



The Ulaanbaatar Sustainable Urban Transport Project (USUTP) Resettlement Action Plan (Selbe River Road, Underpass)



The Ulaanbaatar Sustainable Urban Transport Project (USUTP)

**Consulting services for Feasibility studies, Detailed designs, and Construction supervision of Construction of 4 km Sun Road east extension (East-West);
Construction of 2.5 km Selbe river road and underpass (On West side)**

RESETTLEMENT ACTION PLAN

(Selbe River Road, Underpass)

Final for Disclosure



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CTI CTI Engineering International Co., Ltd.

In Association with

NUBIA C&E LLC.



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ABBREVIATIONS

AH	Affected Household
ESS	Environmental and Social Standard
ESF	Environmental and Social Framework
GOM	Government of Mongolia
GRM	Grievance Redress Mechanism
IOL	Inventory of Losses
IPF	Investment Project Financing
LMA	Land Management Agency
LMO	Land Management Office (District)
LAR	Land Acquisition and Resettlement
M&E	Monitoring and evaluation
MNT	Mongolian National Tugriks
MUB	Municipality of Ulaanbaatar
RAP	Resettlement Action Plan
RCOI	Resettlement Corridor of Impact
ROW	Right of Way
RPF	Resettlement Policy Framework
PAP	Project Affected Person
PMO	Project Management Office
SBD	Sukhbaatar District
SES	Socio-Economic Survey
USUTP	Ulaanbaatar Sustainable Urban Transport Project
WB	World Bank



TERMS OF DEFINITION

Asset Inventory: A complete count and description of all property that will be acquired.

Affected Household: All persons residing under one roof and eating from the same kitchen, who are adversely affected by the Project, or any of its components; may consist of a single nuclear family or an extended family group.

Compensation: Loss reimbursement for the Project affected persons; Cash payment or in-kind compensation in the due amount in return for the loss of assets (property), resources or income

Cut-off date: The date set to determine eligibility for compensation and assistance under the project.

Eligibility: The criteria for qualification to receive benefits under a resettlement program. Any person(s) who at the cut-off-date was located within the area affected by the project, its subcomponents, or other subproject parts thereof, and are affected by the project.

Entitlement: Range of measures comprising compensation, income restoration, transfer assistance, income substitution, and relocation, which are due to affected people, depending on the nature of their losses, to restore their economic and social base.

Grievance Procedures: The processes established under law, local regulations, or administrative decisions to enable property owners and other displaced persons to redress issues related to acquisition, compensation, or other aspects of resettlement.

Income Loss: For loss of business/income, the AP will be entitled to an income rehabilitation assistance for the period corresponding to the stoppage of business activities.

Involuntary: means actions that may be taken without the displaced person's informed consent or power of choice.

Land Acquisition: The process of acquiring land under the legally mandated procedures of eminent domain.

Land Parcel: A legally recognized area of land with clearly defined boundaries as recorded in cadastral maps. Each parcel is associated with a single official land certificate issued in the name of its legal owner.

Land Plot: A physically demarcated area—often fenced or visibly outlined—regardless of whether it has received formal legal recognition or permission. For instance, any land occupied by non-titled Project-Affected Persons (PAPs) is considered a plot. In some cases, a single plot may encompass two or more land parcels.

Project Affected Persons (PAP): In the context of involuntary resettlement, displaced persons are those who are physically displaced (relocation, loss of residential land, or loss of shelter) and/or economically displaced (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas.

Relocation: Rebuilding housing, assets, including productive land, and public infrastructure in another location

Replacement Cost: The value determined to be fair compensation for various types of agricultural, residential and commercial land, crops, trees, and other commodities based on current market rates; the cost of rebuilding houses and structures at current market prices of building materials and labor, without depreciation or deductions for salvaged building material.

Resettlement: “Resettlement” in accordance to the World Bank Involuntary Resettlement Operational Policy Document 4.12 considers alienation of land parcels and/or physical relocation (moving to other place) of households being appeared within the project affected area

Resettlement Entitlements: Resettlement entitlements with respect to a particular eligibility category are the sum total of compensation and other forms of assistance provided to displaced persons in the respective eligibility category.



Resettlement Corridor of Impact (RCOI): The area within which Project Affected People (PAPs) will experience physical displacement or economic displacement. This corridor is the physical zone or area that will be directly affected by the project's activities, such as construction, land acquisition, or infrastructure development.

Right-of-Way (ROW): The designated area where the infrastructure project will be located, and it can include land used for the project's physical footprint as well as any additional space required for construction, maintenance, safety zones, or expansion.

Socioeconomic Survey (SES): A complete and accurate survey of the project-affected population. The survey focuses on income-earning activities and other socioeconomic indicators.

Stakeholders: A broad term that covers all parties affected by or interested in a project or a specific issue—in other words, all parties who have a stake in a particular issue or initiative. Primary stakeholders are those most directly affected—in resettlement situations, the population that loses property or income because of the project and host communities. Other people who have an interest in the project—such as the project authority itself, the beneficiaries of the project (e.g., road development agency), and interested NGOs are termed secondary stakeholders.

Vulnerable Groups: Distinct group of people who may suffer disproportionately from resettlement effects.



EXECUTIVE SUMMARY

1. The Government of Mongolia and the International Bank for Reconstruction and Development signed a loan agreement of USD 100.0 million to finance the Ulaanbaatar Sustainable Urban Transport Project on August 24, 2021. The loan agreement was then ratified by the State Great Khural on December 23, 2021.
2. The Ulaanbaatar Sustainable Urban Transport project aims to develop a comprehensive framework for sustainable urban mobility in Ulaanbaatar, and to reduce congestion, improve road safety, and address climate resilience on selected transport corridors.
3. The close cooperation since the beginning of the project with the Land Management Agency of Capital city is highly appreciated. During this stage, some implementation has already started including providing cadastral mapping along the route, participating in the public consultation, providing contact details of some owners of the companies and releasing the certain number of project affected person etc.
4. The Resettlement Action Plan has been prepared to govern land acquisition and resettlement of the USUTP. The main objective of this RAP is to identify persons affected by the Project and to support them to restore their business activities and livelihoods. As per the principals of the project, all affected households are entitled to a combination of compensation measures and resettlement assistance, depending on nature of their ownership rights and the scope of the impact, including the social and economic vulnerability of the affected persons. The scope of this RAP covers both economic and physical displacement. The RAP complies with the Final Resettlement Policy Framework, USUTP, with Mongolian legislations and the requirements of WB ESS 5.
5. This RAP has been prepared based on the results of an Inventory of Losses on affected lands and assets that were conducted on the project site following the Final engineering design of the project; the results of a Replacement Cost Study on the affected lands and assets carried out from October to November 2023; results of a Socio-economic Survey on 70 AHs and 3 affected businesses with RAP impacts and public consultation with affected persons and local communities. The RAP is integrated with the final detailed engineering designs of the projects.
6. The RAP includes: (i) Description of the Project, (ii) Legal framework, (iii) Scope of land acquisition and resettlement impacts, (iv) Socio-economic profile of the PAPs, (v) Eligibility and entitlements, (vi) Compensation cost and budgets for RAP, (vii) Institutional arrangements, (viii) RAP implementation schedule, (ix) Participation and consultation, (x) Grievance redress mechanism, (xi) Monitoring and evaluation of RAP implementation.
7. The cut-off date has been established as January 19, 2024. This date was when the census of affected people living in the project area was completed. It determines eligibility to the status of affected persons. Anyone who settles in the affected area after the cut-off date will not be eligible for compensation and assistance under the project.
8. Based on the Inventory of loss results, the Selbe road will require total 21,140 square meter of land and of which, 16,195 m² of land needs to be acquired from households and entities for residential use while the remaining affected 4,945 m² of land is the state-owned land with no involuntary resettlement impacts.
9. During the finalization of this RAP, several projects and activities are being implemented in the same area, resulting in overlaps within the road ROW and among affected households. As of April 2025, 47 out of 105 affected households in the Selbe road impact corridor have already been compensated due to overlapping projects. Of these, 41 AHs are affected by resettlement and have already resettled; 6 are affected by land acquisition and have received compensation for the respective losses. There are 58 AHs and 3 affected businesses whose compensation and resettlement are still pending. Of these, 29 AHs will be impacted by physical resettlement (relocation) and 29 AHs and 3 businesses are affected by land acquisition and economic displacement. The compensation and resettlement for both Selbe Road and overlapping government projects in the Selbe area are being implemented by the Land Management Agency. The Borrower, via USUT PMO, is responsible for monitoring and supervision of all resettlement activities in the impact corridor of the Selbe Road subject to this RAP. The USUT PMO will submit bi-weekly status reports to the World Bank on the status of implementation of this RAP and ensure independent verification of the successful completion of negotiation, compensation, resettlement, grievance resolution of all affected parties (households and businesses) in the Selbe road impact corridor.
10. During the consultations held with 160 affected people in February 2024, the PAPs were informed of the project on various aspect including project introduction, road design and construction, the scope of land acquisition and resettlement impacts determined by the Socioeconomic Survey results and the project-level grievance redress mechanism, and the tentative implementation schedule. In accordance with World Bank's ESS5 requirements, once the draft RAP is finalized and cleared by



the Bank, a public consultation will be organized with the affected persons to disclose the contents of the RAP. Following any revisions made after the consultation, and once the RAP is cleared by the Bank, the final version of the RAP will be redisclosed to ensure transparency and continued engagement with all stakeholders. It is important to note that the confidentiality of PAPs will be respected throughout this process. Any personal or sensitive information regarding individual PAPs will not be disclosed without their consent, in line with data protection principles and the World Bank's safeguards on privacy.

