders during the reporting period are listed in the Table 2 and to the detailed list of all meetings organized to date are listed in Annex 2. The meeting minutes are attached in Annex 13.

Table 2. List of Community Level Meetings (Quarter 3)

Tranche 1	BAYANKHOSHUU			SELBE		
	Date	Minutes No.	Khoroo	Date	Minutes No.	Khoroo
A. Khoroo and District Officials						
1. Meetings with Khoroo Officials	26-Jul	B32				
2. Meetings with CDC Officials	26-Jul	B33				
	28-Aug	B36				
D. Business Council						
1. SME Council Meeting				29-Aug	S25	
				30-Aug	S26	
2. Workshop for SME needs assessment	17-Aug	B34				
	24-Aug	B35				
	30-Aug	B37				
	30-Aug	B38				
E. Focus Group Meetings						
3. Gender Meeting				11-Aug	S24	K 15
Tranche 2	DAMBADARJAA			DENJIN MARKET		
A. Khoroo and District Officials						
1. Meetings with Khoroo officials for rapport establishment				4-Jul	M3	
				5-Jul		
				2-Aug	M5	
D. Business Council						
1. Needs Assessment	11-Aug	D5		10-Aug	M7	
E. Focus Group Meetings						
1. Focus Group discussion	27-Jul	D3		27-Jul	M4	
G. Planning, Surveys, Assessments						
2. Needs Assessment Validation	8-Aug	D4		9-Aug	M6	
H. Other						
1. MON Consult re environment issues	26-Aug	D6		29-Aug	M8	

A. Design Stage

1. Communities Engagement and Development

- With the help from CDCs, UN-Habitat Team continued with facilitation meetings for reactivation of former primary groups (PG) as well as formation of new primary groups based on neighborhood agreements and decision in the sub-center areas to engage the communities meaningfully in the project design and implementation.
- During the reporting period, 2 PGs in Selbe and 5 PGs in Bayankhoshuu sub-centers were reactivated. With these PGs, 29 PGs representing 371 Households in Selbe and 22 PGs representing 369 Households in Bayankhoshuu in total were reactivated and restructured.
- Gender Expert facilitated CS2 International and National Gender Experts visit to a sub-center for exploration of household's gender issues.
- SMs had meetings with Construction Companies which were got awarded by the tender under Project 1 and are currently working on the installation of sewerage pipe lines in the sub-centers and suggested them to hire local skilled and unskilled people for the construction work in order to support the local economic development. As of September 2016, one local person was hired and is working with Bumbaod Company as a helper for construction work. When awarding the construction contracts, the PMO must encourage the construction companies to hire local people in the construction activities.
- In order to facilitate mobilization of the communities, maps with the demarcation of kheseg boundaries have been prepared as shown in Map 2.

2. Proposal for Communities Contracting Component under project

During the processes of preparing CAP under Tranche 1, the CDC/SDC have identified number of priority activities. While number of major trunk activities will be supported by the project, there are other activities which are not yet addressed. These priority activities are generally small in terms of financial investment and can be managed by the communities themselves with just some technical support from outside. Detailed proposal is given in Annex 4.

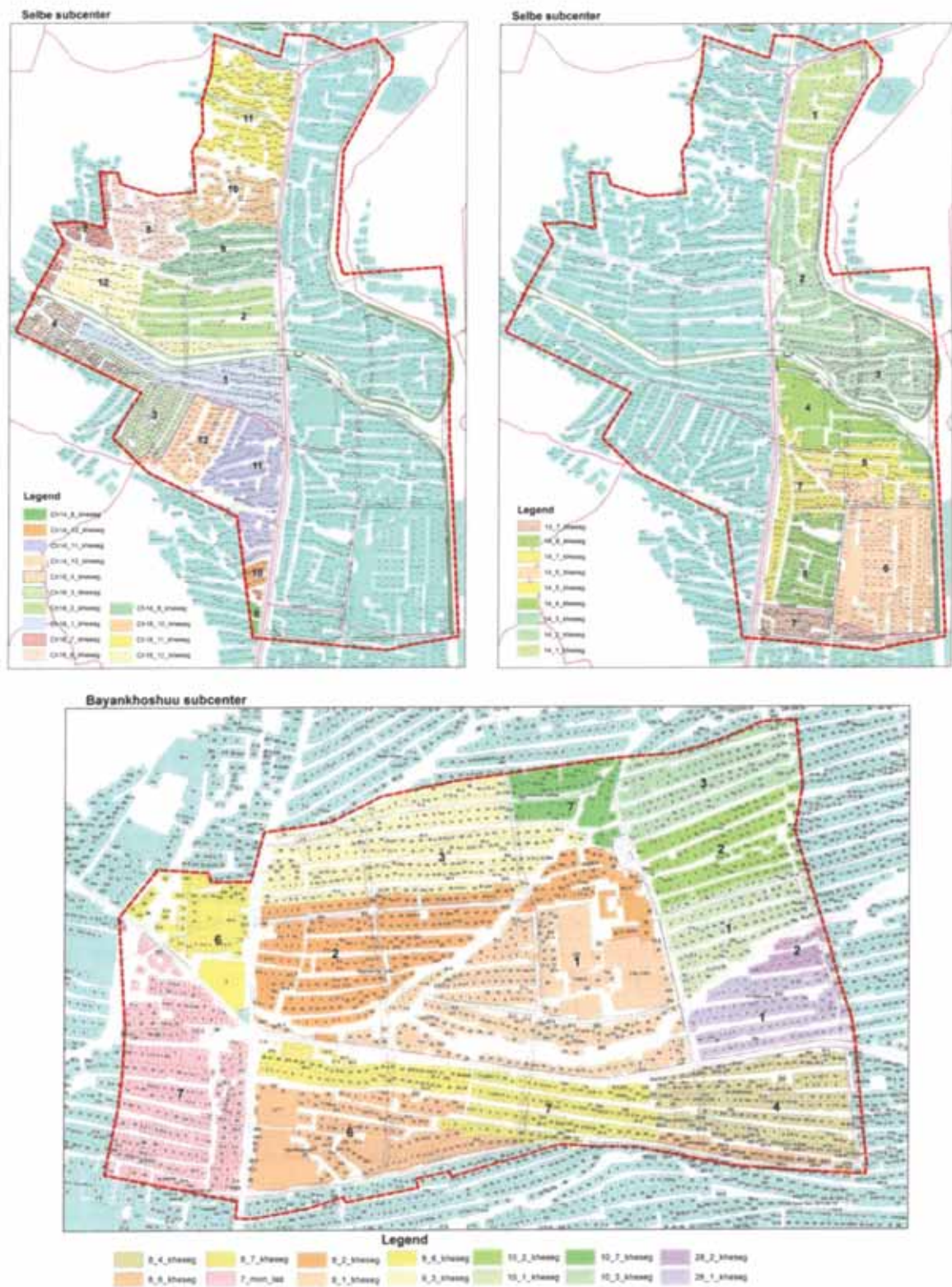
Providing some small grants support to the CDCs/SDC will help address some additional priority needs of the people (besides the large infrastructures). During the delay in the implementation of the main project, the communities will have some activities to be involved in to address their other needs / priorities. In addition, the sub-project will help them in strengthening their organizational and operational capacities and creation of sense of community ownership for the entire sub-center development activities. Therefore, the main objectives of the project will be:

- address the priority needs of the communities
- provide opportunities to implement some community level activities during the implementation delay of the main project
- strengthen the community organizations
- train the community labor on the job for construction of community infrastructure
- create sense of community ownership for entire sub-center development activities

One block grant (budget) will be allocated to each community with an upper limit of US\$ 10,000 per community. This allocation requires that the community develops one or more eligible sub-project proposals within the budget frame. Prerequisite of the community grant is the communities' willingness to contribute at least 10 percent of the value of the block grant to development activities financed out of the block grant. The project will provide support the following types of investments

- Community infrastructure comprising of public assets within defined technical standards,
- Human capital development activities

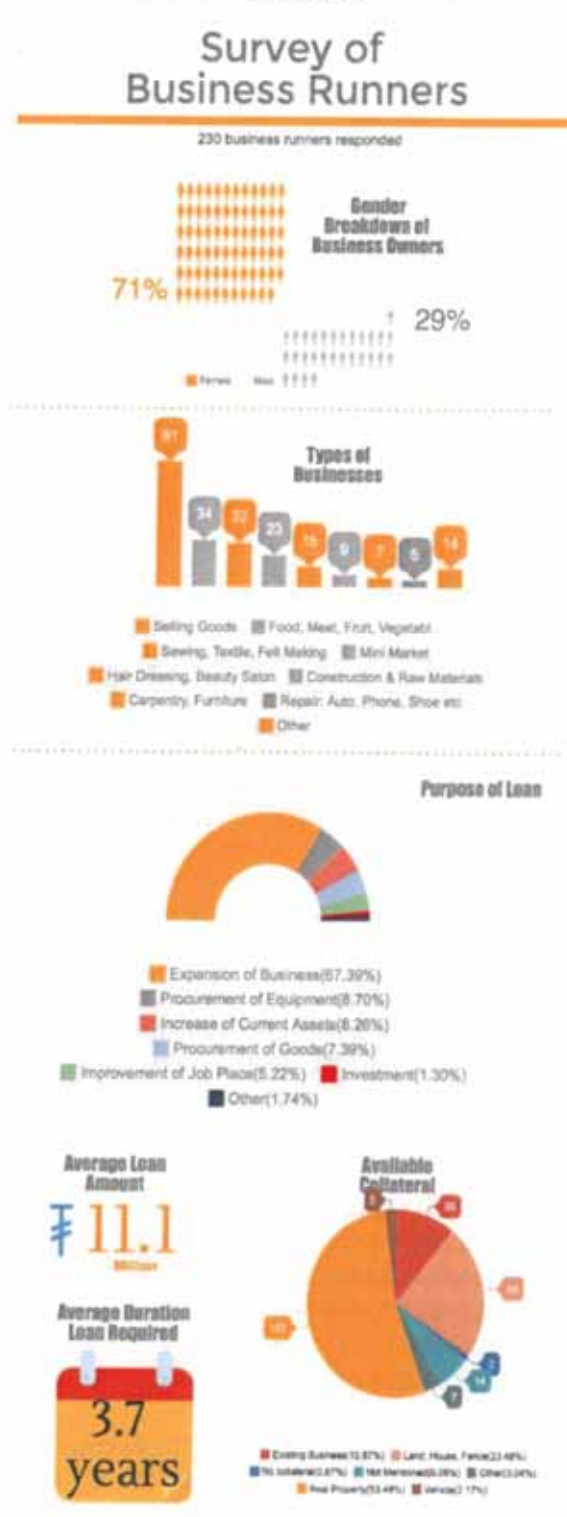
Map 2. Demarcation of *Khesegs* in Bayankhoshuu and Selbe Sub-centers



3. SME Engagement and Development

- With help of ADB Senior Specialist, the team has continued negotiation meetings with Khas Bank regarding SME loan requirement. In August the team organized two meetings, one with only business council members from both sub-centers and other with Khas bank, ADB, business councils and CS4. In the first meeting business council members exchanged their views and ideas to negotiate with the bank.
- The second meeting was attended by Mr. Arnaud Heckmann, ADB Senior Specialist, Mr. Roy Brockman, CS4 Team Leader, UN-Habitat Deputy Team Leader, social mobilisers in charge of the sub-centers and two representatives from business councils in beach sub-center. The main agenda of the meeting was to hear business runners' problems and SME loan products of Khas Bank and other commercial banks. From the side of Khas Bank, Mr. Bolorderene explained the bank policy and reasons why they are not able to offer lower rate to the sub-center business runners although there is an agreement with ADB. He introduced other loan products in the bank with lower interest rates and explained that the business runner can apply if he/she fulfills the requirement. From the meeting it was agreed that Khas Bank will organize a training for local businesses in the sub-centers introducing various loan products and guide them on how to apply for a loan.
- As per the above decision Khas Bank have organized trainings for local business runners through its branches in the sub-centers.
- One female member from business centers in each sub-center were recommended by the UN-Habitat to participate in a series of the trainings organized under Business Woman Development Center project run by Asia Foundation as per the earlier negotiation and agreement between Asia Foundation, ADB and UN-Habitat. The purpose of the training is personal and

Figure 2. Results of Survey of Business Runners



organizational capacity development. There is an opportunity for trainee who has successfully completed the training to participate in business incubation program run by Asia Foundation.

- The team facilitated CS4 consultation meetings with local businesses. Mr. Royston Brockman had meetings with business council members in each of the sub-centers and introduced the plans CS4 is developing. The main purpose of the meetings was for CS4 team to get to know the local business types and work environments.
- The team has started working with CS4 team on identification of future roles and responsibilities of CDCs and business councils and prepare the sub-centers business development plans.
- Business council in Selbe, which was newly registered as a NGO, is being provided assistance to work as a civil organization. As an exercise for team building and creating sense of ownership and participation in sub-center development, the NGO initiated a community project for green area development along Selbe River basin and prepared a map for green area establishment. The UN-Habitat team with CS4 team encouraged the project and supported the NGO to organize a kickoff tree planting event. The area residents, local businesses, all CS teams and ADB Senior Officer participated in the program. During the event 108 trees were planted by the participants. The NGO is taking responsibility to take care of the tree and for further improvements of the areas.
- The survey of business runners has been regularly updated. Data has been collected from 230 business runners (127 in Bayankhoshuu and 103 in Selbe). The summary of the results is shown in Figure 2.

B. IEC Activities

- With inputs from Communications Task Force established under PMO and composed of members of PMO, CS teams and ADB, UN-Habitat team initiated and prepared the first issue of the quarterly update newsletter for the Project 1. 5000 copies were printed and disseminated in both sub-centers with help of CDCs and Kheseeg Leaders. Please see Annex 11 for the newsletter.
- There are two Facebook pages for information dissemination in two sub-centers which are being updated regularly.

C. Reporting and Documentation

- 3rd Quarterly Report was prepared and submitted in Mongolian and English languages to PMO, Projects and Cooperation Department of MUB and Senior Specialist of ADB in June 2016.
- July and August Monthly reports were prepared and submitted to PMO and Projects and Cooperation Department of MUB.
- Gender expert of the team works with PMO Social Safeguard Specialist and CS2 Gender Expert and prepared regularly monitoring reports on project GAP and SAP implementation and submitted to ADB Gender Specialist.
- Community meetings, consultations, workshops and trainings are being regularly documented by the team and submitted to the PMO, Projects and Cooperation Department of MUB and ADB as attachments to the respective monthly and quarterly reports.
- In September 2016, UN-Habitat team worked with CS2 International and National Gender Experts on preparation of monitoring matrix template for GAP and SAP of the project

D. Feasibility Study for Tranche 2

- During the reporting period, UN-Habitat team worked with CS1 Tranche 2 Feasibility Study team providing support as follows:

1. Communities and local businesses' mobilization and organization

- UN-Habitat Team has started the mobilization and organization of the T2 sub-centers communities and local businesses and facilitated them to establish a preliminary CDC and a Preliminary Business Council in each of sub-centers in order to assure community participation during the first stages of the T2 project. As of September 2016, a Preliminary CDC and a Business Council were established in Denjiin Market each with 21 members. In Dambadarjaa one CDC was established with 26 members and one Business Council with 21 members.
- Social Mobilisers of UN-Habitat have been working with social workers, Managers and Kheseg Leaders of respective *khoroos* within the boundaries of Denjiin Market and Dambadarjaa sub-centers to map the administrative subdivisions, existing socio-economic facilities and their service areas and identification of target population number. These were repeated 3-4 times as per the changes project boundaries in the sub-center areas. This resulted in considerable time allocations and organizational works by the team.
- With the assistance of the preliminary CDCs and business councils, the UN-Habitat team has completed community mappings of existing settlement in the two sub-center areas and submitted the findings to T2 FS team. The purpose of community mapping was to identify open spaces or a space, which could be freed with the least cost implications on the land resettlement budget for the construction of socio-economic service facilities.

2. Community and MSME Needs Assessment and Validation

- Three focus group discussions (FGD) (one in Dambadarjaa for female residents, one in Denjiin Market for female residents and one for male residents) were organized for identification of special needs of different groups for engineering and socio-economic infrastructures. Identified needs by the FGD were compiled and submitted to the FS team for their consideration in the design and plans of sub-centers. Documentations of FGDs are attached as Annex 12 minutes no. D3 and M4.
- CAP workshops for Micro and SME runners of Denjiin Market and Dambadarjaa sub-centers were organized. MSME runners articulated and prioritized their needs and actions were planned to address them. During the workshops CS1 FS Team Leader Mr. Lim Dongwon introduced the preliminary plans for sub-center infrastructures development. Business runners expressed their views and contributed with the ideas on the plans.
- The prioritized needs of communities and MSME, communities and MSME action plans and community mapping results were submitted to T2 FS team. These are contributions of ideas and recommendations from the communities and businesses in the two sub-centers for program design. Feedbacks, opinions and comments expressed during the workshops on the interim plans of roads, water and sewerage and heating networks were submitted to T2 FS team as second inputs from the communities.
- Team has continued holding consultative meetings with respective organizations for validation of the socio-economic facilities needs identified through communities' rapid needs assessment workshops, FGDs and individual interviews. Meetings with following organizations were organized and attended by the UN-Habitat team and CS1 Tranche 2 FS team for: a) validation of the needs, b) identification of a city organization which will be in charge of O&M of the facility later on, and c) finding ways to reduce land resettlement costs through using as much as possible municipal land than private land:
 - National Gender Equality Center
 - Forest Research Center under the Ministry of Nature and Environment
 - Ministry of Justice and Internal Affairs
 - Vocational Education Division of Ministry of Labour
 - Chingiltei District Governor's Office and Target Khoroo specialists
 - Sukhbaatar District Governor's Office and Target Khoroo specialists
 - Social Development Policy Division under the Ulaanbaatar City Mayor's Office, City Labor Department, representations of respective organizations of the city
 - City Property Department

3. **Consultation and Participation Plan, Stakeholder Engagement Strategy, Social Action Plan, Gender Action Plan Preparation**
 - Based on the results of Project Stakeholder Analysis Workshop for T2, UN-Habitat team prepared a draft Consultation and Participation Plan (Annex 8) and Stakeholder Engagement Strategy (Annex 9) for T2 and submitted to T2 FS team and ADB.
 - UN-Habitat Team worked together with PMO Social Safeguard Specialist, CS2 International and National Gender Specialists and ADB Social and Gender Specialists on the development of Social and Gender action plans. The team prepared and submitted the draft Social Action Plan (Annex 11) and Gender Action Plan (Annex 10) to the FS team and ADB Social and Gender Experts. During the finalization of the FS Final Report, the UN-Habitat team further supported the FS team in finalization of SAP and GAP.
4. **Community Mobilization Plan**
 - T2 Community Mobilization Action Plan along with MSME Development plans were prepared by the team to ensure communities and MSME's meaningful engagement in the project (Annex 6 and 7).
5. **Other Support Activities**
 - UN-Habitat team helped CS1 Tranche 2 FS team in organization environment impact assessment consultations with local business runners in both sub-centers.

E. CS Management

1. **Staffing**
 - 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 3. The staff time sheet is shown in Annex 3.
 - As of 1 September 2016 the position of one Social Mobiliser is vacant.
 - CS3 Contract Performance Review was conducted by PMO starting from 26 Sep 2016 and UN-Habitat team has reported its work accomplishments to the date. The comments from the review have been recorded earlier in this report.
2. **Contract Variation**
 - During the implementation of CS3 several unexpected conditions have occurred which needed to be reflected through a contract variation. The delays in the finalization of design work resulted in extended inputs of Social Mobilisers and Communications experts. There were also been significant currency fluctuations and unexpected increases in UN Service charges in the country. Therefore, UN-Habitat team started its' discussion and exchange of opinions with the PMO on the needs of contract variation from February 2016. In the proposal of the contract variation the additional costs were proposed to be adjusted by changes between budget categories without affecting the total contract value.
 - After long discussion and series of consultations on the subject, a mutually agreed version of contract variation was sent by PMO to ADB for their approval on 12 August 2016 and on 29 August 2016 it was approved by ADB. The signed copy of the contract variation has now been received from PMO and is awaiting signature by UN-Habitat.
 - However, the delay in finalization of the infrastructure designs, pending decision on the resettlement issues and political situation in the country due to parliamentary and municipal elections in the end of June and mid of October 2016, implementation of community related field activities have also been delayed. These factors of delay will need to be reflected in future contract variation for the CS3 activities.

Table 3. List of Staff Mobilized for CS3

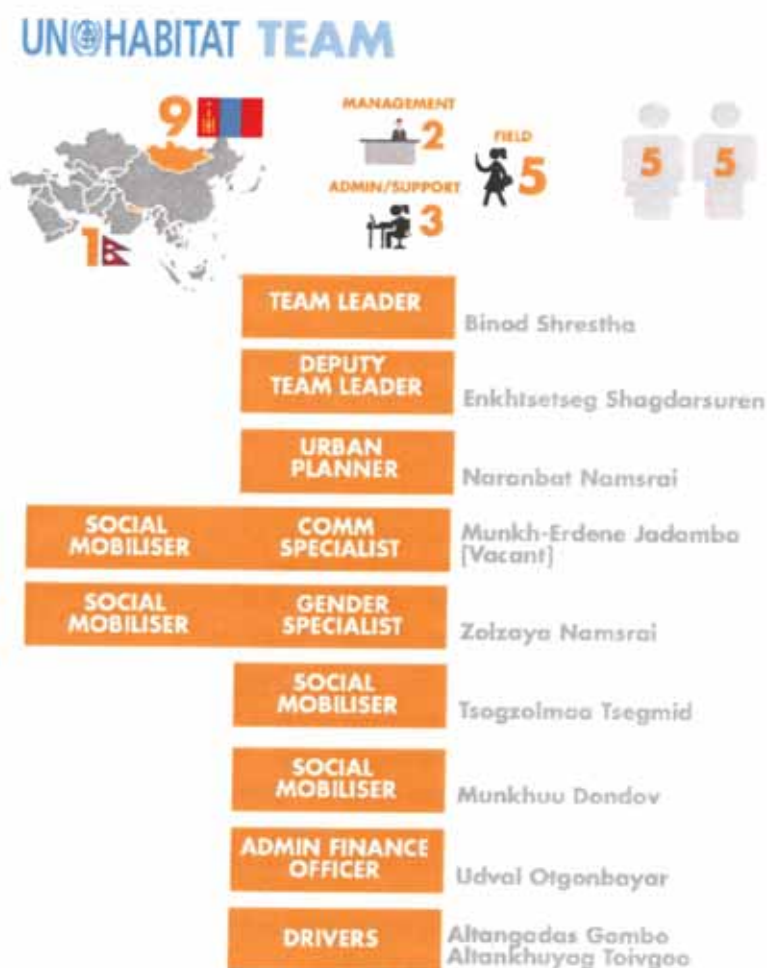


Table 4. Summary of Contract Variation No. 1

Contract Component	Contract Amount	Variation	First Installment	Total Expenditure	Balance from Contract Variation Amount	Balance from First Installment
	USD	USD	USD	USD		
Remuneration - International	150,780	116,046	39,547	37,800.00	78,245.96	1,747.00
Remuneration - National	172,054	207,994	66,335	78,655.50	129,338.50	(12,320.16)
Reimbursable - Expenses	230,272	263,068	100,886	87,425.16	175,642.84	13,460.84
Provisional Sums & Contingencies	145,800	112,828	26,544	12,584.82	100,242.97	13,959.18
TOTAL AMOUNT			233,312	216,465.47	483,470.28	16,846.87
Less: Amortization of Advance Payment						
NET PAYMENT	699,936	699,936	233,312	216,465.47	483,470.28	16,846.87

3. Submission of Financial Statement and Disbursement Request

The expenditure statement for the period covering the period from July 2015 to May 2016 was submitted to the PMO in June 2016. The disbursement of the second installment is yet to be received. The above table also shows the total expenditure and balance of funds from the first installment.

4. Mid-Term CS Performance Review

On 26 September 2016, Mid-Term Review of CS3 UN-Habitat activities was held at the PMO office. UN-Habitat team made three presentations covering all activities in the work plan. This was followed by comments from the PMO. Summarized in Table 5 below is the summary of the comments received and follow-up action required by UN-Habitat.

Table 5. PMO Observation of UN-Habitat Activities Presented during Project Review Meeting, September 2016

No	Outcomes	Observations	Recommendations
D5	Nine-well prepared Community Action Plans (CAP) of at least seven CDCs and two SDCs formally accepted and regularly updated	Reflecting the results of the framework of the second quarter report for D5, information relevant to the project work was sufficiently and effectively disseminated effectively to the <i>Khoroo</i> governors, officials and to the PMO by holding regularly meetings.	Although the <i>khoroo</i> governors and officials are receiving information, information relevant to residents has not been sufficiently disseminated. Misunderstanding of the projects has been noted during most meetings. Need to improve information dissemination to the communities.
D6	<i>Khoroo</i> CDCs are fully functioning and active	Within the results of D6 the consultant has been working ambitiously everyday with excellent people skills to organize workshops with residents and in getting them to actively participate and facilitate them in communication their ideas and requests.	The letter to the PMO focusing on the collection of training materials and proposal of the meetings and seminars in framework of the D6 work plan was sent on 4 August 2016. Need to focus and ensure that this is permanent activity of the CDC and SDC.
D7	<i>Khoroo</i> CDCs with policies and systems able to effectively mobilize and manage their members for community contracting during construction of investment projects	Under the framework of D7, although the 1st phase project design has not been finalized, as has been mentioned in the 3rd quarter report, the consulting service teams and other organizations working with the PMO are trying to finalize the survey and activate the communities.	Under the framework of D7, share the inventory and database on time rather than waiting for inclusion in the quarterly reports. Also, work to update the PMO website with positive information about the project.
D8	Community Manpower Association formed and functioning with policies, systems, structure, and ongoing contracts with sub-center SMEs and other institutions	Under the framework of D8, a survey of CMA has been completed during the 2nd quarter (according to the 2nd quarter report) and the survey for the SME councils are ongoing.	Under the frame work of D8, share information with the PMO concerning the charter of the manpower task force rather than waiting for inclusion in the quarterly reports. Also update the project information in the PMO website.

D9	2 Two SDCs are fully functioning and active	Under the framework of D9, capacity building workshops and seminars were organized to identified community needs in order to ensure regular activity of the SDC.	Under the framework of D9, organize meetings between the PMO, stakeholders and SDC to monitor and inform each other on their activity.
D10	SDC representative to GADA actively and meaningfully engaged in the management of the project and resolution of issues and problems;	The following task forces under the D10 result framework were organized during 2nd quarter: <ul style="list-style-type: none"> • Employment services task group • Legal advice task force • Monitoring task force 	Under the framework of D10, the proposal to hire a legal specialist according to the 2nd and 3rd quarterly reports should be submitted to the PMO.
D11	SDCs facilitate and manage business partnership among the Community Manpower Association, SMEs, and other institutions	Under the framework of D11, inventory of business runners was completed during 2nd quarter of 2016. Also, establish the SDCs. SDCs are working separately.	Under the frame work of D11, share information with the PMO concerning the charter of the manpower task force , rather than waiting for inclusion in the quarterly reports. Also update the project information in the PMO website.
D12	At least 50% of SMEs in the sub-centers are assisted with qualified manpower, goods, services, and affordable financing	Under the framework of D12, the SME inventory and loan needs were produced to Khas Bank. Also, meetings were organized between SMEs and Khas Bank, Asian Foundation and the Municipality SME Department. Capacity building seminar were organized for the business councils.	Include brief information in the news letter and not just in the report.
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	A grievance redresal task force was established during the second quarter of 2016.	Introduce members of the task force to the PMO and share the task force information with the PMO and other stakeholders.
D14	Documentation of the different consultations with the CDCs/SDCs and the larger communities on different issues and grievances related to the project; Documentation of the different consultations with the CDCs/SDCs and the larger communities on different	All documents are attached in quarterly reports.	Also share summary of all the meeting and conclusions in the quarterly reports.

	issues and grievances related to the project		
D15	CDCs/SDCs registered as NGOs with the State Registration Authority		Report to PMO on regular basis and not wait only to mention in the quarterly report.
D16	For both SDCs: completed skills and inventory and demand mapping, documentation of skills matching for employment or signed contracts for sub-contracting of goods and services		Report to PMO on regular basis and not wait only to mention in the quarterly report.
D17	Documented sub-center development designs and other plans for vulnerable focus groups		Report to PMO on regular basis and not wait only to mention in the quarterly report.
D19	Process and distribute information dissemination materials for residents and other stakeholders		In addition to informing on the progress information, UN-Habitat should mobilize the community to disseminate the information. Work with PMO and other consulting services to identify subjects for inclusion in the newsletter and present them innovatively.
D20	Develop a CDC/SDC action plan to find a strategy to find resources to implement the plant, and give the proposed project plan to at least the project funding organizations (i.e. Japan's Grassroots Program, etc.)		Report to PMO on regular basis and not wait only to mention in the quarterly report.
D21	Documented good practices and lessons learned		Report to PMO on regular basis and not wait only to mention in the quarterly report.

III. Issues and Challenges

- From the start of the project, community level work has been significantly affected because of the pending finalization of the designs and decisions on the related resettlement issues. Until the date the communities are waiting for the start of on the ground activities and repeatedly ask about the progress and express frustrations. Now with the construction season end by end of September, communities' disappointment in the project is expected to rise during the winter season.
- The team has learned that the proposed construction activities under Tranche 1 are being designed in a way that only the main trunk lines will be built without subsidiary lines and home connections. This is going to come as a disappointment to the communities and will be a pending challenge to discuss during community meetings when the information be broken.

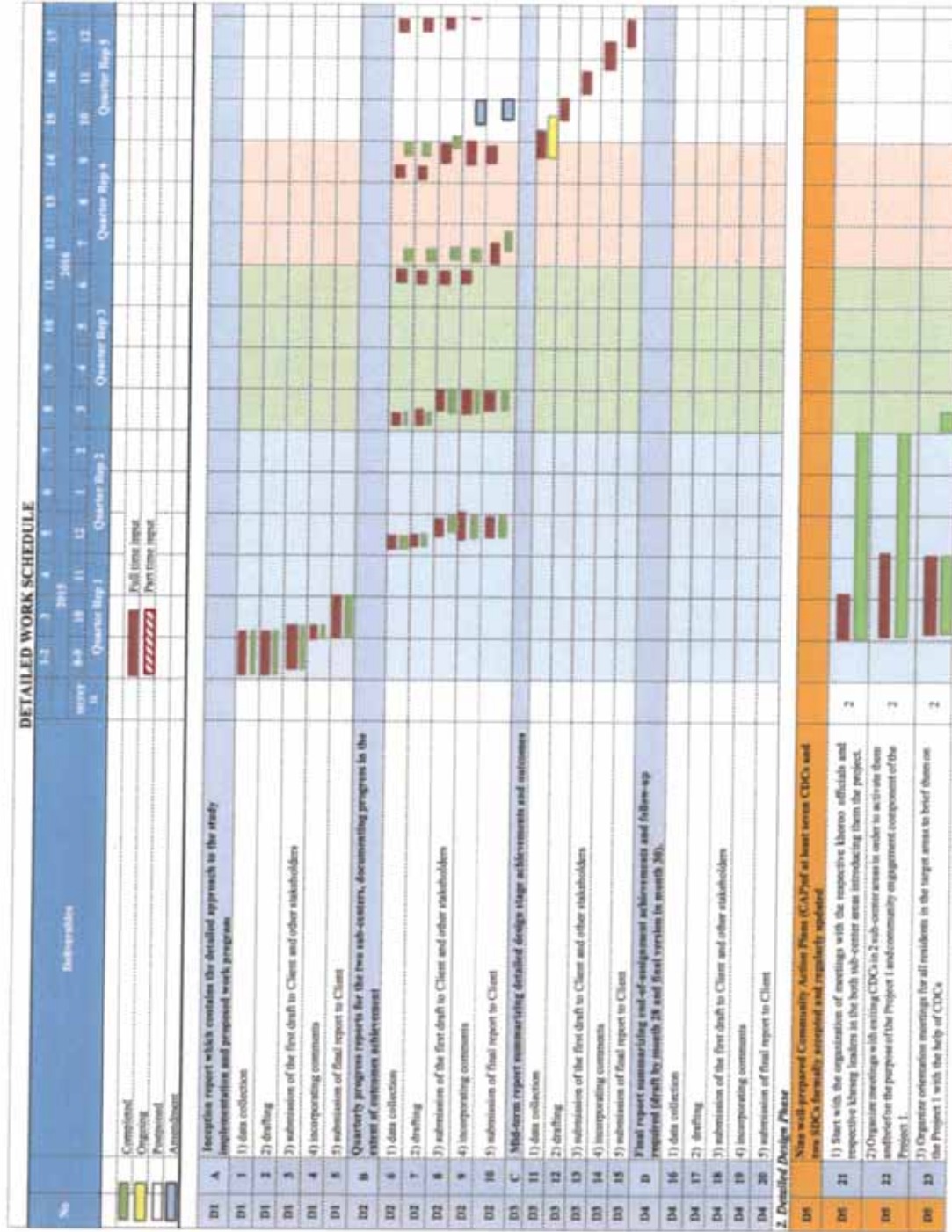
- Extended holidays due to Naadam Festival, vacation season just after the Naadam and after election days when restructuring has started at all government and municipal administration levels including the city administration all have contributed in the certain delays of field activities.