11. The scope of the Grievance Redress Mechanism addresses issues related to involuntary resettlement, social and environmental performance, and information disclosure. The PAPs will have the right to file complaints and/or queries on any aspect of the Project, including land acquisition and resettlement, and appeal any decision, practice or activity related to the Project. The LMA with collaboration of USUTP will ensure that grievances and complaints on any aspect of the project are addressed in a timely and effective manner.
12. The RAP implementation of land acquisition and resettlement activities related to the USUTP will be carried out by the government, particularly LMA of Capital city. Implementation of RAP mainly consists of compensation to be paid for affected structures and rehabilitation and resettlement activities. The time for implementation of resettlement plan will be scheduled as per the overall project implementation. All activities related to the land acquisition and resettlement must be planned to ensure that compensation is paid prior to displacement and commencement of civil works. Internal monitoring will be undertaken by the PMO assisted by LMA staff throughout the RAP process.

1. INTRODUCTION

1.1 PROJECT DESCRIPTION

1. The Government of Mongolia and the International Bank for Reconstruction and Development (i.e., the World Bank) signed a loan agreement of USD100.0 million to finance the Ulaanbaatar Sustainable Urban Transport Project on August 24, 2021. The loan agreement was then ratified by the State Great Khural on December 23, 2021.
2. To finance the project, the World Bank's International Bank for Reconstruction and Development is providing a concessional loan of USD100 million, while the Capital city has earmarked USD10 million from its own budget for land acquisition and resettlement.
3. The Ulaanbaatar Sustainable Urban Transport project aims to develop a comprehensive framework for sustainable urban mobility in Ulaanbaatar, and to reduce congestion, improve road safety, and address climate resilience on selected transport corridors. Ulaanbaatar City has faced urban transport challenges that significantly affect the country's economic productivity. The population of Ulaanbaatar City increased from 780,000 in 2001 to 1.45 million in 2019, an 87 percent increase, while the national population grew only by 32 percent during this time. The city's rapid and unorganized expansion and the municipality's weak fiscal capacity have resulted in severe traffic congestion and unequal access to services and infrastructure. The Ulaanbaatar Sustainable Urban Transport Project (USUTP) aims to develop a comprehensive framework for sustainable urban mobility in Ulaanbaatar, and to reduce congestion, improve road safety, and address climate resilience on selected corridors through 3 components with 11 outputs.
4. The Ulaanbaatar Sustainable Urban Transport Project has four components below Table.1:

Table 1 Project Component of USUT

Component	Sub-component	Outputs
1. Integrated Corridor	1.1 Corridor Works	(i) In selected location, corridor reconfigured and rehabilitated (Type-1)
		(ii) In selected location, corridor upgraded/ new constructions (Type-2)
	1.2 Intelligent Transport Systems	(iii) In city-wide level, intelligent transport systems developed,
	1.3 Smart Parking Management System	(iv) In city-wide selected location, smart parking management developed,
2. Sustainable Public Transportation	2.1 Corridor-specific	(v) In selected corridor, bus lanes, bus stops improved,
	2.2 City-wide	(vi) Improving integrated bus management system in city-wide,
		(vii) In citywide, on-demand transit system developed,
3. Effective institutions for transport planning and management	3.1 Strategic Studies	(viii) Inclusive, resilient, sustainable and safe urban mobility strategy developed,
	3.2 Capacity Building and implementation support	(ix) Transport infrastructure planning and management guidelines developed,
		(x) Road safety plan and tools developed,
		(xi) Parking policy and plans developed,
		(xii) Public transport reformed.

Source: The Feasibility Study Report

5. Only component 1, subcomponent 1.1. is relevant to this resettlement plan having known impacts. A resettlement policy framework has been developed for the project for all other infrastructure identified after project appraisal. Under Component 1.1. Corridor-specific infrastructure investments, two types of works are planned:
 - a. Type I works will be done within the existing right of way, and works will constitute a rehabilitation of roadway, reconfiguration of selected street cross-sections to allocate more space to sidewalks, bus priority lanes, and bus stops bike lanes; intersection channelization; and installation of additional traffic engineering facilities such as signs and road markings, traffic signals and safety barriers.
 - b. Type II will mainly involve reconstruction/upgrading of existing roadways, including civil works, traffic engineering facilities, and procurement of and installation of ITS equipment. The works will include the construction of sidewalk, bus priority lanes, bike lanes, and intersection channelization. Land acquisition may be needed to widen the existing roadway. The Selbe Road project belongs to Type II. The following figure illustrates the route of the 2,5 km road construction and its right of way.
6. Figure 1 illustrates the approved route of the 2.5 km road construction and its right of way.
7. The RAP preparation begins with compiling a Right-of-Way (ROW) based on the preliminary design, by using ROW then the area of land required for the road is known and then identified to determine the ownership of the affected land and assets upon the land. ROW is 19-38 meter width which is included in a construction corridor.

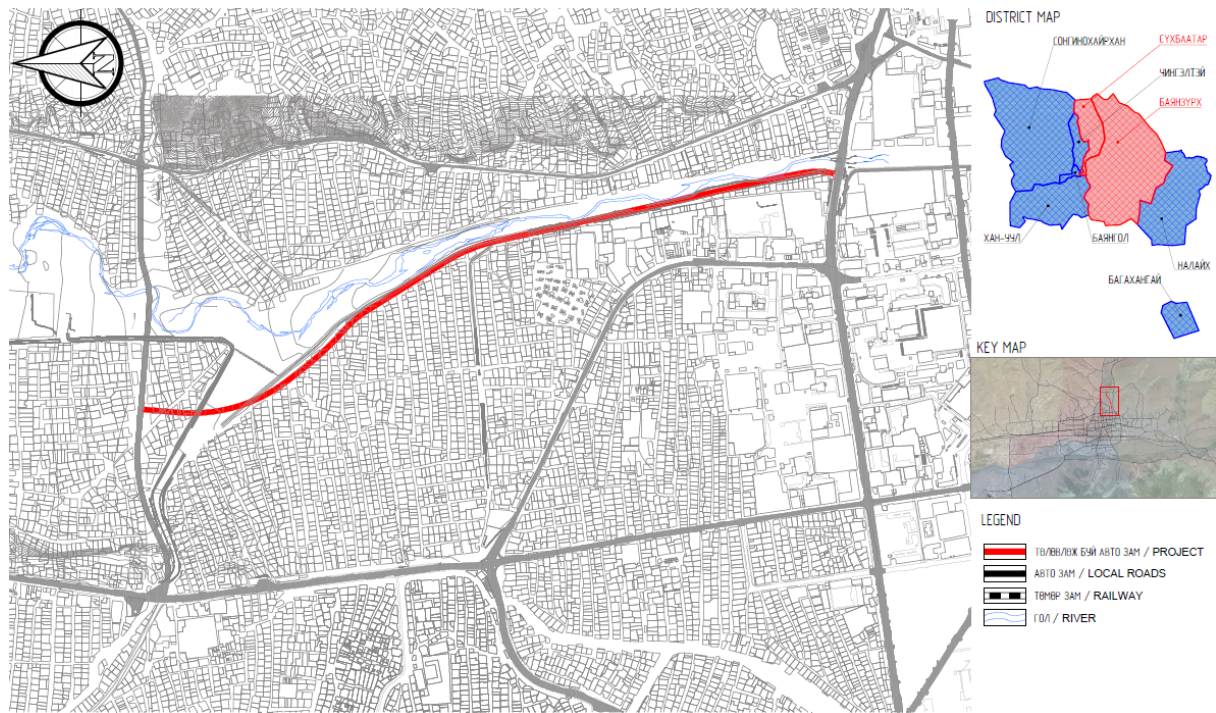


Figure 1. Approved route of the 2.5 km road

1.2 OBJECTIVE OF THE RAP

8. This resettlement action plan (RAP) for Selbe road under the USUTP, is prepared in accordance with applicable laws of Mongolia, World Bank's (WB) Environmental and Social Standard (ESS), and the approved Resettlement Policy Framework of USUTP.
9. The guiding objective for this RAP is to: (i) Ensure that the affected people are informed, consulted, and participate in the resettlement process, (ii) Avoid or minimize the need for displacement by exploring alternative project designs or locations, (iii) Identify and assess the impacts and risks of resettlement on the affected people and their assets, livelihoods, and cultural heritage, (iv) Establish a legal and institutional framework for the implementation of resettlement, in compliance with the national laws and regulations, as well as the World Bank's Environmental and Social Framework (ESF), especially the Environmental and Social Standard 5 (ESS5) on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement, (v) Develop a valuation methodology and livelihood restoration plan that ensures that the affected people are adequately compensated for their losses and have access to adequate housing, services, facilities, and income-generating opportunities, (vi) Establish a grievance mechanism to receive and address the complaints and concerns of the affected people, (vii) Monitor and evaluate the implementation and outcomes of resettlement activities and adjust the plan as needed.



2. LEGAL FRAMEWORK

10. The section will also include the applicable national land acquisition and resettlement requirements, international guidelines and requirements, especially World Bank's Project RAP guideline, ESS5 for resettlement and national regulations. Existing policies, rules, regulation and international conventions that Mongolia has ratified will be described. Gaps between Mongolian land acquisition and resettlement requirements and those of WB's ESS5 will be identified.

2.1 LAWS, REGULATIONS AND POLICIES OF MONGOLIA

2.1.1 THE CONSTITUTION OF MONGOLIA (1992)

11. The Constitution of Mongolia states, inter alia, that "The State shall have the right to hold landowners responsible in connection with the manner the land is used, to exchange or take it over with compensation on the grounds of special public need, or confiscate the land if it is used in a manner adverse to the health of the population, the interests of environmental protection and national security" and "If the State and its bodies appropriate private property on the grounds of exclusive public need, they shall do so with due compensation and payment" respectively.

2.1.2 LAW ON LAND FEES (1997)

12. The Law of Mongolia on Land Fees applies to citizens, business entities and organizations that use or possess state-owned land. It describes the fees to be charged for the use or possession of the land, the responsible parties for determining the fees, classifications of the land, exempted citizens or businesses, the timeline and process for making payments, as well as other similar items. The land fee for per hectare possessed or used of land of cities, villages and other settlement places ranges between 0.1% - 1.0%. For citizens, companies, and organizations running activities on the territory of specially protected areas shall be increased by 3 times. The revenue from the land fees is applied to the aimag, capital, soum and district budgets.

2.1.3 LAW ON LAND (2002)

13. The Law of Mongolia on Land (2002) regulates possession and use of state-owned land and other issues. It gives description of the requirements to obtain licenses for the land. Article 3 provides definitions for: land ownership, land possession, and land use. These are defined in Article 3 of the Law on Land:
- a. **"To own land"** means to be in legitimate control of land with the right to dispose of this land. Only Mongolian citizens can own Land. All land, except those, which are given to Mongolian citizens, is the property of the State, i.e., public property. "Land ownership" is comparable to "freehold" tenure in many other countries. The Law on Allocation of Land to Mongolian Citizens for Ownership deals with land ownership related issues. Further details on land ownership are provided in the next part, which examines particularly this law.
 - b. **"To possess land"** means to be in legitimate control of land in accordance with the purpose of its use and terms and conditions specified in land possession contracts. Land possession right can be obtained only by citizens and legal entities of Mongolia. Local governors decide on granting land possession rights. The land possession rights are provided for 15-60 years, with possible extension of 40 years. The size of the plot for land for possession is up to 0.07 ha for household residential use. The size of land for commercial purposes depends on the type of activities and is set in the contract between the State and land possessor. In current practice, the State, as the owner of the land, provides land possession rights to interested Mongolian citizens. This right is registered with the Administration of Land administration and management, Geodesy and Cartography (ALAaMGaC) and its local offices in the aimag (province), the Department of Land Affairs, Construction and Urban Development. In the Capital city Ulaanbaatar this responsibility is under the Land Management Agency (LMA). Land possession rights are transferable and can be used as collateral. Land possession can be registered with the State Registration of Property Rights, operated by the General Authority of State Registration.
 - c. **"To use land"** means to undertake a legitimate and concrete activity to make use of some of the land's characteristics in accordance with contracts made with owners and possessors of land. Land use rights can be given to Mongolian citizens, companies and organizations or foreign countries, international organizations, foreign legal persons, companies with foreign investment, foreign citizens and stateless persons for specific purpose, duration, conditions and under contract. Land use rights for foreign citizens and stateless persons (who reside in Mongolia for more than 183 days) can be provided only for family residence purpose through



auction by the local governor. The duration for such rights shall be for 5 years and is renewable for 5 years at a time. Provision of land use rights for specific period of time to foreign countries, international organizations, and foreign legal persons under leasing and concession agreement shall be decided by the Parliament of Mongolia. The boundaries and procedures of use shall be set by the Government of Mongolia. As for companies with foreign investment, the land use rights shall be provided in accordance with the law and in this case the Government of Mongolia decides the duration of the tenure.

14. Article 5 states that any land, other than that given into ownership by citizens of Mongolia, shall be the property of the government. Land possession and land use rights are similar to leasehold tenure in other countries. In current practice, the State is the sole owner that lets land for possession and use. It is not common that private land owners let their land for possession and use. Common practice is that immovable property, together with the land, is rented out. Possession right is transferable, whereas land use is not. Non-titled occupants of land are considered illegal on the basis of Article 27.4 of the Land Law, which states that “possessing land without a valid license is prohibited”. Article 6.2 of the Law on Land sets the types of land which can be used publicly (common use land) under the regulation of relevant State body, if not stated differently in the law. This includes (a) pastureland, water points in pastureland, salt licks; (b) public use land in the city, village and other settlement; (c) land under road and network; (d) forest area; and (e) water area.
15. Chapter 3 describes the authority of government organization regarding land issues. Chapter 3, Article 18.1.3 describes the Cabinet’s authority to pay compensation in the event of taking land for special government needs with or without replacement. Other similar authorities are described in the chapter. Chapter 4 describes the maintenance of a land register in Article 24.1, as well as discussions on prices and tariffs in Article 24.3. The Unified Land Territory Report shows the allocation of land by owners, possessors, and users (Article 26.3) – governors of soums and districts are required to prepare reports for soums and districts by December 1 of each year, and submit to the governors of aimags and the capital city by December 15th of the same year.
16. Chapter 5 describes the processes included in giving land for possession or use – including the types of licenses required and the size of land area allowed. Article 43 describes providing compensation for removing land in possession with or without replacement prior to expiration of a contract. It describes that the value of immovable constructions, other properties and the cost to vacate the land will be compensated. The compensation is transferred to the State central budget, to governors of soums or districts, who shall then pay the compensation to the citizen, company or organization who possessed the land within 60 days after contract is signed. The land possessor is then given 30 days to vacate after receiving compensation in full. (Note: Article 57 discusses the need to conduct an environmental assessment done by a professional organization to use subsoil). Article 58 describes that if a government authority or official gives notification to vacate land to citizens, companies or organizations whose land possession or license has expired or who has erected constructions and buildings without appropriate permits – they shall be obliged to vacate the land within a set time limit. If not released within set time limit, forceful evictions from land will take place in accordance with decision of governors of soums or districts. Article 63 describes the settlement of disputes.

2.1.4 LAW CIVIL CODE (2002)

17. In the absence of legal provisions regulating land acquisition and resettlement in the context of local scale infrastructure facilities, including roads and sewerage networks, the Civil Code provides a legal framework for land acquisition which place land acquisition and resettlement in the context of negotiated settlement. This implies that the State or its legally appointed agents and affected persons engage with each other contractually as equal and autonomous legal persons and participants in a civil legal relationship (Article 1). Citizens and organizations, as well as aimags, the capital city, soums and districts are able to enter into civil legal relations with regard to objects of material and non-material wealth and their acquisition and possession (Articles 6, 7 and 8).
18. Chapter 10 of the Civil Code defines property and assets, including land and other immovable property. Chapter 11 details provisions for their possession by legal acquisition and Chapter 12 for property ownership by individuals and other legal persons. Article 101, in Chapter 12, provides general terms for the possession, use, transfer, and disposal of property (further elaborated in Articles 109 to 112). A number of special provisions pertaining to common property ownership (Article 108), common property of family members (Articles 126 and 128) and easements (servitude) (Article 151). Article 151 states that “if parties agreed, the party with servitude shall regularly pay appropriate payment and bonus to the party with limited rights for the fixed period.” Chapter 15 stipulates the negotiated agreement on transfer of land.

2.1.5 LAW ON ALLOCATION OF LAND TO MONGOLIAN CITIZENS FOR OWNERSHIP (2003)

19. The Law on Allocation of Land to Mongolian Citizens for Ownership (2003) contains provisions respecting expropriation of land under private ownership. Article 7 describes the size of land to be allocated for ownership. Article 9.1.3 indicates that the Cabinet has the authority to determine the base valuation of land allocated to Citizens for ownership, as well as determining fees related to registration of land owned by citizens. Article 10.1 describes that the State Central Administrative Organization has the preliminary negotiation and agreement responsibility with a respective owner of land on issues of replacing or taking back the land with compensation for special needs of the State. Article 14.1 states that governors of soums and districts have the authority to develop a proposal on location and the total size of land to be allocated to Citizens for ownership. They also receive applications from Citizens to own land and make decisions on allocating land for ownership. Article 18 describes the grounds for determining the value of land - the Cabinet determines the base value of land and the State Administrative Organization oversees land evaluation methods.
20. The Governors of soums and districts shall determine the base value of land. Article 23 indicates the paperwork that owners have: citizen (ID) cards; and registration numbers. The Immovable Property Registration Agency registers the land allocated to the Citizen for ownership in the national registry, and they are issued a National Immovable Property Registry Certificate (Article 25.1). Article 32 includes among the special needs "to build roads, lines and networks and other objects of national scale" (32.1.3). Article 32.5 describes what is considered (for compensation) when taking back land from Citizen's who own the land. Articles 33.4 and 33.5 describe the issues of servitude and describes that a fee must be paid. Private and public servitudes are registered at the national registry (Article 33.8). Article 34 describes the right of expropriation which is only applicable in occurrence of environmental or public disasters and is subject to the obligation to compensate the affected party who has the right to also undertake legal action. Article 37 provides details of the compensations that shall be paid to owners when taking their land for Special Needs of the State. Article 37.4 describes "Costs of other measures that significantly increase the value of real estate and land constructed after receiving the notice specified in Article 37.2 of this Law shall not be reimbursed." Article 39 describes how citizens file complaints (to a respective higher-ranking organization or official of the organization) and it must be resolved within 30 days.