IV. Planned Activities for Next Quarter

- As mentioned earlier in this report the delay in finalization of the infrastructure designs and the pending decision on the resettlement issues will mean very few activities can be planned in the field during the coming winter season (4th quarter 2016 and 1st quarter 2017). Therefore, UN-Habitat has proposed to implement few field activities (small construction works) prioritized by the communities during the Community Action Planning and not included in the program. The decision about this is still pending.
- 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
 - Continue working with CS4 for identification of CDCs and BCs roles in the sub center development business plan
 - Develop SME training programs in connection with the CDCs and BCs roles and responsibilities
 - B. CS management:
 - Revise work plan
 - Organize training for staff

Annexes

Annex I. Implementation Status and Planned Activities for Next Quarter



		Community Manager Association formed and functioning with policies, systems, structures, and ongoing contracts with sub-center SMEs and other institutions			
D08	37	1) Work with each sub-center CDC for the formation of a sub-center Community Manager Association composed of selected members of the sub-center CDCs. This association will be further trained to eventually become a professional manager agency or cooperative able to enter into contracts with individuals or institutions.	8		
D08	38	2) Facilitate and guide the development of the Community Manager Association charter, structure, system and policies, work plan, and start-up operations (i.e. setting up office, staffing, etc.).	8		
D08	39	3) Guide the association in developing their system and policies for establishing linkages with individuals and institutions for work contracts and further or advanced training for its members. The system should enable the association to review and upgrade the skills of its members based on changing or emerging needs of the clients both individuals and institutions.	8		
D08	40	4) Establish a mechanism to systematically link the Community Manager Association with the SME Development Council for continuous job contracting based on the SME Development Plan.	8		
D09	41	Two SDCs are fully functioning and active			
D09	42	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.	5		
D09	43	2) Facilitate and support the SDCs in the organization of the sub-center SDC CAP Update Workshops and finalization of CAP Development	3		
D09	44	3) Facilitate and guide the SDCs in the implementation of respective CAPs including incorporation of CAPs into and influence the design and implementation plan of the investment projects.	4		
D09	45	4) Facilitate SDCs' further organizational capacity building in reviewing and enhancing policies and systems, development and implementation of resource mobilization plans, strengthening networks, strengthening its membership base, and reflecting project implementation and monitoring skills and systems.	5		
D09	46	5) Guide the SDC to effectively work with PMO to continue with capacity building of SDCs (focusing on the Gar areas benefiting from the infrastructure investment made under Project 1) to be re-developed, to make them viable and professional community centers to increasingly engage with the other stakeholders of the project.	5		
D10	47	SDC representatives in GAZA actively and meaningfully engaged in the management of the project and resolution of issues and problems			
D10	48	1) Work with PMO and GAZA 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 Contribution and Participation Plans and other social mitigation plans.	4		
D10	49	2) Provide legal support to SDCs to guide them in their engagement in Project 1.	7		
D10	50	3) Facilitate and guide the SDC in working closely with PMO and GAZA to per the above strategy and system for resolution of issues and problems and for getting engaged in the project implementation.	8		
D11	51	SDCs facilitate and manage business partnership among Community Manager Association, SMEs and other institutions.			
D11	52	1) Work with SDCs, PMO and with the private sector providing services on sub-center development for identification, establishment and maintaining of potential subcontracting ways of Community Manager Association with SME Council and other relevant institutions.	9		
D11	53	2) In collaboration with PMO continue with organizational strengthening of the SME Council.	4		
D11	54	3) Facilitate and support implementation and monitoring of the Project 1 SME Development Plan	4		

Activity ID	Activity Description	Duration (Months)	Start Date	End Date	Status
D24	2) Documentation through minutes of meetings, progress monitoring reports on implementation of contracts, and progress and issues of O&M implementation.	3	2018-01-01	2018-03-31	Completed
D25	CAPs and GADs are implemented in a timely manner	4	2018-01-01	2018-05-01	Completed
D26	1) Provide technical assistance and coaching to the PMO, CDCs/SOCs and other stakeholders on how to implement the CAPs and GADs.	8	2018-01-01	2018-09-01	Completed
D27	Formed Community Manager Association operational with office space, policies, systems, and contracts and with links with the Business Incubator	11	2018-01-01	2018-12-01	Completed
D28	1) Support and guide the Community Manager Association on its start-up operation through support in development and implementation of its policies and systems and linkage with the Business Incubator	4	2018-01-01	2018-05-01	Completed
D29	2) Guide the PMO and GADA in the development of recommendations for construction companies for community paid labour during the investment project in order to support Community Manager Association.	4	2018-01-01	2018-05-01	Completed
D30	PMO and GADA's documentation system (i.e. templates, guidelines, etc.) is in place and being implemented	16	2018-01-01	2018-12-01	Completed
D31	1) Support the PMO and GADA in development of the documentation system, templates and guidelines to be used for documentation of good practices, lessons learned under the investment projects as well as guidelines in the facilitation of conflict resolution between community and other stakeholders (i.e. government, private sector, NGOs).	4	2018-01-01	2018-05-01	Completed
D32	2) Train and guide the PMO and GADA in the documentation of good practices and lessons learned under Project 1	7	2018-01-01	2018-08-01	Completed
D33	3) Support the PMO and GADA to conduct knowledge sharing through forum and other events	4	2018-01-01	2018-05-01	Completed
D34	A number of community-led land re-development projects are under implementation (block development)	4	2018-01-01	2018-05-01	Completed
D35	1) Facilitate the conduct of different planning and project preparation consultations under GADAN/UB auspices to ensure smooth planning and implementation of the project; more specifically, mobilize and advise the plot owners on redevelopment schemes that will be arranged by the consultants under the installed sub-center	4	2018-01-01	2018-05-01	Completed
D36	2) Work with CDCs/SOCs to identify a number of residential areas where plot owners are willing to go ahead with the redevelopment of the area based on land-pooling.	4	2018-01-01	2018-05-01	Completed
D37	3) With the Urban Planner, social mobilizers and CDCs/SOCs to facilitate community consultations and consensus building within neighborhoods in respect with planning and implementation of this urban area development in the areas where neighborhoods	4	2018-01-01	2018-05-01	Completed
D38	4) Work with CDCs/SOCs 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	6	2018-01-01	2018-07-01	Completed
D39	5) Work with PMO and GADA to train and support the concerned areas or communities to prepare for and do actual negotiations with the private sector and/or interested private developers.	7	2018-01-01	2018-08-01	Completed
D40	6) Provide legal support to the selected area communities for community negotiation and contracting with private developers for redevelopment of the area.	5	2018-01-01	2018-06-01	Completed
D41	7) Provide legal support to the selected area communities during the implementation of the redevelopment of the area.	14	2018-01-01	2018-12-01	Completed
D42	Decommissioned community inputs for the feasibility study for project 2 of the investment program	22	2018-01-01	2018-12-01	Completed
D43	1) Establish report with the respective area block and district officials, active residents and SME owners.	23	2018-01-01	2018-12-01	Completed
D44	2) Conduct CAP Workshops at each Khoreo included in the target sub-center areas and identify basic and social infrastructure needs of the area by the communities and plan for actions to address the priority needs of the area	23	2018-01-01	2018-12-01	Completed

Annex 2. Cumulative List of Community Level Meetings

Tranche 1	BAYANKHOSHUU			SELBE		
	Date	Minutes No.	Khoroo	Date	Minutes No.	Khoroo
A. Khoroo and District Officials						
1. Meetings with Khoroo Officials	4-Sep	B1,B2,B3	SHD9 SHD10 SHD8	5-Sep	S1	CHD 18
	4-Nov	B12	District Governor's Office, SHD 9	8-Sep	S2	SBD 14
	5-Nov	B13	Dist & Khoroo Governors SHD 7, 8, 9, 10, 28	22-Dec	S9	CHD 18
				13-Jan	S10	SBD 14
	26-Jul	B32				
2. Meeting with Khoroo and District Officials for Block Meeting organization	20-Apr		SHD Khoroo Governors	25-Apr		
			SHD District Officials	26-Apr		
	21-Apr		SHD Khoroo Governors	21 Apr-		
	21-Apr			21-May		
	21-May					
B. Town Hall Meetings						
1. Town Hall Meeting	5-Mar	B21		5-Mar	S13	
C. Community Level						
1. Orientation for Residents	16-Oct	B6	SHD 9, SHD 10 SHD 8	21-Oct	S4	CHD18 SBD14
				2-Nov	S5	CHD 14
2. Meetings with CDC Officials	11-Sep	B4	SHD 9	28-Oct	S3	CHD18 SBD14
	5-Nov	B5	SHD 9,SHD 7	7-Dec	S8	SBD14
	28-Jan	B16	SHD 8, 9, 10, 28			
	29-Jan	B17	FG Altanurguu			
	26-Jul	B33				
	28-Aug	B36				
3. Community Action Planning Workshop	14-Jan	B24	SHD 7,SHD 8,	14-Jan	S11	CHD18 SBD14
	15-Jan	B15	SHD 9, SHD 10, SHD 28			
4. Primary Group Meetings	29-Jan	B18		17-Mar	S17	
				18-Mar		
D. Business Council						
1. SME Council Meeting	5-May	B26		4-May	S22	SBD 14
	23-24 May	B28		29-Aug	S25	
				30-Aug	S26	
2. Workshop for SME needs assessment	2-Nov	B9	SHD 9, SHD 10 SHD 8	30-Oct	S6	CHD18, SBD 14
	5-Nov	B10	SHD 9, SHD 10 SHD 8	11-Nov	S7	CHD18 SBD 14
	10-Nov	B11	SHD 9, SHD 10 SHD 8			
	17-Aug	B34				
	24-Aug	B35				
	30-Aug	B37				
	30-Aug	B38				
E. Focus Group Meetings						
1. Focus Group Discussions	2-Mar	B22	Women Heads of Families	3-Mar	S16	SBD 14
	2-Mar	B23	Elderly			
	4-Mar	B24	Disabled	1-Mar	S14	SBD 14
	7-Jun	B30	youth 18-24 SBD 14	3-Mar	S15	18-24 SBD 14
	9-Nov	B7	SHD 7, SHD 8, SHD 10			

2. Meeting with Youth Group	10-Nov	B8	SHD 7, SHD 8, SHD 10			
3. Gender Meeting				11-Aug	S24	K 15
F. Trainings						
1. Capacity Building workshops for CDCs	24-Mar	B24	CDCs	25-Mar	S18	SBD 14
	11-Apr			11-Apr	S19	
	12-Apr			12-Apr		
	13-Apr			13-Apr		
				18-Apr		
				20-Apr	S20	SBD14, CHD18SHD 14
G. Planning, Surveys, Assessments						
1. Resettlement Planning for Affected Families	21-Feb	B19	SHD 8	21-Feb	S12	SBD 14
2. Block Planning and Development Consultations	First Round					
	29-Apr	B25		28-Apr	S21	SBD 14
	30-Apr			30-Apr		
	3-May			2-May		
	5-May			4-May		
	10-May			9-May		
	Second Round					
	14-May	B27		14-May	S23	
	21-May			24-May		
	28-May			9-Jun		
3. Asset Survey	10-Jun	B31				
H. Other						
1. Other	19-Feb	B20	DOHWA			
Tranche 2		DAMBADARJAA		DENJIN MARKET		
A. Khoroo and District Officials						
1. Meetings with Khoroo officials for rapport establishment	1-Apr	D1		1-Apr	M1	
	5-Apr	(to be completed)		5-Apr		
	8-Apr			8-Apr		
	4-May			4-May		
				4-Jul	M3	
				5-Jul		
				2-Aug	M5	
D. Business Council						
1. Needs Assessment	11-Aug	D5		10-Aug	M7	
E. Focus Group Meetings						
1. Focus Group discussion	27-Jul	D3		27-Jul	M4	
G. Planning, Surveys, Assessments						
1. Rapid Needs Assessment	14-Apr	D2		14-Apr	M2	SBD 16, 17, 18
2. Needs Assessment Validation	8-Aug	D4		9-Aug	M6	
H. Other						
1. MON Consult re environment issues	26-Aug	D6		29-Aug	M8	
ULAANBAATAR						
1. Stakeholder Analysis	24-Jun					

Annex 3. Attendance

Contract Start Date																																
Work Day																																
Annual Leave																																
Official Holiday																																
Travel																																
Work From Home Day																																
Weekend																																
Staff Member		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
Binod Shrestha, Team Leader	JUL	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
	AUG	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
	SEPT	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
Enkhtsatsag Shagdarsuren, Deputy Team Leader	JUL	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
	AUG	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
	SEPT	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
Naranbat Namrai, Urban Planner	JUL	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
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Zoltaya Namrai, Gender Specialist & Social Mobilizer	JUL	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
	AUG	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
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Munkh-Erdene, Communication Specialist & Social Mobilizer	JUL	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
	AUG	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
	SEPT	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
Tsegzolmaa Tsegmid, Social Mobilizer	JUL	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
	AUG	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
	SEPT	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
Munkhuu Dondov, Social Mobilizer	JUL	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
	AUG	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
	SEPT	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
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	AL ₁₅	Annual Leave 15 Day & 15 Day Worked																														
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Annex 4. Draft Project Proposal for Community Contracting

Rationale

From December 2013 the Ulaanbaatar Urban Services and Ger Areas Development Investment Program supports the Ulaanbaatar City master plan in upgrading priority service and economic hubs (sub-centers) in *ger* areas. The investment program is planned to be implemented over nine years with three tranches. Combining spatial and sector approaches, it supports an integrated solution to respond to the growing demand for basic urban services and develop sub-centers as catalyst for growth in the *ger* areas. The program involves financing core urban infrastructure and basic services in priority road sections, investments in socio-economic facilities based on communities' needs, and the improvement of service providers' operational management.

The program supports community participation, awareness and empowerment through which residents' quality of life will be enhanced, communities and micro-, SME will be fully involved in and benefit from the redevelopment process of the sub-centers. In line with this objective, certain levels of community participation are planned and being implemented under the Tranche 1 including the community consultations and involvements during the design and implementation phases of the project. But there is still limitation for the residents' effective involvements in the project as there are still large areas in both sub-centers under Tranche 1 within the boundary of the project, who will not be served by the infrastructures planned to be constructed under Tranche 1.

From one point of view, the project is establishing only a basic ground of sub-center development through provision of main physical and socio-economic infrastructures, so the entire process of development of sub-centers into an economic hubs of the city rests with the local stakeholders including the communities and micro-, SME in the areas as key stakeholders of the development. The communities and MSME need to be developed to be key stakeholders in order to make good use of the established infrastructure for their livelihood and business improvement. In order to address these issues, UN-Habitat is proposing to add a community strengthening component as a sub-project to be an integral part of each tranche of the MFF in order to achieve overall goals.

Main objective

During the processes of preparing CAP under Tranche 1, the CDC/SDC have identified number of priority activities as shown in the Attachment 1 of this Annex. While number of major trunk activities will be supported by the project, there are other activities which are not yet addressed. These priority activities are generally small in terms of financial investment and can be managed by the communities themselves with just some technical support from outside.

Providing some small grants support to the CDCs/SDC will help address some additional priority needs of the people (besides the large infrastructures). During the delay in the implementation of the main project, the communities will have some activities to be involved in to address their other needs / priorities. In addition, the sub-project will help them in strengthening their organizational and operational capacities and creation of sense of community ownership for the entire sub-center development activities. Therefore, the main objectives of the project will be:

- address the priority needs of the communities
- provide opportunities to implement some community level activities during the implementation delay of the main project
- strengthen the community organizations
- train the community labor on the job for construction of community infrastructure
- create sense of community ownership for entire sub-center development activities

Target areas and beneficiaries

The sub-centers being developed under the Tranche 1 will be the target areas of the sub-project. The sub-project will focus on those areas where the CDCs/SDC have been formed so that this support will help in addressing their other priorities and initiate some smaller activities. Also the settlement not affected by the development under the main project activities could be supported so that the people would not feel left out.

Outcomes

- CDCs in Bayankhoshuu and Selbe Centers are fully functional and experienced with management of the community contracts
- 10 micro-projects of construction of community access infrastructure are developed and implemented.

Duration

The sub-project will be implemented in below steps during 12-month duration:

1. Designing and cost estimation of the micro-projects based on the needs articulated by the communities
2. Community contracting
3. Community implementation and monitoring of micro-projects
4. Community reporting of micro-projects

Approach to be used

UN-Habitat has developed and has introduced during the past three decades a highly effective community mobilization approach that draws on people's capacity to develop and implement local action strategies that meet the socio-economic needs of the communities. By encouraging the institutionalization of Local Development Councils on the one hand and by developing the project management capacity of the community on the other hand, UN-Habitat has been very successful in promoting sustainable grassroots development initiatives across the world. For UN-Habitat, communities do have the potential to define and manage their own socio-economic agendas. Communities understand, appreciate and apply the participatory decision-making and planning tools introduced by UN-Habitat as they recognize their intrinsic value for enhancing community productivity and social capital.

In the sub-project, communities will be at the center of decision making, implementation, management and monitoring of the project. The sub-project will provide assistance to create an enabling environment through facilitation of community planning, technical assistance and timely release of funds, which will make possible for communities themselves to manage implementation of the micro projects they have defined.

Under the sub-project, communities define their needs and set the spending priorities (within specific budgets) and with the assistance of technical experts, implement infrastructure or other economic activities that will meet their needs. The process recognizes the ingenuity and creativity of the people to cope with problems and their ability to improve their lives in the face of ongoing development interventions.

The goal of this approach is to ensure that communities institute a broad based inclusive decision making system (which includes women as well as members from vulnerable groups) through community meetings and planning. Through this process the communities will acquire or strengthen the skills and attitudes necessary to enhance their capacity to define, manage, monitor and govern their priority activities.

Primary Group and Mobilization

A *khoro*, serving around 10,000 population, is the smallest administrative unit in Ulaanbaatar city. A *Khoro* coverage area in the sub-centers will be a focus of the activities under this project.

A Primary Group is a group of persons or households who share common characteristics, problems or objectives. They live or own land in an area that has borders that can be physically defined. The definition of a primary group for the purposes of the project will be based on the consideration that it consists of 10 to 20 families.

While a community will be assisted by the project financially, a key characteristic of this approach is that it promotes a high level of community participation and ownership during all phases of the project cycle. As such, functions of the community will include:

- Identifying and prioritizing needs;
- Forming/ Strengthening a Community Development Council and relevant management committees;
- Discussing, participating in field appraisal and preparation of a community action plan and sub-project proposals and management of project implementation;
- Providing community contributions;
- Providing oversight of project implementation with regard to quality and use of funds;
- Maintaining the asset after completion with community cost contributions.

Mobilization is capacity building process through which local individuals or groups identify needs, plan, carry out and evaluate activities on a participatory and sustained basis, so as to solve problems or meet objectives for their development. Communities can mobilize on their own or implement activities with the assistance of others. The benefits of community mobilization are that it:

- Promotes community resilience, cohesion and mutual cooperation
- Enables communities to take action collectively by developing their own plan and strategy rather than either disparate individual action or a plan being imposed from outside
- Ensures wide participation and promotes a cycle of positive change
- Increases individual, household and group capacity to identify and satisfy needs
- Enables or increases community ownership of projects and programs
- Allows people to understand their socio-economic circumstances, commit to working together and initiate action with their own creativity for change
- Provides opportunities to build individual capacity in leadership

Community Action Plan as a Basis of Micro-projects

Community Action Planning (CAP) is a process that involves the community, local authority and partner organizations at grassroots level in all aspects of planning, implementation, monitoring and evaluation of community development projects. The Community Action Planning methodology places the community at the center of the development. As already mentioned they are considered to be the primary resource rather than the objects of the development. This participatory planning process encourages and strengthens the local community by devolving the decision making power to the people. The role of the government, development partners and local authorities would be to support this process.

Community Action Planning demands considerable flexibility patience and creativity from the other project partners and staff. The CAP process will bring new responsibilities and roles for all those involved:

- People will no longer be just “beneficiaries”, as they become active planners and owners of their own micro-projects;
- Project staff in charge will act as technical advisors and facilitators of micro project planning groups; and

- CDC will be responsible for checking, approving a channeling micro project proposals that require funding.

Community Grants

One block grant (budget) will be allocated to each community with an upper limit of US\$ 10,000 per community. This allocation requires that the community develops one or more eligible sub-project proposals within the budget frame. Prerequisite of the community grant is the communities' willingness to contribute at least 10 percent of the value of the block grant to development activities financed out of the block grant.

Conditions of Eligibility

To make use of the block grant allocation, the community must develop a Community action plan and an eligible micro-project proposal that fulfils the following criteria:

- Is proposed by a representative CDC and is endorsed through a community-wide process
- Provides equitable access to benefits
- Is technically and financially sound
- Has at least 10% community contributions towards capital costs (in cash, labour or in kind such as construction materials and or transport)
- Includes an operation and maintenance plan
- Includes a commitment to and plans for ensuring transparency of the use of block grant funds

Types of the Micro-projects

The project will provide support the following types of investments

- Community infrastructure comprising of public assets within defined technical standards,
- Human capital development activities

Project Components

The sub-project will have four components:

- Facilitation at the community level to assist communities establish inclusive community institutions to reach consensus on priorities and corresponding micro-project activities, develop eligible micro-proposals that comply with Project appraisal criteria, and implement approved project micro-proposals;
- Community contracting to support area improvement activities planned and will be implemented by the elected Community Development Councils;
- A series of capacity building activities to enhance the competence of CDC members (both men and women) for financial management, procurement, technical skills and transparency; and
- Activities linking local institutions to government administration and aid agencies with available services and resources.

Guiding Principles

As such, community level planning must follow an approach that complies with the basic principles and values and will govern all activities and processes of this program:

- A. **Community Driven:** The entire process should be owned and managed by the community, including organization, identification, and implementation and monitoring, with the project playing an enabling and supporting role.
- B. **Participation:** Community members should have a primary role in the decisions and activities that affect them. This includes mobilization, primary group formation, savings and credit activities,

neighborhood community action planning, community contracting, construction/ implementation and operation and maintenance.

C. **Solidarity:** All decisions, as far as possible, encourage solidarity and togetherness among the citizens.

D. **Support Structure:** The technical, management, training, financial, etc. support provided by the project or other organizations are to be considered as a support to the community's own efforts.

E. **Participatory Monitoring:** The responsibility of monitoring and evaluating the activities implemented through the process also rests with the community organization. The responsibility of the support structure organizations is providing support to the community organizations to implement an effective participatory monitoring mechanism so that the results become a learning experience.

F. **Transparency and Accountability:** All decisions must be open for public access and examination, must be based on honesty solely in the interests of the community and must be accountable before all laws.

G. **Equality:** Ensuring that decisions do not discriminate a person because of race, religion, gender, social status, political aspirations, age or group, the project activities will positively address the needs of poor, vulnerable and women.

Budget Estimate

For block grant to each sub-center is estimated to be US\$50,000 in average. For 2 sub-centers under Tranche 1 it will be US\$150,000.

	Categories	Person/ Month	Total Budget
1	Staff and Other Personnel		
	Sub-Project Manager	7	33,600
	Procurement Expert	12	33,600
	Construction Engineer	12	12,840
	Social Mobiliser	12	10,500
	Social Mobiliser	12	10,500
	Driver	12	7,200
	Driver	12	7,200
2	Community Grants (For Community implementation agreements)		150,000
3	Operations and Other Costs		60,000
4	Total (Direct cost)		325,440
5	Programme Support Cost (7%)		22,781
	TOTAL		348,221

OPERATIONAL DETAILS

Funds for this component will be transferred to the Consulting Services Agency (CSA) bank account. Disbursement of funds to the *Khoroo* CDCs will be managed by the CSA. Funds management by the *Khoroo* CDC is detailed in the section on "process of community contracting".

TYPES OF ACTIVITIES TO BE SUPPORTED

Based on priorities identified during the Community Action Planning (CAP) in the four sub-centers, it is proposed that the following seven activities be considered for support through community contracting for the first round:

1. Street lights in the settlement areas (explore possibility of solar)
2. Footpath in the settlement areas

3. Subsidiary roads where applicable
4. Playground for children and equipment
5. Green space and landscaping (including tree plantation)
6. Public toilet (if land is available)
7. Drainage in settlement areas

This list will be revised after the next round of CAP exercise as new needs may be identified by the communities.

PROCESS OF COMMUNITY CONTRACTING

1. *Khoroo* CDC are formed
2. *Khoroo* CDC members will meet to prepare their Community Action Plan and Community Map
3. *Khoroo* CDC members will meet to select one project for submission to the Project
 - a. Prepare short description of the project with estimated costs and sketch map of location of the project
 - b. Criteria for selection of the project
 - The project must be within the approved list/categories eligible projects
 - Activities that use local labour and are labour intensive project will be considered
 - Commit to cost share 3-5% contribution which could be used to establish a maintenance fund for the project (to be discussed)
 - The project should benefit as many residents as possible
 - The project is consistent with local plan and project plan
 - Maximum budget of the project will be \$10,000
4. *Khoroo* CDC will form a committee of three persons Construction Management Committee to manage the project
5. Get approval from *Khoroo* Governor
6. Prepare detailed design and detailed estimate assisted by the technical staff of the CSA
7. *Khoroo* CDC will submit proposal to PMO for approval
8. PMO will forward document to Consulting Services Agency (CSA)
9. *Khoroo* CDC will open bank account (at Khas Bank)
 - a. Bank account will be in the name of ...
 - b. Three signatories with Treasurer of *Khoroo* CDC as compulsory signatory
 - c. Withdrawal of funds will be supported with letter from the CSA
 - d. Except for petty cash expenditure, major transactions will be through banking system (particularly procurement of construction materials)
10. CSA and *Khoroo* CDC sign Contribution Agreement
11. CSA disburse funds in three instalments to the bank account of the *Khoroo* CDC
 - a. First instalment as advance – not exceeding 50%
 - b. Second instalment – not exceeding 30%
 - Second instalment can be requested after expenditure of 60% of first instalment
 - c. Third instalment – remaining 20%
 - Third instalment can be requested after expenditure of 60% of the funds received to date and completion of appropriate level of work.
 - d. Request for 2nd and 3rd instalment must be supported with:
 - Financial statement of expenditure to date
 - Short descriptive report of work completed
 - Copy of Field Book
 - Photos from photo documentation
 - e. Disbursement received and all expenditures will be recorded in the Accounts Books by the Treasurer
 - f. Prior to requesting the disbursement, the progress of the construction (reported by the person in-charge in the Construction Management Committee) and financial status (reported by the Treasurer) will be discussed at the *Khoroo* CDC and minute

12. Procurement of construction material will be done by the Construction Management Committee after survey of the market and receiving three quotations.
 - a. Delivery of the material will be recorded in the Field Book
 - b. Use of material will be recorded in the Field Book
13. Training
 - a. CSA field engineer will train the members on basics of testing quality of bricks, cement and sand
 - b. CSA field engineer will provide work safety training to the Construction Management Committee and the labourers
 - c. CDA field engineer will provide training to labourers in basics of construction (masonry works, mixing concrete, etc.)
14. Treasurer record all expenditure in the Accounting Book provided by the CSA
 - a. Treasurer will keep all original copies of receipts and bank statements
 - b. Accounts will be reconciled every week
15. Day-to-day monitoring:
 - a. *Khoroo* CDC will form a three- member monitoring committee
 - b. CSA field engineer will visit the project every second day and record his findings in the Field Book and explain any issues to the Construction Management Committee
 - c. CSA field engineer will prepare photo documentation for each agreed milestone of work completed.
16. Completion
 - a. *Khoroo* CDC meeting will be held to discuss the completion of the works, experience in implementing the project and the finances status. They will make decision on use of any remaining funds (if any).
 - b. *Khoroo* CDC will request *Khoroo* Governors Office to certify the completion of the work.
 - c. CSA will provide a format of completion report to be completed by the Construction Management Committee
 - d. Completion report together with the following will be submitted to the CSA
 - Field Book and Accounts Book
 - Photo documentation
 - e. *Khoroo* CDC will submit letter to CSA accepting the completed work signed by all the members of the *Khoroo* CDC
17. CSA will submit the completion report to the PMO
 - a. Upon completion of all projects the PMO will submit the records to the City Property Department to register the projects
18. Audit (to be discussed)

Priority Activities Identified in CAP

Priority Activities	BAYANKHOSHUU <i>Khoroo</i>					SELBE <i>Khoroo</i>		DAM	DEN MKT
	10 th	7 th	8 th	9 th	28 th	14 th	18 th		
Street Light -5	√	√		√	√	√			
Link road from <i>khoroo</i> office to Sub-Center	√								
Footpath -2	√							√	
Disable friendly footpath - 2					√				√
Landscaping park - 4	√	√			√				√
Children's play ground						√			
Play equipment for park	√								
Protection of water source	√								
Water kiosks								√	
Insulation for houses						√			
Install camera for security- 4				√		√	√		√
Assure fair/right land valuation - 3						√	√		√

Display board (display good/bad practice)			√						
Disposal of ash and grey water (in winter)			√						
Salt for de-icing roads			√						
Solar heating								√	
Public toilet									√
Library									√
Primary groups									√
Cultural complex									√
Water and sanitation pipeline							√	√	√
Road							√	√	
Sports complex						√			√
Clinic / Hospital							√		√
Power plant and central heating								√	
Car park					√			√	√
Drainage								√	√
Housing / Town house								√	√
School / College									√
Kindergarten									√
Vocational training center									√
Child care center									√
Youth center									√
Elderly / disabled care center									√
Sports complex									√
Khoroo office complex									√
Community center									√
Commercial center									√

Annex 5. Summary of Various Action Plans Prepared for Tranche 2

Community Mobilization Action Plan

The community engagement component is envisaged to be relevant through the detailed design and implementation phases of the Tranche 2 project, as during Tranche 1. This is to ensure that the plans and projects developed out of the needs identified during the community consultations are respected throughout the project period. This will be achieved through continuous consultation, mobilization, organization, and capacity building of the community organizations in identifying and analyzing their needs, developing their action plans, and actively engaging with the project team to build consensus on the investment projects.

Further, this process will facilitate better understanding by the vulnerable groups (i.e. women, children, and the very poor) on how they could be capacitated to optimally benefit from the project as well as put in place mitigating measures to address possible negative impacts that may result from the investment projects.

Since the families will pay for the costs of connection to water, heating, and sewerage system, economic development interventions will be a priority in this component to prepare the families to afford the connection costs. The SME development plan which includes skills training for better employability will be part of the capacity development and empowerment.

The community-led and participatory approach applied in USGADIP is patterned after the UN-Habitat's People's Process which puts people at the center of development. This has been proven to have worked in many countries where UN-Habitat operates including Mongolia. This has gained support and acceptance from both the community and the government. The MUB has been advocating the replication of this approach in the city's own *ger* area upgrading projects with UN-Habitat's guidance.

Therefore, the goal of this component is to promote an inclusive sub-centers development in the *ger* areas of Ulaanbaatar City through active involvement and empowerment of the community members.

Micro, Small & Medium Enterprise Development Plan

Based on the data from Ulaanbaatar City Statistics Department, there are 995 business establishments in Dambadarjaa and 850 in Denjiin Market areas registered with the government. Due to economic crisis the country is enduring from 2015, out of above registered units, only 351 in Dambadarjaa and 364 in Denjiin Market are functioning as of January 2016. These include all government and commercial entities in the areas and provide employment for a total 2076 persons in Dambadarjaa and 2579 persons in Denjiin Market. From the functioning entities 113 in Dambadarjaa and 142 in Denjiin Market are food manufacturing and selling business.

The Needs Assessment and Action Planning exercise facilitated by UN-Habitat with the MSMEs in the two sub-centers showed that their main concern is access to better infrastructure and basic services (i.e. water, sewerage, heating connection, increased electricity capacity at lower cost and parking areas for customers) which when improved will lead to better business environment and performance. Equally important to them is better financial support in terms of a combination of long-term business loan with low interest (lower than the current 1.6-2% per month) and grant, improved collateral policy (since banks do not accept or accept at the lowest rate land and houses in the *ger* areas as collateral), better tax policy, and improved bureaucracy (i.e. licensing, etc.). The MSMEs also listed the need for support to develop design drawings for improved buildings and surrounding environment which are not consistent with the city planning. The need for MSME business trainings was likewise identified as part of their top needs. In order to get meaningfully engaged with the project, business people established a preliminary Business Council in both sub-centers.

Stakeholder Consultation and Participation Plan

The Project aims to build the capacity of the beneficiaries to ultimately own and be responsible for all aspects of operations and maintenance of the new infrastructures after the project completion. The participation plan involves systematically deciding which stakeholders engage, how and when throughout the project cycle. In ADB, participation encompasses four main approaches: information generation and sharing, consultation, collaboration and partnership. These cover a range of relationships in which level of initiative and activity of different parties vary. The stakeholders are individuals, groups and institutions interested in the given ADB project. They may be affected by, able to significantly influence or be important to achieving the stated outcome. Participation plans build on stakeholder analyses which guide the choice of groups to engage.

The Consultation and Participation Plan (CPP) aims to ensure inclusion of views from range of interested parties in developing and reviewing respective designs, plans and activities and help in the resolution of complex issues, gain consensus and support from stakeholders, reduce problems in implementation, improve project design and increase impacts.

Stakeholder Analysis and Mapping was the first steps towards preparation of the CPP. This were done through a workshop attended by the PMO team and representatives from the four consultancy services who have been working in the implementation of Tranche 1 and feasibility study of Tranche 2. Representatives from three Municipality agencies, namely City Design Institute, Infrastructure Supervision section of City and District Professional Supervision Departments, also participated in the workshop.

The overarching objectives of the CPP include:

- ensuring local ownership;
- including all categories of stakeholder groups in participation processes and benefit distribution; and
- disseminating results and lessons learned to the wider community

Stakeholders Communication Strategy

The stakeholder communications strategy for Tranche 2 builds on and expands Tranche 2 Consultation and Participation Plan and focuses on information sharing and consultation. It guides communications with stakeholders during project implementation.

The overall stakeholder communications strategy (SCS) will involve the establishment of a system for information sharing and consultative activities in line with the Tranche 2 Consultation and Participation Plan and other social mitigation plans. The multi-sectoral and complex components under the Investment Program are relatively new concepts or approaches for some stakeholders in the *ger* areas. The information on the Tranche 2 goal/objectives, approach, expected outcomes, benefits, implementation arrangements and schedules are to be disseminated for a wider understanding and acceptance of the communities.

The specific objectives of the communication strategy are to:

- a) establish regular information sharing related to the investment program and specific project details;
- b) create a system of two-way information sharing or feedback mechanism between the program executing agencies and the target beneficiaries and affected persons/institutions, and
- c) set up an informed and participative stakeholder base for the program.

Annex 6. Community Mobilization Action Plan (Tranche 2)

1. Program Background

The Ulaanbaatar Urban Services and Ger Areas Development Investment Program (USGADIP) aims to promote an inclusive *peri*-urban development in the *ger* areas in Ulaanbaatar City through combination of spatial and sector approaches including the introduction of sustainable urban services and support the socio-economic development of urban sub-centers in *ger* areas. The program: a) supports urban governance, livelihood, and socio-economic activities through land use planning and improved access to financial services; b) extends and upgrades appropriate and affordable water supply, wastewater collection, and district heating infrastructures; and, c) improves the operation and maintenance capacities of service providers and enables sound institutional and regulatory settings for service delivery.

To achieve an inclusive *peri*-urban development, the design of Tranche 2 Project aims for adequate and meaningful engagement with community members including the business owners in the two sub-centers for the planning of the proper and appropriate land uses, development of local development plans, and identification of investment projects.

Aware of UN-Habitat managed community-led and participatory approach in the *ger* area upgrading projects in Ulaanbaatar City, ADB entered into partnership with UN-Habitat to apply this approach in *ger* area redevelopment under the USGADIP. This partnership on the community engagement and empowerment started in October 2012 with the PPTA for the USGADIP and continued with the implementation of Tranche 1. The communities and business owners in the two sub-centers have been mobilized, organized, and are continually engaged in the development of the over-all strategy of urban functions development – preparation of the land use plan for residential, economic, livelihood, and logistics use; support to resettlement planning and implementation; and, identification of projects to be implemented based on land available.

The community engagement component is envisaged to be relevant through the detailed design and implementation phases of the Tranche 2 project, as in the Tranche 1. This is to ensure that the plans and projects developed out of the needs identified during the community consultations are respected throughout the project period. This will be achieved through continuous consultation, mobilization, organization, and capacity building of the community organizations in identifying and analyzing their needs, developing their action plans, and actively engaging with the project team to build consensus on the investment projects. Further, this process will facilitate better understanding by the vulnerable groups (i.e. women, children, and the very poor) on how they could be capacitated to optimally benefit from the project as well as put in place mitigating measures to address possible negative impacts that may result from the investment projects. Since the families will pay for the costs of connection to water, heating, and sewerage system, economic development interventions will be a priority in this component to prepare the families to afford the connection costs. The SME development plan which includes skills training for better employability will be part of the capacity development and empowerment.

The UN-Habitat Community-Led Ger Area Upgrading projects have demonstrated that the benefits to the community members are not limited to improvement in their living conditions and improved safety and security especially for women, children, and the elderly through better access to public service facilities and small community infrastructures. More than 600 community members also realized increased income from temporary and permanent employment in the construction works and as staff in the public service facilities (i.e. kindergartens, community centers with rental spaces, bus stop sheds, etc.). The same impacts are envisioned to be achieved in this project through this component.

2. The Community-Led and Participatory Process

The community-led and participatory approach applied in USGADIP is patterned after the UN-Habitat's People's Process which puts people at the center of development. This has been proven to have worked in many countries where UN-Habitat operates including Mongolia. This has gained support and acceptance from both the community and the government. The MUB has been advocating the replication of this approach in the city's own *ger* area upgrading projects with UN-Habitat's guidance.

3. Goal

To promote an inclusive sub-centers development in the *ger* areas of Ulaanbaatar City through active involvement and empowerment of the community members.

4. Objectives and Outputs per Phase

A. Detailed Design Phase

1.1 To mobilize and organize community members as well as the business owners in the two sub-centers into Primary Groups (PG), Block, Cluster and Sub-Center Community Development Councils (CDC) and Business Councils (BC) to support the development of the land use plan, local development plan, and investment plan of the project.

Expected Outputs:

- a) PGs, Block, *Khoroo* and sub-center CDCs and BCs are functioning managed by elected officers
- b) Minutes of consultation meetings documenting the CDCs and BCs' inputs into the physical plan, communities' initial feedback on their willingness to participate in the project, maps showing redevelopment options/preferences, etc.
- c) Surveys and socio-economic profiles of families to be affected by the road right-of-way
- d) Skills survey for both sub-centers

1.2 To facilitate and support the Block, *Khoroo* and sub-center CDCs and BCs identify and prioritize their needs and develop their respective Community Action Plans (CAP) or SME Development Plans as basis for the investment plans that will be supported by the project.

Expected Outputs:

- a) CAPs and SME Development Plans prepared and documented
- b) Community and SME needs and priorities reflected in the physical plans and priority investment projects.
- c) Documentation of issues raised by the CDCs and BCs on the type of investment projects, timeframe of implementation, implications on land ownership, etc.

1.3 To facilitate the CDCs' and BCs' continuous engagement with the project team to build consensus concerning over-all strategy of urban functions development and ensure that the over-all strategy consider the needs and constraints of the women, children, elderly, the very poor, and the differently-abled persons.

Expected Outputs:

- a) Documentation of issues raised and responses regarding roles and responsibilities of different stakeholders, land valuation, redevelopment options, implementation timeframes, housing, implications on the most vulnerable groups especially the poor and women-headed households, etc.
- b) Functioning CDCs and BCs with revised by-laws, policies, and systems
- c) Minutes of meetings and consultations document 50 percent attendance of women
- d) Detailed technical designs reflect the inputs of the women and other vulnerable groups
- e) CDCs function as project's Grievance Committee with written guidelines, systems, and policies
- f) Savings groups formed and functioning with policies, systems, guidelines, and ongoing credit activities

1.4 To facilitate the skills mapping (current and skills of interest) of the community members and matching with the demand of the SMEs leading to the SME Development Plan as well as linking the community groups with training institutions providing vocational/ technical skills training.