2.1.6 LAW ON ASSET VALUATION (2010)

21. The Law on Property Valuation (2010) and the Cabinet Resolution No.324 (2019) on Land Valuation Method to Allocate Land to Citizens for Ownership sets rule for valuation of land to acquire for state special needs and compensate physically and/or economically displaced person and entity.
22. The Law on Property Valuation set the principles to be followed and define procedure for valuation. The principles include independence of valuation process and appraiser who performs valuation, personal and entity privacy, to be fair and comply with the legislation (Article 4). Methods approved by national and international organizations for standards should be applied for valuation (4.4). National standard for property valuation should be compliant with the international standards and the Law on Property Valuation (4.5).
23. Property valuation should be done on the contractual base (6), and by an appraiser with a certificate for provision of valuation service (3.1.1), and an appraiser should follow ethical standards consistent with the international standards (12).
24. Report of property valuation is a main document that notifies value of property and its justification (9.1), and should comply the requirements (9.2), valuation foundation shall be defined based on the property characteristics and specifics (9.2.1), notes if non-compliance with regulation and standards during the valuation process has occurred (9.2.2), established value of property should be appropriate and clear (9.2.3).
25. Content of the property valuation report (9.3), name of appraiser, number of professional certificate for conducting valuation, its expire date, information of insurance for professional service (9.3.1), client name, address, register number, and other information needed (9.3.2), justification and objectives for valuation (9.3.3.), valuation and reporting date (9.3.4), description of property type and characteristics (9.3.5), information on property ownership, possession and use (9.3.6), valuation report framework and limitations (9.3.7), data, information, analysis, calculation and the background used in valuation (9.3.8), methods and conditions used in valuation and compliance (9.3.9), estimated value of property (9.3.10), appraiser's notification that valuation is compliant with the Law on Property Valuation.
26. Valuation report should be signed by the appraiser and approved with stamp (9.4). Cabinet Resolution on Land Valuation Method to Allocate Land to Citizens for Ownership. Cabinet approved the method with its resolution No.324 (14 August 2019). Method is for valuation of private land for family and business needs.



27. Value of land is compliant with unit base price that is in annexes 3, 4 and 6 of the Cabinet Resolution No. 182 (2018). Land value is calculated as multiplication of the unit base price and area size. Unit base price is dependent from location and different for family and business use lands.

2.1.7 LAW ON THE URBAN REDEVELOPMENT (2015)

28. The Urban Redevelopment Law, approved by Parliament on 16 June 2015, was developed as a legal framework to provide citizens with a “safer environment, mitigating the negative effects of an unplanned and unregulated growth in ger areas as well as inadequate social and engineering infrastructure services in the city.” The main principles include ensuring the interest and rights of the citizens and to ensure public and community participation. There are 7 regulations slated to be drafted in 2018 by a dedicated GOM working group, and which will be enacted to implement the approved law. The Law is primarily focused on the reconstruction of old apartments, reshaping the ger areas, and land pooling in ger areas, however the measures included in the Law apply broadly to urban redevelopment.
29. Specifically, Chapter 4 – Article 22 includes detail on the rights and responsibilities of project stakeholders – including: providing comments/ suggestions on project implementation; the ability to submit their grievances and comments related to project activities; and the right for the citizen involved in the project to be provided with temporary resettlement during project implementation where applicable. Article 23 includes the rights and responsibilities of the project implementers – including: working with the land owners or possessors of land and/or immovable properties to conduct property and land evaluation by external party; and to provide stakeholders with reliable, complete information.
30. Article 24 includes details of the agreement that is to be signed between project stakeholders – which are a three-partite agreement between the governor of the aimag/soum/capital city, the owner of the land or property, and the project implementer. The Agreement must specify the detailed evaluation of land and immovable properties, compensation amount, relocation and temporary resettlement of land or property owners/possessors should be included in the agreement. Chapter 5 includes detail on the methods that should be applied in terms of immovable property or land rights – including: option to exchange land for land; to sell/purchase land; offer an apartment for another apartment; and sell or purchase an apartment. (Note: for this project, the details in Chapter 5 are expected to apply to other immovable property that may be impacted in the current project – e.g. – business structures and other assets such as fences.

2.1.8 MINISTER'S ORDERS RULES FOR USING STANDARD UNIT ASSESSMENT FOR BUILDINGS AND STRUCTURES (NO.203) 2016

31. The Standard unit assessment for buildings and structures was approved by the Minister for Construction and Urban Development, Order 203, from December 28, 2016. This rule regulates ‘base price’ as a reference per square meter for compensation to buildings, facilities and structures of the PAPs. Appraisal companies have to follow this base price and its index with reference to goods and construction materials price growth and inflation rate approved order by the Minister for Construction and Urban Development every year.
32. Valuation methodology for land and property compensation was approved by the Ministries for Finance and Construction and Urban Development, Order 202/196, 2020. The goal is to assess and determine the amount of compensation to per unit of land and immovable property subject to land acquisition in accordance with the Law on Urban Redevelopment and the “Regulation on Compensation for Urban Redevelopment” approved by Government’s Resolution No. 222 of 2018. Clause 2.1 of the regulation states that the assessment of compensation should be based on the principle of “highest and best” use of assets and based on fair market value.

2.1.9 GOVERNMENT REGULATION ON TAKING OVER LAND FOR AND RELEASING LAND FROM STATE SPECIAL NEEDS, DETERMINING THE SIZE AND BOUNDARIES AND USE OF LAND (2017)

33. The Cabinet enacted this regulation in 2017 to complement the Law on Land on issues related to land acquisition for state special needs and releasing land from state special needs. This regulation replaced the previously used regulation from 2003 “Regulation on Taking over Land for and Releasing Land from State Special Needs”.
34. This regulation provides the processes and procedures for land acquisition for State special needs and releasing land from State special needs and specifies the roles and responsibilities of stakeholders. The regulations follow the provisions and procedures set out in the Law on Land Allocation to Mongolian Citizens for Ownership, Articles 32 and 37, and Law on Land, Articles 42 and 43, described earlier in this document. In addition, the regulation provides the details of the use of different databases, such as cadastral database, mining cadastre database, the scale of maps to be used, and cross checking of the different databases at different organizations for overlap and associated rights and determining the size and

boundary of the land to be acquired. Also, the regulation provides details on compensation for land and properties, which follow the abovementioned articles of Law on Land Allocation to Mongolian Citizens for Ownership and Law on Land, but also, the regulation provides details for determining compensation for land and properties using existing land price information from the Land Exchange, and the right of affected persons to use certified appraisers, the payment of compensation, and sources of compensation, and procedures for resolving disputes.

35. The regulation assumes that the affected persons and the respective Governor will reach consensus on the land acquisition and conclude an agreement. Further, it regulates that if the affected person does not vacate the land within the time period specified in the agreement, then forced relocation shall be carried out with the support of police based on the decision of the Governor who concluded an agreement with the affected person. The grounds for such an action are set in “article 41 vacating land when land possession right expires” and “article 59 the duties of police related to land issues” of the Law on Land. The regulation clarifies some of the issues that are not clearly addressed in the Law on Land Allocation to Mongolian Citizens for Ownership and Law on Land.

2.1.10 GOVERNMENT RESOLUTION ON DETERMINING LAND VALUE CATEGORY (ZONE), BASE VALUE AND LAND FEE (2018) (NO.182)

36. The Government of Mongolia on 20 June 2018 issued resolution No. 182 for Determining Land Value Category (Zone), Base Value, and Land Fee. This new resolution provides the base value for 1 hectare of land within MUB territory (Annex 3 of the resolution). This resolution overrides the previously applied Government Resolution No. 152 dated 25 June 1997, which provided the base value for land within MUB and other parts of Mongolia. Thus, in the case the land market value is less than the government determined value as set in this newly adopted resolution, the base value of 1 m2 land as determined in this resolution shall be applied in determining compensation for the lost land. See (Annex 2 of the resolution) for the base value as set by the Government.

2.1.11 GOVERNMENT REGULATION COMPENSATION PROCEDURE FOR URBAN REDEVELOPMENT ACTIVITIES (2018) (NO.222)

37. This regulation regulates the relations to determining the type and amount of compensation to be paid to land, immovable property owners, possessors, citizens and legal entities in the area selected for the implementation of the urban redevelopment project. It states in the article 2.1. as ‘In determining the type and amount of compensation, the principles set forth in Article 4.1 of the Law on Property Valuation and Article 5.1 of the Law on Urban Redevelopment shall be followed, as well as the legal rights, livelihoods, the principle of not making the conditions of economic activity worse than before shall be followed’. In the article 3.1. of the regulation were defined the following items shall be included in the compensation assessment such as land entitled to own and possess; immovable property or building on the land that belongs to the main component of the land specified in Article 85.2 of the Civil Code, land acquisition costs, temporary accommodation costs, net operating profit of a citizen or legal entity (hereinafter referred to as “business entity”) engaged in business activities using its own property, land and immovable property in the area selected for the project.

2.1.12 LAW ON THE STATE REGISTRATION OF PROPERTY RIGHTS (2018)

38. This law regulates the relationship and the requirements for registration of property rights and immovable property – such as buildings which are inseparable from the land plot. This law requires payment of registration duties and services fees for the registration of immovable property with the State Administrative Authority in Charge of State Registration of Property Rights (Article 9). All registration and other fees, as well as cost of relocation, are responsibility of parties to a contract and can be included in a contract. The Law on the State Registration of property rights law was amended on June 21, 2018.
39. Article 8 of the General Law on State Registration states that there are 9 types of state registration of property rights. These include:
- i. Property ownership rights;
 - ii. The right to build on other people's land;
 - iii. Easement;
 - iv. Mortgage;
 - v. Usufruct;
 - vi. Lease;
 - vii. Contractual rights for financial leasing of waterway vehicles and aircraft;
 - viii. Warranty;
 - ix. Land possession and use rights.



40. Article 21 of the General Law on State Registration stipulates that state stamp duty and service fees shall be paid for registration, inquiries and information in accordance with the procedures set forth in the legislation, and the amount of fees shall be determined by the Government.

2.1.13 JOINT ORDER OF THE MINISTER OF FINANCE AND THE MINISTER OF CONSTRUCTION AND URBAN DEVELOPMENT, (2020) (NO 202/196)

41. This joint order of the Ministries was approved methodology for the land, immovable property valuation based on Article 24, Section 2 of the Law on the Government of Mongolia, Section 8.2 of Article 8 of the Law on Asset Valuation, and Section 8.1.5 of Article 8 of the Law on Urban Redevelopment Compensation for compensation in relationship to land acquisition and resettlement. The LMA is follow this regulation and acquire land with compensation since 2020.

2.1.14 LAW ON REDUCING TRAFFIC CONGESTION IN THE CAPITAL CITY ULAANBAATAR AND HOUSING OF GER AREA RESIDENTS (2023)

42. The law was into effect from December 15, 2023 in Ulaanbaatar city. The goal of this law is to increase the conditions of citizens' smooth travel, improve the type and accessibility of public transportation, and the use of parking lots, decentralize the city, make residential neighborhoods, and reduce the social and economic impact of congestion and environmental pollution. 10.7 of this law based on the necessary social needs for the implementation of projects and measures to be carried out with state and local budget funds, public-private partnerships, foreign state loans and aid funds in accordance with the general and partial general plans for the development of the city in order to decentralize the territory of the capital. Land will be cleared according to the procedure specified in educational, health and social welfare services, public libraries and cultural institutions, sports facilities, energy, heat supply, water supply, sewage and treatment facilities, communication lines and networks, roads and railways, bridges, underpasses and crossings, disaster relief operations, activities to fight crime and ensure public order, proper disposal, storage and disposal of waste, landscaping and gardening, footpaths and cycle paths, public parking lot, public transport, shuttle transport and housing.
43. Provision of jobs, professional and technical education and training for citizens affected by land acquisition can be organized. Based on the imperative social needs, land acquisition regulations include land acquisition activities, financing of land acquisition, models of contracts to be concluded with affected citizens and legal entities, transfer and termination of land ownership and possession rights and immovable property rights, participation of government organizations and their rights, it includes issues such as obligations and dispute resolution.
44. One of the following forms of compensation shall be used for land acquisition based on social necessity as following: land replacement for land, land replacement for immovable and movable assets, purchase of land in the form of cash compensation, and other possibilities.

2.1.15 GOVERNMENT RESOLUTION ON THE PROCEDURES AND COMPOSITION OF THE CAPITAL CITY LAND RIGHTS DISPUTE COUNCIL (2024) (NO.90)

45. The regulation is approved a working procedure of the "Land Rights Dispute Resolution Capital city council" and "Composition of the Capital city Council" based on the Section 60.2 of the Land law of Mongolia. The purpose of this regulation is to regulate the affairs that arise in connection with the handling of complaints and requests made in connection with land rights disputes as specified in Article 60.1 of the Land Law by the Capital Land Rights Dispute Resolution Board.
46. In the activities of the dispute resolution council, the rule of law, promptness and continuity, not being influenced by others, independence from conflicts of interest, respecting the rights and legal interests of land owners, owners, users and the public, and maintaining the privacy of land owners, possessors and users shall be followed.
47. The Council has 7 members and Secretary which headed by the First Deputy of the Governor for the Economy and Infrastructure Affairs.

2.1.16 GOVERNMENT REGULATION ON THE LAND ACQUISITION BASED ON THE ESSENTIAL NEEDS OF SOCIETY (2024) (NO.91)

48. The purpose of this regulation is to regulate relations related to land acquisition based on the essential needs of society in accordance with Article 10.1 of the Law on Reducing Traffic Congestion and Housing Ger Area Residents of the Capital Ulaanbaatar City.
49. This procedure does not apply to land acquisition relations, except for land acquisition based on social necessity. In the case of land acquisition based on social needs, the capital city of Ulaanbaatar will adhere



to the principles set forth in Article 11.1 of the Law on Reducing Traffic Congestion and Housing ger area residents of the Capital Ulaanbaatar city.

50. This Regulation includes clauses on transaction costs, public consultation, information disclosure, and some measurements on income and livelihood rehabilitation.

2.2 WORLD BANK ESS 5 – LAND ACQUISITION AND INVOLUNTARY RESETTLEMENT

51. The Environmental and Social Framework (ESF) was approved by the Board of Executive Directors on August 4, 2016. It consists of a Vision for Sustainable Development; ten Environmental and Social Standards (ESSs), which set out the requirements that apply to Borrowers, an Environmental and Social Policy for Investment Project Financing (IPF), which sets out the requirements that apply to the Bank. The Environmental and Social Standards set out the requirements for Borrowers relating to the identification and assessment of environmental and social risks and impacts associated with projects supported by the Bank through Investment Project Financing.
52. WB's ESS5 policy on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement - involuntary resettlement should be avoided. Where involuntary resettlement is unavoidable, it will be minimized and appropriate measures to mitigate adverse impacts on displaced persons (and on host communities receiving displaced persons) will be carefully planned and implemented. The applicability of WB's ESS5 is determined during project identification, and the actions are managed through the client's Environmental and Social Management System.
53. Project design should minimize physical or economic displacement whenever possible. Where inevitable, involuntary resettlement shall be done through the implementation of an approved RAP, which is monitored and evaluated and will also have the function of excluding opportunistic settlers after the announced cut-off date. Implementation is complete when all of the impacts have been addressed, and all compensation provided for. Lost assets will be compensated at full replacement costs (means without depreciation in current market rate) and livelihoods of displaced persons will be, at a minimum, restored, and improved if possible. Full consultation, transparency, and community engagement in monitoring and evaluation (M&E) are required under WB's ESS5.
54. The taking of land and construction activities may only commence after compensation is made (with provisions for exceptional individual cases).
55. Displaced persons may have: (i) formal legal rights; (ii) informal but recognized claims; or (iii) no recognizable claim other than presence or use prior to the cut-off date. All are entitled to benefits under the RAP. Very explicit requirements are laid down as to the standards of compensation, consultation and choice. A range of provisions ensures that all livelihood and transactional losses are covered.
56. Where a country's legal provisions require that the government manage resettlement, the client will collaborate and participate to the extent permitted so as to achieve the specified outcomes. Where government compensation or remedial measures fall short of WB's ESS5 standards, the client prepares and implements a Supplemental Resettlement Plan to complement entitlements and bridge the gap. In the case of economic displacement only, the client takes complementary remedial measures under an Environmental and Social Management Plan (ESMP).

2.3 GAP ANALYSIS

57. The resettlement policy framework of this project, assess measures to address gaps between Mongolian legislation and practice and states that should there be a discrepancy in approach, the higher standard shall apply. The table below includes the Key Resettlement Issues and compares the Mongolian Laws and Policies to WB ESF policy requirements. The gaps are identified and the project policy to address the gaps is provided.
58. Several gaps between Mongolian laws or regulations and WB's ESS requirements have been identified including: non-titled occupants of land (without ownership or possession license), including lessees of land and structures, are not eligible for compensation and rehabilitation entitlements; income and livelihood rehabilitation is not normally considered in local land acquisition practice in terms of budget allocation; public consultation and information disclosure is not practiced; an eligibility cut-off date is not declared even though it was delivered a notification by the LMA; and there is no limitation on commencement of civil works until after completion of all land acquisition procedure.

Table 2 Gap Analysis – Mongolian Laws vs. WB ESS5 Requirements



#	Topic	Provisions of Mongolian Law	World Bank Environment and Social Framework	Gap-filling measures
1	Eligible PAPs	Licensed owners, possessors and users of land can transfer their titles to other legal persons recognized under the Land Law (Articles 35 and 38) and the Law on Allocation of Land to Private Citizens (Article 27). Non-titled occupants of land as illegal possessors are not eligible to transfer the land occupied or receive compensation (Land Law, Article 27.4). The Civil Code recognizes the right of a long-term non-owner occupant of ownerless immovable property (incl. land) to own it after 15 years, if registered in the State register (104.2).	(ESS5) Affected persons may be classified as persons: (a) Who have formal legal rights to land or assets; (b) Who do not have formal legal rights to land or assets, but have a claim to land or assets that is recognized or recognizable under national law; or (c) Who have no recognizable legal right or claim to the land or assets they occupy or use.	Under Mongolian law, the capital city's allocated budget for land acquisition is restricted to compensating illegal landowners, leading to a budget shortfall for non-titled Project-Affected Households (AHs). As a result, the Municipality of Ulaanbaatar (MUB) requested the funding from the World Bank to cover compensation for non-titled AHs. In line with ESS5, non-titled AHs are eligible for compensation for their assets, excluding land.
2	Compensation for land	Land ownership is based on the market value, the possession right of land is based on the zone rate by the Government determined regulation in terms of compensation methodology.	The same market rate is applied.	It will follow the Government rate in the possession rights. Other type of compensation is the same to all PAPs except land.
3	Compensation for structures	Contractually agreed payment for transfer of structures located on land acquired. The value of structures is determined at market rates, with depreciation deducted from gross value of the structure. The implication in the land laws is that land and immovable should be compensated at market value. In practice, compensation is not based on market value. There are no provisions for compensation of structures in utility right of way or easement areas.	To mitigate unavoidable adverse social and economic impacts from land acquisition or restrictions on land use by: (a) providing timely compensation for loss of assets at replacement cost (ESS5).	The valuation has been carried out by professional appraisers and all valuations have been estimated on market rate. Also, all PAPs will be given time to salvage materials the compensation without any deduction.
4	Vulnerable groups	Based on the SES, the types of compensation will be selected in the first place for those over 65 years old, or disabled, or in need of constant care, or single parents, guardians with 3 or more children under the age of 14, and will be able to compensate in the first. Within the framework of Mongolian law, the capital city's allocated fund for land acquisition is not designated for the vulnerability allowances.	For economic and physical displacement, the RP will pay attention to gender aspects and the needs of vulnerable segments of communities and will ensure that these are provided in a transparent, consistent, and equitable manner (ESS5).	Identification of vulnerable groups as early as screening process so that they can participate, and their concerns are taken into account during the consultation and planning. Mongolian law does not provide for a vulnerable allowance, leading to a budget shortfall for this purpose. As a result, the Municipality of Ulaanbaatar (MUB) requested the funding from the World Bank to support vulnerable AHs.
5	Grievance procedures	The Land Law refers disputes over land to the governors of administrative units and eventually the courts (Article 60). The Civil Code and Law on Allocation of Land to Private Citizens refers various types of disputes to the courts.	Propose and implement a grievance mechanism to receive and facilitate resolution of concerns and grievances proportionate to the project risks and impacts (ESS10).	The RAP has been prepared as per the WB's requirement including the information on the project-level GRM.
6	Resettlement Action Plan information disclosure and public consultation	The Law on Urban Development (Article 17 and 18) states participatory planning shall be adopted in urban development planning and consultation with citizens shall be conducted in the course of implementation of urban planning. Decisions pertinent to urban development shall be disseminated and disclosed to the public in timely manner.	The Borrower will prepare a plan proportionate to the risks and impacts associated with the project: For projects with minor land acquisition or restrictions on land use, as a result of which there will be no significant impact on incomes or livelihoods, the plan will establish eligibility criteria for affected persons, set out procedures and standards for compensation, and incorporate arrangements for consultations, monitoring and addressing grievances (ESS5).	The RAP will be publicly disclosed in local language and released on the project website. And hard copies will be maintained in any field offices.
7	Cut-off date	The owner of the land shall be notified in writing at least one year before making a decision on the replacement or repossession of civil-owned land based on the special needs of the state. Other expenses that significantly increase the value of real estate and land constructed after receiving the notification shall not be reimbursed.	In conjunction with the census survey, the Borrower will establish a cut-off date for eligibility. Information regarding the cut-off date will be well documented and will be disseminated throughout the project area at regular intervals in written and (as appropriate) no written forms (ESS5).	For this project, the cut-off date will be set in consultation with the MUB Land Agency, and a notification will be provided to each PAPs.