Expected Outputs:

- a) Completed and updates skills inventory and demand mapping
- b) Number of community members linked with vocational and technical training institutions

1.5 To sustain awareness and support to the project by the different stakeholders

Expected Outputs:

- a) Comprehensive IEC Plan, IEC material (print and soft copies) disseminated

B. Implementation Phase

1.1 To facilitate the linkage of trained community members with institutions for employment to improve incomes and assist to start savings movement to prepare them to eventually afford connection costs to basic services.

Expected Outputs:

- a) Number of community members employed and number engaged venture into micro-business activities
- b) Number of SMEs or micro-businesses with contracts with a Business Incubator
- c) Manpower Association organized, functioning, and with links with a Business Incubator
- d) Documentation of processes, results/impacts (i.e. # employed, income increases from wages and business operations, etc.), good practices and lessons learned

1.2 To facilitate further capacity building of the CDCs/BCs to be viable organizations and meaningfully engage in the project and ensure that the project reflect other needs for small access infrastructures for the communities included in their CAPs and opportunities for women to substantively get involved in the project and other activities in the sub-center.

Expected Outputs:

- a) Documentation of capacity building modules and approaches
- b) Registration of the CDCs as legal entities with the State Registration Authority
- c) Documentation of templates, systems and procedures for monitoring of community contracts by the CDC, SMEs and other institutions
- d) Documentation of the CDCs' substantive engagement in the project
- e) Documentation of Operations and Maintenance (O&M) modules and O&M and estate management capacity building approaches and results

1.3 To facilitate proper monitoring and evaluation of the different aspects of this components which will inform policy and program reforms in the government.

Expected Outputs:

- a) Community Empowerment and SME Development Logical Framework
- b) M&E design/framework
- c) Documentation of CDCs and SDCs active participation in the monitoring and in the Final evaluation of the component
- d) Monitoring Reports
- e) Final Evaluation Report
- f) Policy Forum conducted and documented

These objectives and outputs will mainly contribute to Outputs 1 and 2 of the MFF:

- 1. Roads and urban services are expanded within the sub-centers and connectivity between them is improved; and,
- 2. Economic and public services in target areas increased through the communities' involvement in the prioritization and design of the investment projects, facilitation of

consultations to minimize negative impacts to affected families, participation in the monitoring of results, and ensure that optimum benefits accrue to the women, the very poor and other vulnerable groups.

This component will likewise support output 3- Institutional Strengthening and Capacity Building, by strengthening the CDCs to substantially engage in the SRA to ensure that the interest of the larger community is protected.

5. Methodology

A. Community Mobilization

1.1 In UN-Habitat People's Process context, a community is a body of persons sharing common problems, living in a physically identifiable area. The number of families in a physically identifiable area can be any number from 10 to 250.

1.2 The community living in any settlement needs to be responsible for decisions about their own development or in larger development activities that will affect them. This should essentially be the cornerstone of any development such as urban upgrading effort.

1.3 Community Mobilization is capacity building process through which local individuals or groups identify needs, plan, carry out and evaluate activities on a participatory and sustained basis, so as to solve problems or meet objectives for their development. Communities can mobilize on their own or implement activities with the assistance of others. The benefits of community mobilization are that it:

- a) Promotes community resilience, cohesion and mutual cooperation
- b) Enables communities to take action collectively by developing their own plan and strategy rather than either disparate individual action or a plan being imposed from outside
- c) Ensures wide participation and promotes a cycle of positive change
- d) Increases individual, household and group capacity to identify and satisfy needs
- e) Enables or increases community ownership of projects and programs
- f) Allows people to understand their socio-economic circumstances, commit to working together and initiate action with their own creativity for change
- g) Provides opportunities to build individual capacity in leadership

1.4 Community mobilization is the primary step of community development. It allows people to think and understand their situation and to organize and initiate action for their development with their own initiative and creativity. Through mobilization, people can organize themselves to take action collectively by developing their own plan and strategy for development rather than being imposed from outside. Communities that take charge of their own development will make informed decisions, reach more sustainable solutions, and achieve better results faster, while at the same time enhancing their solidarity and capacity to undertake further development initiatives. This action is one of the most effective means of any involvement of the beneficiaries in the development process.

1.5 Vulnerable groups including women headed households and disabled should be given special attention because they may have specific needs. These issues need to be addressed before other collective activities can take place.

1.6 Stronger groups in the community can influence the decision making process in the community for their own benefit. These issues have to be well known and carefully considered and addressed in the implementation of a development program. For this purpose, specific methods and tools that help communities to take decisions regarding their own development need to be applied in the development process. These methods will assist the community of a particular settlement to plan, implement and evaluate their own actions.

1.7 Under a development program, the responsibility of the community will be strengthened by the establishment of representative Community Development Council (CDC). Formal recognition of the representative community organization by the authorities is crucial for empowering the community to be responsible for their own actions. Usually this means registration of the CDC with the Local Authority.

1.8 Community mobilization should be initiated by Social Mobilizers following the below steps:

- Visit the community in their settlements and establish a rapport
- Determine physical boundaries of the settlement with the people
- Assist the community in holding a large group meeting attended by as many people in the community as possible and encourage them to understand the need to organize for collective action
- Assist in the formation of Primary Groups in the settlement forming clusters of 10 to 15 houses
- Facilitate the primary group to select two people to represent them in the Community Development Council
- Assist in the election and formation of the Community Development Council
- Assist in the formulation of constitution and registration of CDC, which may assume a name

1.9 A group of persons in a community, who wish to address their common interest of development and upgrading, can form a Primary Group (PG). The main issue of common interest can be e.g. improvements of living environment, livelihoods, education, health care, savings and credit, enterprise community infrastructure etc. The purpose of forming a Primary Group is for the group to collectively address these particular issues. Each group will select a group leader and a secretary to serve for a period to be determined by them. Ideally the size of the group should be 15-20 households. The group should discuss amongst themselves and work out their group rules ensuring these are clearly understood by all group members. Initially the groups have to meet daily to discuss the most pressing issues and actions to be taken. The group leader and secretary will represent the Primary Group in the CDC.

Table 1 Details about the Community Organizations proposed for Tranche 2 project

	PRIMARY GROUP	BLOCK CDC	KHOROO CLUSTER	SUB-CENTER COUNCIL
	Households in geographical location with common problem/issues	All PGs in the block	All Block CDCs in the Khoroo	
Number	10-20 households	5-20 PGs		
Representation	One representation from each household	Leader and Secretary from all PGs	Chair and one other officer beared from Block CDC - Representation from PG where Block CDC not yet formed	All four officer bearers from Khoroo Cluster
Office bearers	Leader Secretary All members must be present to elect	Chair Vice Chair Secretary Treasurer All members must be present to elect	Chair Vice Chair Secretary Treasurer All members must be present to elect	Chair Vice Chair Secretary Treasurer All members must be present to elect
Meetings	Every month	Every month	Every month	Every month
Rules	PG rules		Charter	Charter
Registration			Yes	Yes
Other affiliated units			Task Force CMA	SME Council
Other Activities	Savings and credit	Block development		

1.10 After the formation of Primary Groups, the Community Development Council (CDC) will be formed in each community. The purpose of the Community Development Council is to address the common

development issues faced by the entire community and represent community's views in wider stakeholder fora. The following need to be considered:

- a) All group leaders and secretaries will be the members of the Community Development Council
- b) The members will elect a Chairperson, a Vice-chairperson, a Secretary and a Treasurer for a period to be determined by them
- c) The office bearers can be elected through secret ballot or consensus
- d) Either chairperson or vice-chairperson should be a female member
- e) Community Development Council may assign specific tasks to members as and when necessary
- f) The Community Development Council should formulate a Constitution for its operation and this should be presented to and accepted by the whole community
- g) The Community Development Council should apply for registration to the Local Authority or the local level government agency
- h) The Community Development Council should open a bank account in a recognized bank with the Treasurer as mandatory signatory and the Chairperson and Secretary as alternative signatories
- i) To establish linkage among the CDCs, and joint CDC forum can be established at city or district level.

B. Community Action Planning

1.11 Community Action Planning (CAP) is a participatory tool to get people involved in the decision making process of the planning, implementation and evaluation of their living area development process. CAP has been conceptualized and developed as a response tool to the limitations in conventional urban planning and development practices which tend to be led centrally (top-down) by technical experts. In the conventional practice, state, money, bureaucrats, materials and expert's knowledge are considered as primary resources. Bureaucrats claim that they have answers for all questions and treat people as passive objects or beneficiaries.

1.12 CAP is based on the People's Process and starts with premises that people know what their needs are and different ways of achieving them. Therefore, the power of deciding about the needs, priorities and solutions rests with the people. In the CAP process, state bureaucracy and professionals play a complementary, facilitation role or a support role in urban development or poverty reduction program design.

1.13 CAP uses the community workshops as a technique and a medium for people to get together, discuss, analyze, and interact and finally community to decide problems, solutions, strategies, options, tradeoffs, actions, monitoring and evaluation. The CAP workshop comprises of two-step workshops. The first step facilitates the creation of environment to analyze and understand the situation by community members themselves. This step is called a Rapid Needs Assessment. The meaning of self-analysis and identification of the problems by the communities is to empower them with the ownership of the planning and as well as implementation in later stages. After the first step workshops, the second step will focus especially on the establishment of Community Based Organization (CBO) in the settlement. Number of workshops and duration of the entire process depend on the size of the settlement and its complexity and the number and type of issues it faces.

1.14 Community Action Planning is a process that involves the community, local authority and partner organizations at grassroots level in all aspects of planning, implementation, monitoring and evaluation of community development projects. The CAP methodology places the community at the center of the development. As already mentioned they are considered to be the primary resource rather than the objects of the development. This participatory planning process encourages and strengthens the local community by devolving the decision making power to the people.

1.15 Community Action Planning demands considerable flexibility patience and creativity from the other project partners and staff. The CAP process will bring new responsibilities and roles for all those involved:

- a) People will no longer be just “beneficiaries”, as they become active planners and owners of their own micro-projects;
- b) Project staff in charge will act as technical advisors and facilitators of micro project planning groups; and
- c) CDC will be responsible for checking, approving a channeling micro project proposals that require funding.

C. Community Contracting

a. Through introduction of CAP that draws on people’ capacity to develop and implement local action strategies that meet the socio-economic needs of the communities UN-Habitat has been very successful in promoting sustainable grassroots development initiatives across the world. For UN-Habitat, communities do have the potential to define and manage their own socio-economic agendas. Communities understand, appreciate and apply the participatory decision-making and planning tools introduced by UN-Habitat as they recognize their intrinsic value for enhancing community productivity and social capital.

b. Under the Community Contracting, communities define their needs and set the spending priorities (within specific budgets) and with the assistance of technical expert’s implement infrastructure or other economic activities that will meet their needs. The process recognizes the ingenuity and creativity of the people to cope with problems and their ability to improve their lives in the face of ongoing development interventions.

c. In Community Action Planning, communities will be at the center of decision making, development, implementation, management and monitoring of micro-projects for small access infrastructures they need. The Community Contracting approach provides assistance to create an enabling environment through facilitation of community planning, technical assistance and timely release of funds, which will make possible for communities themselves to manage implementation of the micro projects they have defined.

d. The goal of this approach is to ensure that communities institute a broad based inclusive decision making system (which includes women as well as members from vulnerable groups) through community meetings and planning. Through this process the communities will acquire or strengthen the skills and attitudes necessary to enhance their capacity to define, manage, monitor and govern their priority activities.

D. Work Plan – Dambadarjaa and Denjiin 1000 - Project 2

The following detailed activities will be undertaken in the project for community mobilization and engagement in the detailed design and implementation phases of the project.

Activity	Target/Indicators	Indicative Budget/ Cost	Responsible Entity	Time
I. Detailed Design Phase				
Conduct series of consultative meetings and information campaign at the <i>khoro</i> level on (a) project objectives and investments, (b) redevelopment options and preferences, and c) survey and profiling of families affected by road right-of- way d) Conduct of skills survey in the 2 sub-centers	<ul style="list-style-type: none"> 20 meetings conducted with organized primary groups, CDCs and BCs attended by 50% women CAP and SME development Plans reflect the needs of the communities and businesses and considered in the preliminary design of the physical infrastructures Documentation of meeting minutes Documentation of skills survey 	10,000	PMO-MUB Community Mobilization Team Design Development and Planning Team Primary Groups, CDCs	
Organizational Formation and Strengthening	<ul style="list-style-type: none"> 40 Primary Groups (PG) in Dambadarjaa and 40 in Denjiin Market 	20,000	PMO-MUB	

of Primary Groups, Community Development Councils, Business Councils, and Savings Groups	<ul style="list-style-type: none"> organized and functioning with by-laws, policies, systems, and plans 50% women members for each groups 5 <i>khoro</i> level CDCs and 2 Sub-center CDCs organized and functioning with by-laws, policies, systems, and plans 50% women members of CDCs, Documentation of organizational strengthening activities and training/OJT modules Savings groups formed and functioning with policies, systems, and ongoing micro-credit project 		Community Engagement Team Primary Groups, CDCs	
Conduct series of meetings conducted, consultations on the scope and technical/engineering design of proposed water supply, sanitation, sewerage, minutes heating facilities, and affordable apartments.	<ul style="list-style-type: none"> 15 meetings attended by 50% women Documentation of meeting Final detailed design of proposed projects confirmed by the beneficiaries, women, elderly, differently-abled persons, and affected persons/families. 	5,000	PMO-MUB Community Mobilization Team Design and Planning Team Primary Groups, CDCs	
Conduct consultations with households, businesses, and public institutions affected by the construction/ right of way requirements for Project 2/Tranche 2	<ul style="list-style-type: none"> 24 meetings in both sub-centers attended by all affected stakeholders Documentation of meeting/consultation 	5,000	PMO-MUB Community Mobilization Team Design and Planning Team Land Resettlement Team Primary Groups, CDCs	
Comprehensive information, education, communication (IEC) campaign on the final redevelopment schemes, land valuation, engineering (i.e., project designs, resettlement plan, brochures on etc.	<ul style="list-style-type: none"> Comprehensive IEC developed Printed IEC materials distributed leaflets/FAQs, posters, etc.) 10 IEC campaign meetings in both sub-centers conducted Documentation of meeting minutes 	10,000	PMO-MUB Community Mobilization Team Primary Groups, CDCs Third party service provider (i.e., communications firm)	
Setting-up of Grievance or resolution of Feedback Mechanisms in the Community	<ul style="list-style-type: none"> System for grievance/feedback established CDCs function as the Grievance Committee with guidelines on handling grievances 	5,000	PMO-MUB Community Mobilization Team Primary Groups, CDCs	
Preparation and Finalization of the proposed SME Development Plan	<ul style="list-style-type: none"> 10 meetings of SME Development Council with CDCs in both sub-centers Skills survey and demand mapping completed and documented Documentation of meeting minutes 50% women members actively participating 	10,000	PMO-MUB Community Mobilization Team Primary Groups, CDCs	
Capacity building of the CDCs on how to engage meaningfully in the project.	<ul style="list-style-type: none"> Legal support for the CDCs to guide them in their engagement in the project 2 TOR of the CDCs in the project well defined and understood by them Purpose and Structure of the project clear and understood by the CDCs 	10,000	PMO-MUB Community Mobilization Team Primary Groups, CDCs	
Sub-Total		75,000		
II. Implementation/Construction Stage				
Facilitate consultative meetings for resettlement/relocation (i.e., consultative meetings	<ul style="list-style-type: none"> 20 meetings in both sub-centers attended by all affected stakeholders 	5,000	PMO-MUB Community Mobilization Team Design Team, Land Resettlement Team, Primary Groups, CDCs	

Facilitate and support implementation of SME Development Plan	<ul style="list-style-type: none"> • 500 community members trained so various skills and partnership with SMEs and other institutions developed for employment or contracting for goods and services • Pilot Manpower Association composed of trained community members on civil works organized, functioning with systems and policies and with ongoing contracts • Trained community members linked with Business incubators for services like work space, business advisory, etc. • Documentation of process and results - # of employed, entered into self-employment, recorded increases in income, # of employees generated • Documentation of manpower association piloting and operations 	25,000	PMO-MUB Community Mobilization Team Primary Groups, CDCs	
Conduct community-led monitoring of construction works for quality control	<ul style="list-style-type: none"> • System, tools, and templates developed and used for community-led construction project monitoring • Trained CDCs with structure on construction project monitoring 	5,000	PMO-MUB Community Mobilization Team Primary Groups, CDCs Contracted Construction companies	
Facilitate and support consultations on the implementation of relocation plan from temporary housing to new apartments	<ul style="list-style-type: none"> • Xx households provided with transfer assistance to new apartments 	5,000	PMO-MUB Community Mobilization Team, Land Resettlement Team, Primary Groups, CDCs	
Continuous Capacity building for the Community Development Councils (CDC) and Primary Groups	<ul style="list-style-type: none"> • 20 capacity building trainings/workshops and learning exchange conducted in both sub-centers • Training designs of capacity building interventions on Leadership, Team building, Community contracting, participation in the SRA, contracts negotiation, business planning, savings movement, etc. • Official Registration of the CDCs as NGOs 	10,000	PMO-MUB Community Mobilization Team Primary Groups, CDCs	
Documentation of good practices, lessons learned, feedback, complaints or grievance issues	<ul style="list-style-type: none"> • Documented good practices, lessons learned and community feedback shared with all stakeholders and reflected in major reports • Complaints and grievance issues documented and resolved 	5,000	PMO-MUB Community Mobilization Team Primary Groups, CDCs	
IEC program for (a) basic hygiene practices, (b) conservation; (c) community involvement on the <i>ger</i> redevelopment, (d) SME Development Program, etc.	<ul style="list-style-type: none"> • IEC materials developed and disseminated 	10,000	PMO-MUB Community Mobilization Team, Design and Planning Teams, Primary Groups, CDCs	
Conduct series of consultations on the scope and technical/engineering design and implementation arrangements for proposed social and environmental projects (i.e., kindergarten, public spaces/open parks, sport complex)	<ul style="list-style-type: none"> • Consultation Plans and Minutes documented • Designs reflect the needs of the vulnerable groups • Implementation arrangements reflect inputs of the CDCs and community members especially the women and other vulnerable groups 	10,000	PMO-MUB Community Mobilization Team, Design and Planning Teams, Primary Groups, CDCs	

Documentation of good practices, feedback, complaints or grievance issues and lessons learned.	<ul style="list-style-type: none"> • Good practices and lessons learned documented and complaints and grievance issues resolved 	5,000	PMO-MUB Community Mobilization Team Primary Groups, CDCs	
Organizational Capacity Building of Communities and Micro-, Small and Medium Enterprises through Community Contracting of Small Infrastructure Works	<ul style="list-style-type: none"> • 10 Micro-projects for small infrastructure works developed and implemented based on the CAPs of CDCs • Documentation of Community Implementation of micro-projects 	150,000	PMO-MUB Community Mobilization Team, Planning Team, Primary Groups, CDCs	
Sub-Total		230,000		
Total		305,000		

The SMEs are a major stakeholder and participants in this project. The planned activities, budget, and timeframe are detailed in Attachment 1: SME Development Plan.

E. Implementation Arrangements

1. MUB-PMO

- Integrate the Community Mobilization Action Plan to the project all phases plans and MUB's priorities
- Review and renew the Stakeholder Engagement Strategy reflecting changes through Stakeholder mapping and analyses at the beginning of the project
- Develop and implement a Joint Work Plan for all key stakeholders including PMO, Consultancy service providers, MUB key agencies, individuals, Districts and *Khoros* and other stakeholders
- Establish and implement an effective stakeholder coordination mechanism for PMO and CSs' close cooperation with all MUB relevant departments, target District and *Khoroo* administrations and communities for the effective support to the project
- Oversee the monitoring and evaluation of the project
- Ensure that periodic project reports are submitted on time and according to acceptable quality standards of the ADB and the MUB.

2. Ger Area Development Agency (GADA)

- Facilitate learning exchange - by the other MUB priority areas and this project by supporting information dissemination of the good practices and lessons learned and application/adoption in the government's priority areas.
- Provide link between/among the different stakeholders and the MUB concerned departments for technical, policy, and budget support.

3. Community Engagement and SME development Consultancy Service Provider

- Facilitate the continuous capacity building of the CDCs and the larger community to meaningfully engage with the other stakeholders of the project.
- Facilitate the conduct of different consultations to ensure smooth planning and implementation of the project.
- Facilitate the implementation of the SME Development Plan- skills inventory, demand mapping, matching of the trained labor and entrepreneurs with demand from SMEs and other institutions for goods and services.
- Directly handle and facilitate the capacity building on O&M, estate management, community contracting, savings mobilization and micro-credit operations, and CDC engagement in the SRA. Legal support to the CDC will be provided to ensure that the CDCs' rights are upheld and protected.
- Provide technical guidance in the formation of the Manpower Association to be piloted in at least one sub-center which signifies interest.
- Facilitate the proper and adequate consultation and participation of women and other vulnerable members of the communities to ensure that optimum benefits accrue to the very poor, differently-abled, elderly, and children.
- Facilitate the IEC of the project.

- Provide guidance to the MUB PMO and GADA in the documentation of good practices, lessons learned, and the facilitation of conflict resolution between community and other stakeholders (i.e. government, private sector, NGOs).

4. CDCs

- Actively engage and participate in all the processes at different stages of the project.
- Provide honest feedback and firm positions on issues to facilitate project planning and implementation.
- Provide cooperation and develop enthusiasm in learning the necessary skills and attitudes to function effectively as a major stakeholder in the project.
- Select the right representatives to the project and monitor their performance.
- Facilitate in implementation and monitoring of the community contracts with the project
- Actively engages with the private companies and SMEs or the community contracting and employment of trained community members.
- Facilitate the larger communities' (primary groups) cooperation in the different tasks (i.e. surveys, information dissemination, etc.) required by the project.
- Facilitate the community-led monitoring and evaluation of the project.

5. PrivateSector/SMEs

- Continuously provide inputs during the detailed design stage.
- Provide venue for skills training/apprenticeship, employment, and community contracting during the construction phase, and sub-contracting for goods.

6. Khoroo and district government

- Facilitate in allocation of land for the social and economic infrastructure and transitional housing.
- Provide support for community's engagement in the project including the facilitation in organization of meetings, consultations and trainings and venue arrangements for meetings of the CDCs and larger communities.
- Facilitate the project team with available information
- Provide or facilitate the communities' enrolment in skills or vocational trainings based on the skills survey done by the project.
- Support and link the CDCs in resource mobilization for CAP implementation

F. Budgetary Estimates

CAP Development Plan – Dambadarjaa and Denjiin Market

Detailed Design Phase	US\$75,000
Implementation Phase	US\$230,000
Sub-Total	US\$305,000

SME Development Plan Implementation- Dambadarjaa and Denjiin Market

The budget estimates are the combined costs for the 2 sub-centers as summarized below:

Detailed Design Phase	\$35,000
Implementation Phase	\$35,000
Sub-Total	\$70,000

Estimate for total Component

Community Mobilization Action Plan	\$305,000
SME Development Plan	\$ 70,000
Experts and Staff	\$470,100
International Travel	\$ 68,780
Administrative/Operating	\$405,000

Grand Total	\$1,318,880
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G. Time Frame

The community mobilization is relevant throughout entire project period from the design phase up to the monitoring and evaluation stages in order to be consistent with the aim of the GADIP to promote an inclusive urban redevelopment in Ulaanbaatar City. The planning and estimation were done based on assumption of 30-month project duration.

H. Monitoring and Evaluation

A Monitoring Committee will be organized to be headed by the MUB-PMO. The committee will follow the participatory monitoring approach where the affected communities take part in assessing the progress and final impacts of the project. The system and tools will be put in place based on ADB guidelines as well as experiences from other countries where similar projects have been undertaken.

The committee will determine the frequency of the monitoring of the project. Given the duration of the project, a mid-term evaluation is being recommended and a final evaluation will be necessary to be done by an external evaluator.

Annex 7. Micro-, Small and Medium Enterprises Development Plan (Tranche 2)

A. Background

The Ulaanbaatar Urban Services and Ger Areas Development Investment Program (USGADIP) aims to promote an inclusive peri-urban development in the *ger* areas in Ulaanbaatar City through combination of spatial and sector approaches including the introduction of sustainable urban services and support the socio-economic development of urban sub-centers in *ger* areas. The program: a) supports urban governance, livelihood, and socio-economic activities through land use planning and improved access to financial services; b) extends and upgrades appropriate and affordable water supply, wastewater collection, and district heating infrastructures; and, c) improves the operation and maintenance capacities of service providers and enables sound institutional and regulatory settings for service delivery.

To achieve an inclusive peri-urban development, the design of Tranche 2 Project aims for adequate and meaningful engagement with community members including the business owners of Micro, Small and Medium Enterprises in the two sub-centers for the planning of the proper and appropriate land uses, development of local development plans, and identification of investment projects.

As in the Tranche 1, this MSME engagement and development component is envisaged to be relevant in the detailed design and during the implementation phases of the Tranche 2 project. This is to ensure that the plans and projects developed out of the needs identified during the community and local businesses consultations are respected throughout the project period. This will be achieved through continuous mobilization, organization, and capacity building of the CDCs and Business Councils in identifying and analyzing their needs, developing their action plans, and actively engaging with the project team to build consensus on the investment project. Further, this process will facilitate better understanding by the vulnerable groups (i.e. women, children, and the very poor) on how they could be capacitated to optimally benefit from the project as well as put in place mitigating measures to address possible negative impacts that may result from the investment projects.

Since the families will pay for the user costs of connection to water, heating, and sewerage system, economic development interventions will be a priority in this component to prepare the families to afford the connection costs. The MSME development plan, which includes skills training for better employability, will be part of the capacity development and empowerment.

The UN-Habitat Community-Led Ger Area Upgrading projects have demonstrated that the benefits to the community members are not limited to improvement in their living conditions and improved safety and security especially for women, children, and the elderly through better access to public service facilities and small community infrastructures. More than 600 community members also realized increased income from temporary and permanent employment in the construction works and as staff in the public service facilities (i.e. kindergartens, community centers with rental spaces, bus stop sheds, etc.). The same impacts are envisioned to be achieved in this project through this component.

B. The Business Establishments in Dambadarjaa and Denjiin Market Sub-centers

Based on the data from Ulaanbaatar City Statistics Department, there are 995 business establishments in Dambadarjaa and 850 in Denjiin Market areas registered with the government. Due to economic crisis the country is enduring from 2015, out of above registered units, only 351 in Dambadarjaa and 364 in Denjiin Market are functioning as of January 2016. These include all government and commercial entities in the areas and provide employment for a total 2076 persons in Dambadarjaa and 2579 persons in Denjiin Market. From the functioning entities 113 in

Dambadarjaa and 142 in Denjiin Market are food manufacturing and selling business.

Table 1. Status of Sub-center Business Establishments in 2016

<i>Khoroo</i>	Registered Legal Business Entities	Currently functioning entities	Employee Numbers	Food manufacturing and selling businesses
Dambadarjaa				
SBD 16	429	149	904	47
SBD 17	230	85	503	22
SBD 18	336	117	669	44
Total	995	351	2076	113
Denjiin Market				
CHD 11	231	95	774	39
CHD 12	349	153	705	71
CHD 13	270	116	1100	32
Total	850	364	2579	142

The Needs Assessment and Action Planning exercise facilitated by UN-Habitat with the MSMEs in the two sub-centers showed that their main concern is access to better infrastructure and basic services (i.e. water, sewerage, heating connection, increased electricity capacity at lower cost and parking areas for customers) which when improved will lead to better business environment and performance. Equally important to them is better financial support in terms of a combination of long-term business loan with low interest (lower than the current 1.6-2% per month) and grant, improved collateral policy (since banks do not accept or accept at the lowest rate land and houses in the *ger* areas as collateral), better tax policy, and improved bureaucracy (i.e. licensing, etc.). The MSMEs also listed the need for support to develop design drawings for improved buildings and surrounding environment which are not consistent with the city planning. The need for MSME business trainings was likewise identified as part of their top needs. In order to get meaningfully engaged with the project, business people established a preliminary Business Council in both sub-centers.

C. MSME Development Plan

1. Goal

An inclusive *peri*-urban development of the *ger* areas of Ulaanbaatar City through active involvement of the community members and MSME owners or operators.

2. Objectives and Outputs Per Phase

A. Design Phase

1.1 Business owners in the two sub-centers covered by the Tranche 2 will be mobilized and organized into Business Council (BC) to support the development of the land use plan, local development plan, and investment plan of the project.

Expected Outputs:

- a) Organized and functioning Business Councils
- b) Documentations of MSME consultations, updated Needs Assessment and Action Plans reflecting continuous inputs to the designs of the infrastructure projects, and Business Council formation in each sub-center

1.2 Sub-Center BC identify and prioritize their needs and develop their respective MSME

Development Plan, respectively, as basis for the investment projects that will be supported by the Tranche 2. *Expected Outputs:*

- a) Documentation of minutes of the BC meetings to highlight issues and how they are resolved and their inputs into the physical infrastructure designs and SME Development Plan
- b) Documentation of BC Meeting Minutes highlight the level of participation of the women members and officers in terms of numbers and quality of inputs into the discussion and resolution of issues
- c) SME Development Plan validated and agreed with the BC in both sub-centers
- d) Documented skills survey used in the preparation of the MSME Development Plan

1.3 The BC continually engage with the project team to build consensus concerning over- all strategy of urban functions development – i.e. land readjustment/land pooling; preparation of the land use plan for residential, economic, livelihood, and logistics use; support to resettlement planning and implementation; and, identify projects to be implemented based on land available

Expected Outputs:

- a) Final detailed design of proposed projects (i.e. economic and social infrastructures) confirmed by the BC
- b) Survey reports used to update skills training curriculum and other related interventions; job matching report updated annually based on revised SME Needs Assessment
- c) Business Councils formalized with functioning officers, by-laws, systems and policies
- d) Training modules and curriculum on MSME development and management.
- e) Documentation of trainings and workshops
- f) Documentation of regularly updated skills survey of the families in the two sub- centers and matched with manpower requirements of the MSMEs and construction companies
- g) Documentation of vocational and technical skills trainings attended by selected and qualified community members highlighting women participation
- h) Documentation of the training processes, OJT, and apprenticeship with the MSMEs and the construction companies
- i) Documentation of community contracting arrangements between the CDCs and the construction companies during the implementation phase for those funded by the government budget and the construction of the investment projects. Impacts in terms of number of employment generated as well as income earned will likewise be documented

B. Implementation/Construction Phase

a. Ensure meaningful engagement and mobilization of MSMEs with capacity building and facilitation in order to improve the economic viability of micro- and small businesses to provide employment and encourage entrepreneurship development in the area

Expected Outputs:

- a) The skills (current and skills of interest) of the community members are mapped and matched with the demand of the MSMEs leading to the MSME Development Plan; community groups are linked to training institutions providing vocational/technical skills training
- b) Documentation of partnership (i.e. partnership contracts or agreements, etc.) of CDCs and MSMEs or construction companies the two sub-centers for the employment of community members and sub-contracting for goods and services with impacts on income
- c) BC with documented and published regular announcements for manpower needs/job openings of the MSMEs in the 2 areas and construction companies
- d) Documentation of micro-enterprises formed, expanded, or diversified through the opportunities presented by the partnership with the MSMEs and construction companies for sub-contracting of goods and services including supply of trained manpower
- e) Piloted community manpower association documented and shared with MUB for reference of the other priority areas for redevelopment of MUB

- f) Documented good practices and lessons learned presented to government to inform policy and program reforms
- g) Final design of social and economic facilities reflect the needs of women and other vulnerable groups reflected in the final designs and locations
- h) Monitoring and Final Evaluation Reports

3. MSME Development Strategy and Plans

During the series of consultations conducted by UN-Habitat, the MSMEs expressed confidence that business will improve with better access to physical and socio-economic infrastructures, basic services connectivity, and over-all improved business policy and regulatory environment. With the benefits that the physical improvements will bring into the sub-centers, this project will proactively build the capacity of the MSMEs (demand side) to be a catalyst for economic development through active partnership with the local communities. In parallel, capacity building of the communities (supply side) will likewise be undertaken to enable the latter to engage productively with the MSMEs. With the growth of the MSMEs through expansion and/or diversification of business operations, the local community should be able to take advantage by being able to offer skilled manpower and better quality goods and services through sub-contracting arrangement.

The MSME Development Plan of this project will support the creation of a viable and vibrant economy in the sub-centers by facilitating a productive partnership between the communities and the MSMEs, including the construction companies. The objective is to improve the economic viability of micro- and small businesses to provide employment and encourage entrepreneurship development in the area. This will lead to improved income levels of families to enable them to afford goods and services including tariffs for individual connections in the future. Two approaches will be pursued to achieve this objective:

Training/on-the-job coaching, and apprenticeship for improved employability – This will start with the skills inventory of the community members for possible job placement. However, the training will be demand-based thus only those skills demanded by the MSMEs and construction companies will be given priority for training to ensure employment. Thus, a parallel survey of the skills, goods and services needed by the MSMEs will be undertaken to inform the training curriculum development and eventually facilitate the matching of the demand and supply. Links with government training programs and vocational/technical schools will be established for the training. For the construction-related skills, the project will introduce the concept of organizing the members of the CDCs or primary groups who were trained on specific skills of interest to undertake community contracts with the project or construction companies during the implementation phase of this project.

The CDCs or primary groups will be facilitated to enter into contracts with the project or construction companies for certain works (i.e. all plumbing or all electrical works in a building, or x kilometers of road, etc.) and mobilize the trained members to undertake the work. The trained workers will be further organized into a Manpower Association to establish their own manpower agency. This will prepare them to enter into contracts with other projects or establishments in the future. Further training and mentoring will be given to the Manpower Association to legalize and professionalize its operations and make it a viable social enterprise. This group will be linked with Business Incubators. The services of the Business Incubator most relevant to the Manpower Association would consist of an office space at an affordable rent, further training on business management, links to clients, support for business advisory services (i.e. business registration and licensing), and life skills (i.e. time management, honoring contracts, work discipline, etc.).

Entrepreneurship promotion and development – The existing micro-businesses in the communities as well as those interested to venture into micro level and home-based businesses will be supported to start or expand/diversify operations. They will be linked with the training centers accredited with the Ministry of Labor, Chamber of Commerce, the Business Incubators, and other private training centers for training on business development and management and linked at least with the MSMEs in the sub-centers and construction companies for supply of goods and services. Similarly, only those businesses, (whether new or existing) with sure markets will be given priority. Apart from the technical business concepts and techniques, the training will also include life skills and values such as efficiency and time management, reliability, trustworthiness, dependability, integrity, and quality consciousness, which are also being provided by some accredited training centers of the Ministry on a request basis.

The Manpower Association will also need funding to eventually establish their workshop, procure equipment and other assets, and other operating needs to start operations. Under the project they will be facilitated to be linked with the funding sources. The micro and small enterprise operators will likewise be linked with Business Incubators for business management services especially for those start-up businesses which needs space, business advice, and links to markets and suppliers of cheaper and better quality raw materials and equipment. The ones pursuing expansion or diversification, the business incubator would be relevant for links to markets, suppliers of raw materials and equipment, sources of loans, and source of qualified manpower.

The project will document the good practices as well as lessons learned from this component of the project for sharing with other stakeholders.

The combined detailed plan for the 2 sub-centers is presented in the table below.

Table 2. MSME Development Plan: Dambadarjaa and Denjiin Market - Tranche 2

Activity	Targets/Indicators	Indicative Budget/ Cost	Responsible	Time
I. Detailed Design Phase				
Organizational Formation and Strengthening of Business Council and functioning	<ul style="list-style-type: none"> 2 Business Councils (BC) organized with 50% women members for each 	5,000	PMO-MUB Community Mobilization Team Business Councils	
MSME needs identified and prioritized and submitted to project team for consideration in the design of the investment projects	<ul style="list-style-type: none"> Needs identified and prioritized and MSME Development Plan documented Infrastructure designs reflect the inputs of the BCs 		PMO-MUB Community Mobilization Team, Design Team, Business Councils	
Conduct series of consultations on the scope and technical/engineering design of proposed economic infrastructure	<ul style="list-style-type: none"> 8 meetings conducted, attended by 50% women Final detailed design of proposed projects confirmed by the Business Councils 	5,000	PMO-MUB Community Mobilization Team, Design Team, Business Councils	
Conduct skills survey in both sub-centers and update the surveys on a yearly basis and matched with emerging needs of MSMEs and construction companies	<ul style="list-style-type: none"> 2 surveys conducted in each sub center Survey reports used to update skills training curriculum and other related interventions Job matching report updated annually based on revised SME needs assessment 	10,000	PMO-MUB Community Mobilization Team, Business Councils, CDCs, PGs	
Preparation and Finalization of Sub-centers SME Development Plan	<ul style="list-style-type: none"> 4 meetings of SME Development Council with CDCs 	5,000	PMO-MUB	

	<ul style="list-style-type: none"> Sub-centers SME Development plan prepared and validated by CDCs 		Community Mobilization Team, Business Councils, CDCs, PGs	
Conduct of training, OJT and apprenticeship on priority skills for the selected participants	Documentation of the training processes, OJT, and apprenticeship with the MSMEs and the construction companies with coordination of training institutes	5,000	PMO-MUB Community Mobilization Team, Business Councils, CDCs, PGs	
Facilitate partnership of community members venturing into micro enterprises to supply goods and services in the sub-centers	Training sessions conducted on business development and management	5,000	PMO-MUB Community Mobilization Team, Business Councils, CDCs, PGs	
Sub-total		35,000		
4. Implementation/Construction Stage				
Facilitate the establishment of the pilot community-based Manpower Association and link with the MSMEs and construction companies for sub-contracting work	<ul style="list-style-type: none"> Manpower Association established Establish the link between the community groups/manpower association with construction companies in collaboration with the respective government institutions Establish link with the District Business Incubator for support for office space, business advisory, licensing and registration, etc. 	5,000	PMO-MUB Community Mobilization Team, Business Councils, CDCs, PGs	
Establish the link between the community groups/manpower association with construction companies	<ul style="list-style-type: none"> Existing contracts between MSMEs and construction companies 	5,000	PMO-MUB Community Mobilization Team, Business Councils, CDCs, PGs	
Business Councils to take the lead in the monitoring of the MSME Development Plan to ensure achievement of objectives	<ul style="list-style-type: none"> Monitoring system, tools, and templates developed and used Trained BCs with structure on MSME Plan monitoring 	5,000	PMO-MUB Community Mobilization Team, Business Councils, CDCs, PGs	
Continuous Capacity building and coaching to the Manpower Association for the technical skills, life skills, and linkage with other companies	<ul style="list-style-type: none"> Capacity building trainings/workshops and learning exchange conducted/facilitated on additional technical skills demanded by the market, life skills, community contracting, contracts negotiation and management, etc. in collaboration with relevant training institutions Documentation of women involvement in the Manpower Association 	10,000	PMO-MUB Community Mobilization Team, Business Councils, CDCs, PGs	
Documentation of good practices and lessons learned	<ul style="list-style-type: none"> Documented good practices, lessons learned and community feedback shared with all stakeholders and reflected in major reports Complaints and grievance issues documented and resolved 	5,000	PMO-MUB Community Mobilization Team, Business Councils, CDCs, PGs	
Conduct series of consultations on the scope and technical/ engineering design and implementation arrangements for proposed social and economic facilities	<ul style="list-style-type: none"> Consultation Plans and Minutes documented Needs of women and other vulnerable groups reflected in the final designs and locations Implementation arrangements reflect inputs of the BCs 	5,000	PMO-MUB Community Mobilization Team, Design Team, Business Councils, CDCs, PGs	
Sub-total		35,000		
Total		70,000		

Since SME development is part of or very closely linked with the community engagement processes, this component will be implemented by the CS for Community Engagement and MSME Development. Thus, this table of activities, budget, and timeframe is also included in the Community Mobilization Action Plan of this project as well as the budget requirements.

5. Implementation Arrangements

MUB-PMO

- Ensures consistency of the SME Development Plan to other project plans and MUB's priorities.
- Provides support by facilitating provision of support by MUB relevant departments, i.e. business licensing, etc.
- Provides support in the conduct of consultations with the MUB regarding policy, and other critical matters.

Community Engagement Consultancy Team

- Facilitates the development of the SME Development Plan and subsequent discussions, consultations, and finalization with all stakeholders.
- Facilitate formation and continuing capacity building of SDCs, community workers, manpower association, and MUB departments to ensure smooth coordination for the activities in the Plan.
- Facilitate and guide the MUB, BCs, and community in the establishment of the Manpower Association and guide its pilot operations.
- Facilitates linkage of the community groups, CDCs and BCs with the, government training institutions and vocational/technical schools for specific training needs.
- Facilitates the training and mentoring of micro-entrepreneurs in the communities to ensure viability of businesses in partnership with the Ministry of Labor, Chamber of Commerce, Metropolitan Employment Department of MUB, and other relevant training institutions.
- Ensures that the women and other vulnerable groups actively participate and benefit from the MSME activities.
- Provides guidance in the development and implementation of the M&E Framework and design and train the BCs and manpower association with PMO-MUB during the actual conduct of M&E.
- Provides guidance to the stakeholders on the documentation of good practices and lessons learned and facilitating the experience sharing sessions and Policy Forum.

Ger Area Redevelopment Authority (GADA)

- Facilitates the budget support and other administrative support to this component of the investment project.
- Facilitates the information dissemination and sharing of good practices and lessons learned of this component with the other MUB priority redevelopment projects.
- Facilitates policy and program review and enhancement within the MUB based on the experiences of this project.

Business Council

- Takes the lead in the employment and entrepreneurship development in the sub-centers together with the community groups.
- Facilitates and supports the link between their council members and the trained individual or Manpower Association members for direct employment and/or sub-contracting for goods and services.
- Takes the lead or facilitates the monitoring of the MSME Development Plan.

Government and Private Technical/Vocational Training Institutions

- Provides support in the development of training curriculum and actual conduct of training programs of the community members on priority vocational/technical skills.
- Participates in the monitoring and evaluation of the Plan.
- Provides follow-up training and mentoring of the graduates while on the job.

6. Budgetary Estimates

The budget estimates are the combined costs for the 2 sub-centers as summarized below:

Detailed Design Stage	-	35,000
Implementation	-	35,000
Total	US\$	70,000

7. Time Frame

MSME Development activities should go together with Community Mobilization activities hand in hand for the entire duration of the project starting from Design stage until the completion of the project.

8. Monitoring and Evaluation

The MUB-PMO who will take the lead in the progress monitoring. A Monitoring and Evaluation (M&E) Framework will be developed and agreed upon by all stakeholders. This framework will define the indicators, approach, resources, type of reports and timeframe/frequency.

The BC will be engaged fully to take full ownership of the Plan so that it will likewise be motivated to take on the M&E leadership role. Monitoring will be done on a bi-annual basis while evaluation will be done twice – midterm and final evaluation. The Final Evaluation will be done by an external expert.

Annex 8. Consultation and Participation Plan (Tranche 2)

1. Introduction

A participation plan involves systematically deciding which stakeholders engage, how and when throughout the project cycle. In ADB, participation encompasses four main approaches: information generation and sharing, consultation, collaboration and partnership. These cover a range of relationships in which level of initiative and activity of different parties vary. The stakeholders are individuals, groups and institutions interested in the given ADB project. They may be affected by, able to significantly influence or be important to achieving the stated outcome.¹ Participation plans build on stakeholder analyses which guide the choice of groups to engage.

The Consultation and Participation Plan (CPP) aims to ensure inclusion of views from range of interested parties in developing and reviewing respective designs, plans and activities and help in the resolution of complex issues, gain consensus and support from stakeholders, reduce problems in implementation, improve project design and increase impacts.

2. Stakeholder Analysis and Mapping

The Feasibility Study (FS) Team prepared the CPP based on the lessons learnt under Tranche 1 which was ongoing in parallel with the feasibility study for Tranche 2.

One of the advantages of the team members was their experiences gained during the past one year of implementation of Tranche 1. Stakeholder identification for Tranche 1 and their CPP were tested through during this first year and participants, especially the PMO staff, were in position to articulate who were key stakeholders for the project, what activities were planned and what went right or wrong.

In the CPP for Tranche 1 the beneficiaries who are residents in the target sub-centers were considered as key stakeholders and their engagement and participation were given maximum attention. However, this CPP missed to attract and closely involve municipal professional agencies as important stakeholders in the project. This resulted in delays, miscommunications and misunderstandings during the development, review and approval processes of the designs of planned infrastructures. Therefore, the Tranche 2 CPP preparation team has given additional attention to the municipal and government bodies, including agencies and individuals, who have decision making and support roles in the proposed project area, and ensured their involvement and consultation right from the design stage.

Stakeholder Analysis and Mapping was the first steps towards preparation of the CPP. This were done through a workshop attended by the PMO team and representatives from the four consultancy services who have been working in the implementation of Tranche 1 and feasibility study of Tranche 2. Representatives from three Municipality agencies, namely City Design Institute, Infrastructure Supervision section of City and District Professional Supervision Departments, also participated in the workshop.

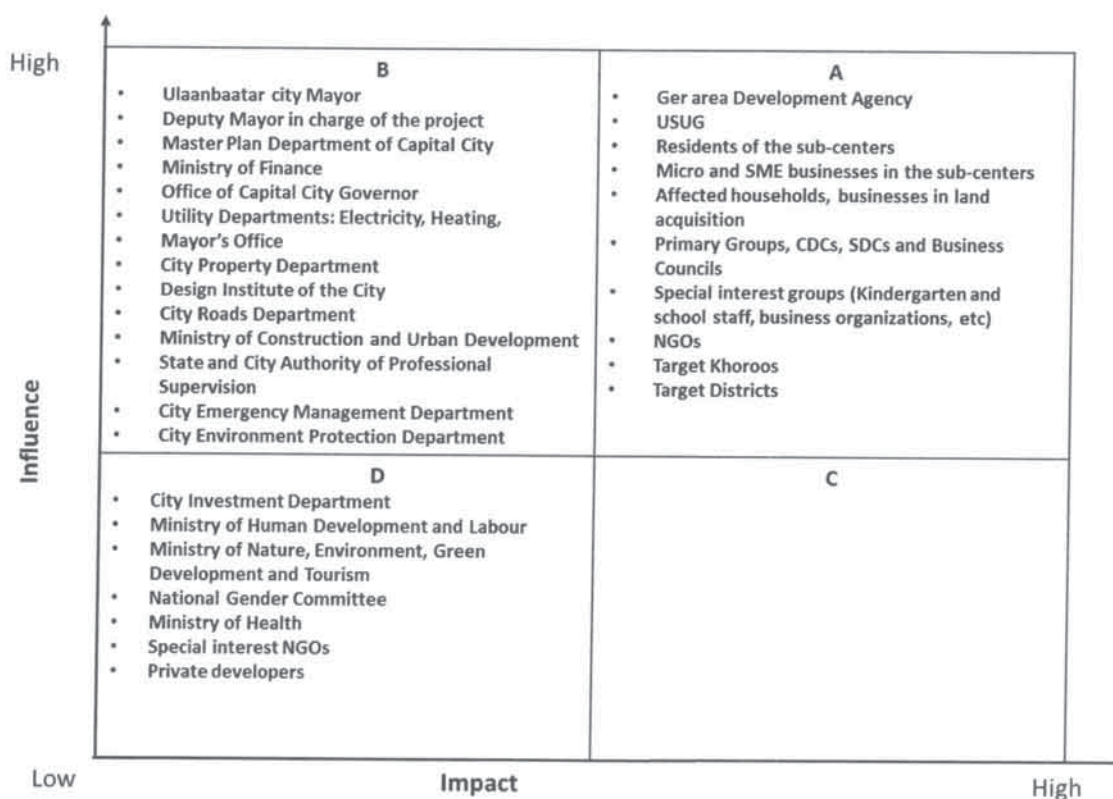
Based on the experiences and lessons learned in Tranche 1, the participants identified the project stakeholders and prioritized them according to their potential impact/influence in the project.

The figure 1 shows the project stakeholders mapping as per the "impact and influence grid". In future, the project must ensure that stakeholders identified in Box A are fully represented in the project structure so they can provide feedback and make decisions. In order to insure overall positive impact,

¹ Strengthening Participation for Development Results, An ADB Guide to Participation, 2012

the project must establish good relationships with these stakeholders. The stakeholders identified in Box B must also be included in the project consultation and participation plan as they could highly influence the project. The stakeholders in Box D are not critical to the project outcome. However, they may be involved at a broader level (e.g., project steering committee, etc.).

Figure 1. Tranche 2 Stakeholder Mapping



Key stakeholder analysis was done as shown in Table 1 based on which engagement strategies have been identified for each of them.

3. Key stakeholder groups

The key stakeholders to participate in the Tranche 2 implementation include municipal officials, agencies and beneficiary communities of the sub-centers including affected families, potentially disadvantaged groups, PG, CDCs, SDCs, MSME and Business Councils.

4. Objectives of CPP

The Project aims to build the capacity of the beneficiaries to ultimately own and be responsible for all aspects of operations and maintenance of the new infrastructures after the project completion. The overarching objectives of the CPP include:

- ensuring local ownership;
- including all categories of stakeholder groups in participation processes and benefit distribution; and
- disseminating results and lessons learned to the wider community

5. Dimensions of participation

Participation under Tranche 2 involves consultation, training, implementation and participatory decision making in the following:

- a. Sub-center community and MSME needs identification and prioritization
- b. Development of community action plans based on community and MSME needs assessment
- c. Organization of primary groups, CDCs and SDCs
- d. Identification of qualified poor households and vulnerable groups
- e. Agreement and cooperation in location identification, preparation and finalization of detailed designs and respective other plans for physical Infrastructure including road, water, sewerage, heating and electricity selecting
- f. Agreement and cooperation in location identification, preparation and finalization of detailed designs and respective other plans for socio-economic Infrastructure such as kindergarten, sports complex and parks
- g. Agreement and cooperation in land resettlement issues, plans and implementation
- h. Cooperation during the implementation and construction stage
- i. Selection and implementation of sub-projects to be implemented by communities
- j. IEC on sanitation, hygiene, water conservation, non-pollutive heating facilities, HIV/AIDS and other communicable diseases, labor standards and safety measures and road safety
- k. Processes of properties hand over to city
- l. Cooperation in implementation of Monitoring and Evaluation of the project
- m. Cooperation in impact assessment of new basic infrastructures after their completion

Table 1. Stakeholder Analysis Matrix

Stakeholder Group	Stakeholder name	Impact How much does the project impact them?	Influence How much influence do they have over the project?	What is important to the stakeholder?	How could the stakeholder contribute to the project?	How could the stakeholder block the project?	Strategy for engaging the stakeholder
Beneficiaries	- Communities and business runners of the areas	High	High	<ul style="list-style-type: none"> Improve living condition Finding jobs Income generation Expansion of businesses Infrastructure improvement Comfortable living and working environment 	<ul style="list-style-type: none"> Get involved in the project planning Contribute and support during implementation Support project monitoring and evaluation 	<ul style="list-style-type: none"> Suspend the project activities if communities complain and don't cooperate 	<ul style="list-style-type: none"> Provide right information Mobilize Organize into community organizations Prepare community engagement strategy so communities can be involved in the project as an equal stakeholder Capacity building
	- Families and businesses affected by land acquisition						
	- PG, CDCs, Business Councils						
District and Khoroo		High	High	<ul style="list-style-type: none"> Improvement of the area Comfortable living and working environment Basic service provision Economic development 	<ul style="list-style-type: none"> Administrative support Community engagement support Open land identification Support in location definition of the social facilities Onsite support 	<ul style="list-style-type: none"> Create misunderstanding in the communities Discourage the communities to involve in project Hamper the organization of the community meetings and consultations Subdivide communities into political parties 	<ul style="list-style-type: none"> Work closely Information sharing
Ulaanbaatar City Mayor		Medium	High	<ul style="list-style-type: none"> Mayor's action plan City Master Plan Implementation 	<ul style="list-style-type: none"> Decision making for the different components of the project 	<ul style="list-style-type: none"> Stop or suspend entire or particular process of the project 	<ul style="list-style-type: none"> Keep informed regularly Weekly meetings on project milestones
Deputy Mayor in charge of the project		Medium	High	<ul style="list-style-type: none"> Mayor's action plan City Master Plan Implementation 	<ul style="list-style-type: none"> Decision making for the different aspects of the project 	<ul style="list-style-type: none"> Stop or suspend entire or particular process of the project 	<ul style="list-style-type: none"> Keep informed regularly Weekly meetings on project milestones

Municipal Organizations involved in different approvals and decision making during the milestones of the project	Master Plan Department of Capital City	Medium	High	<ul style="list-style-type: none"> City Master Plan Implementation Various approvals during the design stage Issuance of Notice to proceed for a construction work Stop or suspend the design work Rejection of the final design or suspension of approvals Suspension of the issuance of notice to proceed Nominate a focal point Have regular meetings Establish joint working group Develop work plans together Organize capacity strengthening and training activities
	GADA and GAHP	Medium	High	<ul style="list-style-type: none"> Ger area redevelopment Tested guidelines Good solution for ger area redevelopment Professional Support Help in the field work Conflict between the target areas Land value rise Work together as a team Information sharing
	Office of Capital City Governor	Low	Medium	<ul style="list-style-type: none"> Ensure successful implementation of City Governor and Mayor's Action Plan Implementation Monitoring of project implementation Recruitment and appointment of PMO administration and staff Guidance and direction Allocation of land resettlement budget Stop or suspend the project implementation Regular reporting on the project progress Have a focal point at both sides Engage the focal point in project activities and meetings
Utility Departments including road, heating, electricity		Medium	High	<ul style="list-style-type: none"> Utility networks establishments State of art technologies introduction Information sharing on existing facilities Professional guidance, supervision and support during design and implementation O&M after utilities construction Suspend the approval processes during design and implementation Delay in physical implementation Delay in hand over of the facilities Build good understanding of the project Capacity building Information sharing Closely working
	Mayor's Office	Low	Medium	<ul style="list-style-type: none"> Implementation of Mayor's Action Plan Support in decision making during the critical times and project milestones Administrative supports Professional Guidance Suspend technical connection approvals Give good understanding of the project Capacity building Information sharing Working closely Establish working group
	City Property Department	Low	High	<ul style="list-style-type: none"> Fulfill the tasks as per their responsibilities Land acquisition Delay in land acquisition Working closely Information Sharing

Design Institute of the City	Low	Medium	Master plan implementation	<ul style="list-style-type: none"> • Resettlement negotiation and agreement • Land compensation processing and allocation • Land freeing • Professional guidance and support as per the city master plan 	<ul style="list-style-type: none"> • Delay in resettlement negotiation and agreement • Delay in approval of land compensation • Delay in land freeing • Delay in approval process of design drawing 	<ul style="list-style-type: none"> • Work closely • Information sharing

ADB = Asian Development Bank, CAP = Community Action Plan, PG=Primary Groups, CDC = Community Development Council, CPP = Consultation and Participation Plan, FGD = Focus Group Discussion, GADA = Ger Area Development Authority, GAP = Gender Action Plan, MUB = Municipality of Ulaanbaatar, NGO = Nongovernment Organization, PMO = Project Management Office, SME = Small and Medium Enterprise, USGDIP = Ulaanbaatar Urban Services and Ger Areas Development Investment Program

Table 2. Consultation and Participation Plan

Project Stage	Target Stakeholder Groups	Objectives of Consultations	Outputs of the Consultations	Process of Consultations	Level of Participation	Responsible Parties	Indicative Budget
Detailed Engineering Design Stage	<ul style="list-style-type: none"> Entire residents and MSME of sub-center areas including women, elderly, poor households, disabled and other vulnerable groups Affected households, businesses in land acquisition Primary Groups, CDCs, SDCs and Business Councils Special interest groups (kindergarten and school staff, business organizations, etc.) NGOs 	<ul style="list-style-type: none"> Sub-center Community and MSME needs identification and prioritization <ul style="list-style-type: none"> Develop CAP based on Community and MSME needs assessment Organization of primary groups, CDCs and SDCs Identification of qualified poor households and vulnerable groups Agreement and cooperation in location identification, preparation and finalization of detailed designs and respective other plans for physical infrastructure including road, water, sewerage, heating and electricity selecting Agreement and cooperation in location identification, preparation and finalization of detailed designs and respective other plans for socio-economic Infrastructure such as kindergarten, sports complex and parks Agreement and cooperation in land resettlement issues, plans and implementation 	<ul style="list-style-type: none"> Community Action Plans Primary groups, CDCs and SDCs organized Project design based on needs, affordability, and willingness to participate List of possible affected persons and other groups List of beneficiaries (including poor households and vulnerable groups) Preferred design alternatives and redevelopment options with estimated cost 	<ul style="list-style-type: none"> Targeted consultations and FGDs Information campaign through print and other media (i.e. newspaper, public bulletins/posters, etc.) Regular CDC and SDC meetings Household surveys 	<ul style="list-style-type: none"> Collaboration and Participation (high) 	<ul style="list-style-type: none"> MUB-PMO GADA District and Khoroo officials Community engagement Consultancy service provider Design Development Consultancy Service Provider Social and Gender Specialist Resettlement Specialist ADB 	
	<ul style="list-style-type: none"> Respective City agencies including City Master Plan Department, City Design Institute, City Road Department, Utility Departments, 	<ul style="list-style-type: none"> Agreement and cooperation in location identification, preparation and finalization of detailed designs and respective other plans for roads, water, sewerage, heating and electricity including a) alignment and 	<ul style="list-style-type: none"> Agreed and approved detailed designs of planned infrastructures Engineering connectivity permissions 	<ul style="list-style-type: none"> Bilateral and joint meetings with respective departments Targeted working group meetings 	<ul style="list-style-type: none"> Partnership (high) 	<ul style="list-style-type: none"> MUB-PMO GADA Consultancy companies for design development City Agencies 	

<p>City Property Department, City Emergency Management Department, City Environment Protection Department, Mayor's Office</p> <ul style="list-style-type: none"> Construction Development Support Center under MCUD 	<p>integration of the designs and plans with the City Master Plan, b) Respective designs and layout plans approvals, c) Engineering connectivity permissions issuance, d) Land accusation and related approvals</p> <ul style="list-style-type: none"> Agreement and cooperation in location identification, preparation and finalization of detailed designs and respective other plans for socio-economic Infrastructure such as kindergarten, sports complex and parks Agreement and cooperation in land resettlement issues, plans and implementation 	<ul style="list-style-type: none"> Notice to proceed for construction Project Steering Committee meetings 	<ul style="list-style-type: none"> ADB
<p>Construction/Implementation on Stage</p> <ul style="list-style-type: none"> Entire residents and MSME of Sub-center areas including women, elderly, poor households, disabled and other vulnerable groups <ul style="list-style-type: none"> Affected households, businesses in land acquisition Primary Groups, CDCs, SDCs and Business Councils Special interest groups (Kindergarten and school staff, business organizations, etc.) NGOs 	<ul style="list-style-type: none"> Cooperation during the implementation and construction stage including a) progress of implementation, b) civil works schedule, c) land resettlement and compensation, d) project impacts and mitigating measures d) processing of property hand-over to city Strengthening of CDCs and SDCs including a) selection and implementation of community sub-projects b) pilot implementation of Manpower Association, c) grievance redress system d) cooperation in implementation of monitoring and evaluation of the project e) monitoring of environmental and social mitigation measures IEC on sanitation, hygiene, water conservation, 	<ul style="list-style-type: none"> Progress reports on project implementation Needs Assessment and Training Plan business incubation, training modules and job placements Action plan for pilot implementation of Manpower Association Assessment report on status of environmental and social mitigation measures, grievance redress mechanisms, labor standards IEC materials on HIV/AIDS and other communicable diseases, labor 	<ul style="list-style-type: none"> Participation and partnership (high) Targeted consultations FGDs with workshops Monitoring surveys, site visits Regular CDC and SDC Meetings Newspaper articles Public bulletin/ announcements MUB-PMO GADA District and Khoroo officials Community engagement consultancy service provider Social and Gender Specialist Resettlement Specialist Contractors for civil works ADB

	non-pollutive heating facilities, HIV/AIDS and other communicable diseases, labor standards and safety measures and road safety	standards and safety measures and road safety
Monitoring and Evaluation	<ul style="list-style-type: none"> Entire residents and MSME of sub-center areas including women, elderly, poor households, disabled and other vulnerable groups <ul style="list-style-type: none"> CDCs, SDCs, Manpower Associations, Residents'/Homeowners' Associations Affected households/ persons 	<ul style="list-style-type: none"> During and post-construction monitoring/ inspection especially for socio-economic facilities Feedback system, documentation and resolution of grievances related to project implementation Participatory assessment of project outcomes and impacts Participatory assessment/ evaluation of progress in skills training, job placements, functioning of manpower association
		<ul style="list-style-type: none"> Inspection report Documentation on feedback and grievances, if any Impact monitoring report Monitoring/ progress report on skills training, job placements
		<ul style="list-style-type: none"> FGDs with workshops Regular CDC and SDC meetings Progress evaluation workshops
		<ul style="list-style-type: none"> Partner-ship (high) GADA District and Khoroo officials Professional Supervision Department City Property Department Consultancy companies for design development Community engagement consultancy service provider CDCs and SDCs

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Annex 9. Stakeholder Communication Strategy (Tranche 2)

The stakeholder communications strategy for Tranche 2 builds on and expands Tranche 2 Consultation and Participation Plan and focuses on information sharing and consultation. It guides communications with stakeholders during project implementation.

Objectives

The overall stakeholder communications strategy (SCS) will involve the establishment of a system for information sharing and consultative activities in line with the Tranche 2 Consultation and Participation Plan and other social mitigation plans. The multi-sectoral and complex components under the Investment Program are relatively new concepts or approaches for some stakeholders in the *ger* areas. The information on the Tranche 2 goal/objectives, approach, expected outcomes, benefits, implementation arrangements and schedules are to be disseminated for a wider understanding and acceptance of the communities.

The specific objectives of the communication strategy are to:

- d) establish regular information sharing related to the investment program and specific project details;
- e) create a system of two-way information sharing or feedback mechanism between the program executing agencies and the target beneficiaries and affected persons/institutions, and
- f) set up an informed and participative stakeholder base for the program.

The Stakeholder Communication Strategy (SCS) presented in Table 3 outlines the communication objectives, risks, key messages, and the proposed communication channels which will engage the target stakeholders.

Table 1. The Stakeholder Communication Strategy

Objective	Stakeholder Groups	Messages/ Information	Activity	Timing	Responsible Channels	Resources/ Materials	Expected Outcomes	Risks/ Challenges
Establish a regular flow of information about the investment program and specific project details	<ul style="list-style-type: none"> Residents Business unit owners Women, elderly, poor households, person with disabilities (PWDs) Affected households/institutions Private sector/businesses Civil society groups, NGOs 	<p>Program goal/objectives, design and components, target beneficiaries, key program benefits, implementation process and arrangements, schedule of civil works, land pooling and redevelopment schemes, implementation of sectoral programs if any, and limitations</p> <p>Main program impacts (positive and negative)</p> <p>Planned mitigation measures (including resettlement plan, CAP, GAP, CPP, SAMP, EMP</p>	<ul style="list-style-type: none"> Awareness campaigns/ public campaigns Media (i.e., radio, TV, newspaper, web) Print materials (i.e., primers /FAQs/ brochures on Program, posters or notices) CAP workshops Consultative public meetings FGDs Periodic Progress Reports (i.e. Monthly, Bi-Annual, Annual Progress Reports) 	<p>From commencement of project/social preparation stage</p> <p>Regular scheduled events for CAP workshops/ FGDs</p> <p>Monthly program progress update meetings (throughout program implementation) based on Monthly Progress Reports</p>	<p>MUB-PMO</p> <p>GADA</p> <p>Khoroo and District Governments</p> <p>Primary Groups</p> <p>CDCs</p> <p>SDCs</p> <p>Channels:</p> <p>Kheseg leaders</p> <p>Khoroo officials</p> <p>Primary Groups</p> <p>CDCs</p> <p>SDCs</p>	<p>Costs and materials for:</p> <ul style="list-style-type: none"> Preparation of content on program information (i.e., FAQs; primers, PowerPoint materials, posters, etc.) Printing and dissemination of materials Designation of community liaison officers and local communications specialist Logistical requirements for meeting venues <p>Cost included in the CAP, SME Development Plan, GAP, Resettlement Plan</p>	<p>Understanding of program goal/objectives, approach, components, benefits, impacts, related safeguards concerns among affected population, limitations of scope of Tranche 1, and other project-related information.</p> <p>XX% of target ger area population participating in consultation and communication activities</p>	<ul style="list-style-type: none"> Complex technical terminologies Language/Culture Literacy of the target stakeholders Managing expectations of target stakeholders Low interest and participation of residents (due to work schedules and other commitments)
Establish a system of two-way information sharing/feedback mechanism between the Program executing agencies and the target beneficiaries	<ul style="list-style-type: none"> Affected residents Affected business unit owners Poor households, women, elderly, PWDs Community members Private sector/businesses 	<p>Importance of feedback/dialogue mechanism</p> <p>Feedback mechanism procedures</p> <p>Social and environment mitigation plans including resettlement plan, CAP, GAP, CPP, SAMP, EMP)</p> <p>Integrating stakeholder inputs in the design</p>	<ul style="list-style-type: none"> Kheseg, khoroo, district government mechanisms Public consultative meetings CDCs and SDCs council meetings CAP workshops and training Project Steering Committee 	<p>From commencement of project/social preparation stage throughout implementation</p> <p>Regular scheduled events for CAP workshops/</p>	<p>MUB-PMO</p> <p>GADA</p> <p>Khoroo and District Governments</p> <p>Project Steering Committee</p> <p>Primary Groups</p> <p>CDCs, SDCs</p> <p>Channels:</p>	<p>Costs and materials for:</p> <ul style="list-style-type: none"> Content preparation on Program information Printing and dissemination of materials Primer on Feedback 	<p>Community-specific and gender-specific inputs into project design or implementation</p> <p>Early identification and resolution of conflicts or issues related to project design or implementation</p>	<p>Identifying local authorities/representatives who will effectively dialogue with the MUB-PMO</p> <p>Language/culture.</p> <p>Systematic grievance redress system quick</p>

and affected persons/institutions	• Civil society groups, NGOs	and implementation of the program	meetings ▪ Resettlement committee meetings and/or meetings with Project APs.	FGDs • Monthly program progress update meetings • Monthly civil works update meeting	Kheseg leaders <i>Khoroo</i> officials Primary Groups CDCs, SDCs	▪ Mechanism Logistical requirements for meeting venues Cost included in the CAP, MSME Development Plan, GAP, Resettlement Plan	Immediate identification of areas for improvement in project components and implementation arrangements	respond to issues Low interest and participation of residents (due to work schedules and other commitments)
Set up an informed and participative stakeholder base for the Program.	<ul style="list-style-type: none"> • Affected residents • Affected business unit owners • Poor households, women, elderly, PWDs • Community members • Private sector/businesses • Civil society groups, NGOs 	<p>Strengthening of participation of primary groups, CDCs, SDCs, etc., in Project 2 implementation</p> <p>Social and environmental safeguards policies under the Program</p> <p>Local and national policies and programs related to support to poor and vulnerable, gender and development, health and sanitation, environmental protection, vocational training, and MSME development etc.</p> <p>Implementation of social and environment mitigation plans</p>	<ul style="list-style-type: none"> ▪ CDCs and SDCs council meetings ▪ CAP workshops and training ▪ Orientation/training on social and environmental safeguards policies ▪ Public consultative meetings 	<ul style="list-style-type: none"> • From commencement of project throughout implementation • Regular CAP workshops for next Project tranches • Monthly program progress update meetings 	<p>MUB-PMO</p> <p>GADA</p> <p><i>Khoroo</i> and District Governments</p> <p>Project Steering Committee</p> <p>CDCs</p> <p>SDCs</p> <p>Channels: <i>Kheseg</i> leaders <i>Khoroo</i> officials MUB-PMO</p>	<p>Logistical requirements and costs for meeting venues</p> <p>Cost included in the CAP, MSME Development Plan, GAP, Resettlement Plan</p>	<p>Pool of active and informed stakeholders/advocates who will have the institutional memory of the project</p>	<p>Technical capacity of community stakeholders</p> <p>Low interest and participation of residents (due to work schedules and other commitments)</p> <p>Possible change in residence of active members</p>

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Annex 10. Gender Action Plan (Tranche 2)

Outputs	Action	Indicators	Baseline 2016	Budget	Responsible Party
Output 1: Roads and urban services are expanded within the targeted sub-centers and connectivity between sub-centers is improved	1.1 Integrate gender inclusive design measures into road infrastructure to ensure safe and security mobility and access	Number of FGDs organized to identify special needs of vulnerable groups including women, children, disabled and elderly for their safe mobility and access	0	Included in the project cost	PMO, Gender Specialists from Consultancy teams, Community Engagement Consultants
		Compiled List of special needs of vulnerable groups including women, children, disabled and elderly for their safe mobility and access to be integrated into road and other facilities design	0		
		Number of identified needs from the above list incorporated into the road and other facilities design			
		Number of FGDs organized to assess impact of improved roads, water, sanitation and heating	0		
Output 2: Economic and public services are improved	1.2 Assess impact of improved roads, water, sanitation and heating on population.	Number of households connected to water, sanitation and heating (disaggregated by sex, income quintile and female-headed households where possible)			PMO, Gender Specialists from Consultancy teams, Community Engagement Consultants
		Number of Business workshops connected to water, sanitation and heating (disaggregated by sex, income quintile and female-headed households where possible)			
		Number of kindergartens in the sub-centers	0		
		Kindergarten staff team has been established and taking over the operation and maintenance			
	2.1 One kindergarten facility in each sub-center is constructed and started its operation	Number of children served by kindergartens (sex disaggregated)			PMO, Gender Specialists from Consultancy teams, Community Engagement Consultants
		Number of staff in the kindergartens (sex disaggregated), number of staff hired from local communities (sex disaggregated)			

	2.2 One multi purpose business development center in each sub-centers is constructed and started its operation	Number of business development centers	0		
		Number of socio-economic needs addressed by the center	0		
		Number of employees in the business center (sex disaggregated)			
Output 3: Service providers become more efficient	3.1 Report on affordability and subsidies included in tariff assessment (disaggregated by income quintile and if possible looking at female-headed households as a special group)	Number of FGDs organized to identify changes in affordability and subsidies included in tariff assessment (disaggregated by income quintile and if possible looking at female-headed households as a special group)	0		PMO, Gender Specialists from Consultancy teams, Community Engagement Consultants
	3.2 Customer satisfaction survey	Number of population surveyed			
Output 4: Institutional capacity building	4.1 Establishment of <i>khoro</i> CDCs and SDCs with women's representation	Number of female participants in the survey			
	4.2 Establishment and agreement on community, gender and MSME plans	<i>Khoro</i> CDCs and SDCs fully functioning in targeted areas, with at least 40% women participating actively (baseline: to be established)			PMO, Gender Specialists from Consultancy teams, Community Engagement Consultants
	4.3 Targets established for and sex disaggregated data collected on participants for all community consultations on urban planning and project activities (see SAP activities) collected and reported on in the GAP	Community, gender, and MSME action plans accepted and regularly updated in each sub-center	0		
	4.4 Sub-centers plan and redevelopment process are prepared and endorsed by all the stakeholders through community consultation including at least 50% of women's participation	GAP report with targets and sex disaggregated data provided semi annually			PMO, Gender Specialists from Consultancy teams, Community Engagement Consultants
		Number of community consultations			
		Number of communities participated in the consultations			
		Number of women participated in the consultations			
	4.5 Establishment of PMO with 30% gender representation	Percentage of female staff in PMO			PMO

Annex 11. Social Action Plan (Tranche 2)

Table 1: Detailed Design and Implementation Phases of the Project Activity		Target /Indicators	Indicators	Target	Baseline as of 2016	Responsible Entity	Performance from September 2015 to July 2016	Remark
I. Project Preparation Phase								
Conduct series of consultative meetings and information campaign at the <i>kheseg</i> level on (i) project objectives and investments, and (ii) redevelopment options and preferences.	20 meetings conducted organized with primary groups, CDCs and SDCs attended by 50% women		Number of community meetings	20	0	Staff consultant	Number of community consultation meetings=6, Project kickoff meetings=8 (66.7% women)	2 sub-centers Information, consultation and participation of APs has been ensured through individual and public meetings throughout the LARP preparation and implementation process. Total is 2 public meeting conducted to prepare the APs for land acquisition and resettlement, introduce ADB SPS policy and principles and impacts caused by PMO, and discuss the concerns of the APs was held on 23,24 March 2015.
			Number of women participants	50%	0			
	CAP plans reflect the needs of the communities and considered in the preliminary design of the physical infrastructures		Number of Community action plans (CAP) prepared by CDCs			PMO-MUB		The opportunities and alternatives on block development have been introduced. Within the framework, the survey was conducted on whether 284 households in Selbe sub-center and 268 households in Bayankhoshuu sub-center agree with the alternative for land consolidation and implementation of residential apartment development project. According to the survey, 52.7% (Selbe-45.8% and Bayankhoshuu-60.1% respectively) responded that they agree with the alternative and ready to collaborate with the project. Based on household response, the area map was developed.
			Number of community needs in the CAPs considered in the project design and implementation					
	Documentation of meeting minutes		Number of documented meeting minutes			PMO,CDCs, Consultancy service teams,	Meeting minutes documented	Meeting minutes were attached in the UN HABITAT quarterly report.