8	Notification period for vacating property and commencement of civil works	Time period for vacating a property may be defined in contract. Civil works commence in parallel with acquisition of property, but without a defined waiting period.	The Borrower will take possession of acquired land and related assets only after compensation in accordance with the ESS has been made available (ESS5). This will occur well prior to civil work commencement.	Compensation amounts and other resettlement entitlements will be provided to the affected households prior to any physical and economic displacement.
9	Livelihood Restoration Measures (LRP)	Preparation or implementation of livelihood restoration measures are not required under the law and not practiced. Within the framework of Mongolian law, the capital city's allocated fund for land acquisition is not designated for the Livelihood Restoration Plan (LRP).	ESS5 acknowledges the significance of Livelihood Restoration Plans (LRP), and livelihood restoration and improvement programs will be initiated promptly to ensure that affected individuals are adequately prepared to seize alternative livelihood opportunities as they become necessary.	Identify businesses and other communities who are eligible for LRP and conduct detailed needs assessment and meaningful consultation to develop a detailed and needs based Livelihood Restoration Plan with specific timeline. To adhere to World Bank safeguard policies, MUB requests funding for the LRP implementation of the loan from the World Bank.



3. SCOPE OF LAND ACQUISITION AND RESETTLEMENT

3.1 METHODOLOGY FOR THE RAP

59. An Inventory of Losses (IOL) for the affected lands and other assets of all the PAPs was carried out by the pre-valuation team from October 2023 to January 2024. The PAPs include landowners, possessors, affected structure owners and affected business owners. The data on IOL has updated by the detailed measurement carried out by Land Management Agency (LMA) for land acquisition between March and May 2024. The Socio-Economic Survey (SES) was conducted between January 19 to 1 February, 2024 just after delivered the cut-off notification by the LMA distribution to the AH's each plots.

3.2 MEASURES TAKEN TO MINIMIZE THE RESETTLEMENT IMPACTS:

60. The land is currently an unpaved road and in the west side of Selbe River. some land of the RCOI is owned by the public while some part of land is possessed by residents. The right of way (ROW) is required to permanently acquire the land for the project route. Following the development of a preliminary route based on aerial imagery analysis, several methods of verification and adjustment were utilized to avoid and/or minimize resettlement impacts where possible, resulting in continuous refinement of the overall route.
61. According to the Resettlement Policy Framework of the Ulaanbaatar Sustainable Urban Transport (USUTP) based on the WB's ESS5 requirements, the objectives of the project's resettlement policy are to avoid or minimize (if avoidance is not possible) involuntary resettlement. Where avoidance is not possible, such impacts should be mitigated and affected people should be compensated for adverse impacts.
62. The original technical design showed that 130 AHs and 103 land parcels will be affected. The RAP specialist worked with the detailed design engineers on the possibilities to avoid and minimize Land Acquisition and Resettlement (LAR) impacts through reviewing the design options and field works on site. As a result, it was possible to reduce Land Acquisition and Resettlement (LAR) scope by 22 AHs (26 land parcels), (i) due to the design changes by planning to use vacant public land and (ii) by planning to be one side of the street, not on both sides of the households in the same street.

3.3 LAND ACQUISITION AND RESETTLEMENT IMPACT

63. Based on the minimization actions through the route, RAP consultant has identified the following impacts (Table.3).

✓ **Impact on Plots and Households:**

- A total of **78 plots** (including **9 non-titled / unpermitted plots**) will be affected by the project. Of these, **32 plots** were already addressed under previous land acquisition activities and have been removed from the current scope. Therefore, **46 plots** remain to be resettled under this project.
- Among the 46 plots:
 1. **9 plots are non-titled** and will be **fully affected**.
 2. The **remaining 37 plots** are associated with **43 parcels** documented through official land certificates.
- Five parcels have no residential structures or households residing on them.
- The affected plots are owned by individuals and entities, consisting of **105 households** and **3 businesses**.
- Out of a total of **108 Project-Affected Households (AHs)**:
 1. **70 households** and **3 businesses** have participated in the socio-economic survey.
 2. **47 AHs** were already addressed under prior land acquisition.
 3. The remaining **61 AHs** are included under the current USUTP scope:
 1. **30 AHs are fully affected**
 2. **31 AHs are partially affected**

✓ **Impact on Land and Parcels:**

- Of the **43 affected parcels (land unit that legally permitted)**:
 1. **15 parcels** will be **fully acquired**
 2. **28 parcels** will be **partially acquired** on a permanent basis.
- Among the partially affected parcels, 7 were found to have extended beyond their permitted cadastral boundaries without authorization. No structures exist on these extensions. These land users have committed to rebuilding their fences in accordance with LMA-approved boundaries and will not be eligible for compensation, as per applicable regulations.



- In the land impact context, a land is considered **fully affected** and subject to physically relocated when:
 1. **More than 50%** of the total land owned/occupied by a household is impacted, and/or
 2. The entire house in which a PAPs are currently residing needs to be demolished, or
 3. The remaining land is **unsuitable** for habitation and **fails to meet living standards**.
- In other scenarios, where these conditions are not met and the area is deemed **partially impacted**, the project will acquire only the affected land/asset and allow residents to simply reduce the boundary and continue to reside there.
- However, since land acquisition is a process influenced by the citizen's request, some individuals—despite being fully affected—may ask to retain the remaining portion of their land. Conversely, partially affected Project-Affected Persons (PAPs) may also request to be treated as fully affected. In both cases, exceptions may be considered based on **the specific requests of the PAPs**.

✓ **Impact on Structures:**

- A total of **288 structures** will be affected by the project.
- This includes **37 houses** that will be fully affected and require complete demolition.

Table 3 Overall LAR impacts

Project Affected Person	Total	303
	Household residing on affected land parcels/ persons	105/295
	Household not residing on affected land parcels	5
	Business entity	3
Affected Land (parcel)	Total	43
	Full	15
	Partial	28
Affected structures	Total	288
	Of which fully affected residential houses	37

3.3.1 AFFECTED LAND

64. Based on the Inventory of loss (IOL) results, land impacts have been identified below:

✓ **Total Land Requirement:**

- The Selbe road project will require a total of 21,140 square meter (m2) of land.

✓ **Land Acquisition from Households and Entities:**

- Of this total land requirement, 16,195 m2 of land needs to be acquired from households and entities for residential use. The remaining affected land area, totaling 4,945 m2, is state-owned land with no involuntary resettlement (IR) impacts.
- During the finalization of this RAP, it was identified that 10,900 m2 of land had already been resettled under previously government-financed projects or activities, leaving a residual 5,295 m2 of land that now needs to be acquired from households and entities.

✓ **Impact on Parcels:**

- There are a total of 43 parcels affected by the project, with 15 parcels fully affected and 28 parcels partially affected.
- There are 7 parcels where the landowners have extended their plots without permission, and no structures have been identified on the extended areas.

3.3.2 AFFECTED STRUCTURES

65. The IOL team identified that a total of 37 (including a 2-storeys building) houses owned by 32 AHs will be affected by land acquisition for Selbe road consisting of 35 houses constructed on private land and 2 houses built on state land. All 37 affected houses are permanent structures.

66. The results of the IOL for the impacted structures show that there are different types of structures and compensation items such as houses, wooden fences, latrines, garages, iron gates, concrete area, pit for wastewater, trees, gers to be moved etc. Affected Structures provides the details on the type of affected structures, the quantity of the loss, number of affected objects (Table.4).