[illegible]

					0		Percentage of female members of Business Councils					
	Documentation of organizational strengthening activities and training/OJT modules				0		Number of documentations					
	Savings groups formed and functioning with policies, systems, and ongoing micro-credit project				0		Number of savings groups formed					Initially, meetings were conducted with Khas bank. The research pertinent to negotiating with Khas Bank on loan requirements, interest rate, term and amount for SME has been taken with the engagement of related authorities of UB city and business community of sub-centers.
					0		Percentage of female members of savings groups					
Conduct series of consultations on the scope and technical/engineering design of proposed water supply, sanitation, sewerage, heating facilities, and affordable apartments.	15 meetings conducted, attended by 50% women						Number of Consultations		PMO-MUB, staff consultant		FGDs = 4 (64.6% women)	In total 4 FGDs were conducted amongst citizens of vulnerable groups in project implementing areas. Out of total 65 interviewees in FGDs, 64.6% (n=42) account for females.
							Percentage of female participants in the consultation					
	Final detailed design of proposed projects confirmed by the beneficiaries, women, elderly, differently-abled persons, and affected persons/families.								CDCs, primary groups, <i>kheseg</i> and <i>khoro</i> leaders		Have done	Throughout the focus group interviews, the obstacles, needs and demands have been clarified for women, children, elders and people with disabilities encountered in accessing road, lines, networks and civil facilities to be constructed in sub-centers. Additionally, the concerns on design and construction/development works have been determined with the participatory method. Interview outcome has been presented to engineers of PMO and will be delivered to the construction design company upon the full incorporation of their proposals.

Conduct consultations with households, businesses, and public institutions affected by the construction/right of way requirements for project 1/tranche 1	24 meetings in both sub-centers attended by all affected stakeholders					PMO-MUB, staff consultant	Meeting minutes documented	Meeting minutes were attached in the UN HABITAT quarterly report.
	Documentation of meeting/consultation minutes					CDCs, <i>kheseg</i> and <i>khoro</i> leaders		
Comprehensive IEC campaign on the final redevelopment schemes, land valuation, engineering designs, resettlement plan, etc.	Comprehensive IEC plan developed					PMO-MUB, staff consultant		Detailed design and LARP not finalized.
	Printed IEC materials distributed (i.e., project leaflets/ brochures on FAQs, posters, etc.)					<i>kheseg</i> and <i>khoro</i> CDC leaders		MUB decision on the baseline value for per m2 land is urgent. Without this LARP cannot be finalized. Detailed design not finalized.
Setting up of grievance or feedback mechanisms in the community	16 IEC campaign meetings in both sub-centers conducted; documentation of meeting minutes							
	System for resolution of grievance/feedback established					PMO-MUB, staff consultant		In 2015, GRM is established at the MUB to facilitate effective and timely settlement of any issues and problems encountered by the APs related to the LAR and any other issues concerning the 2 sub-center subproject. Created Grievance Action Form.
	CDCs function as the grievance committee with guidelines on handling grievances					<i>Kheseg</i> and <i>khoro</i> CDC leaders		Even though project has not commenced yet, the Working Group with 3 members in charge of GRM were set up in respective sub-areas by the Council of Residents and deal with complaints delivered on project performance.

Preparation and Finalization of the proposed SME development plan	16 meetings of SDC with CDCs in both sub-centers					PMO-MUB, staff consultant	Number of meeting at community level = 12 (53% women), number of meeting with SMEs=7 (63.6% women)	For the purposes of setting up Business Council, meetings were coordinated for 2 times and accordingly 2 BC in Selbe sub-center and 1 BC in Bayankhoshuu sub-center respectively. In total 7 meetings were coordinated with BC and 59 out of 93 attendees were females. Meeting to re-set up BC- 2 times, Meeting to develop Action Plan for BC- 2 times, Project Kickoff meeting to BC-once, Capacity building training for BC- 2 times (out of 22 attendees, 14 were females).
	Skills survey and demand mapping completed and documented					Kheseg and khoroo CDC leaders		
	Documentation of meeting minutes							
	50% women members actively participating							
Capacity building of the CDCs on how to engage meaningfully in the sub-center redevelopment process	Legal support for the CDC to guide them in their engagement in the SRA					PMO-MUB, staff consultant		
	Terms of reference of the CDCs in the SRA well defined and understood by them					Kheseg and khoroo CDC leaders		
	Curriculum/training design for CDC engagement in the SRA							
	Documentation of capacity building approach and modules							
III. Implementation/Construction Stage								
Facilitate consultative meetings for resettlement/relocation	20 meetings in both sub-centers attended by all affected stakeholders					PMO-MUB, staff consultant		
						CDC leaders		
Facilitate and support implementation of SME development plan	1,000 community members trained so various skills and					PMO-MUB, staff consultant		The Employment process for sub-center residents is not yet commenced, though the Working Groups with 3 members were

									assessment, 289 refer to Selbe and 257 to Bayankhoshuu.
Continuous capacity building for the CDC and primary groups	20 capacity building trainings/workshops and learning exchange conducted in both sub-centers							PMO-MUB, staff consultant	
	Training designs of capacity building interventions on Leadership, Team building, Community contracting, participation in the SRA, contracts negotiation, business planning, savings movement, etc.							Kheseg and khoroo CDC leaders	
	Registration of the CDCs as NGOs with the State Registration Authority of the Ministry of Justice								To ensure the preparation and readiness for state registration, the issues relevant to by law of BC and CR and checklist of required documents were discussed. CRs and BCs are currently at the state of state registration.
Documentation of good practices, lessons learned, feedback, complaints, or grievance issues	Documented good practices, lessons learned and community feedback shared with all stakeholders and reflected in major reports							PMO-MUB	
	Complaints and grievance issues documented and resolved							Kheseg and khoroo CDC leaders	
IEC program for (i) basic hygiene practices, (ii)	IEC materials developed and disseminated							PMO-MUB	Prepared training program and materials on HIV/AIDS/STIs transmission and prevention

water conservation, (iii) community involvement on the <i>ger</i> redevelopment, and (iv) SME development program, etc.								Kheseg and <i>khoro</i> CDC leaders		for the workers of construction companies and community members. Collected existing IEC distribution materials from Global Foundation, UNAIDS and UNFPA. The training was provided to workers of Construction Company in Bayankhoshuu sub-center.
Capacity development activities for CDCs or small neighborhood associations for redeveloped lots on (i) operations and maintenance of new facilities, (ii) estate management, etc.	Curriculum on O&M and estate management developed and implemented							PMO-MUB		
	4 trainings on O&M, etc. conducted and documented							Kheseg and <i>khoro</i> CDC leaders		
Conduct series of consultations on the scope and technical/engineering design and implementation arrangements for proposed social and environmental projects (i.e., kindergarten, clinics, bus station, market, <i>khoro</i> building, vocational training centers, public spaces/open parks)	Consultation plans and minutes documented							PMO-MUB		
	Designs reflect the needs of the vulnerable groups							Kheseg and <i>khoro</i> CDC leaders		Throughout the focus group interviews, the obstacles, needs and demands have been clarified for women, children, elders and people with disabilities encountered in accessing road, lines, networks and civil facilities to be constructed in sub-centers. Additionally, the concerns on design and construction/development works have been determined with the participatory method. Interview outcome has been presented to engineers of PMO and will be delivered to the construction design company upon the full incorporation of their proposals.
	Implementation arrangements reflect inputs of the CDCs and community members especially the women and other vulnerable groups									
Documentation of good practices, feedback, complaints, or grievance issues and lessons learned.	Good practices and lessons learned documented and complaints and grievance issues resolved							PMO-MUB, staff consultant	Reported	In total, 11 complaints and grievance issues documented (constructing and expanding-8, quality and safety issues related to the construction -2, construction reference information and specifications-1).

Documentation of schemes/approaches that worked (good practices), feedback, lessons learned, complaints, or grievance issues.	Documented good practices and lessons learned on the approach shared with all stakeholders					Kheseg and <i>khoro</i> CDC leaders		
	Number of complaints and grievance issues documented and resolved					PMO-MUB, staff consultant		
						Kheseg and <i>khoro</i> CDC leaders	Reported	In total, 11 complaints and grievance issues documented (constructing and expanding-8, quality and safety issues related to the construction-2, construction reference information and specifications-1).
Conduct community-based monitoring and evaluation of new basic infrastructure and services for the community empowerment and SME development.	Community empowerment and SME development component developed and agreed upon by all stakeholders					PMO-MUB, staff consultant		
	Monitoring reports and final evaluation reports done according to quality standards of ADB and submitted on time					Kheseg and <i>khoro</i> CDC leaders		

ADB = Asian Development Bank, CDC = community development council, FAQ = frequently asked questions, MUB = Municipality of Ulaanbaatar, NGO = non-governmental organization, O&M = operation and maintenance, OJT = on-the-job training, PMO = program management office, SAP = social action plan, SME = small- and medium-enterprise development council, SDC = small- and medium-enterprise development council, SRA = sub-center redevelopment authority.

Annex 13. Minutes of Meetings

Уулзалтын тэмдэглэл тэмдэглэл

Тэмдэглэл хөтөлсөн: Д.Мөнхөө	Тэмдэглэлтэй танилцсан:	Дугаар: Б 19/16
Огноо: 2016-7-26	Байрлал: Баянхошуу	Оролцогчдын тоо:
Зохион байгуулагчид: Ц.Цогзолмаа Нийгмийн ажилтан, НҮБ-Хабитат Д.Мөнхөө, Нийгмийн ажилтан, НҮБ-Хабитат		
Оролцогчид: <ul style="list-style-type: none"> 10-р хорооны засаг дарга, ОСЗ-ийн гишүүд 		
Уулзалтын явц: Хорооны засаг дарга, иргэдийн хурлын дарга, ОСЗ-ийн гишүүдтэй анхдагч бүлэгээ хэрхэн өргөжүүлэх тухай болон төслийн явцын талаар мэдээлэл хүргэлээ. Хорооны засаг дарга, хэсгийн ахлагчдын хувьд хорооны нутаг дэвсгэр дээр ямар нэгэн үйл ажиллагаа явуулахгүй байгаа тул иргэд идэвхигүй байгаа талаар ярилцлаа.		
Зураг		



Уулзалтын тэмдэглэл тэмдэглэл

Тэмдэглэл хөтөлсөн: Д.Мөнхөө	Тэмдэглэлтэй танилцсан:	Дугаар: Б 20/16
Огноо: 2016-7-26	Байрлал: Баянхошуу	Оролцогчдын тоо:
Зохион байгуулагчид: Ц.Цогзолмаа Нийгмийн ажилтан, НҮБ-Хабитат Д.Мөнхөө, Нийгмийн ажилтан, НҮБ-Хабитат		
Оролцогчид: <ul style="list-style-type: none"> 9-р хорооны засаг дарга 		
Уулзалтын явц Хорооны засаг даргатай анхдагч бүлэгээ хэрхэн өргөжүүлэх тухай болон төслийн явцын талаар мэдээлэл хүргэлээ. Хорооны даргын зүгээс цаашид бүх ажлыг дэмжин ажиллахаар болов.		
Зураг		



Бизнес эрхлэгчдийн зөвлөлийн гишүүдийн Уулзалтын тэмдэглэл

Тэмдэглэл хөтөлсөн: Д.Мөнхөө	Тэмдэглэлтэй танилцсан: Ц.Цогзолмаа	Дугаар: Б 21/16
Огноо: 2016-8-17	Байрлал: НҮБ-Хабитат	Оролцогчдын тоо:
Зохион байгуулагчид: Ш.Энхцэцэг Төслийн менежер Баянхошуу, Сэлбэ дэд төвүүдийг хариуцсан нийгмийн ажилтанүүд Баянхошуу, Сэлбэ дэд төвүүдийн бизнес эрхлэгчдийн зөвлөлийн гишүүд		
Оролцогчид: Баянхошуу, Сэлбэ төвийн бизнесийн зөвлөлийн төлөөлөл, НҮБ-Хабитатын багийн дэд ахлагч Ш. Энхцэцэг, Нийгмийн ажилтан Н.Золзаяа, Д. Мөнхөө, Ц. Цогзолмаа Уулзалтын зорилго: Баянхошуу Сэлбэ дэд төвүүдэд байгуулагдсан бизнесийн зөвлөлд “Хас” банкнаас тавьж байгаа зээлийн шаардлагыг танилцуулж цаашид авах арга хэмжээний тухай ярилцах Явц: НҮБ-Хабитатын багийн дэд ахлагч Ш. Энхцэцэг уулзалтыг нээж уулзалтын зорилгыг танилцуулав. Үүний дараа НҮБ-Хабитатын нийгмийн ажилтан Ц. Цогзолмаа Хас банкны жижиг дунд, бичил бизнес эрхлэгчдэд олгож буй зээлийн нөхцөл, онцлог, давуу талын талаар танилцуулав. /Зураг-1/ 1. Зээлийн талаар Сэлбэ Баасанжав: Миний хувьд Хас банкнаас зээлтэй. Зээл авахад барьцаа чухал байдаг бөгөөд үнэлгээ маш доогуур хирнээ эргэлтийн хөрөнгө оруулдаггүй. Гэтэл бидэнд өчнөөн төгрөгийн эргэлтийн бараа бэлнээр ээ байж байдаг. Ерөнхийдөө хашаа байшинг маш бага үнээр барьцаалдаг. /5-20 сая/ Тавигдах шаардлага нь 1 жилийн өмнөөс жаахан нэмэгдсэн гэхдээ бүрдүүлэхэд боломжийн ерөнхийдөө гэр бүлийн түүх авч байсан. Миний зээл бол хүлэмжийн хийг бүүрүүлэх төслийн хүрээнд 1,65%-ийн хүүтэй авсан. Дэд төвүүдийн хувьд өгөх зээлийн тухайд бол 1,8 гэж байгаа бол өндөр байна. Сэлбэ Буянчуулган АХБ-наас Хас банканд мөнгөө өгөөд Хас банк бидэнд өгөхдөө дунд нь ажиллаад байгаа юм биш үү. Яагаад шууд олгох боломж байгаа юм бэ? Хабитат Ш.Энхцэцэг Болохгүй л дээ. Зээл олгох гэдэг нь маш том санхүүгийн үйлчилгээ юм. Үүнийг АХБ хариуцан хийж банкны үйлчилгээ үзүүлэх боломжгүй учир “Хас банк” ийг сонгосон байгаа. Хас банк бас эрсдэлээ тооцохоос гадна үйл ажиллагааныхаа зардлыг тооцсон байгаа. Дараагийн ээлжид Хас банкны төлөөлөлтэй бүгдээрээ хамтдаа уулзъя. Гэхдээ бас ийм олноороо биш зарим нэг нь бидэнтэй хамт очиж уулзаа хэн нэг нь төлөөлөн ярих асуудал болон асуултуудаа бэлтгэж очоод бизнесийн зөвлөлөө төлөөлөн ярья. Баянхошуу Хүрэлбаатар Хашаандаа 4 байшин барьж байгаа яваандаа албан өрөө тасалгаа болгох зориулалттай. Барилгаа дуусгахаар зээл авъя гэхлээр миний бүх үйл ажиллагаа санхүүгийн бүртгэл тооцоог харж үзчихээд эргэн төлөлтийн хувьд боломжтой юм байна гэсэн хирнээ барьцаа хүрэхгүй байна гэдэг. Барьж байгаа байшингаа тавья гэхлээр заавал гэрчилгээтэй байх ёстой гэдэг.		

2. Хөрөнгийн үнэлгээний талаар

Бизнес эрхлэгчид газраа барьцаалмаар байдаг ч үнэлгээ маш бага байдаг тухай өөр өөрсдийн жишээн дээр ярилцаж хөрөнгийн үнэлэмжийг өсгөж өгвөл бизнес эрхлэгчдэд тустай тухай ярилцлаа.

Мөн хашаанд тарьсан мод бутыг үнэлгээнд оруулж өгөх тухай асууж дамжуулж өгөхийг хүсэв. Иргэдийн олон жилийн хүч хөдөлмөрөөр тарьсан мод, бут, жимсний модыг ердөө үнэлдэггүй. Гэтэл бүх мод бут үнэлгээгүй байна уу гэтэл тийм биш байна 8 наснаас дээш насны улиас модыг гэмтээлээ гэхэд 400,000-700,000 төгрөгөөр үнэлж байгаа тухай Сэлбэ талбарын бизнес эрхлэгч Гомботуяа ярилаа.

Тиймээс төслийн хүрээнд ямарваа нэгэн хэлбэрээр өртөж байгаа мод бутыг хөдлөх хөрөнгөнд оруулан үнэлүүлэх ямар боломж байгаа эсэх тухай асууж өгөхийг Хабитатын төслийн менежерээс хүслээ.

Хабитат Ш.Энхцэцэг

Үнэлгээг уг нь Монгол улсын засгийн газрын үнэлгээгээр биш АХБ-ны дүрмийг баримталж байгаа шүү. Бид мод бутны үнэлгээний тухай тодруулъя.

3. Сургалт, ажлын байр гаргах талаар

Хабитат Ш.Энхцэцэг

Бидэнд нэг санал байна та бүхэн дэргэдээ нэг залуу хүнийг өөрийнхөө бизнес арга барилд сургаад 1-2 сар дадлагажуулж дэмжээд ажиллах боломж байна уу? Дөнгөж сургууль төгсөөд ажилгүй байгаа залуучуудыг ажлыг байраар хангаад 1 хүний ч гэсэн ажилд сургаж амьдралд дэм болж чадвал зүгээр байна. Бидний зүгээс сургалтын мөнгийг гаргаж болох юм.

Бизнес эрхлэгчид санал нэгтэй зөвшөөрлөө.

4. Бичил бизнес эрхлэгчдийн талаар

Хабитат Ц. Цогзолмаа

Та бүхэн гэртээ юм хийдэг нэг хоёр сая төгрөг авах гээд байгаа, бага мөнгө эргэлдүүлдэг хүмүүсийнхээ саналыг аваад тэдэнд туслах боломжийг бүрдүүлээрэй. Тэдгээр хүмүүсийн саналыг нь тусгаарай.

Сэлбэ Баасанжав

Зарим нэг бичил бизнес эрхлэгчдэд 500,000 төгрөг зээлэх хэрэгцээ байдаг боловч барьцаа хөрөнгө байхгүй учир банк тэдэнтэй шууд харилцах боломжгүй байдаг. Харин бид ТББ дотроо бага зэрэг сантай болоод түүнээсээ бага хувийн хүүтэй зээл өгвөл зүгээр байх.

Хабитат Ш.Энхцэцэг

Бизнес эрхлэгчийн зөвлөл хуримтлалын бүлэгтэй байж болно. Бид энэ талаарх аргачлал дүрэм гэх мэт зүйлээр тусалж болно. Хуримтлалын бүлэг бол маш зөв сонголт шүү.

5. Бусад

Буюнчулуун манай Сэлбийн ОСЗ-ийнхэн ярилцаад Сэлбэ гол дагуу бүх бизнес эрхлэгчид нэг нэг мод тариад ногоон бүс болгоё гээд байгаа зургийг нь хүртэл зурсан. Энэ тал дээр түслалцаа дэмжлэг байна уу?

Хабитат Ш.Энхцэцэг

Энэ төлөвлөлтөө зургийн компаний ажилтай уялдуулаад явъя. Би ярьчихаад та нарт хэлье. Тэгээд та нар Зургийн багтай уулзаад, зургаа үзүүлэн саналаа хэлээрэй.

Дүгнэлт

1. Хас банктай уулзаад тохирох эхний ээлжид зээлээ аваад туршаад үзэх

/Хас банктай уулзах дараагийн уулзалтаар бизнес эрхлэгчдийнхээ зөвлөлийн төлөөлөлтэй хамтран уулзахдаа нэг нь төлөөлөн өөрсдийн зээлийн туршлага, одоо авч байгаа зээлийн хүүгийн тухай, бууруулж болох боломжийн талаар ярилцах Уулзалтыг ирэх 7 хоногийн Лхагва, Пүрэв гаригт байх/

2. Залуучуудыг дагалдуулах

3. Сэлбэ өөрсдийнхөө ногоон бүс болгох төлөвлөлтийн зургаа зургийн байгууллагад танилцуулж тусгаад явах

Зураг-1



BAYANKHOSHUU B35

НҮБ-Хабитат

**ADB, Khas bank, IPE, MUB, Habitat
Уулзалтын тэмдэглэл**

Тэмдэглэл хөтөлсөн: Д.Мөнхөө	Тэмдэглэлтэй танилцсан: Ц.Цогзолмаа	Дугаар: Б 22/16
Огноо: 2016-8-24	Байрлал: АХБ	Оролцогчдын тоо: 12 Эр-7 Эм-5
Зохион байгуулагчид: Ш.Энхцэцэг Төслийн менежер Нийгмийн ажилтанууд		
Оролцогчид: <ul style="list-style-type: none"> • Арно АХБ • Отгонбаатар Хотын захиргаа • Болорчулуун Хас банк • Roу IPE • Отгонхүү Баянхошуу БЭ-ийн төлөөлөл • Чингис Баянхошуу БЭ-ийн төлөөлөл • Баасанжав Сэлбэ БЭ-ийн төлөөлөл • Баянчуулган Сэлбэ БЭ-ийн төлөөлөл 		
Уулзалтын явц: Хабитатын зүгээс өөрсдийн бэлтгэсэн Хас банкнаас гаргаж байгаа зарим зээлийн бүтээгдэхүүний харьцуулалтыг танилцуулсны дараа харилцан санал солилцсон. Болорчулуун Хас банк: Зөвхөн 3 зээл танилцуулсан байна. Ерөнхийдөө Хас банкаар дамжигдан аливаа зээл гарахдаа 3%-ийн хүүтэй мөнгө орж ирсэн байлаа гэхэд банк өөрийн үйл ажиллагааны зардал болон эрсдэлүүдээ 3,5-4% нэмдэг. Үүнд манай банк болон Монгол банкны зээлийн бодлогын хүү буюу банк хамгаалах эрсдэл давхар нэмэгддэг. Ялангуяа доллар болон бусад валютаар орж ирсэн тохиолдолд ханшийн хэлбэлзэл нь эрсдэл дагуулдаг тул тэр болгоныг тооцдог байгаа. АХБ-ны зээл доллароор орж ирсэн тул энэ зарчмаар гарч байгаа. Бид АХБ-ны хамтын ажиллагааны хүрээнд захирлуудын зөвлөлийн хурлаараа хуралдаад Баянхошуу, Сэлбэ дэд төвүүдийн бизнес эрхлэгчдэд хамгийн багадаа сар бүрийн 1,6%-1,8% ийн хүүтэй зээлэх шийдвэр гаргасан. АХБ-ны зээл манад орж ирэхдээ 6%-ийн хүүтэй орж ирсэн юм. Энэ нь Монгол банк дээр хөрвөөд 11% тай болж орж ирж байгаа бөгөөд манай банк үйл ажиллагааны зардлаа тооцоод үүнээс хүүгээ хамгийн багадаа сарын 1,6% ийн хүүгээр гаргахаар болж байна.		

үүнээс доош гаргах боломжгүй болоод байна. Энэ хүү бол тус төслийн 2 талбарын бизнес эрхлэгчдэд л зөвхөн хамаарах болно. Гэхдээ бусад манайхаас гарч байгаа зээлүүдийг авах боломжууд байгаа.

Арно АХБ:

Нэг талбар дээр гэхэд л БЭЗ-ийн 18, гишүүд 380 гаруй байгаа. Ер нь зээл олгоход манай бизнес эрхлэгчдэд ямар боломж байгаа вэ?

Баасанжав Сэлбэ төвийн бизнес эрхлэгч:

Хашаа байшинг минь маш багаар үнэлдэг мөн эргэлтийн хөрөнгийг барьцаалдаггүй энэ тал дээр ямар нэгэн тусалцаа байгаа болов уу? Хашааны газрыг үнэлж авахгүй авсан ч маш бага үнэлдэг.

Отгонбаатар Хотын захиргаа:

Нийслэлийн иргэдийн хуралд энэ асуудлыг оруулъя. Иргэдийн хурлаар л газрын үнийг тогтоох юм.

Болорчулуун Хас банк:

Үүнийг өөр хүмүүс мэддэг.

- Манай банк мөн нийслэлийн ЖДҮТ-тэй хамтран 30 сая төгрөг хүртэлх зээлийн үйлчилгээ явуулж байгаа. Үүнээс зээл авах бүрэн боломж байна.
- Бас нэг мэдээ дуулгахад АНУ-ын Reach компанитай манай банк хамтран төсөл хэрэгжүүлж байгаа ба төслийн хүрээнд үнэгүй сургалтууд авах боломжтой.
- Танай дэд төвийн иргэдэд зээлийн талаар бусад зээлийн үйлчилгээгээ танилцуулах сургалтуудыг бид хийж өгч болно. Та бүхэн байр болон сургалтад суух иргэдээ цуглуулах хэрэгтэй.

Бүянчуулган Сэлбэ төв:

Бид жижиг бизнес эрхлэгчдээ батлан даагаад танайхаас зээл авч болох уу? Бичил бизнес эрхлэгчид маань өдөр бүр эсвэл 7 хоногоор зээлээ төлөх боломжтой. Хүүний хувьд 2-3% байсан ч болно.

Эсвэл бизнесийн зөвлөлөөрөө нийлж барьцаагаа тавиад 100 сая авлаа гэхэд цааш нь гишүүддээ 1,6 болон 1,8-р нь зээлэх боломж байна уу? Учир нь бичил бизнес эрхлэгчид барьцаагүйн улмаас гадуур маш өндрөөр өөрөөр хэлбэл өдрийн 10% ийн хүүтэй зээл авдаг бөгөөд үүний дарамтаас гарч чадахгүй байгаа тул ядуурал улам ихээр өсөж байна.

Roy IPE:

Зээлийг батлан даах эрсдэлийн сан байгуулах хэрэгтэй. Би 2 талбарын БЭЗ-тэй дараагийн уулзах саналтай байна. Тоног төхөөрөмж барьцаалах боломж байгаа юу?

Болорчулуун Хас банк:

ТББ-нь өөрөө ямар хэмжээний чадамжтай эсэх талаар судалж байж болно. 2 дахь асуултын хувьд маш сайхан санаа байна гэхдээ хоорондоо ярилцъя. Судалж байж хариу өгье. Би ганцаараа шийдэх эрхгүй, захирлуудын зөвлөлөөр хэлэлцэж байж шийдвэр гардаг.

Арно АХБ:

Маш олон сайхан санаанууд гарлаа дараагийн уулзалтаар мөн санаануудаа бичээд ярилцъя. Ахин зөндөө сайхан санаанууд гарна гэдэгт иргэдтэй байна. Үүнийг Хабитат хариуцаарай. Би дараагийн уулзалттай тул та бүхэн үргэлжлүүлэн ярилцах боломжгүй боллоо. Баярлалаа.

Энхцэцэг Хабитат:

Танхимын сургалтын хувиараа ярилцъя. Дараагийн 1 дэх өдөр буюу 29-ны өдөр эхний 20 хүнээ сургалтад суулгаад эхэлье. Сэлбэ цагаа тохироод Баянхошуу танхимаа зохицуулаад эргээд холбогдье.

Roy-ийн уулзалтыг 2 дахь өдөр буюу 30-нд 11,00 болон 15,00 цагаас уулзалдахаар болж байна. Уулзалтад хүрэлцэн ирсэнд баярлалаа.

Зураг

BAYANKHOSHUU B36

НҮБ-Хабитат

Уулзалтын тэмдэглэл

тэмдэглэл

Тэмдэглэл хөтөлсөн:

Тэмдэглэлтэй танилцсан:

Дугаар: Б 23/16



Баянхошуу ОСЗ-ийн төлөөлөл

Уулзалтын явц:

Уулзалтанд ОСЗ-ийн гишүүдээс гадна зарим нэг хэсгийн идэвхитэй иргэд ирсэн байлаа. Юуны түрүүнд ТББ-ын дүрэмээ ярилцаж, удирдах зөвлөлийн гишүүд болон даргаа сонгох талаар ярилцаж санал авлаа. Удирдах зөвлөлийн даргад 9-р хорооны ОСЗ-ийн хуучин дарга Энэбиш, 8-р хорооны ОСЗ-ийн орлогч дарга Отгонхүү гэсэн 2 хүний нэрийг дэвшүүлж Энэбиш-ийг ТББ-ын тэргүүнээр санал нэгтэй сонголоо. Мөн одоогийн байдлаар тэргүүнтэйгаа хамт ажиллах гүйцэтгэх захиралыг дотроосоо сонгохоор ярилцав. Нийт 3 хүний нэр дэвшүүлж 28-р хорооны ОСЗ-ийн дарга Чингисийг ажиллуулахаар боллоо.

Санал/асуулт, хариулт:

Энэбиш: Одооноос хөөцөлдөх ажлуудаа хувааж аваад хийцгээе. Гэхдээ хэн нэгэнд хариуцууллаа гээд өөрсдөө ард нь зүгээр байх биш шүү. Хамтдаа бүгдээрээ л ярилцаад өмнөх шигээ ажиллана. Оролцогчид: бүгд санал нэгтэй зөвшөөрлөө.

Дүгнэлт/Шийдвэр:

ТББ-ын нэрээ ирэх 3 өдөр гэхэд шийдэж нилээд хэдийг жагсааж бичигцгээе. Олон сонголттой очихгүй бол давхцаад буцдаг тул сонголттой байхаар болов.

Зураг



BAYANKHOSHUU B37

“Жижиг дунд бизнес эрхлэгчдэд зориулсан ХАС банкны зээлийн
тухай” уулзалт
НҮБ-Хабитат

Уулзалтын тэмдэглэл

Тэмдэглэл хөтөлсөн: Ts.Tsogzolmaa	Тэмдэглэлтэй танилцсан:	Дугаар: Б 24/16
Огноо: 2016-8-30	Байрлал: АХБ	Оролцогчдын тоо: 14 Эр-8 Эм-6
Зохион байгуулагчид: Ц. Цогзолмаа /НҮБ-Хабитат, нийгмийн ажилтан/ Д. Мөнхөө /НҮБ-Хабитат, нийгмийн ажилтан/		
Оролцогчид: <ul style="list-style-type: none"> Анхтүяа Хас банк, зээлийн мэргэжилтэн Жамъянсүрэн Хас банк, зээлийн мэргэжилтэн Дэд төвийн бизнес эрхлэгчдийн төлөөлөл 		
Уулзалтын явц: Сургалтыг НҮБ-Хабитатын нийгмийн ажилтан Ц. Цогзолмаа нээж Хас банкны зээлийн мэргэжилтэн Анхтүяа тус банкнаас гаргаж буй төслийн зээлүүд, тавигдаж буй шаардлага, нөхцөл зэргийг дэлгэцээр харуулан тайлбарлаж 2 төрлийн зээлийн бүтээгдэхүүн танилцууллаа. Үүнд: 1. Төслийн зээл: Хас банкны төслийн зээл гэдэг нь аль нэгэн эх үүсвэрээс орж ирж буй мөнгийг харилцагчдад дамжуулан зээлдүүлэх үйлчилгээ үзүүлдэг байгууллага юм <ul style="list-style-type: none"> Банк харилцагчаа дэмжих үүднээс төслийн зээлд оролцог Банк эрсдэлээ хүлээдэг, зээлийн судалгааг сан хийх шаардлагатай Процесс удаан явагддаг Шалгуур өндөр Төсөл бичсэн байх шаардлагатай Одоогоор манайхаар дамжин олгогдож байгаа төслийн зээлүүд <ul style="list-style-type: none"> JICA ийн II үе шаттай төсөл ADB ийн санхүүжилттэй ХААХХ төсөл ЗГ-ын төсөл хөтөлбөрүүд <ul style="list-style-type: none"> ЭДИО 70 тэр бум ЭДИО 300 тэр бум ЭДИО 888 Арьс шир Ноолуур Мах хөтөлбөр ЖДҮХС-н төслүүд Үүнээс идэвхтэй өргөдөл авч байгаа төслүүд ЖДҮХС-Зориулалт: Нийслэлийн ЖДҮ-г дэмжих <ul style="list-style-type: none"> Нийслэлийн ЖДҮ-г дэмжих төсөл- Нийслэлийн ЖДҮ-г дэмжих Инкубаторын холбооны төсөл-Нийслэлд үйлдвэрлэл болон үйлчилгээний бичил бизнес эрхлэгч иргэн, хуулийн этгээдийг дэмжих зориулалттай JICA-Зориулалт: ЖДҮ-г дэмжих, байгаль орчныг хамгаалах, ядуурлыг бууруулахад зориулж 100% үндсэн хөрөнгө санхүүжүүлнэ <ul style="list-style-type: none"> II үе шаттай ЖДҮ, байгаль орчны төсөл ADB-Зориулалт: Мах сүү, арьс ноос ноолуур оёдол, зөгийн аж ахуй, хүлэмжийн аж ахуй, шилмэл малын үржил, үрийн үйлдвэрлэлийн салбарт үйл ажиллагаа явуулж буй бизнесийн онцлогоос хамааран үндсэн хөрөнгө, тоног төхөөрөмж, эргэлтийн хөрөнгийг санхүүжүүлнэ. <ul style="list-style-type: none"> ХААХХ-ийн 2 үе Батлан даалтын сан: <ul style="list-style-type: none"> ЗБДС IFAD-ын хөдөө аж ахуйн төслийн батлан даалт 2. Бизнес эрхлэгчдэд зориулсан зээл: Бичил зээл: <ul style="list-style-type: none"> Бизнес эрхлэгчдийн эргэлтийн болон үндсэн хөрөнгийн санхүүжилтийн хэрэгцээг, өрхийн хэрэглээний Шинээр эрхлэх гэж буй бизнесийн эргэлтийн хөрөнгийг санхүүжүүлэх Жижиг бизнесийн зээл:		

- Жижиг үйлдвэрлэл үйлчилгээ, худалдаа болон эдгээрийн хосолсон бизнес эрхлэгчдийн бизнесийн үйл ажиллагааны цар хүрээг өргөжүүлэх, өсөлтийг хангах зорилгоор эргэлтийн ба үндсэн хөрөнгийн санхүүжилтэд зориулан олгоно.

3. Зээлийн батлан даалтын сан:

Эргэлтийн хөрөнгийн

Хөрөнгө оруулалтын

Бичил зээлийн

Бид дээрх төслийн болон бизнесийн зээлүүдээс гадна хөгжлийн бэрхшээлтэй иргэдийг дэмжих жилийн 9-ийн хүүтэй зээл УБ хот дахь Хас банкны бүх салбараар олгогдож байгаа. Харин ЖДБ-ийг дэмжих жилийн 12%-ийн хүүтэй зээлийг зөвхөн Хан-Уул дүүргийн Хас банкны салбараар гаргадаг байгаа.

Асуулт:

Цахимаар өмчилсөн газрыг барьцаанд тавьж зээл авч болох уу. Ер нь газрыг яаж үнэлж байгаа вэ

- Газрын үнэ бол нийтдээ 1,000,000 төгрөгөөр үнэлэгдэж байгаа. Үүн дээр байршил харгалзахгүй байгаа. Харин газар дээрээ үл хөдлөх хөрөнгө байгаа бол тусгай үнэлгээ чин газар дээр нь очин үнэ тогтоох болно.

Эргэлтийн хөрөнгийг барьцаалах уу, иргэдийн эргэлийн хөрөнгө болон үл хөдлөх хөрөнгийн хэдэн хувьд нь бодож зээл олгож байгаа вэ

- Эргэлтийн хөрөнгийг барьцаалж байгаа. Эргэлтийн болон үл хөдлөх хөрөнгөний 70 хүртэлх хувьд нь зээл олгож байгаа

АХБ-ны мөнгийг тусгайлан Дэд төвийн бизнес эрхлэгчдэд хөнгөлттэй нөхцөлөөр зээлдүүлж болохгүй юу. Энэ зээлийн асуудлыг хурдлах хэрэгтэй байна.

Энэ төслийн зээлүүдийг яаж авах вэ. Бид одоогоор төслийн болон бичил, жижиг зээлийн мэдээллийг хүргэх үүрэгтэй. Ер нь бол манахаас жижиг болон бичил зээл ямар нэгэн хүндрэлгүй гарч байгаа.

Зураг



НҮБ-Хабитат

Уулзалтын тэмдэглэл

тэмдэглэл

Тэмдэглэл хөтөлсөн: Д.Мөнхөө	Тэмдэглэлтэй танилцсан:	Дугаар: Б 23/16
Огноо: 2016-8-28	Байрлал: Дэнжийн-1000	Оролцогчдын тоо:
Зохион байгуулагчид: Ц.Цогзолмаа Нийгмийн ажилтан, НҮБ-Хабитат Д.Мөнхөө Нийгмийн ажилтан, НҮБ-Хабитат		
Уулзалтын зорилго: ОСЗ-өө ТББ-д бүртгүүлэх тухай ярицах, удирдах зөвлөл, даргаа сонгох		
Оролцогчид: Баянхошуу ОСЗ-ийн төлөөлөл		

Уулзалтын явц:

Уулзалтанд ОСЗ-ийн гишүүдээс гадна зарим нэг хэсгийн идэвхитэй иргэд ирсэн байлаа. Юуны түрүүнд ТББ-ын дүрэмээ ярилцаж, удирдах зөвлөлийн гишүүд болон даргаа сонгох талаар ярилцаж санал авлаа. Удирдах зөвлөлийн даргад 9-р хорооны ОСЗ-ийн хуучин дарга Энэбиш, 8-р хорооны ОСЗ-ийн орлогч дарга Отгонхүү гэсэн 2 хүний нэрийг дэвшүүлж Энэбиш-ийг ТББ-ын тэргүүнээр санал нэгтэй сонголоо. Мөн одоогийн байдлаар тэргүүнтэйгаа хамт ажиллах гүйцэтгэх захиралыг дотроосоо сонгохоор ярилцав. Нийт 3 хүний нэр дэвшүүлж 28-р хорооны ОСЗ-ийн дарга Чингисийг ажиллуулахаар боллоо.

Санал/асуулт, хариулт:

Энэбиш: Одооноос хөөцөлдөх ажлуудаа хувааж аваад хийцгээе. Гэхдээ хэн нэгэнд хариуцууллаа гээд өөрсдөө ард нь зүгээр байх биш шүү. Хамтдаа бүгдээрээ л ярилцаад өмнөх шигээ ажиллана. Оролцогчид: бүгд санал нэгтэй зөвшөөрлөө.

Дүгнэлт/Шийдвэр:

ТББ-ын нэрээ ирэх 3 өдөр гэхэд шийдэж нилээд хэдийг жагсааж бичигцгээе. Олон сонголттой очихгүй бол давхцаад буцдаг тул сонголттой байхаар болов.

Зураг

Уулзалтын тэмдэглэл

Тэмдэглэл хөтөлсөн: Д.Мөнхөө	Тэмдэглэлтэй танилцсан:	Дугаар: Б 25/16
Огноо: 2016-8-30	Байрлал: Баянхошуу 10-р хороо	Оролцогчдын тоо:
Зохион байгуулагчид: <ul style="list-style-type: none"> НҮБ Хабитат Нийгмийн ажилтанууд 		
Оролцогчид: <ul style="list-style-type: none"> Баянхошуу БЭ-ийн төлөөлөл Рой Врокмэн, Багийн ахлагч, Ай Пи Ий Глобал 		
Семинар/Уулзалтын зорилго: Төслийн үйл ажиллагааны талаар товч мэдээлэл хийх, Ай Пи Ий Глобал байгууллагын зүгээс Бизнесийн зөвлөлийн үйл ажиллагаатай танилцах		
Уулзалтын явц: НҮБ-Хабитат байгууллагын Нийгмийн ажилтан уулзалтыг нээж оролцогчид өөрсдийгөө танилцууллаа. Үүний дараа Ай Пи Ий Глобал байгууллагын Багийн ахлагч Рой Врокмэн байгууллагынхаа ерөнхий танилцуулгыг хийж Баянхошуу дэд төвийн 2 боть бүхий бизнес хөгжлийн төлөвлөгөө хэвлэгдэх гэж байгаа түүнд ямар материал орох тухай дэлгэрэнгүй ярьсан. /Энэхүү бизнес хөгжлийн төлөвлөгөө нь тухайн газар нутагт хөрөнгө оруулалт татах зорилготой байв. / Үүний дараа Баянхошуу талбарын Оршин суугчдын зөвлөлийн дарга Энэбиш оршин суугчдынхаа байгууллагынхаа бүтцийг танилцуулав. Баянхошуу талбарын ОСЗ-ийн дор бизнесийн зөвлөл болон бусад ажлын хэсгүүд байрлаж нэгдсэн удирдагыг талбарын ОСЗ хариуцдаг талаар танилцуулсан. Мөн бизнес эрхлэгчид маань 5 хорооны төлөөлөлөөс бүрдэж ажилладаг тухай хэллээ. Үүний дараа бизнес эрхлэгчид өөр өөрсдийн бизнесийн талаар дэлгэрэнгүй танилцуулж Ай Пи Ий Глобал –ийн багийн ахлагч Рой Врокмэнтай уулзаж байгаадаа баяртай байгаагаа илэрхийллээ.		
Санал/асуулт, хариулт: Отгонхүү: бид төслийн бусад багийн гишүүдтэй үүлзмаар байна. Энэ ажлыг яриад 5 жил болж байна. Хотын захиргаа нүүлгэн шилжүүлэлтийг хариуцаж байгаа гэсэн тэгтэл хот мөнгөгүй болсон гэж яриад байх юм. Энэ ажил маань тэгээд зогсох гээд байгаам биш биз. Бид жаахан айдастай л болоод байна шүү.		
Рой Врокмэн: төслийн хүрээнд гол дэд бүтэцээ заримаас нь шийдээд явж байгаа. Жишээ нь бохирын шугамны ажил явагдаж байгаа бусад нь өвөл тендерээ зарлаад хавар эхлэх төлөвлөгөөтэй байгаа. Хотын захиргааг мөнгөгүй болсон гэж ойлгож болохгүй. Бүх зүйл уялдаатай байгаа.		
Жавзмаа: Блок хөгжлийн гарын авлага гаргана гэж хэллээ. Хэзээ гаргах вэ? Миний бодлоор энэ ажлын өмнө гарсан баймаар юм. Эсвэл явцынх юмуу? Төслийн бусад багийнхантай үүлзмаар байна?		
Рой Врокмэн: Өмнө та нартай манай багийнхан үүлзсэн байх ёстой. Солонгосын баг зураг хийж байгаа. Энэ хавиар бас их явдаг. Мөн төсөлд дэмжлэг үзүүлдэг бас нэг өөр баг байгаа тэд үүгээр ирдэг эсэхийг мэдэхгүй байна.		
Жавзмаа: Би 10-р хорооны бизнес эрхлэгчдийн зөвлөлийн төлөөлөл дэд төвийн хүрээнд дулаан татаж байгаа гэтэл тэр дулааны шугам нь Баянхошууны тойргоос 160м зайтай дутуу төлөвлөгдөөд явж байгаа. Гэтэл Баянхошууны эцэс гэдэг бол бидний гол цөм төдийгүй түүнийг тойроод бүх ААН-үүд, томоохон байгууллагууд байдаг. Энэ чинээгээрээ агаар хамгийн их бохирдуулдаг үүнийг		

зохицуулж дулааны шугамыг тойрог хүргэхэд туслалцаа үзүүлээч. Энэ талаар төслийн нэгжид 2 ч удаа гомдол гаргаад байгаа ч олигтой хариу авч чадахгүй байна.

Рой Врокмэн: За би зургийн компанитай ярилцъя та бүхний зөв.

Хүрэлбаатар: миний хувьд өөрийн газар дээрээ 90х24м 6 давхар байшин бариад 460-иад хүнийг ажлын байраар хангах төлөвлөгөөтэй байгаа үүн дээр минь хөрөнгө гаргах хөрөнгө оруулагч хайж байгаа олон хүнтэй харилцдаг хүн түл биднийг дэмжиж цааш дамжуулаарай.

Рой Врокмэн: За би хүмүүст санал болгое. Замдаа тэр газрыг үзэж сонирхое.

Дүгнэлт/Шийдвэр:

БЭ Жавзмаа, Хүрэлбаатарын газартай танилцах

Дулааны шугамны талаар Роу цааш ярилцаж эргэн мэдэгдэх

Ирц:

Зураг



Field meeting
UN-Habitat

Minutes of meeting

Noted by: N. Zolzaya	Reviewed by:	№: C 16/16
Date: 2016.09.12	Location: SB District, khoroo-14, Khandgait-30-310	Attendees: Male- Female-
Facilitator: N. Zolzaya, Social Mobilizer, UN-Habitat, A.Solongo, Gender specialist, Egis		
Participants: SB District 14 th - a member of the primary group wife, Amutaraj-Egis International Gender Specialist, A.Solongo-Egis Gender Specialist, Landin Hayter-UN-Habitat intern		
Objective: To see existing household's living conditions in a ger district and the khoroo government office		
Agenda: <ul style="list-style-type: none"> -Visit an local family -Visit the khoroo office 		
Proceeding: <p>1.The facilitator, UN-Habitat Social Mobilizer N. Zolzaya introduced the visitors to the household members. Then Egis Gender Specialist A.Solongo briefed on the purpose of the field visit. After that the mother of the household introduced their family members and show the bath room, septic tank and ground well. She explained that this family independently decided to install their home the all infrastructure. They have ground well and only external use the ground well water. The wife's step-sister's family recently left the countryside and have been living a ger in their yard. We visited the family ger living. The house wife expressed that they are still waiting for the project improvement.</p> <p>2.The khoroo governor D.Delgersaikhan explained the ongoing activities including the khoroo one-stop. At the one-stop welfare workers, state registrar, social workers and the community inspector. The most of residents go to countryside in summer time, because very few people are serving by khoroo. Most of the residents go to the countryside during summer time, therefore very few people are served by khoroo.</p> <p>Comments/ Q&A:</p> <p>Amutaraj: Are there any grievances concerning land at the khoroo level?</p> <p>D.Delgersaikhan: Yes</p> <p>Amutaraj: How are you resolving these issue?</p> <p>D.Delgersaikhan: We sent their complaints to the District Land Department.</p> <p>Decision/Conclusion:</p> <ol style="list-style-type: none"> 1. UN-Habitat Social Worker N. Zolzaya expressed her appreciation to the house wife for giving her time and consenting let them to visit her home 2. We will stay in touch with you at needed times <p>Attachment:</p> <p>Photo:</p>		



2.



DAMBADARJAA D3

ЭМЭГТЭЙЧҮҮДИЙН БҮЛГИЙН ЯРИЛЦЛАГА - ДАМБАДАРЖАА ДЭД ТӨВ
НҮБ-Хабитат

Семинар/Уулзалт-ын тэмдэглэл

Тэмдэглэл хөтөлсөн: Б.Алтанчимэг	Тэмдэглэлтэй танилцсан:	Дугаар: Дд 3/16
Огноо: 2016.07.27	Байрлал: СБД-ын 16-р хорооны Иргэний Тэнхимд	Оролцогчдын тоо: 9 Үүнээс: Эр: Эм: 9
Зохион байгуулагчид: - Н.Золзаяа, Нийгмийн ажилтан, НҮБ-Хабитат - Б.Алтанчимэг, Ядуурал жендэрийн мэргэжилтэн, Дохва инженеринг		
Оролцогчид: - СБДүүргийн 16-р хорооны эмэгтэйчүүд		
Хөтөлбөр:		

№	Үйл ажиллагаа	Хугацаа	Хэн хариуцах
1	Төслийн үйл ажиллагааг товч танилцуулах	14.00-14.20	Н.Золзаяа
2	Харилцан бие биентэйгээ танилцах	14.20-14.40	Н.Золзаяа
3	Асуултуудын дагуу ярилцах	14.40-15.40	Н.Золзаяа
4	Ярилцлага, асуулт хариулт	15.40-16.30	Д.Алтанчимэг Н.Золзаяа

Семинар/Уулзалтын зорилго:

Төслийн хүрээнд төлөвлөгдөж буй дэд бүтцийн болон хөгжлийн бүтээн байгуулалтад эмэгтэйчүүдийн нийтлэг болон онцгой хэрэгцээг тусгах зорилгоор нийгэм эдийн засгийн судалгааны асуулгыг дэлгэрүүлж ярилцлагыг хийсэн болно.

Явц:

Ярилцлагын үндсэн асуулгад нийгэм эдийн засгийн хялбаршуулсан судалгааны асуулгыг нийтлэг байдлаар бүлэгт чиглүүлж хэрэглэв. Мөн Монконсалт/Доваг-аас бэлтгэсэн эмэгтэйчүүд охидын аюулгүй байдлын асуудлаарх бүлгийн ярилцлагын асуулгыг нэмэлт байдлаар тодруулан асууж ярилцлаа.

Ярилцлагыг чиглүүлэгчийн зүгээс бүлгийн ярилцлагын зорилго, төслийн талаар тайлбар хийлээ. Эмэгтэйчүүдийг чөлөөтэй ярилцах уур амьсгал бүрдүүлэн, бүгдийг танилцуулснаар үндсэн асуулгадаа шилжив.

Санал/асуулт, хариулт:

Та бүхний амьдарч буй орчны таалагддаг болон таалагддаггүй зүйлс юу вэ?

- Завсар ба 33-н автобусны буудлын явган хүний үүлзварт байнга осол гардаг, хурд сааруулагч хэрэгтэй
- Сургуулийн эргэн тойронд камержуулахгүй бол тэнд хулгай дээрэм, эмх замбараагүй байдал, охид зодолдох, хөвгүүд тамхи татах гэх мэт маш эвгүй байршил байгаа.
- Сургуулийн эргэн тойронд борооны дараах шавар намагт хүүхдийн гутал хувцас тэсэхгүй байна, хүүхдээ хүргэх авах замдаа энэ хэцүүг мэддэг.
- Бэлхийн 27-р гудамжинд худаг нэмүүлмээр байна. Худаг байхгүйгээс зам гарч ус авдаг. Хурдтай машинууд дайрчих гээд хүүхдэд байтугай томчуудад аюултай.
- Дамбадаржаагийн эцсийн буудал орчим тэр чигтээ архичдын үүр болоод байна.
- Машины зогсоолгүй
- Эмнэлгийн ачаалал хүнд
- Тоосгоны үйлдвэрээс хойш, энгэрийн айлууд хүрэх замд жалгатай, охин хүүхэдтэй бид тэнд янз бүрийн юм болох бий гэж айж эмээдэг.
- Усны асуудал эмэгтэйчүүдэд хамгийн хэцүү нь. Цэвэр усанд холбогдчихвол бидний ажил ихээр хөнгөрнө.
- Бохир болон бие засах газрын асуудал ч хүнд, ялангуяа борооны дараа.
- Угааж арчих цэвэрлэх гээд устай холбоотой бүх л асуудал эмэгтэйчүүдийн нуруун дээр байна.

Орчны талаар таалагддаг зүйл нь цэвэр агаар энэ нь хүүхдийн эрүүл мэндэд тустай.

Юуг сайжруулмаар байна вэ?

- Цэвэр бохирт холбогдох
- Хурд сааруулагч тавиулах
- Цэцэрлэгтэй болох. Хорооны хэмжээнд нийт хүүхдүүдийн 30% л цэцэрлэгт хамрагддаг.
- Эрэгтэй хүмүүс ялангуяа архичид байнга хашааруу гудманд бие засдаг. Үүнийг болиулмаар байна.
- Төвлөрсөн зах, том үйлчилгээний төвтэй болмоор байна. Байнга холоос хүнсээ зөөдөг. Машин тэрэггүй хүмүүс удсан, хуучин хүнс хэрэглэдэг.
- Үйлчилгээ, зан харилцаа сайтай чадвартай хүмүүсээс бүрдсэн ахуйн үйлчилгээний төвтэй болмоор байна.

Орчны аюулгүй байдал ямар байна вэ?

- Хулгай дээрэм их, хүүхдүүд хувцас, утсаа их дээрэмдүүлдэг.

- Гэр бүлийн хүчирхийлэл байдаг. Алжаалаа тайлдаг, амскийгээд авдаг гоё эмэгтэйчүүдийн стресс тайлах төвтэй болмоор байна.
- Золбин ноход хэцүү
- Явган хүний зам байхгүй, машин замаар хүн машин хамтдаа явдаг.
- Өвлийн цагт хальтиргаа гулгаа их болдог. Унаж бэртэх аюултай.

Газартай холбоотой асуудлууд:

- Орчин сайжирч цэвэр бохироо шийдүүлчихвэл нүүх, газраа байраар солих хүсэлгүй.
- Ундны үс мөн асуудалтай
- Сайхансамбуугийн зоорь гээд том газар бий. Тоосгоны үйлдвэр бол тоосжилттой сургууль цэцэрлэгт тохиромжгүй гэсэн.
- Хашаандаа сайхан амьдарч байна, дэд бүтэц хөгжчихвөл нүүх шаардлагагүй.
- Цэвэр бохирын шугамыг ядаж гудамжруу оруулчихвал бид өөрсдөө хашааруугаа татах боломжтой.

Ажил эрхлэлт хэр байна, ажил орлоготой болох талаар ямар бодолтой байна вэ?

- Бизнес төв, санхүүгийн дэмлэг хэрэгтэй байна. Хүү багатай урт хугацаатай зээл олговол сайн байна.
- Зээлийн барьцаанд тавихад газар хашаа байшингийн үнэлгээ мүү байна.
- Ажилтай болох нь юу юунаас чухал байна. Ажил олдохгүй байна. Насны хязгаар заадаг.

Бусад

- Үйлчилгээний цогцолбор, хүн татахаар төв байх хэрэгтэй.

Дүгнэлт/Шийдвэр:

Н.Золзаяа: Бидний урилгыг хүлээн авч цаг заваа зориулан үүлзалтанд хүрэлцэн ирсэнд баярлалаа. Цаашид дараа дараагийн үүлзалтууд болон төслийн үйл ажиллагаанд идэвхитэй оролцохыг хүсч байна.

Хавсралт:

Улаанбаатар хотын гэр хорооллын хөгжүүлэх, өөрчлөн зохицуулалтын дундаж хөтөлбөр
ULANBAATAR URBAN SERVICES AND GEE AREAS DEVELOPMENT INVESTMENT PROGRAM
Иргэдийн оролцоо, мөнгө дүнд Бизнесийн хөгжүүлэх зөвлөх үйлчилгээ
Community Engagement and SME Development

Meeting Topic/Тусалтын нэр:

Location/ Байр:

Meeting Date:

No	Name Нэр	Age Хүснэгт	Gender Хүйс	Other characteristics Хүснэгтүүд please check below	Address/Хаяа Postcode/Хаяа	Phone Телефон	Signature Харгал
2	Б.Батбаяр	34	M	Хүснэгтүүд Хүснэгтүүд Хүснэгтүүд Хүснэгтүүд	120-14-1-101 Хүснэгтүүд 120-14-1-101	9922402 9922402	Б.Батбаяр
3	Б.Батбаяр	34	M	Хүснэгтүүд Хүснэгтүүд Хүснэгтүүд Хүснэгтүүд	120-14-1-101 Хүснэгтүүд 120-14-1-101	9922402 9922402	Б.Батбаяр
4	Б.Батбаяр	34	M	Хүснэгтүүд Хүснэгтүүд Хүснэгтүүд Хүснэгтүүд	120-14-1-101 Хүснэгтүүд 120-14-1-101	9922402 9922402	Б.Батбаяр
5	Б.Батбаяр	34	M	Хүснэгтүүд Хүснэгтүүд Хүснэгтүүд Хүснэгтүүд	120-14-1-101 Хүснэгтүүд 120-14-1-101	9922402 9922402	Б.Батбаяр
6	Б.Батбаяр	34	M	Хүснэгтүүд Хүснэгтүүд Хүснэгтүүд Хүснэгтүүд	120-14-1-101 Хүснэгтүүд 120-14-1-101	9922402 9922402	Б.Батбаяр
7	Б.Батбаяр	34	M	Хүснэгтүүд Хүснэгтүүд Хүснэгтүүд Хүснэгтүүд	120-14-1-101 Хүснэгтүүд 120-14-1-101	9922402 9922402	Б.Батбаяр

DAMBADARJAA D4

“Төсөл 2-ийн Иргэдийн эрэлт хэрэгцээг тодорхойлох үйл ажиллагааны хүрээнд тодорхойлсон нийгэм, эдийн засгийн барилга байгууламжуудын хэрэгцээг холбогдох хороо, дүүргээр баталгаажуулах” үүлзалт

Б.Батэрдэнэ Сүхбаатар дүүргийн 16, 17, 18-р хорооны дарга нар, Дамбадаржаа дэд төвийн бүсэд орж байгаа дээрх хороодын холбогдох хэсгийн ахлагч нар;

НҮБ-Хабитатын багийн дэд ахлагч Ш. Энхцэцэг, Дохва инженеринг компаний төлөвлөгч инженер Лим Донгвон, орчуулагч Заяа

Хөтөлбөр:

№	Сэдэв	Хэн хариуцах
1.	Нээлт, Оролцогчдыг танилцуулах	Н.Золзаяа, НҮБ-Хабитат, Нийгэм жендэрийн мэргэжилтэн
2.	Уулзалтын зорилгыг танилцуулах	Ш.Энхцэцэг, НҮБ-Хабитат, Багийн дэд ахлагч
3.	Төслөөр хийгдэх үйл ажиллагааг товч танилцуулах	Лим Донгвон, Дохва инженеринг, Хот төлөвлөгч
4.	Иргэдийн тодорхойлсон хэрэгцээг, танилцуулах, баталгаажуулах	Н.Золзаяа, НҮБ-Хабитат, Нийгэм жендэрийн мэргэжилтэн
5.	Сүхбаатар дүүргээс төлөвлөгдсөн ажлуудын тухай мэдээлэл	Нийгмийн хөгжлийн хэлтсийн дарга С.Сайнбаяр
6.	Хэлэлцүүлэг, дүгнэлт	

Семинар/Уулзалтын зорилго:

Төсөл 2-ийн техник эдийн засгийн үндэслэл боловсруулах ажлын хүрээнд Дамбадаржаа дэд төвийн хамрах хүрээний оршин суугчдын орчноо сайжруулах эрэлт хэрэгцээг тодорхойлох семинар, зорилтот бүлгийн уулзалтуудаар тодорхойлогдсон нийгэм, соёлын байгууламжуудын эрэлт хэрэгцээг Сүхбаатар дүүрэг, холбогдох хороодын албаны хүмүүс, мэргэжилтнүүдээр хэлэлцүүлэн баталгаажуулах

Явц:

Уулзалтыг НҮБ-Хабитатын нийгмийн мэргэжилтэн Н.Золзаяа нээж, оролцогчдыг танилцууллаа. Үүний дараа НҮБ-Хабитатын багийн дэд ахлагч Ш.Энхцэцэг уулзалтын зорилгыг оролцогчдод танилцуулж, төслийн талаар товч мэдээлэл хийж Сүхбаатар дүүргийн Дамбадаржаа орчмыг дэд төв болгож хөгжүүлэх асуудал энэхүү төслийн 2-р шатны ажил болон төлөвлөгдөж байгааг дурьдлаа. Дараа нь Дохва инженеринг компанийн хот төлөвлөгч Лим Донгвон Төсөл 2-ийн хамрах хүрээ, төлөвлөгдөж байгаа дэд бүтцүүд болон нийгэм соёлын барилга байгууламжуудыг танилцуулав. Төлөвлөгдөж байгаа барилга байгууламжууд нь Дамбадаржаагийн иргэдийн хамтын хэлэлцүүлгээр өөрсдөө тодорхойлж гаргаж ирсэн хэрэгцээн дээр суурилж төлөвлөгдөж байгааг дурьдлаа. Дамбадаржаа дэд төв нь Дамбадаржаа хийд болон Мод үржүүлгийн газар зэрэгт үндэслэн түүх дурсгал, аялал жуулчлалын, амралт зугаалгын бүс болох боломжтойг онцоллоо. Нийгэм, соёлын үйлчилгээний дэд бүтэц болгож олон зориулалттай олон нийтийн хөгжлийн төв, цэцэрлэг, Дамбадаржаалин хийдийн өмнөх хэсгийг нийтийн эзэмшлийн цэцэрлэгжсэн талбай болгож тохижуулах, цэцэрлэгт хүрээлэн, спорт цогцолбор төслийн хүрээнд баригдахаар төлөвлөгдөж байгааг тус бүрийн санал болгож буй байршил, хүчин чадлыг хамт танилцуулав. Танилцуулгын дараа НҮБ-Хабитатын багийн дэд ахлагч Ш.Энхцэцэг уулзалтыг зохион байгуулж буй багийн өмнөөс оролцогчдоос дараах 4 чиглэлийн дагуу саналаа төлөвлөж буй байгууламж бүрийн хувьд хэлж төслийн үйл ажиллагаанд хувь нэмрээ оруулахыг хүслээ. Үүнд:

- Дээрх төлөвлөж байгаа байгууламжууд дээр дүүрэг болон хорооны баримталж буй бодлого чиглэлийг үндэслэн дэмжих эсэх талаар саналаа хэлэх.
- Дүүрэг, хороодын ажлын төлөвлөгөөнд тусгагдсан, хөрөнгө оруулалт бүхий давхацсан ажлууд байгаа эсэхийг тодруулж өгөх
- Эдгээр байгууламжуудыг төслийн хүрээнд барьж байгуулах нүүлгэн шилжүүлэлтийн зардлыг багасгах үүднээс тухайн зорилгоор ашиглах боломжтой нийслэл, дүүргийн өмчийн газар тухайн хорооны нутаг дэвсгэрт байгаа бол санал болгох
- Эдгээр барилгыг барьсны дараа ашиглалт арчилгааг хариуцах байгууллагыг санал болгох

Хэлэлцсэн нь:

1. Олон зориулалттай Олон нийтийн хөгжлийн төвийн талаар

Т.Мөнхцогт/ЗДТГ-ын ДБТХ-ийн мэргэжилтэн/: Олон нийтийн хөгжлийн төвийн хувьд, Сүхбаатар Дэвшилт нэртэй нийслэлийн өмчит үйлдвэрийн газар манай дүүргийн харьяанд байдаг. Тэр байгууллагад хариуцуулбал зүгээр болов уу.

Г.Даваацэцэг/17-р хорооны Засаг дарга/: Манай хорооны барилга нураагдахаар шийдвэр гарсан байгаа. Хороог багтаасан Олон нийтийн хөгжлийн төв байж болох уу. Одоо манай хороо байгаа газар байж болох уу?

С.Сайнбаяр/ЗДТГ-ын НХХ-ийн дарга/: 17-р хорооны барилга бол дэд төвийн хүрээнээс гарчихаж байна. Дэд төвийнхөө хүрээн дотроо барилга нь баригдах байх аа.

Б.Батэрдэнэ/ЗДТГ-ын ЭЗТХ-ийн мэргэжилтэн/: 9-р нэгж хорооллын төлөвлөлтийг хийж байгаа Нью урбанизм компанийн төлөвлөлттэй уялдаж байгаа юу?

Ш.Энхцэцэг/НҮБ-Хабитат, Багийн дэд ахлагч/: УБ хотыг 2030 он хүртэл хөгжүүлэх Ерөнхий төлөвлөгөө болон Нью урбанизмийн төлөвлөлтийн дагуу төлөвлөж байгаа.

З.Батчимэг/18-р хорооны Хэсгийн ахлагч/: ОНХТөв нь манай хорооны нутаг дэвсгэрт, Төрийн банкны хажууд төлөвлөгдсөн байна. Хүн ам төвлөрсөн тохиромжтой байрлал байна.

Зөвшилцсөн нь: Оролцогсад бүгд олон нийтийн хөгжлийн төв барихыг дэмжиж байгаагаа илэрхийллээ.

2.Цэцэрлэгийн талаар

С.Ганэрдэнэ/СБЗДТГ, НХХ-ийн боловсрол хариуцсан мэргэжилтэн/: Цэцэрлэгийн байршлыг өөрчлөх саналтай байна.

З.Төмөрбаатар/18-р хорооны Засаг дарга/: Манай хороо цэцэрлэггүй. Цэцэрлэгийг манай хороон дээр төлөвлөх талаар анхаарна уу?

Ш.Энхцэцэг/НҮБ-Хабитат, Багийн дэд ахлагч/: Аль болох нүүлгэн шилжүүлэлт багатай цэцэрлэгийн газар олдвол байрлалыг өөрчилж болно.

С.Ганэрдэнэ/ЗДТГ, НХХ-ийн боловсрол хариуцсан мэргэжилтэн/: Цэцэрлэгийг Тоосгоны заводын орчим 2 хорооны дунд байрлуулбал ямар вэ?

Зөвшилцсөн нь: Цэцэрлэг барихыг бүгд санал нэгтэй дэмжиж мод үржүүлгийн газрын талбайд спорт комплексийн ойролцоо цэцэрлэгээ байршуулж төлөвлөн барихаар санал нэгдлээ.

3. Дамбадаржаалин хийдийн өмнөх талбайг тохижуулж цэцэрлэгжсэн нийтийн эзэмшлийн талбай болгох талаар

Г.Даваацэцэг/17-р хорооны Засаг дарга/: Хийдийн үрд талын айлууд газрын зөвшөөрөлгүй айлууд байгаа. Айлууд өөрсдөө үүнийгээ мэддэг, тийм болохоор тэнд нүүлгэн шилжүүлэлтийн асуудал гайгүй байх гэж бодож байна.

Зөвшилцсөн нь: Дамбадаржаалин хийдийн өмнөх талбайг тохижуулж хүмүүс амрах, цуглах боломжтой цэцэрлэг бүс болгох саналыг бүгд дэмжлээ. Ашиглалт, арчилгааг дүүрэг эсвэл хороо хариуцсан явах боломжтой гэлээ.

4. Цэцэрлэгт хүрээлэн

С.Сайнбаяр/ЗДТГ-ын НХХ-ийн дарга/: Өмчлөл нь дүүргийн харьяанд хүрээд ирвэл дүүрэг өөрөө зохицуулалтаа хийгээд явчихна. Эдгээр байгууламжуудын аль аль нь хэрэгтэй шаардлагатай байгууламжууд байна. Өмчлөлийг Нийслэлээс илүү дүүрэгтээ авах нь л зөв юм. “Холын эзнээс ойрын хүн” гэж үг байдаг. Өмнө нь бид маш их зүйлүүдийг бүтээн байгуулсан боловч хариуцах эзнийг тогтоогүйгээс болоод хаягддаг, эзэнгүйддэг тал байсан. Үүнийг анхнаас нь ингэж ярьж шийдээд явах нь зөв юм.

Зөвшилцсөн нь: Мод үржүүлгийн газрын орчимд цэцэрлэгт хүрээлэн байгуулах нь зөв шийдэл байна гэж ярилцлаа.

5.Спорт цогцолборын талаар

Ш.Энхцэцэг/НҮБ-Хабитат, Багийн дэд ахлагч/: Бид спорт цогцолборыг мод үржүүлгийн газрын хашаанд барихаар төлөвлөж байгаа. Танай дүүрэг дээр бас өөр нэг спорт цогцолбор баригдаж байгаа сураг байсан. Тэгэхээр дахин нэг спорт цогцолбор хэрэгтэй юү?

С.Сайнбаяр/ЗДТГ-ын НХХ-ийн дарга/:Тэр спорт цогцолбор хотын төвд баригдаж байгаа. Гэр хороололд спортын ямар ч байгууламж байхгүй. Тийм болохоор хэрэгтэй. Ер нь эдгээр байгууламжууд аль аль нь л чухал хэрэгтэй барилгууд байна.

Зөвшилцсон нь: Цэцэрлэгт хүрээлэн, спорт цогцолбор, цэцэрлэг цогцоороо нэг газар байвал илүү оновчтой, хариуцаж явах эзэнтэй байх юм гэж үзээд мод үржүүлгийн газрын хашаанд төлөвлөхийг байршуулахыг дэмжлээ.

Дүгнэлт:

1. Оролцогсдоос төслөөр баригдахаар хэлэлцүүлж буй дээрх 5 байгууламжуудыг барих иргэдийн саналыг хороо, дүүргээс дэмжиж байгаагаа илэрхийллээ.

2. Дээрх байгууламжуудаас цэцэрлэг, спорт цогцолбор, цэцэрлэгт хүрээлэнг нэг доор байршуулах, өөрөө хэлбэл Төслийн багийн гаргасан санал ёсоор Мод үржүүлгийн газрын хашаанд байршуулан барих саналыг дэмжлээ.

3. Холбогдох хороо, дүүргийн мэргэжилтнүүдийн зүгээс төслийг дэмжиж нүүлгэн шилжүүлэлт болон бусад үйл ажиллагааны хүрээнд хамтран ажиллахаа илэрхийлэв.

Тэмдэглэлтэй танилцсан:

1. С.Сайнбаяр/Сүхбаатар дүүргийн Засаг даргын Тамгын газрын Нийгмийн хөгжлийн хэлтсийн дарга/
2. С.Ганэрдэнэ/ Сүхбаатар дүүргийн Засаг даргын Тамгын газрын Нийгмийн хөгжлийн хэлтсийн Боловсролын асуудал хариуцсан мэргэжилтэн/
3. Н.Мөнхбат/ Сүхбаатар дүүргийн Засаг даргын Тамгын газрын Хөдөлмөрийн хэлтсийн мэргэжилтэн/.....
4. Б.Батэрдэнэ/ Сүхбаатар дүүргийн Засаг даргын Тамгын газрын Эдийн засгийн төлөвлөлтийн хэлтсийн мэргэжилтэн/.....
5. Т.Мөнхцогт/ Сүхбаатар дүүргийн Засаг даргын Тамгын газрын Дэд бүтцийн төлөвлөлтийн хэлтсийн мэргэжилтэн/.....
6. Ч.Золзаяа/ Сүхбаатар дүүргийн Засаг даргын Тамгын газрын Эрүүл аюулгүй байдлын индекс хариуцсан мэргэжилтэн/.....
7. Г.Даваацэцэг/ Сүхбаатар дүүргийн 17-р хорооны Засаг дарга/
8. З.Төмөрбаатар/ Сүхбаатар дүүргийн 18-р хорооны Засаг дарга/

Хавсралт:

Date/Driver:

Objective: To provide information on ongoing Tranche 2 Feasibility Study and make local businesses articulate and prioritize their needs for basic and socio-economic infrastructure improvement

Agenda:

No	Activity	Time	Person(s) Responsible
1	Seminar Opening, Seminar Goal Introduction	09.30-10.00	N. Zolzaya/ UN-Habitat, Social Mobilizer/
2	Meet and get acquainted with each other	10.00-10.30	All participants
3	Brief introduction of the project activity	10.30-11.00	Lim Dongwan/ Dohva Engineering, City Planner
	Tea break	11.00-11.20	
4	Needs identification/ Team Work/	11.20-12.00	N. Zolzaya/ UN-Habitat, Social Mobilizer/ J. Munherdene/ UN Habitat, Social Mobilizer/
5	Present team needs to other teams	12.00-12.30	Team leaders
	Lunch	12.30-13.30	
6	Prioritize needs	13.30-14.10	J. Munherdene/ UN-Habitat, Social Mobilizer All Participants
7	Present the prioritized needs	14.10-14.30	J. Munherdene All participants
8	Plan according prioritized needs/ Team work/	14.30-15.10	All teams
9	Each team presents their plans	15.10-15.40	Team Leaders
10	Discussion, Q&A	15.40-16.30	N. Zolzaya J. Munherdene
11	Form temporary SME Council	16.30-17.00	N. Zolzaya J. Munherdene
12	Seminar summary and closing	17.00	N. Zolzaya J. Munherdene

Proceeding:

The facilitator, UN-Habitat Social Mobilizer N. Zolzaya opened the seminar and introduced the seminar objective. Then UN-Habitat Social Mobilizer J. Munherdene briefed on the project information and the sub-center technical feasibility study for the chosen surrounding areas of the Dambadarjaa monastery. After that Dohva Engineering Co.'s City Planner Lim Dongvon came and presented the Dambadarjaa sub-center framework, as well as the proposed infrastructure implementation and public/cultural buildings. These proposed facilities were determined by the citizens and residents of Dambadarjaa through a collective discussion and are designed based on the needs identified by them.

The program then transitioned to an activity to identify the needs of business runners. The Business runners were divided into teams according to their khoroo, had a discussion about their needs they face, then made a list. We observed that everyone shared their comments openly and that each team member was an active part of their team work. After every team identified and made a list of their needs, we entered the next activity which was to prioritize the items on their lists. On the list are the following prioritized needs:

Issues related to their businesses:

- Discount loans
- Financing small livelihood projects
- Reducing required paperwork for loans
- Increasing the business market
- Increasing values of loan collateral for fences, buildings, and land

- A building to hold employment and work services
- Improve the business and employment law environment

Issues related to public facilities and infrastructure:

- Public service center
- Flood facilities
- Sports complex
- Public restrooms
- Roads, infrastructure, foot paths, lighting
- Senior citizen center

Efforts were then made to plan activities accordingly. After every team planned their activities, they presented to the other teams.

During the seminar we also took action to establish a provisional council for business runners. From each khoroo provisional business council members were voted for in an open nomination and are as follows:

Khoroo 16:

- Oyunchimeg
- Baterdene/88118830/
- Bayarsaikhan/95954398/
- Oyunchuluun/99309625/
- Ulamnemeh/80163113/
- Oyunerdene/89242441/
- Solongo/96602923/

Khoroo 17:

- N. Odontungalag
- Ts. Dulamsuren/88249997/
- Tungalag
- Hurelbaatar
- Gerelee/99229843/
- Uranchimeg
- F. Davaatsetseg/88084981/

Khoroo 18:

- Battulga/99707178/
- Tsend-suren/95136389/
- Nansalmaa/91235902/
- Tumurbaatar/99987136/
- Sh. Uuganbaatar/99231859/
- Davaashagdar/99830263/
- Enhjavhlan/99177603/

Comments/ Q&A:

L. Tungalag: Please give a clarification on your road plans

Lim Dongvon: The new road is planned to go over the current road. However, there may be a problem with the current location of some of the existing household fences.