Table 4 Affected structures



#	Affected Structures	Unit	Qty (identified during IOL)	Qty (As of April 2025, remained to be resettled)
1	House	Pc	37	11
2	Fence	Pc	58	35
3	Gate for the Fence	Pc	57	23
4	Small storage barns	Pc	21	16
5	Pit latrine	Pc	46	28
6	Trees	Pc	25	-
7	Gers	Pc	40	19
8	Containers	Pc	3	3
9	Garage	Pc	1	1
10	Total	Pc	288	137

67. A socio-economic survey (SES) of the AHs was conducted in January 2024 and an inventory and valuation of their land and assets was conducted between October 2023 and asset valuation was updated in January 2024. Based on the results of these surveys, valuation and detailed technical designs, an assessment has been conducted of potential land acquisition and resettlement impacts for Selbe road. The cut-off date announcement was provided to the AHs on 19 January 2024 during the field investigation by the Land Management Department.
68. Two types of questionnaires were prepared and introduced to PMO. Two types of questionnaires were prepared both for affected business entities and households (Annex 6). Total 73 AHs were interviewed and 3 HH refused, 5 plots were empty (no any structures) and 27 plot-owners were absent to meet and did not reach the owners.

3.4 IMPACT ON VULNERABLE GROUPS

69. The SES Survey was conducted between January and February 2024 and interviewed 70 AHs by using questionnaire with quantitative and qualitative questions visiting each household in the ROW. As a result, 38 AHs out of 108 AHs were identified as vulnerable groups by the SES result. Vulnerable groups categorized into (single parent headed, elderly headed over 65 aged, disabled PAPs, AHs with income per capita is below official designated minimum wage level, and AH without land permission) were defined in the RAP for Selbe road, as those AHs who have limited capacity to adapt to changes in lifestyle such as loss of permanent land. The list of vulnerable PAPs below is subject to verification during the implementation of the RAP based on the submission of the required supporting documents by the affected people.

The confidentiality of vulnerable PAPs will be strictly maintained in accordance with the Law on Statistics and the Personal Data Privacy Law of Mongolia. As outlined in Articles 6, 8, 18, and 29, public disclosure is prohibited without the owner's consent. Thus, the list of vulnerable PAPs is not for public consultation.

4. SOCIOECONOMIC INFORMATION OF PROJECT AFFECTED PERSON

4.1 BASIC DEMOGRAPHIC INFORMATION

70. There are a total of 105 households and 3 businesses that will be affected by the project, but 73 AHs participated in the SES.

✓ **SES participation:**

- 70 households and 3 businesses out of total. Remaining 35 households did not participate because 3 of them refused, 5 plots are empty and for 27 plts, the owners were absent during the SES undertaking.

✓ **Type of households:**

- 42 households out of total are land owners and 31 households are relatives to the landowner.

✓ **Affected people:**

- There were 295 residents in 70 households. Of all head of the AHs, 65.7% of them were male, 34.3% female, mean age was 50. 48,8% out of total PAPs, male, 51,2% are female.

✓ **Employment:**

- 39% of participants had full time work (Table.5).

Table 5. Affected people's demographic information

#	Categories of AHs	Quantity	Percentage
1	Total PAPs of which	73	100%
	Households	70	
	Business entity	3	
2	Population Gender		100%
	Male	146	48.8
	Female	139	51.2
	Mean age	52.2	
	Median age	50	
3	Landowner/Processor	73	100%
	Yes	42	57.5
	No	31	42.5
4	Employment		
	Full-time work	32	39
	Part-time work	2	2.4
	Own business	16	19.5
	Unemployed	9	11
	Pension	19	23.1
	Student	-	-
	Other	4	4.9

71. 41.5% or 34 households have 1 to 3 family members, 11 households have 14 disabled members and 50 children under 6 years old and 33 members are over 60 years old in their family (Table 6).

Table 6. Household members

#	Categories of AHs	Quantity	Percentage
1	No. of household members:		
	1-3	34	41.5
	4	15	18.3
	5-6	25	3.5
	7-8	8	9.7
2	Number of children		
	Age of 0-6	50	10.5
	Age of 7-17	79	24.5
	Age of 18-23	21	6.5
3	Elders	33	10.2
4	Disabled	14	4.3

4.2 RESIDENCY OF HOUSEHOLDS

72. Out of total AHs, 52% landowners live in their plots and 2 more households live in 22 plots, and 9 households live without land permission. Most of the residents (84.2%) live permanently, 85.4% of them lived in current location for more than 3 years. More than half (57.3%) of respondents live in Ger, and



burn improved coal for heating. Except for 4.9%, the rest of the respondents were home owners and 4 households responded that they rent their house (Table.7).

Table 7. Type of residency and dwelling

#	Categories of AHs	Quantity	Percentage
1	Permanent residency		
	Yes	69	84.2
	No	13	15.8
2	Duration of living		
	Up to 6 months	1	1.2
	6-12 months	4	4.9
	1-3 years	7	8.5
	More than 3 years	70	85.4
3	Type of dwelling		
	Ger	47	57.3
	House	34	41.5
	Ger and house	1	1.2
4	Type of heating		
	Central heating	1	1.2
	Coal, improved coal	74	89
	Gas	1	1.2
	Power heating	7	7.3
	Renewable energy	-	-
	Other	-	-
5	Ownership home		
	Yes	77	95.1
	No	4	4.9
6	Home renting		
	Yes	4	66.6
	Entity's	1	16.7
	Other	1	16.7

4.3 INCOME AND EXPENDITURES OF HOUSEHOLDS

73. Data on household income and spending shows that most households pay between MNT200,000 and MNT500,000 for rent. The primary sources of income are work (44%), pensions and benefits (34%), and own businesses (21%). Regarding monthly income, 55% earn between MNT660,000 and MNT1,500,000, while 24% earn less and 21% earn more. In terms of spending, 55% spend between MNT660,000 and MNT1,500,000, with smaller portions spending less or more than these amounts. (Figure 2 and 3).

Figure 2 Source of affected household income

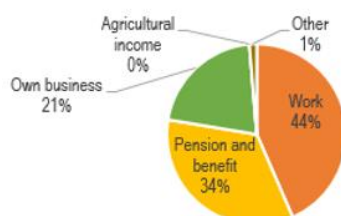
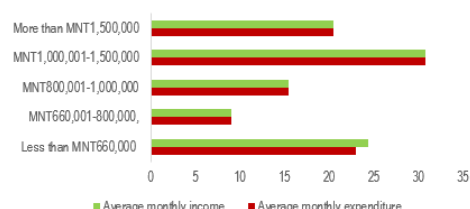


Figure 3 Average monthly income and expenditure of affected household





4.4 AFFECTED HOUSEHOLD MEMBERS OPINIONS

74. Even though households reported that they faced environmental pollution (air pollution), all 100 percent of them were not willing to move away from Ulaanbaatar. 70% of women in households are fully involved in decision-making in finance, loan and savings, children's education and health, property and vehicle sales, selecting residential places, and buying goods and food at home. Most of the participants (64.6%) heard about the USUTP from sources such as districts, khoros, and neighbors (Table.8).

Table 8. Household opinions

#	Categories of AHs	Quantity	Percentage
1	Difficulties		
	Air pollution	80	100
	Soil pollution	63	78.8
	Waste	12	15
	Noise pollution	29	36.2
	Other	3	3.8
2	Where would households move		
	Within UB	82	100
	Countryside	-	-
Female participation in decision-making in household			
3	Decision on finance, loan and savings		
	No involvement	2	2.7
	Partially	12	16
	Fully	61	81.3
4	Decision on children's education		
	No involvement	1	1.5
	Partially	4	6.2
	Fully	60	92.3
5	Decision on children's health		
	No involvement	-	-
	Partially	4	6.2
	Fully	61	93.8
6	Decision on property, vehicle selling		
	No involvement	-	-
	Partially	12	16.4
	Fully	61	83.6
7	Decision on selecting residential place		
	Partially	11	14.7
	Fully	64	85.3
8	Decision on buying home goods and foods		
	No involvement	1	1.3
	Partially	3	4
	Fully	71	94.7
9	Did hear about USUTP		
	Yes	53	64.6
	No	29	35.4
10	Information source		
	TV	-	-
	Newspaper	-	-
	Internet, social media	1	1.8
	District, khoroo	33	58.9
	From other people	22	39.3
	Other	-	-

4.5 OPINIONS ON PROJECT IMPLEMENTATION

75. The majority (67%) of participants are supportive of the project (have a new road), 57.5% of participants expect both positive and negative impacts and 42.1% of households do not know whether impacts are positive or negative. Almost every household (93.8%) wanted to get information about opportunities and advantages of the project and 70.5% from the PMO (Table.9).

Table 9 AH's opinion on project

#	Categories of PAPs	Quantity	Percentage
1	Opinion		
	Support	55	67
	Oppose	3	3.7
	Not decided	24	29.3
2	Do you expected any impact from the project		
	Yes	30	37.5
	No	4	5
	Do not know	46	57.5
3	If yes, what impact do you expect from the project		
	Positive	32	26.3
	Negative	24	15.8
	Do not know	32	42.1
4	Information wanted from the project		
	Opportunity and advantages	76	93.8
	Road construction	2	2.5
	Work recruitment	3	3.7
5	Source preference to receive information about the project		
	District, khoroo	23	29.5
	PMO	55	70.5
	Internet, social media	-	-
	Other source	1	1.3

76. More than half (69.6%) of participants responded that they were happy to have a new road and their kids' safety will be improved whereas 36.5% of respondents voiced concern about the place to move to when land acquisition has been implemented (Table.10).