L. Tungalag: How will households connect to the new network?

Lim Dongvon: According to the project, only the main lines to be put in have been planned.

Baterdene/Khoroo 16/: Red, yellow, and other colors are used to highlight in the proposed plan. Could you explain what the colors mean?

Lim Dongvon: Residential areas are highlighted in yellow. Public services areas are highlighted in red.

Battulga/Khoroo 18/: What if we put a network line along the road to Belh?

Oyunchimeg/Khoroo 16/: It would be more convenient to build a community service center where the Mandal Health Clinic used to be.

Lim Dongvon: We met with the MUB Land and Property Department and have given them a formal letter of request.

Tsendsuren/Khoroo 18/: A good parking lot needs to be planned. A lot of car dust-damage has resulted from lack of parking lots.

Lim Dongvon: Sewage is expected to go down the main sewage line.

3. UN-Habitat Social Worker N. Zolzaya would like to express her appreciation to the participants for giving their time to accept the invitation to come and actively participate.
4. We would like everyone to continue to come and actively participate in future meetings and project activities
5. We will stay in touch with you through the chosen provisional business councils at needed times

[illegible]

Minutes of meeting

111

No.	Name	Age	Sex	Religion	Occupation	Marital Status	Number of Children
1	Amir, Ayman	27	M	Islam	Teacher	Married	2
2	Amir, Ayman	27	M	Islam	Teacher	Married	2
3	Amir, Ayman	27	M	Islam	Teacher	Married	2
4	Amir, Ayman	27	M	Islam	Teacher	Married	2
5	Amir, Ayman	27	M	Islam	Teacher	Married	2
6	Amir, Ayman	27	M	Islam	Teacher	Married	2
7	Amir, Ayman	27	M	Islam	Teacher	Married	2
8	Amir, Ayman	27	M	Islam	Teacher	Married	2
9	Amir, Ayman	27	M	Islam	Teacher	Married	2
10	Amir, Ayman	27	M	Islam	Teacher	Married	2

No.	Name	Age	Sex	Religion	Occupation	Marital Status	Number of Children
11	Amir, Ayman	27	M	Islam	Teacher	Married	2
12	Amir, Ayman	27	M	Islam	Teacher	Married	2
13	Amir, Ayman	27	M	Islam	Teacher	Married	2
14	Amir, Ayman	27	M	Islam	Teacher	Married	2
15	Amir, Ayman	27	M	Islam	Teacher	Married	2
16	Amir, Ayman	27	M	Islam	Teacher	Married	2
17	Amir, Ayman	27	M	Islam	Teacher	Married	2
18	Amir, Ayman	27	M	Islam	Teacher	Married	2
19	Amir, Ayman	27	M	Islam	Teacher	Married	2
20	Amir, Ayman	27	M	Islam	Teacher	Married	2

• Open discussion

No.	Name	Age	Sex	Religion	Occupation	Marital Status	Number of Children
21	Amir, Ayman	27	M	Islam	Teacher	Married	2
22	Amir, Ayman	27	M	Islam	Teacher	Married	2
23	Amir, Ayman	27	M	Islam	Teacher	Married	2
24	Amir, Ayman	27	M	Islam	Teacher	Married	2
25	Amir, Ayman	27	M	Islam	Teacher	Married	2
26	Amir, Ayman	27	M	Islam	Teacher	Married	2
27	Amir, Ayman	27	M	Islam	Teacher	Married	2
28	Amir, Ayman	27	M	Islam	Teacher	Married	2
29	Amir, Ayman	27	M	Islam	Teacher	Married	2
30	Amir, Ayman	27	M	Islam	Teacher	Married	2

No.	Name	Age	Sex	Religion	Occupation	Marital Status	Number of Children
31	Amir, Ayman	27	M	Islam	Teacher	Married	2
32	Amir, Ayman	27	M	Islam	Teacher	Married	2
33	Amir, Ayman	27	M	Islam	Teacher	Married	2
34	Amir, Ayman	27	M	Islam	Teacher	Married	2
35	Amir, Ayman	27	M	Islam	Teacher	Married	2
36	Amir, Ayman	27	M	Islam	Teacher	Married	2
37	Amir, Ayman	27	M	Islam	Teacher	Married	2
38	Amir, Ayman	27	M	Islam	Teacher	Married	2
39	Amir, Ayman	27	M	Islam	Teacher	Married	2
40	Amir, Ayman	27	M	Islam	Teacher	Married	2

No.	Name	Age	Sex	Religion	Occupation	Marital Status	Number of Children
41	Amir, Ayman	27	M	Islam	Teacher	Married	2
42	Amir, Ayman	27	M	Islam	Teacher	Married	2
43	Amir, Ayman	27	M	Islam	Teacher	Married	2
44	Amir, Ayman	27	M	Islam	Teacher	Married	2
45	Amir, Ayman	27	M	Islam	Teacher	Married	2
46	Amir, Ayman	27	M	Islam	Teacher	Married	2
47	Amir, Ayman	27	M	Islam	Teacher	Married	2
48	Amir, Ayman	27	M	Islam	Teacher	Married	2
49	Amir, Ayman	27	M	Islam	Teacher	Married	2
50	Amir, Ayman	27	M	Islam	Teacher	Married	2

No.	Name	Age	Sex	Religion	Occupation	Marital Status	Number of Children
51	Amir, Ayman	27	M	Islam	Teacher	Married	2
52	Amir, Ayman	27	M	Islam	Teacher	Married	2
53	Amir, Ayman	27	M	Islam	Teacher	Married	2
54	Amir, Ayman	27	M	Islam	Teacher	Married	2
55	Amir, Ayman	27	M	Islam	Teacher	Married	2
56	Amir, Ayman	27	M	Islam	Teacher	Married	2
57	Amir, Ayman	27	M	Islam	Teacher	Married	2
58	Amir, Ayman	27	M	Islam	Teacher	Married	2
59	Amir, Ayman	27	M	Islam	Teacher	Married	2
60	Amir, Ayman	27	M	Islam	Teacher	Married	2

No.	Name	Age	Sex	Religion	Occupation	Marital Status	Number of Children
61	Amir, Ayman	27	M	Islam	Teacher	Married	2
62	Amir, Ayman	27	M	Islam	Teacher	Married	2
63	Amir, Ayman	27	M	Islam	Teacher	Married	2
64	Amir, Ayman	27	M	Islam	Teacher	Married	2
65	Amir, Ayman	27	M	Islam	Teacher	Married	2
66	Amir, Ayman	27	M	Islam	Teacher	Married	2
67	Amir, Ayman	27	M	Islam	Teacher	Married	2
68	Amir, Ayman	27	M	Islam	Teacher	Married	2
69	Amir, Ayman	27	M	Islam	Teacher	Married	2
70	Amir, Ayman	27	M	Islam	Teacher	Married	2

No.	Name	Age	Sex	Religion	Occupation	Marital Status	Number of Children
71	Amir, Ayman	27	M	Islam	Teacher	Married	2
72	Amir, Ayman	27	M	Islam	Teacher	Married	2
73	Amir, Ayman	27	M	Islam	Teacher	Married	2
74	Amir, Ayman	27	M	Islam	Teacher	Married	2
75	Amir, Ayman	27	M	Islam	Teacher	Married	2
76	Amir, Ayman	27	M	Islam	Teacher	Married	2
77	Amir, Ayman	27	M	Islam	Teacher	Married	2
78	Amir, Ayman	27	M	Islam	Teacher	Married	2
79	Amir, Ayman	27	M	Islam	Teacher	Married	2
80	Amir, Ayman	27	M	Islam	Teacher	Married	2

used according to your planned roads, which will

e for the resettlement issue. Just the feasibility

s avoiding resettlement. Is there any plan for the
lley, and people wash their cars in the river. I have

iver. We should reflect on the project on how to

garbage issue and soil pollution.

l to construction work.

nstruction time. Sometimes after construction
are left over on the ground. That is very hard for

Dulamsuren: Some construction companies don't build fences for the holes they dig. Those holes are very dangerous for children. Also we need to introduce the initial construction work plan. If residents know about construction work they will understand. Some construction companies don't inform us ~~Bbobb~~ when they start and finish.



for giving their time to accept the invitation to come and actively participate.



Улаанбаатар хотын гэр хорооллын өсгөрүүлэх, хөрөнгө оруулалтын дэмжсэн хөтөлбөр
 ULAANBAATAR URBAN SERVICES AND GER AREAS DEVELOPMENT INVESTMENT PROGRAM
 Хүчирхийн процесс, нийгэм дүрд бэлтгэхийн өсгөрүүлэх ажлын үйлчилгээ
 Community Engagement and SME Development

Meeting topic/Topic: *Хотын гэр хорооллын өсгөрүүлэх, хөрөнгө оруулалтын дэмжсэн хөтөлбөр*
 Venue/ Venue: *Улаанбаатар хотын гэр хорооллын өсгөрүүлэх, хөрөнгө оруулалтын дэмжсэн хөтөлбөр*
 Date/ Date: *2018.12.12*

Хүтээгч/ Organizer: *Хүтээгч/ Organizer*

No	Name Ирээ	Age Хүрээ	Age Хүрээ	Group membership Хүтээгч/ Organizer	Address/Room Хүтээгч/ Organizer	Phone Телефон	Signature Хүтээгч/ Organizer
1	<i>Д.Бат-Очираа</i>	22	22	Group member Хүтээгч/ Organizer	<i>100.11.11.11</i>	<i>99.11.11.11</i>	<i>Д.Бат-Очираа</i>
2	<i>С.Бат-Очираа</i>	22	22	Group member Хүтээгч/ Organizer	<i>100.11.11.11</i>	<i>99.11.11.11</i>	<i>С.Бат-Очираа</i>
3	<i>С.Бат-Очираа</i>	22	22	Group member Хүтээгч/ Organizer	<i>100.11.11.11</i>	<i>99.11.11.11</i>	<i>С.Бат-Очираа</i>
4	<i>С.Бат-Очираа</i>	22	22	Group member Хүтээгч/ Organizer	<i>100.11.11.11</i>	<i>99.11.11.11</i>	<i>С.Бат-Очираа</i>
5	<i>С.Бат-Очираа</i>	22	22	Group member Хүтээгч/ Organizer	<i>100.11.11.11</i>	<i>99.11.11.11</i>	<i>С.Бат-Очираа</i>
6	<i>С.Бат-Очираа</i>	22	22	Group member Хүтээгч/ Organizer	<i>100.11.11.11</i>	<i>99.11.11.11</i>	<i>С.Бат-Очираа</i>



No	Name Имя	Age Возраст	Sex Пол	Check vaccination certificate наличие и полнота чека прививок	Address/Room Почтовый адрес	Telephone Тел.	Signature Подпись
7	Бугаев	42	Male	Check certificate наличие документа Доступен Все прививки сделаны	22-02-2021	1111-1111	Бугаев
8	Бугаев	41	Male	Check certificate наличие документа Доступен Все прививки сделаны	22-02-2021	1111-1111	Бугаев
9	Бугаев	41	Male	Check certificate наличие документа Доступен Все прививки сделаны	22-02-2021	1111-1111	Бугаев
10	Бугаев	42	Male	Check certificate наличие документа Доступен Все прививки сделаны	22-02-2021	1111-1111	Бугаев
11	Бугаев	42	Male	Check certificate наличие документа Доступен Все прививки сделаны	22-02-2021	1111-1111	Бугаев
12	Бугаев	42	Male	Check certificate наличие документа Доступен Все прививки сделаны	22-02-2021	1111-1111	Бугаев
13	Бугаев	42	Male	Check certificate наличие документа Доступен Все прививки сделаны	22-02-2021	1111-1111	Бугаев
14	Бугаев	42	Male	Check certificate наличие документа Доступен Все прививки сделаны	22-02-2021	1111-1111	Бугаев
15	Бугаев	42	Male	Check certificate наличие документа Доступен Все прививки сделаны	22-02-2021	1111-1111	Бугаев
16	Бугаев	42	Male	Check certificate наличие документа Доступен Все прививки сделаны	22-02-2021	1111-1111	Бугаев

No	Name Имя	Age Возраст	Sex Пол	Check vaccination certificate наличие и полнота чека прививок	Address/Room Почтовый адрес	Telephone Тел.	Signature Подпись
17	Бугаев	42	Male	Check certificate наличие документа Доступен Все прививки сделаны	22-02-2021	1111-1111	Бугаев
18	Бугаев	42	Male	Check certificate наличие документа Доступен Все прививки сделаны	22-02-2021	1111-1111	Бугаев
19	Бугаев	42	Male	Check certificate наличие документа Доступен Все прививки сделаны	22-02-2021	1111-1111	Бугаев
20	Бугаев	42	Male	Check certificate наличие документа Доступен Все прививки сделаны	22-02-2021	1111-1111	Бугаев
21	Бугаев	42	Male	Check certificate наличие документа Доступен Все прививки сделаны	22-02-2021	1111-1111	Бугаев
22	Бугаев	42	Male	Check certificate наличие документа Доступен Все прививки сделаны	22-02-2021	1111-1111	Бугаев
23	Бугаев	42	Male	Check certificate наличие документа Доступен Все прививки сделаны	22-02-2021	1111-1111	Бугаев
24	Бугаев	42	Male	Check certificate наличие документа Доступен Все прививки сделаны	22-02-2021	1111-1111	Бугаев
25	Бугаев	42	Male	Check certificate наличие документа Доступен Все прививки сделаны	22-02-2021	1111-1111	Бугаев
26	Бугаев	42	Male	Check certificate наличие документа Доступен Все прививки сделаны	22-02-2021	1111-1111	Бугаев

DENJIN MARKET M3

НУБ-Хабитат

Уулзалтын тэмдэглэл

No	Name Наг	Sex Хүйс	Age Хүрээ	Address/Post Морь хаяг/Холбоо	Address/Post Холбоо/Холбоо	Telephone Телефон	Signature Гарын үсэг
17	Ю. Цогзолмаа	W	80	Өндөр настан Ажлын байрны Дунд Бүс	112/1-2	3451234	Ю. Цогзолмаа
18	С. Цогзолмаа	W	80	Өндөр настан Ажлын байрны Дунд Бүс	112/1-2	3451234	С. Цогзолмаа
19	С. Цогзолмаа	W	80	Өндөр настан Ажлын байрны Дунд Бүс	112/1-2	3451234	С. Цогзолмаа
20	С. Цогзолмаа	W	80	Өндөр настан Ажлын байрны Дунд Бүс	112/1-2	3451234	С. Цогзолмаа
21	С. Цогзолмаа	W	80	Өндөр настан Ажлын байрны Дунд Бүс	112/1-2	3451234	С. Цогзолмаа
22	С. Цогзолмаа	W	80	Өндөр настан Ажлын байрны Дунд Бүс	112/1-2	3451234	С. Цогзолмаа
23	С. Цогзолмаа	W	80	Өндөр настан Ажлын байрны Дунд Бүс	112/1-2	3451234	С. Цогзолмаа
24	С. Цогзолмаа	W	80	Өндөр настан Ажлын байрны Дунд Бүс	112/1-2	3451234	С. Цогзолмаа
25	С. Цогзолмаа	W	80	Өндөр настан Ажлын байрны Дунд Бүс	112/1-2	3451234	С. Цогзолмаа
26	С. Цогзолмаа	W	80	Өндөр настан Ажлын байрны Дунд Бүс	112/1-2	3451234	С. Цогзолмаа
27	С. Цогзолмаа	W	80	Өндөр настан Ажлын байрны Дунд Бүс	112/1-2	3451234	С. Цогзолмаа
28	С. Цогзолмаа	W	80	Өндөр настан Ажлын байрны Дунд Бүс	112/1-2	3451234	С. Цогзолмаа
29	С. Цогзолмаа	W	80	Өндөр настан Ажлын байрны Дунд Бүс	112/1-2	3451234	С. Цогзолмаа
30	С. Цогзолмаа	W	80	Өндөр настан Ажлын байрны Дунд Бүс	112/1-2	3451234	С. Цогзолмаа
31	С. Цогзолмаа	W	80	Өндөр настан Ажлын байрны Дунд Бүс	112/1-2	3451234	С. Цогзолмаа
32	С. Цогзолмаа	W	80	Өндөр настан Ажлын байрны Дунд Бүс	112/1-2	3451234	С. Цогзолмаа
33	С. Цогзолмаа	W	80	Өндөр настан Ажлын байрны Дунд Бүс	112/1-2	3451234	С. Цогзолмаа
34	С. Цогзолмаа	W	80	Өндөр настан Ажлын байрны Дунд Бүс	112/1-2	3451234	С. Цогзолмаа
35	С. Цогзолмаа	W	80	Өндөр настан Ажлын байрны Дунд Бүс	112/1-2	3451234	С. Цогзолмаа
36	С. Цогзолмаа	W	80	Өндөр настан Ажлын байрны Дунд Бүс	112/1-2	3451234	С. Цогзолмаа



Тэмдэглэл хөтөлсөн: Д.Мөнхөө	Тэмдэглэлтэй танилцсан:	Дугаар: DM 1/16
Огноо: 2016-7-4, 5 10.30-12.30	Байрлал: Дэнжийн-1000	Оролцогчдын тоо:
Зохион байгуулсан: Ц. Цогзолмаа Нийгмийн ажилтан, НҮБ-Хабитат Д.Мөнхөө, Нийгмийн ажилтан, НҮБ-Хабитат		
Оролцогчид: <ul style="list-style-type: none"> 11-р хорооны дарга, зохион байгуулагч, хэсгийн ахлагчид 12-р хорооны дарга, зохион байгуулагч, хэсгийн ахлагчид 		
Ярилцлагын явц <p>Төслийн талбарын ерөнхий мэдээлэл болон явцын талаар дэлгэрэнгүй мэдээлэл өгөхийн хамт хороо хэсгийн ахлагч нартай хэрхэн хамтран ажиллах тухайгаа ярилцан зааварчилгаа өглөө. Төсөлд хамрагдаж буй хороодын хэсгийн хил хязгаарыг хэсгийн ахлагч нартай хамтран тэмдэглэв. Мөн төслийн талбарын зургийг хэсгийн ахлагч нарт хувиалан тарааж тухайн хороодын зургийг хэсгээр хэрхэн хуваагдаж байгааг тэмдэглэн одоо байгаа дэд бүтэц нийгэм соёлын</p>		

байгууламжуудын мэдээллийг аван зурган дээр тэмдэглэв. Хэсгийн ахлагч нараас төсөлд хамрагдаж байгаа өрхүүдийн товч мэдээллийг авлаа.

Зураг



Дэд төвийн мэдээлэл

№	Ерөнхий мэдээлэл		11-р хороо						
			Хороо-гоор	Төслийн талбараар					
				6 хэсэг	7 хэсэг	8 хэсэг	9 хэсэг	10 хэсэг	
1	ОСЗ-ийн мэдээлэл								
1.1	Хүн ам		6040	425	325	180	373	148	1451
1.2	Өрхийн тоо			117	113	50	106	25	411
1.3	Хашааны тоо		1153	89	83	40	84	24	320
1.4	Хорооны нийт	Эр	2999	219	119	93	197	79	707
1.5	иргэдийн тоо	Эм	3041	206	206	87	176	69	744
1.6	Хөгжлийн бэрхшээлтэй иргэдийн тоо		159	8	15	3	10	2	38
2	Нийгэм соёл, шашны байгууламж								
2.1	Сургууль	Албан	1		0	0	0	0	0
2.2		Албан бүс	0		0	0	0	0	0
2.3	Цэцэрлэг	Улсын	0		0	0	0	0	0
2.4		Хувийн	3		0	0	0	0	0
2.5	Эмнэлэг	Улсын	1		0	0	0	0	0
2.6		Хувийн	0		0	0	0	0	0
2.7	Сүм, хийд	Буддын	0		0	0	0	0	0
2.8		Христийн	1		1	0	0	0	1
2.9	Банк		2		2	0	0	0	2
2.10	Кино театр		0		0	0	0	0	0
2.11	Асрамжийн газар		0		0	0	0	0	0
3	Дэд бүтэц								
3.1	Зам (Метр)	Авто					0	0	
		Явган					0	0	
3.2	Гүүр		2		1	1	0	0	2
3.3	Үерийн үс зайлуулах хоолой		2495			0	0	0	
3.4	Худаг	төвийн шугам	4		0	0	0	0	
		гүний			1	0	0	0	1
		зөөврийн			0	0	0	0	
3.5	Халуун үс		3		0	0	0	0	
3.6	Тоглоомын талбай		2		0	0	0	0	
3.7	Уурын зуух		3		2	0	0	0	2
3.8	Шугам хоолой	Цэвэр	0		0	0	0	0	
		Бохир	0		0	0	0	0	
		Дулаан	0		0	0	0	0	
3.9	Нийтийн бие засах газар		0		3	0	0	0	3
3.10	Ногоон байгууламж		0		0	0	0	0	
3.11	Гэрэлтүүлэг (Талбай)		116		0	13	6	0	19
3.12									
			НҮБ-Хабитат						
1.7	ОСЗ-ийн гишүүн	Эр							
1.8	иргэдийн тоо	Эм							

Дэд төвийн мэдээлэл
Дэнжийн-1000

дэнжийн-1000

№	Ерөнхий мэдээлэл		12-р хороо										
			Хороо-гоор	Төслийн талбараар									
				1 хэсэг	2 хэсэг	3 хэсэг	4 хэсэг	5 хэсэг	6 хэсэг	7 хэсэг	8 хэсэг	9 хэсэг	
1	Ерөнхий мэдээлэл												
1.1	Хүн ам		16000	775	833	653	203	913		120	897		4394
1.2	Өрхийн тоо		3757	223	181	218	167	191		35	210		1225
1.3	Хашааны тоо		2200	117	94	100	116			24	134		585
1.4	Хорооны нийт	Эр		406	408	310		448		65			1637
1.5	иргэдийн тоо	Эм		369	425	343		465		55			1657
1.6	Хөгжлийн бэрхшээлтэй иргэдийн тоо		458	31	24	32	16	16		3			122
2	Нийгэм соёл, шашны байгууламж												
2.1	Сургууль	Албан	2	1	0	0	0	0		0	0		1
2.2		Албан бус	0	0	0	0	0	0		0	0		
2.3	Цэцэрлэг	Улсын	2	0	0	0	0	0		0	0		
2.4		Хувийн	0	0	0	0	0	0		0	0		
2.5	Эмнэлэг	Улсын	1	0	0	0	0	0		0	0		
2.6		Хувийн	0	0	0	0	0	0		0	0		
2.7	Сүм, хийд	Буддын	0	0	0	0	0	0		0	0		
2.8		Христийн	1	1	0	0	0	0		0	0		1
2.9	Банк		2	0	0	0	0	0		0	0		
2.10	Кино театр		0	0	0	0	0	0		0	0		
2.11	Асрамжийн газар		0	0	0	0	0	0		0	0		
3	Дэд бүтэц												
3.1	Зам (Метр)	Авто		0		0	0	1		500	0		501
		Явган		370	1	90	0	0		0	0		461
3.2	Гүүр		1	0	0	0	0	0		0	0		
3.3	Үерийн үс зайлуулах хоолой		4	0	0	0	0	0		300	1		301
3.4	Худаг	төвийн шугам			0	2	1	1		0	0		4
		гүний	2	1	1	0	0	0		0	0		2
		зөөврийн	14	2	0	0	0	0		0	1		3
3.5	Халуун үс		5	1	0	0	0	0		1	0		2
3.6	Тоглоомын талбай		5	0	1	0	0	1		0	0		2
3.7	Уурын зүүх		5	0	0	0	0	2		0	0		2
3.8	Шугам хоолой	Цэвэр	0	0	0	3 айл		0		0	1 айл		
		Бохир	0	0	0	3	0	0		0	1 айл		3
		Дулаан	0	0	0	0	0	0		0	0		
3.9	Нийтийн бие засах газар		0	0	0	0	0	3		0	0		3
3.10	Ногоон байгууламж		0	0	0	0	0	2		0	0		2
3.11	Гэрэлтүүлэг (Талбай)			56	28	28	26	37		10	24		209
3.12													
НҮБ-Хабитат													
1.7	ОСЗ-ийн гишүүн	Эр											
1.8	иргэдийн тоо	Эм											

Фокус уулзалтын тэмдэглэл

тэмдэглэл

Тэмдэглэл хөтөлсөн: Д.Мөнхөө	Тэмдэглэлтэй танилцсан:	Дугаар: DM 2/16
Огноо: 2016-7-27 10.30-12.30	Байрлал: Дэнжийн-1000	Оролцогчдын тоо: 9
Ярилцлагыг удирдсан: Протокол хөтөлсөн:	Алтанчимэг /нийгэм жендерийн мэргэжилтэн/ Д.Мөнхөө, Нийгмийн ажилтан, НҮБ-Хабитат	
Оролцогчид: <ul style="list-style-type: none">11-р хорооны ажилтай 5 иргэн ажилгүй 4 иргэн нийт 9		
Ярилцлагын явц Оролцогчдыг бүртгэж танилцсаны дараа дараах асуултуудын тавьж харилцан ярилцсан ба орчны аюулгүй байдал, ажил, сайжруулахад юу шаардлагатай байгаа талаар ярилцсан зүйлсээ бичиж эрэмбэлээ. Доор ярилцлагын асуултууд болон эмэгтэйчүүдийн хандлагын талаар товч танилцууллаа.		
1. Таны амьдарч байгаа орчинд юу илүү таалагддаг вэ? Байршил /хоттой ойр/ Худалдаанд ойрхон Утааны голомтны захад		
2. Таны амьдарч байгаа орчинд юу нь таалагддаггүй вэ?		
Таалагддаггүй зүйлс	Нөлөөлөл-1	Нөлөөлөл-2
Хөрсний бохирдол Орчины тохижилт хог Тоос шороо	Хүүхдүүд ханиад томуунаас салдаггүй Угааж арчих зүйлс нэмэгддэг Амьдрахад тохьгүй	Эмэгтэйчүүдийн ачаалал нэмэгддэг
Цэцэрлэг байхгүй	Аав ээжийн 1 нь ажил хийх боломжгүй. Хүүхэд сургуулийн өмнөх боловсрол авч чадахгүй	Ажилгүйдэл, ядуурал ихсэнэ.
Нийтийн байр барих	Эмх замбараагүй байдал Хогоо хамаагүй хаях	Хулгай зодоон үүснэ.
Гэрэлтүүлэг	Хулгай дээрэм	
Засварын газрууд	Тодорхой 1 газар төвлөрүүлэхгүй бол машинаа шалгаж байгаа нэрээр хурдтай давхидаг.	Элдэв хүмүүс цугларч ялангуяа эмэгтэй хүүхэд явахад аюултай
3. Сайжруулахын тулд юу хийх ёстой вэ? <ul style="list-style-type: none">Цэвэр бохир усны шугам татахЦахилгааны төлбөр хөнгөлөх /орон сууцны айлуудад байрны зээл олгодог шиг цэвэр бохир усны шугамын зээл өгдөг байвал зүгээрЭмэгтэйчүүдийн чөлөөт цагаа өнгөрөөх газар жишээ нь: спорт заал /энд спортоор хичээллээд гарч ирээд шүршүүрт орох боломжтой/ эсвэл нийтийн угаалгын газар /энд вэл юмаа угаалганд өгөөд өөрөө саунд орох эсвэл гоо сайханы үйлчилгээ авах гэх мэт давхар ач холбогдолтой цагаа хэмнэсэн үйлчилгээ байлгахМэргэжилийн чиг баримжаа олгодог сургалтууд хийдэг бизнес мэдээллийн төвНогоон байгууламж, салхлах орчин		

Түүнчлэн хүний амьдарч байгаа орчинд стандарт гаргах /орон сууцны хороолол, гэр хороололд хүн амьдардаг газар зарим нэг үйлчилгээний газрыг хол байрлуулах жишээ нь машин засварын газар гэх мэт/

- Эмэгтэйчүүдийн хамгаалах төвийн тухай

Бидэнд ямар нэгэн муу юм тохиолдож хүчирхийлэлд өртлөө гэхэд очих газар байдаггүй хэсэг хугацаанд өөртөө бодох тайвширах цаг гаргаад эргээд амьдралда эргэн ирэх ч шаардлага хүнд гарч магад магадгүй сүм хийд энэ тал дээр ажилламаар

Хүүхдийн өдөр өнжүүлэх шиг ахмадын өдөр өнжүүлэхтэй байх

4. Танай хорооны аюулгүй байдал ямар хэмжээнд байна.

- Аюултай /сэтгэцийн өвчтэй хүмүүс их/
- Хөршийн хүчирхийлэл их гэр бүлийн хүчирхийлэлгүй айл ховор бараг айл бүрт бий
- Дээрэм нийтлэг орчинд ихтэй
- Автобусны чиглэл хангалтгүй МУИС, УБИС, Хороолол чиглэлийн автобус байдаггүй дамжих буюу алхдаг.
- Автобусны буудлын тохижилт хангалтгүй /хүүхдээ тэврээд автобус хүлээгээд цаг зогсож ч магад/

5. Газрын талаар:

Цахим газрын хүсэлт гаргаад авч чаддаггүй.

Газараа төлөвлөлтөнд зориулж зарах хүсэлтэй иргэд байгаа тухай асуухад ам бүл багатай айлууд магадгүй тухай

Өөрийн хашааны хэсгийг нийтийн үйлчилгээнд сайжруулах зорилгоор өгөхүү гэхэд тухайн тавьж байгаа нөхцөл, үнэлгээнээс шалтгаалан өгөх тухай

Ямар нэгэн үйлчилгээний төв төлөвлөлөө гэхэд газараа өгөх айлуудын тухай мэдэх эсэхийг асуухад мэднэ гэсэн ч шүүд заагаад хэлэх боломжгүй тухай

Одооны зах зээлийн үнэлгээний тухай асуухад 0,5 га хүрэхгүй газар 200 сая хүртэл үнэтэй байгаа тухай ярилцаж та бүхний дотор газараа зарах хүсэлтэй хүн байгаа юу гэж асуухад 3 эмэгтэй нүүх хүсэлтэй гэсэн ч **үүлзалтын дараа бүгд зарах хүсэл** байгаа тухайгаа хэллээ.

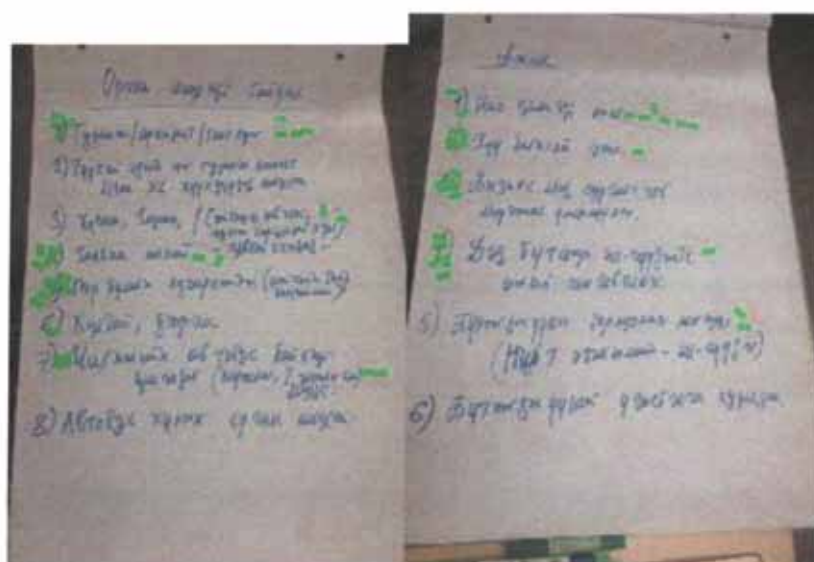
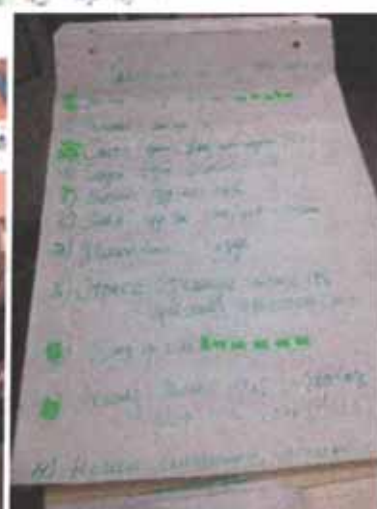
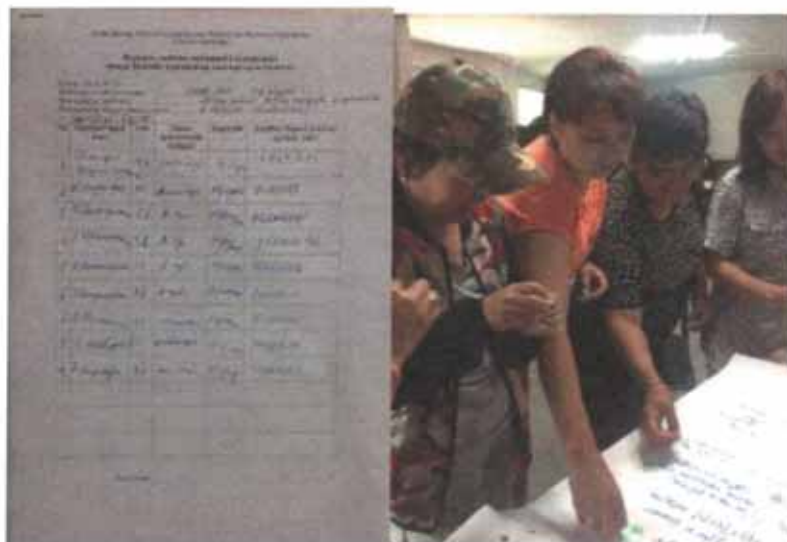
6. Ажил эрхлэлт

- Нас мэргэжил заадаг тул ажил хийхэд хүндрэлтэй тиймээс түр хугацаагаар гэртээ хүүхдээ хараад сууж байсан ээжүүдэд, бусад залуучуудад зориулж бизнес мэргэжил дээшлүүлэх сургалтийн байртай байх
- Гэртээ бизнес хийлээ гэхэд борлуулахад түвэгтэй байдаг тул нээлттэй борлуулалт хийдэг лангуутай байх /хэн нэгэн эзэмшилгүй нийтэд үйлчлэх/

Дүгнэлт

Эмэгтэй бүлгийн ярилцлага нээлттэй эерэг уур амьсгалтай болсон ба тэдний хүсэж байгаа зүйлс нь гэр хороолол гэж алаг үзэлгүй хотын төвийн цогц үйлчилгээг хүртэж хөгжих чин хүсэлтэй байсан.

Зураг



Уулзалтын тэмдэглэл

тэмдэглэл

Тэмдэглэл хөтөлсөн: Д.Мөнхөө	Тэмдэглэлтэй танилцсан:	Дугаар: DM 3/16
Огноо: 2016-8-2	Байрлал: Дэнжийн-1000	Оролцогчдын тоо:
Зохион байгуулагчид: Ц.Цогзолмаа Нийгмийн ажилтан, НҮБ-Хабитат Д.Мөнхөө Нийгмийн ажилтан, НҮБ-Хабитат		
Уулзалтаар шинээр нэмэгдсэн хэсгийн ахлагч нараас мэдээллийг шинэчлэн авах Чингэлтэй дүүрэг 11, 12-р хороо Бизнес эрхлэгчдийн уулзалтыг зохион байгуулах заал болон өдөрөө товлдох асуудлыг ярилцлаа. Мөн төслийн хамрах хүрээний нэмэгдсэн байдлыг зургаар үзүүлэн нэмэлт мэдээлэл авах хүснэгт өглөө.		
Зураг		



“Төсөл 2-ийн Иргэдийн эрэлт хэрэгцээг тодорхойлох үйл ажиллагааны хүрээнд тодорхойлсон нийгэм, эдийн засгийн барилга байгууламжуудын хэрэгцээг холбогдох хороо, дүүргээр баталгаажуулах” үүлзалт
НҮБ-Хабитат

Семинар/Уулзалт-ын тэмдэглэл

Тэмдэглэл хөтөлсөн: Ц. Цогзолмаа	Тэмдэглэлтэй танилцсан:	Дугаар: DM 4/16																		
Огноо: 2016.08.09	Байрлал: Чингэлтэй дүүргийн Засаг даргын Тамгын газрын хурлын танхим	Оролцогчдын тоо: 13 Үүнээс: Эр: 5, Эм: 8																		
Зохион байгуулагчид: <ul style="list-style-type: none"> - Ц. Цогзолмаа, НҮБ-Хабитатын нийгмийн ажилтан - Ц. Ундрэм, Чингэлтэй дүүргийн Засаг даргын Тамгын газрын Төсөл хөтөлбөр, орон нутгийн асуудал хариуцсан мэргэжилтэн 																				
Оролцогчид: Сүхбаатар дүүргийн Засаг даргын Тамгын газрын Нийгмийн хөгжлийн хэлтсийн эрүүл мэнд, биеийн тамир хариуцсан мэргэжилтэн Ж. Дагиймаа, Хөдөлмөрийн хэлтсийн мэргэжилтэн Д. Дарьхүү, Чингэлтэй дүүргийн 11, 12-р хорооны нийгмийн ажилтан, зохион байгуулагчид; НҮБ-Хабитатын багийн дэд ахлагч Ш. Энхцэцэг, НҮБ-Хабитат багийн нийгмийн ажилтан Н. Золзаяа, Дохва инженеринг компаний төлөвлөгч инженер Лим Донгвон, орчуулагч Заяа, Дохва инженерийн компаний олон улсын зөвлөх Salendra Saha, Нийгэм жендерийн мэргэжилтэн Б. Алтанчимэг																				
Хөтөлбөр: <table border="1"> <thead> <tr> <th>№</th><th>Сэдэв</th><th>Хэн хариуцах</th></tr> </thead> <tbody> <tr> <td>7.</td><td>Нээлт, Оролцогчдыг танилцуулах</td><td>Ц. Цогзолмаа, НҮБ-Хабитат, Нийгмийн ажилтан</td></tr> <tr> <td>8.</td><td>Уулзалтын зорилгыг танилцуулах</td><td>Ш.Энхцэцэг, НҮБ-Хабитат, Багийн дэд ахлагч</td></tr> <tr> <td>9.</td><td>Төслөөр хийгдэх үйл ажиллагааг товч танилцуулах</td><td>Лим Донгвон, Дохва инженеринг, Хот төлөвлөгч</td></tr> <tr> <td>10.</td><td>Иргэдийн тодорхойлсон хэрэгцээг, танилцуулах, баталгаажуулах</td><td>Ш.Энхцэцэг, НҮБ-Хабитат, Багийн дэд ахлагч</td></tr> <tr> <td>11.</td><td>Хэлэлцүүлэг, дүгнэлт</td><td></td></tr> </tbody> </table>			№	Сэдэв	Хэн хариуцах	7.	Нээлт, Оролцогчдыг танилцуулах	Ц. Цогзолмаа, НҮБ-Хабитат, Нийгмийн ажилтан	8.	Уулзалтын зорилгыг танилцуулах	Ш.Энхцэцэг, НҮБ-Хабитат, Багийн дэд ахлагч	9.	Төслөөр хийгдэх үйл ажиллагааг товч танилцуулах	Лим Донгвон, Дохва инженеринг, Хот төлөвлөгч	10.	Иргэдийн тодорхойлсон хэрэгцээг, танилцуулах, баталгаажуулах	Ш.Энхцэцэг, НҮБ-Хабитат, Багийн дэд ахлагч	11.	Хэлэлцүүлэг, дүгнэлт	
№	Сэдэв	Хэн хариуцах																		
7.	Нээлт, Оролцогчдыг танилцуулах	Ц. Цогзолмаа, НҮБ-Хабитат, Нийгмийн ажилтан																		
8.	Уулзалтын зорилгыг танилцуулах	Ш.Энхцэцэг, НҮБ-Хабитат, Багийн дэд ахлагч																		
9.	Төслөөр хийгдэх үйл ажиллагааг товч танилцуулах	Лим Донгвон, Дохва инженеринг, Хот төлөвлөгч																		
10.	Иргэдийн тодорхойлсон хэрэгцээг, танилцуулах, баталгаажуулах	Ш.Энхцэцэг, НҮБ-Хабитат, Багийн дэд ахлагч																		
11.	Хэлэлцүүлэг, дүгнэлт																			
Семинар/Уулзалтын зорилго: Төсөл 2-ийн техник эдийн засгийн үндэслэл боловсруулах ажлын хүрээнд Дэнжийн-1000 дэд төвийн хамрах хүрээний оршин суугчдын орчноо сайжруулах эрэлт хэрэгцээг тодорхойлох семинар, зорилтот бүлгийн уулзалтуудаар тодорхойлогдсон нийгэм, соёлын байгууламжуудын эрэлт хэрэгцээг Чингэлтэй дүүрэг, холбогдох хороодын албаны хүмүүс, мэргэжилтнүүдээр хэлэлцүүлэн баталгаажуулах																				

Явц:

Уулзалтыг НҮБ-Хабитатын нийгмийн ажилтан Ц. Цогзолмаа нээж, оролцогчдыг танилцууллаа. Үүний дараа НҮБ-Хабитатын багийн дэд ахлагч Ш.Энхцэцэг уулзалтын зорилгыг оролцогчдод танилцуулж, төслийн талаар товч мэдээлэл хийж Чингэлтэй дүүргийн Дэнжийн-1000 орчмыг дэд төв болгож хөгжүүлэх асуудал энэхүү төслийн 2-р шатны ажил болон төлөвлөгдөж байгааг дурьдлаа. Дараа нь Дохва инженеринг компанийн хот төлөвлөгч Лим Донгвон Төсөл 2-ийн хамрах хүрээ, төлөвлөгдөж байгаа дэд бүтцүүд болон нийгэм соёлын барилга байгууламжуудыг танилцуулав. Төлөвлөгдөж байгаа барилга байгууламжууд нь Дэнжийн-1000 ийн иргэдийн хамтын хэлэлцүүлгээр өөрсдөө тодорхойлж гаргаж ирсэн хэрэгцээн дээр суурилж төлөвлөгдөж байгааг дурьдлаа. Дэнжийн-1000 дэд төв нь Дэнжийн-1000 ийн зах, Хүчит шонхор мах хүнсний захуудад суурилсан бизнесийн бүс болох боломжтойг онцоллоо. Нийгэм, соёлын үйлчилгээний дэд бүтэц болгож төслийн хүрээнд барихаар төлөвлөж байгаа олон зориулалттай олон нийтийн хөгжлийн төв, цэцэрлэг, цэцэрлэгт хүрээлэн зэргийг түс бүрийн санал болгож буй байршил, хүчин чадлын хамт танилцуулав. Танилцуулгын дараа НҮБ-Хабитатын багийн дэд ахлагч Ш.Энхцэцэг уулзалтыг зохион байгуулж буй багийн өмнөөс оролцогчдоос дараах 4 чиглэлийн дагуу төлөвлөж буй байгууламж бүрийн хувьд саналаа хэлж төслийн үйл ажиллагаанд хувь нэмрээ оруулахыг хүслээ.

Үүнд:

- Дээрх төлөвлөж байгаа байгууламжууд дээр дүүрэг болон хорооны баримталж буй бодлого чиглэлийг үндэслэн дэмжих эсэх талаар саналаа хэлэх.
- Дүүрэг, хороодын ажлын төлөвлөгөөнд тусгагдсан, хөрөнгө оруулалт бүхий давхацсан ажлууд байгаа эсэхийг тодруулж өгөх
- Эдгээр байгууламжуудыг төслийн хүрээнд барьж байгуулах нүүлгэн шилжүүлэлтийн зардлыг багасгах үүднээс тухайн зорилгоор ашиглах боломжтой нийслэл, дүүргийн өмчийн газар тухайн хорооны нутаг дэвсгэрт байгаа бол санал болгох
- Эдгээр барилгыг барьсны дараа ашиглалт арчилгааг хариуцах байгууллагыг санал болгох

Хэлэлцсэн нь:**1. Олон зориулалттай Олон нийтийн хөгжлийн төвийн талаар**

Ш. Энхцэцэг /НҮБ-Хабитат, Багийн дэд ахлагч/: Олон нийтийн барилга нь 2000м2 шалны талбайтай, 1700 м2 газрын талбайтай төлөвлөгдөж байна. Барилга барих газрын хувьд хуучин 12-р хорооны барилгын газрыг сонгох боломж байна уу. Үүнийг зөвшөөрч байна уу?

Ч. Буяннэмэх/12-р хорооны зохион байгуулагч/: Энэ бол газрын хувьд болж байна. Одоогоор ашиглагдаагүй байгаа улаан загалмайн нийгэмлэг ашиглахаар яригдаж байсан

Ж. Дагиймаа /НХХ эрүүл мэнд, БТ хариуцсан мэргэжилтэн/: Энэ барилга бол дүүргийн өмчид бүртгэлтэй байгаа.

Зөвшилцсон нь: Оролцогчдод бүгд олон нийтийн хөгжлийн төв барихыг дэмжиж байгаагаа илэрхийллээ.

2.Цэцэрлэгийн талаар:

Ш. Энхцэцэг /НҮБ-Хабитат, Багийн дэд ахлагч/: Хүүхдийн цэцэрлэгийн барилга нь 540м2 шалны талбайтай, 500 м2 газрын талбайтай 2 давхар 50 хүүхдийн хүчин чадалтай цэцэрлэг байхаар төлөвлөгдөж байна. Гэхдээ газрын олдцоос шалтгаалаад хэрвээ том газар олдвол 250 хүүхдийн цэцэрлэг барих боломжтой.

Ж. Дагиймаа /НХХ эрүүл мэнд, БТ хариуцсан мэргэжилтэн/: Уг нь нэгэнтээ барьж байгаа юм чинь томоохон хүрэлцээтэй цэцэрлэг байвал зүгээр байна.

Ш. Энхцэцэг /НҮБ-Хабитат, Багийн дэд ахлагч/: Монгол улсын барилгын норм, стандартын дагуу хүүхдийн цэцэрлэг дээд тал нь 2 давхар байдаг юм байна. Гэхдээ томоохон газар олдвол 250 хүүхдийн цэцэрлэг барих боломжтой.

Д. Уянга /11-р хорооны зохион байгуулагч/: 11-р хорооны дэргэд байгаа газрыг бид Дохва-гийн мэргэжилтнүүдэд үзүүлсэн боловч бага байна гэсэн. Нэмээд 4 айлын газар чөлөөлөх шаардлагатай гэсэн.

Лим Донгвон /Дохва инженеринг, Хот төлөвлөгч /: 50 хүүхдийн цэцэрлэг барихын тулд 4 айлын газар чөлөөлөх шаардлагатай харин 250 хүүхдийн цэцэрлэг гэвэл бараг 30 айл чөлөөлөх хэрэг гарах

юм байна. Нэг хүүхдэд 35м2 талбай шаардлагатай байдаг. Энд бидний судалгаагаар нилээн томоохон газар байгаад байгаа юм яг хэний эзэмшлийн газар юм бол тодруулж өгнө үү.

Буянтогтох /12-р хорооны зохион байгуулагч/: зургийг нь авч яваад судлаад ирье.

Д. Уянга /11-р хорооны зохион байгуулагч/: 50 хүүхдийн цэцэрлэг барихын тулд 4 айлын газар чөлөөлөхөөс гадна манай нөгөө зогсоолын газрыг нэмэх шаардлагатай юу

Б. Алтанчимэг /Дохва, нийгэм жендерийн мэргэжилтэн/: Тийм хэрэв нэмэхгүй бол 8 айлын газар чөлөөлөх хэрэг гарна. Газар чөлөөлөлтийн асуудлыг нийслэл шийднэ.

Д. Дарьхүү /хөдөлмөрийн хэлтэс/: цэцэрлэг барихаар бас ажлын байр нэмэгдэнэ биз дээ.

Ж. Дагиймаа /НХХ эрүүл мэнд, БТ хариуцсан мэргэжилтэн/: Дүүргээс цэцэрлэг барихаар төлөвлөгөөндөө тусгасан байгаа. Бид яг төсөв мөнгөө суулгаж чадсан эсэхийг нь судалъя. Хэрэв хөрөнгө мөнгө суулгаж чадсан байвал нүүлгэн шилжүүлэлтэд түүнийг нь зарцуулж цэцэрлэгээ төслөөр бариулж болох юм биш үү.

Ц. Ундрам/ Чингэлтэй дүүргийн Засаг даргын Тамгын газрын Эдийн засаг төсөл хөтөлбөр хариуцсан мэргэжилтэн / Бид хэлэлцсэн асуудлыг дарга удирдлагуудад танилцуулъя.

Зөвшилцсон нь: Цэцэрлэг барихыг бүгд санал нэгтэй дэмжив. Газрын асуудлыг хорооны зохион байгуулагчид газар дээр нь очиж тодруулаад 8-р сарын 12-ны дотор эргэж мэдэгдэхээр тохиролцов.

3. Цэцэрлэгт хүрээлэн

Ш. Энхцэцэг /НҮБ-Хабитат, Багийн дэд ахлагч/: Цэцэрлэгт хүрээлэнг Хүчит шонхор махны захын урд талд төлөвлөж байна. Гэхдээ одоогийн байдлаар 8-9 айлын газар чөлөөлөх хэрэгтэй юм байна. Цэцэрлэгт хүрээлэн баригдсаны дараа хороо, дүүргийн аль нь хариуцаж явах талаар бас саналаа өгнө үү.

Б.Алтанчимэг/Дохва компанийн нийгэм, жендерийн асуудал хариуцсан зөвлөх/ Биднийг газар дээр нь явж судлахад тэр хавийн айлууд тэндээс нүүхийн хүслэн болсон улс байдаг юм билээ. 2 захын хооронд байдаг учраас бөөн архичингууд холхидог, хог хаягдал, шээс баас болсон маш заваан газар гэж ярьсан.

Ч. Буяннэмэх/12-р хорооны зохион байгуулагч/: Газар нь 2 захын хооронд байгаа учраас бөөн архичин цугларах газар болчих вий дээ.

Б.Алтанчимэг/Дохва компанийн нийгэм, жендерийн асуудал хариуцсан зөвлөх/ Ойрхон цагдаагийн хэлтэс байдаг юм байна лээ. Тэндээс сайн хяналт тавьж чадвал гайгүй байлгүй дээ.

Зөвшилцсон нь: Бүгд Дэнжийн мянгад ногоон бүс, цэцэрлэгт хүрээлэнгийн хэрэгцээ байгааг хэлж саналыг дэмжиж байгаагаа илэрхийлэв. Харин байршлыг хороодын зохион байгуулагчид дахин газар дээр нь явж үзээд боломжтой газар олдвол санал болгох, олдохгүй тохиолдолд санал болгож буй байршлыг авч үзэхээр шийдвэрлэв.

Дүгнэлт:

1. Оролцогсдоос төслөөр баригдахаар хэлэлцүүлж буй дээрх 3 байгууламжуудыг барих иргэдийн саналыг хороо, дүүргээс дэмжиж байгаагаа илэрхийллээ.

2. Дээрх байгууламжуудаас цэцэрлэгийн барилгыг томсгохын тулд дүүргийн төсөвт суусан эсэхийг судлах, суусан тохиолдолд төсвийг нүүлгэн шилжүүлэлтэд ашигласнаар цэцэрлэгээ томсгох боломж нэмэгдэх

3. Олон нийтийн төв барих газрын хэмжээг ихэсгэх талаар судалж үзэх

4. Холбогдох хороо, дүүргийн мэргэжилтнүүдийн зүгээс төслийг дэмжиж нүүлгэн шилжүүлэлт болон бусад үйл ажиллагааны хүрээнд хамтран ажиллахаа илэрхийлэв.

Тэмдэглэлтэй танилцсан:

9. Ж. Дагиймаа /Чингэлтэй дүүргийн Засаг даргын Тамгын газрын Нийгмийн хөгжлийн хэлтсийн Эрүүл мэнд, биеийн тамир хариуцсан мэргэжилтэн/

10. Ц. Ундрэм/ Чингэлтэй дүүргийн Засаг даргын Тамгын газрын Эдийн засаг төсөл хөтөлбөр хариуцсан мэргэжилтэн /
11. Д. Дарьхүү/ Чингэлтэй дүүргийн Засаг даргын Тамгын газрын Хөдөлмөрийн хэлтсийн мэргэжилтэн/.....
12. Д. Уянга / Чингэлтэй дүүргийн 11-р хорооны зохион байгуулагч /
.....
13. Н. Буяннэмэх / Чингэлтэй дүүргийн 12-р хорооны зохион байгуулагч /
.....
14. Г. Давааням / Чингэлтэй дүүргийн 11-р хорооны нийгмийн ажилтан/
.....

Хавсралт:
Оролцогсдын бүртгэл

Улаанбаатар хотын тэр хорооныг зохиуулах, хөгжлөх зорилготой дэмжих зөвлөл
ULANBAATAR URBAN GERMANY AND GCR AREAS DEVELOPMENT INVESTMENT PROGRAM
Оролцогчдын нэвчил, нэр, дүнд бичигийг хичээхээс эхлэн үйлчилнэ

Meeting topic/Тухайн ажил: "Тусгай зориулалтын бүтэц бүтээгдэхүүн
Vendor/Хангам: Ганзориг Ганзориг, Дорнод, Улаанбаатар хотын
Date/Огноо: 2018.12.2

No	Name/Хүний нэр	Age/Хүний хүний	Address/Хүний хүний	Phone/Хүний хүний	Signature/Хүний хүний
1	М. Дамбалсүх	33	Улаанбаатар хотын хүний	9913300	Handwritten signature
2	Д. Чингэл	25	Улаанбаатар хотын хүний	9913300	Handwritten signature
3	Г. Нямсүх	32	Улаанбаатар хотын хүний	9913300	Handwritten signature
4	Г. Ганзориг	33	Улаанбаатар хотын хүний	9913300	Handwritten signature
5	Д. Дорнод	25	Улаанбаатар хотын хүний	9913300	Handwritten signature
6	Д. Дорнод	27	Улаанбаатар хотын хүний	9913300	Handwritten signature
7	Д. Дорнод	---	Улаанбаатар хотын хүний	9913300	Handwritten signature
8	Sandana Sora	69/H	Улаанбаатар хотын хүний	9913300	Handwritten signature
9	Л. Дорнод	69/H	Улаанбаатар хотын хүний	9913300	Handwritten signature

Зураг:

DENJIN MARKET M7

НҮБ-Хабитат

Бизнес эрхлэгчдийн хэрэгцээ бэршээлийг тодорхойлох
семинарын тэмдэглэл

Тэмдэглэл хөтөлсөн:	Тэмдэглэлтэй танилцсан:	Дугаар: DM 5/16
	1000	
	итат итат	
	ижиг, дунд	

Семинарын зорилго:

Дэд төвийн нутаг дэвсгэрт жижиг, дунд бизнес эрхлэгчдийн хэрэгцээ бэрхшээлийг тодорхойлж эрэмбэлэх

Семинарын явц:

Семинарыг НҮБ-Хабитатын нийгмийн ажилтан Ц. Цогзолмаа нээж Улаанбаатар хотын төвлөрлийг сааруулах хотын дагуул төвүүдийг бий болгох үүднээс АХБ-ны зээлийн хөрөнгөөр хэрэгжиж буй “Гэр хорооллыг хөгжүүлэх хөрөнгө оруулалтыг дэмжих” төслийн талаар товч танилцууллаа. Үүний дараа семинарыг зохион байгуулж буй байгууллага, ажилчид болон оролцогчдыг танилцууллаа. Мөн төслийн 2-р үе болох Дэнжийн-1000, Дамбадаржаагийн ТЭЗҮ боловсруулах үе шатны ажлууд эхэлж байгаа талаар тайлбарлан өнөөдрийн семинарын зорилгыг танилцуулав.

Үүний дараа тухайн дэд төвийн зураг төслийн ажлыг хариуцан ажиллаж байгаа зураг төслийн зөвлөх баг болох “Дохва” компаний төлөвлөгч Лим Донг Вон эхний байдлаар иргэдээс гарсан хэрэгцээнд тулгуурлан гаргасан зургийг тайлбарлан танилцуулж иргэдийн асуултанд хариуллаа. Хэдийгээр иргэдийн хэрэгцээгээр гарсан нийгэм эдийн засгийн байгууламж болох цэцэрлэг, олон нийтийн төвийн барилгуудыг барих шаардлага гарч ирж байгаа боловч сүл газар олдохгүй газрын асуудал хүндрэлтэй байгааг тайлбарлав. Мөн зам дагуу дэд бүтэц төлөвлөж байгаа бөгөөд “Нарантуул”, “Хүчит шонхор” захуудын замыг оролцуулан дэд төвүүдийг холбох, замын дунд цэцэрлэгт хүрээлэн байгуулах боломжтой ч мөн ойролцоогоор 300м² газар шаардлагатай байгаа тухай ярьсан. Үүний дараа иргэдийн сонирхсон асуултанд хариуллаа.

11-р хороо, Гал-Эрдэнэ

Энэ одоо дахин төлөвлөлтийн тухай яриад байна уу юу яриад байна? Би хоцорч ирээд юун тухай хурал хийж байгааг ойлгосонгүй. Би та нарын танилцуулаад байгаа замын ойр амьдардаг хүн байна. Та нар ер нь яагаад биднээс асуухгүй энэ ажлыг хийгээд, зураад байгаа юм вэ? Бид хууртахгүй газрын асуудлаа шийдэж байж дараагийн асуудлаа ярь.

Юу хийх гээд цэнхэр, шар, улаанаар тэмдэглээд байгаа юм?

Лим Донг Вон

Шар өнгөөр –суурьшлын бүс

Улаанаар –Худалдаа аж үйлдвэрийн бүс /захын улаан гол замаа дагаж цаашид аж үйлдвэрийн бүс болох магадлалтай гээд тэмдэглэсэн байгаа.

Энэ бол зөвхөн эхний санал болгож байгаа төлөвлөлт бид зам болон замаа дагасан дэд бүтцийн асуудлыг хариуцан ажиллаж байгаа.

Нийгмийн ажилтан

Энэ бол АХБ-ны зээлийн хөрөнгөөр хэрэгжих төслийн ТЭЗҮ боловсруулах шатны үүлзалт юм.

Түс төсөл нь Улаанбаатар хотын төвлөрлийг сааруулж дэд төв болгон хөгжүүлэхээр зорин ажиллаж байгаа юм. Төсөлд иргэдийн оролцоо чухал бөгөөд зохион байгуулалтад орж төслийн бүх шатанд идэвхтэй оролцох нь чухал юм. Энэ үзүүлж байгаа зураг анхан шатандаа төсөл хэлбэрээр явагдаж байгаа гэдгийг анх танилцуулахдаа болон бүх зүйлд хэлж байгаа. Үүнийг сайн ойлгох хэрэгтэй. Өнөөдрийн үүлзалтаар бүгдээрээ бизнес эрхлэгчдэд маань чухам яг ямар хэрэгцээ байгааг гаргаж зургийн багт саналаа өгөх юм.

12-р хороо, Халиунаа

Хүүчин 12-р хорооны суурин дээр цэцэрлэг барих боломжгүй юу? Бид нарт цэцэрлэг л хамгийн чухал байна.

Лим Донг Вон

Маш сайхан санаа байна. Бидэнд цэцэрлэг барих сонирхол маш их байгаа боловч цэцэрлэг барих газар маань тэр бүр бэлэн байхгүй байгаа учир энэ асуудал болоод байна. 12-р хороо нь Хорооны байрны дэргэдэх газрыг санал болгосон бөгөөд бид хэмжиж үзэхэд газрын хэмжээ нь шаардлага хангахгүй байгаа юм. Учир нь стандартад зааснаар 1 хүүхдэд 35м² талбай хэрэгтэй болно.

13-р хороо Дагвадорж

Бохир цэвэр усны төсөл гарсан уу? гарсан бол хаагуур? Би 13-р хорооны 5-р гудамжинд амьдардаг манай тэрүүгээр цэвэр бохир усны шугам орж ирсэн өөрсдөө гэр лүүгээ татахад бэлэн гэвч хөрөнгө санхүүгийн хувь дээр гацдаг. Үүнийг шийдэх боломж байдаг уу?

-Дэнжийн-1000-Хайлаастыг холбосон замын ойр дэд бүтцэд холбогдох уу?

Лим Донг Вон

Зураг нь зурагдаад явж байгаа одоогийн байгаа замыг дагаад дэд бүтэц бий болно гэж ойлгоход болно. Хувийн холболтоо өөрсдөө хариуцна.

Дэнжийн-1000-Хайлаастыг холбосон зам дагуу холболт байгаа гэж ойлгож болно. Гэхдээ би төлөвлөгч хүн тул инженерүүдээсээ асууя.

13-р хороо Нэргүй, Эрдэнэчимэг

Бид 50-60-аараа нэгдээд энэ төсөлд орвол бидэнд туслалцаа үзүүлэх боломж байна уу?

13-р хороо Эрдэнэчимэг

Би хувиараа хөдөлмөр эрхэлдэг хашаандаа ажлын байртай цаашид байраа өргөжүүлэх сонирхолтой байна. Энэ тал дээр яаж туслалцаа үзүүлэх вэ?

Нийгмийн ажилтан

Энэ асуултыг би хариулъя. Бид өнөөдөр та бүхний асуугаад байгаа энэ асуудлыг шийдэх ямар боломж байна вэ хэрхэн хамтран ажиллах вэ гэдгийг ярилцах юм. Мөн бизнесээ төсөлд хэрхэн хамрагдах, зохион байгуулалтанд орох тухай ярих юм.

11-р хороо Лхагвасүрэн

Өмнөх шатны төслийн ажил явагдаж байгаа гэсэн гүйцэтгэгч байгууллагууд нь ямар байгууллагууд байгаа вэ? Гадны байгууллагууд байгаа юу?

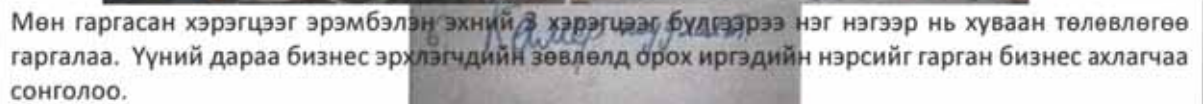
Нийгмийн ажилтан

Одоогоор дулааны шугамын ажлыг гүйцэтгэх ажилд 2 Монгол компани шалгараад ажлаа эхлүүлсэн байгаа.

Үүний дараа нийгмийн ажилтнууд семинарт хамрагдсан иргэдийг хороо хороогоор нь 3 бүлэг болгон суулгаж нийгмийн байгууламжийн болон бизнес эрхлэгчдийн хэрэгцээг хэрхэн гаргах, гаргасан эрэлт хэрэгцээгээ ач холбогдлоор ангилах, бизнес эрхэлдэг иргэд зохион байгуулалтад орж Оршин суугчдын түр зөвлөлд хамрагдах, төсөлтэй хэрхэн хамтран ажиллах тухай танилцуулга хийлээ. Мөн Дэнжийн-1000 ийн төслийн талбарт амьдардаг иргэдийн төлөөллийн гаргасан эрэлт хэрэгцээг танилцуулав.

Үүний дараа бизнес эрхлэгчдээр нийгэм эдийн засгийн болон бизнесийн эрэлт хэрэгцээг гаргуулж ач холбогдлоор нь ангилуулав. Үүний дараа бизнес эрхлэгчид баг түс бүрдээ гараасан эрэлт хэрэгцээг бүсдаа танилцуулав. Ингээд гарч ирсэн эрэлт хэрэгцээг ач холбогдлоор нь ангилуулахад

1. Хүүхдийн цэцэрлэг (гэр цэцэрлэг)
2. Жижиг дунд үйлдвэрлэл эрхлэх, худалдан борлуулах үйл ажиллагаа явуулах байр
3. Орон сууцны цогцолбор (доороо авто машины граш, зогсоол, цэцэрлэг болон хүүхдийн тоглоомын талбай)



Чингэлтэй дүүргийн 11,12,13-р хорооны зарим хэсгийн хамарсан бизнес эрхлэгчдийн семинарт оролцогчид их идэвхтэй иргэд байсан бөгөөд дараагийн уулзалт үйл ажиллагаа хэзээ болох тухай асууж хурдан эхлүүлэхийг хүссэн иргэд байсан.

Хүснэгт 1. 1990-1995 онуудын Хүснэгт 1-ийн үргэлжлэл

Хүснэгт 1-ийн үргэлжлэл	1990	1991	1992	1993	1994	1995
1. Хүснэгт 1-ийн үргэлжлэл	10-516	4-291	10-521	10-521	10-497	4-292
2. Хүснэгт 1-ийн үргэлжлэл	4-292	4-292	4-292	4-292	4-292	4-292
3. Хүснэгт 1-ийн үргэлжлэл	4-292	4-292	4-292	4-292	4-292	4-292
4. Хүснэгт 1-ийн үргэлжлэл	4-292	4-292	4-292	4-292	4-292	4-292
5. Хүснэгт 1-ийн үргэлжлэл	4-292	4-292	4-292	4-292	4-292	4-292
6. Хүснэгт 1-ийн үргэлжлэл	4-292	4-292	4-292	4-292	4-292	4-292
7. Хүснэгт 1-ийн үргэлжлэл	4-292	4-292	4-292	4-292	4-292	4-292
8. Хүснэгт 1-ийн үргэлжлэл	4-292	4-292	4-292	4-292	4-292	4-292
9. Хүснэгт 1-ийн үргэлжлэл	4-292	4-292	4-292	4-292	4-292	4-292
10. Хүснэгт 1-ийн үргэлжлэл	4-292	4-292	4-292	4-292	4-292	4-292

1. *Thymus serpyllifolius* L. 5/1/71
 2. *M. L. Thymus* 5/1/71
 3. *Thymus serpyllifolius* 5/1/71
 4. *M. L. Thymus* 5/1/71
 5. *Thymus serpyllifolius* 5/1/71
 6. *Thymus serpyllifolius* 5/1/71
 7. *Thymus serpyllifolius* 5/1/71
 8. *Thymus serpyllifolius* 5/1/71
 9. *Thymus serpyllifolius* 5/1/71
 10. *Thymus serpyllifolius* 5/1/71

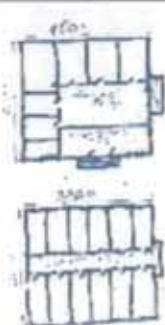
(Handwritten notes on lined paper)

1. *Вопросы к лекции*
1. Какую роль играет вода в организме?
2. Каковы функции воды?

2. *Вопросы к лекции*
1. Какую роль играют белки в организме?
2. Каковы функции белков?

- Лоскутов
- Сидор + Екатерина + их дети
- Васильев Петр.
- Коршунов Николай
Николай Васильевич
- Писарев Иван сын
- Соколов Александр
Александр Ильич
Ильич Васильевич
- Битва Бигана, 1807 год

5. 1944 - 1945
 6. 1946 - 1947
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 214. 2362 -



42-13-р
всходы
Т.К.хайр
Тасгал
200х140м
(40х20х20х20
по 10мх
10мх10м.)

Углы	Т.К.хайр	Тасгал	Тасгал	Тасгал	Тасгал	Тасгал	Тасгал	Тасгал
100м	100м	100м	100м	100м	100м	100м	100м	100м
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100м	100м	100м	100м	100м	100м	100м	100м	100м
100м	100м	100м	100м	100м	100м	100м	100м	100м

Эрэлт хэрэгцээ

№	Эрэлт хэрэгцээ	Тайлбар
1	Хүүхдийн цэцэрлэг /цэцэрлэгтэй болтол гэр цэцэрлэг ч байж болно.	11-р хорооны хажууд газар байгаа ойр орчмын айлууд тохиролцвол нүүж болно.
2	Жижиг дунд үйлдвэрлэлийн байр /худалдааны төвтэй/ 3 хорооны дунд	
3	Орон сууц /доороо цэцэрлэгтэй/	13-р хороонд газар бий.
4	6-н өрхийн дунд 1 бохирын цооног	Айлууд нэгдэх хүсэлтэй
5	Хүүхдийн тогтоомын талбай	
6	Спорт цогцолбор /иж бүрэн/	
7	Камержуулалт	
8	Ногоон байгууламж, цэцэрлэгт хүрээлэн	
9	Төвлөрсөн усан сан	
10	Стандартын шаардлага хангасан ариун цэврийн байгууламж	
11	Хүнсний үйлдвэр	
12	Ахмадын төв	

Төлөвлөгөө

Хэрэгцээ бэрхшээл	Нөөц баялаг	Стратеги	Хэн хариуцах вэ	Хэзээ	Хэн төлөх вэ	Хяналтын систем
Цэцэрлэг	Газар нь байгаа газраа чөлөөлөх айл байгаа	28 хүүхдийн цэцэрлэг	Төслийн баг	2017 онд	Азийн хөгжлийн банк	Хороо ба иргэд
5 давхар Бизнес хөгжлийн төв		-Подволын давхарт үйлдвэрлэл -Худалдаа эрхлэх павьлэн хүрэлцээтэй 9м2-20м2 -Урсдаг шаттай	Төслийн баг	2017 онд	Азийн хөгжлийн банк	Хороо ба иргэд
Орон сууцны цогцолбор	Нийтийн байрны нурах гэж байгаа байр	Орон сууцны цогцолбор (хүүхдийн цэцэрлэг, тоглоомын талбай, авто машины граш,)	Хувийн хэвшил	2018 онд	Азийн хөгжлийн банк	Хороо ба иргэд

Public consultation and temporary SME meeting note

Noted by: D.Munkhuu	Reviewed by:	No: DM 6/16
Date: 2016-8-29	Location: Denj-1000	Attendees:
Facilitator: - Ts.Tsogzolmaa, Social Mobilizer, Un-Habitat - D.Munkhuu Social Mobilizer, Un-Habitat		
Participants: - Chingeltei District 11 th , 12 th , and 13 th khoroo's sub-center residents and related kheseg leaders - B.Khorolsuren, Social and Environmental Specialist of PMU - L.Byambadorj, Monconsult LLC		
Objective: Identify urgent environmental issues, , form the temporary CDC in each khoroo		
Agenda: <ul style="list-style-type: none"> • Introduce the purpose of the meeting • Introduce Tranche 2 of the Denj-1000 sub-center project technical feasibility study, • Identify urgent environmental issue • Open discussion • Form the temporary CDC in each khoroo 		
Proceeding: The facilitator, UN-Habitat Social Mobilizer Ts.Tsogzolmaa opened the meeting and introduced the participants. Then, Director of the Monconsult LLC, L.Byambadorj explained to the participants why we need to understand the environment issues. MUB/PMO Representative Ms. Khorolsuren, Environmental and Social Officer of the Project Management Office (PMO):highlighted participatory approaches to be deployed during all phases of the project design and implementation. EIA Specialist: Briefed the community on components of the project 2 using the map. We then asked what kind of problems they were facing with the ongoing construction. After that UN-Habitat Social mobilizer D.Munkhuu facilitated the residents to form a temporary CDC. Participants of 2 khoros openly selected each 8 people and participants of 13 th khoroo selected 5 people to temporary CDC.		
12th khoroo <ol style="list-style-type: none"> 1. P.Munkhbat /Leader/ 91657595 2. M.Chuluuntsetseg 89193796 3. Ts.Sukhee 89997313 4. O.Khaliunaa 91187818 5. Ts.Tsermaa 91199705 6. M.Oyuntsetseg 96005705 7. D.Erdenechimeg 88913669 8. L.Gan-Ochir 		
11th khoroo <ol style="list-style-type: none"> 1. Ts.Enkhtsetseg /leader/ 91143801 2. D.Damdinragchaa 91201877 3. M. Narmandakh 96550528 4. L.Dashdulam 94142424 		

- | | |
|-------------------|----------|
| 5. Z.Delgermaa | 96761632 |
| 6. Ch.Tulga | 91918044 |
| 7. Tsogtbaatar | 96223234 |
| 8. Sh.Amartuvshin | 95017889 |

13th khoroo

- | | |
|--------------------------|----------|
| 1. B.Ulziibayar /Leader/ | 99132430 |
| 2. B.Uranchimeg | 91618284 |
| 3. S.Erdenechimeg | 96686708 |
| 4. D.Dagvadorj | 89600631 |
| 5. D.Uranchimeg | 96378090 |

Comments/ Q&A:

Resident:

- We would like to use solar panels for electricity. This is a very important issue for reducing air pollution. We don't like using coal.
- How you foresee individual connections? This is responsibility of plot owner to connect municipal infrastructure and the affected communities should join their forces to connect.
- We want know the alignments of roads and layouts of infrastructure and social facilities to plan future business and livelihoods? The exact locations of municipal services and social facilities will be finalized during the detailed design of the Project 2.

The project needs to identify free land We need to consider technical and or unoccupied areas for public facilities. social consideration of the project facilities with regard to actual locations. Promote more public awareness with distribution of pamphlets and brochures on the scope of project and outreach to all households.

Decision/Conclusion:

9. UN-Habitat Social Worker Ts.Tsogzolmaa would like to express her appreciation to the participants for giving their time to accept the invitation to come and actively participate.
10. L.Byambadorj: we will pay attention to all of your valued suggestions and offers on the project.

Зүгдэл