Table 10 Household opinions of positive and negative impacts of the project

Categories of AHs	Quantity	Percentage
Opinions on positive impact		
Bus stop will be near to us	1	1.8
Buy an apartment	1	1.8
Infrastructure will be improved	1	1.8
Life will improve	2	3.6
Road improvement, kid's safety	39	69.6
Have a good home	1	1.8
Less traffic jam	4	7.1
Have a pedestrian sidewalk	1	1.8
Do not know	6	10.7
Opinions on negative impact		
Cant get money from container storage	1	1.9
Do not know where will move to live	19	36.5
Dust, noise	6	11.5
Reduced land	2	3.8
Do not know how to live in the future	4	7.7
Decrease safety in the road construction area	4	7.7
Resettlement issue	5	9.6
Kids cannot play	1	1.9
None	4	7.7
Do not know	6	11.5



5. THE LIVELIHOOD RESTORATION PLAN (LRP)

5.1 LRP ITS PURPOSE AND PROJECT POLICY ON LRP

77. The development of Livelihood Rehabilitation Plan (LRP) is a requirement for the Project that entails issues of compensation for an, impact on livelihoods under the WB ESS5 policy on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement). The plan data is derived from the socio-economic survey and consultations conducted as part of the Resettlement Action Plan (RAP). The Livelihood Restoration Plan (LRP) comprises the following elements: impacts and eligibility entitlements, proposed activities and measures, financial requirements and budget, and implementation arrangements. The detailed LRP together with types of interventions, training and other support measures for the eligible households will be submitted for World Bank clearance.
78. The purpose of the LRP is to ensure that businesses and employees achieve at least the same level of livelihood as they had before displacement. In addition to compensation, targeted PAPs will be offered opportunities for employment or training.
79. The LRP incorporates measures designed to meet the objectives of Environmental and Social Standard 5 (ESS5), which stipulates that:
 - Adequate transitional support and development assistance must be provided to affected individuals to enable them to restore or enhance their livelihoods and standards of living.
 - Special attention is given to vulnerable groups within the affected population.
 - Ensure that affected individuals receive resettlement assistance, preferably within the scope of the Project, to improve their standards of living, income-earning capacity, and production levels.
80. This LRP meets the requirements of ESS5 regarding compensation and rehabilitation policies, principles, objectives, and implementation procedures. It also complies with relevant national laws, rules, regulations, and guidelines for providing livelihood and rehabilitation assistance to PAPs.

5.2 LIVELIHOOD IMPACT

81. The scope of the LRP will be fully outlined in the detailed LRP.

5.3 ELIGIBILITY AND ENTITLEMENT

- ✓ The affected businesses will be eligible for cash compensation for the duration of loss for upto one-year maximum based on tax receipts/other valid documents or, if these are not available, based on the average net income of typical local businesses in project areas. Additionally, business owners are entitled to receive skill training, and upon successful completion, they will also receive equipment or facilities to support their new skills.
- ✓ The loss of employment due to construction activities will be compensated through a combination of measures, depending on their preference. They may choose to receive skill training through the Livelihood Restoration Plan (LRP). Upon successful completion of the training, they will also receive equipment or facilities to support their new skills. Alternatively, they can choose cash compensation for the period of employment interruption, based on their current salary.
- ✓ Affected employees and businesses and one member of vulnerable households can access the following support based on their needs:
 - Advisory services and assistance to help them relocate or re-establish their livelihoods and businesses.
 - Options to choose from:
 - Skill training and permanent job placement for Project-Affected Persons (PAPs) through the district's Labor and Social Protection Office in trades such as hairdressing, cooking, welding, etc.
 - Access to other training programs that offer permanent job opportunities through TVET or other licensed institutions.
 - Provision of equipment and facilities for home businesses for those who have completed the LRP training, based on a detailed needs assessment.



5.4 LRP IMPLEMENTATION ARRANGEMENTS

5.4.1 LRP INFORMATION DISCLOSURE

82. Before implementing the LRP, a detailed needs assessment and focus group discussions will be conducted with each of affected businesses and employees to determine baseline income levels and socio-economic conditions, and to understand their preferences for different LRP options.

5.4.2 LRP IMPLEMENTATION SCHEDULE AND COMMENCEMENT OF WORKS

83. In line with the principles laid down in this LRP, the LRP implementing consultants, with support from the PMO, will prepare a detailed implementation schedule indicating the sequence and time frame of activities in different phases and RAP implementation timelines synchronized with the construction schedule for the Project.

5.4.3 LRP INSTITUTIONAL ARRANGEMENTS

84. The roles and responsibilities of the agencies involved in livelihood restoration activities at various levels are outlined below:

MUB: MUB will primarily be responsible for executing the Project and delivering the LRP in line with the World Bank's policy principles and relevant national laws and regulations.

- The Land Management Authority (LMA) will ensure effective and meaningful communication between LRP implementing consultants and the target group, ensuring accurate information is conveyed to citizens, as well as handling other related responsibilities.
- District and khoroo governors, along with section leaders, will be responsible for disseminating information to citizens and organizing gatherings as needed, given their close proximity to the community.

PMO: The PMO will play a key role in supporting safeguard management and overseeing the planning, implementation, and supervision of the LRP. The PMO's main responsibilities include:

- Ensuring compliance with the LRP across MUB agencies.
- Ensuring consistent LRP implementation by overseeing LRP consultants and addressing any on-site issues promptly.
- Ensuring compensation and assistance are provided according to the LRP.
- Ensuring LRP drafts are reviewed and approved by the World Bank, with final versions posted on the MUB website.
- Ensuring monitoring reports are prepared, reviewed, and posted on the MUB website following World Bank approval.

5.4.4 LRP MONITORING

85. The detailed monitoring plan will be developed no later than the start of the livelihood restoration support implementation. Both performance and impact monitoring will be conducted.
86. The activities of the LRP are subjected to both internal and external monitoring. Monitoring and evaluation activities related to livelihood restoration are guided by principles included in the RAP. At the end of the implementation period of the LRP a post-evaluation socio-economic survey will be conducted by external monitoring consultants to determine whether the targets have been met.
87. Disclose all monitoring reports of the LRP implementation the same way as the RAP implementation schedule at PMO websites and to the PAPs, and other stakeholders.

5.4.5 LRP FINANCING AND BUDGET

88. There will not be any monetary compensation paid as part of the livelihood restoration program as compensation payments for the acquired land and properties are reflected in the RAP budget.
89. Livelihood restoration measures are integral to the RAP costs and will be estimated and included in the RAP budget to ensure adequate funding.

6. ELIGIBILITY AND ENTITLEMENT MATRIX

90. All affected households and entities are entitled to compensation and assistance as specified in the World Bank's Environmental and Social Standard 5 (ESS5). This includes owners, possessors, users, legal occupants, non-titled occupants, and lessees. Compensation for lost land and assets will be provided based on the principle of full replacement costs, and all compensation will be paid in cash. A land-for-land approach will not be utilized within this project. The specific entitlements for various types of losses, as identified during the Socio-Economic Survey (SES), are detailed in the entitlement matrix below. (Table 13).
91. Eligibility for compensation and assistance under the Project is determined by the cut-off date, which marks the completion of the census for affected households and the assets inventory. Affected persons, as well as those who settled in the Project area, were informed of this date, which establishes that no compensation or assistance will be provided for claims made after this date. The cut-off date for this project is **January 19, 2024**, and it was communicated in writing and face-to-face by the Land Management Authority (LMA) and Project Management Office (PMO) in coordination with local authorities.

Table 11 Entitlement Matrix⁶

No	Type of Loss	Entitled Person	Entitlement
1	Structures	Structure Owner	<ul style="list-style-type: none"> Replacement cost for structures at current market price without depreciation Transitional allowance (applicable when the entire house is acquired or for permanent relocation) Right to salvage materials One time moving allowance
2	Land	Landowner/ Possession	<ul style="list-style-type: none"> Replacement cost for land ownership rights For the possession right, land base price based on the land zone Costs associated with transactions and document changes (applicable when the land is partially affected and requires document modifications).
3	Businesses	All affected businesses	<ul style="list-style-type: none"> Cash compensation for the duration of loss profit based on tax receipts/other valid documents.
		Lessee permanently affected	<ul style="list-style-type: none"> Cash refund at rental fee rate and proportionate to duration of remaining lease period from land owner.
4	Employees	All laid-off employees of affected businesses	<ul style="list-style-type: none"> Cash compensation during the period of employment interruption, based on current salary.
5	Vulnerable Household	Vulnerable households as identified in census, such as non-titled, single headed, disabled, below the officially designated minimum wage rate.	<ul style="list-style-type: none"> Based on the SES, for single parents, PAPs that are 65 years old and older, guardians and supporters for disabled, who need constant care, and families that have 3 or more children under the age of 14 will be able to compensate in the first. Provision of skill trainings and a permanent jobs for PAPs by the Labour and Social Protection Office of the district.
6	Non-titled Affected Households	Households that live in the project affected plots without official permission	<ul style="list-style-type: none"> Compensation for the affected structures. One-time Transitional allowance. One-time Moving allowance
7	Unanticipated impacts	All affected persons	<ul style="list-style-type: none"> To be identified during project implementation. Measures will be formulated as appropriate according to WB policy and reported to WB prior to implementation.
8	Trees	All affected persons	<ul style="list-style-type: none"> The value determined to be fair compensation for various types of agricultural land and crops, trees, and other commodities based on current market rates.

⁶ Source: Final Resettlement Policy Framework, USUTP



7. COMPENSATION COSTS AND BUDGETS

7.1 VALUATION METHODOLOGY

92. The purpose of this valuation is to ascertain the appropriate compensation to be provided to AH's preparing to vacate the land and the property upon it. This methodology was crafted to align with the prevailing laws, standards, and regulations in Mongolia, as well as the stipulations outlined in the Resettlement Policy Framework (RPF), which serves as Annex 4 of the Environmental and Social Management Framework (ESMF) for the Ulaanbaatar Sustainable Urban Transport Project (USUTP), along with the requirements of the World Bank's Environmental and Social Standard 5 (ESS 5).
93. An independent and certified appraisal company conducted a detailed measurement survey and calculated replacement cost based on the agreed entitlements on compensation and assistance in the entitlement matrix. The cost for the RAP implementation is finalized based on the results of the RCS which will be conducted by an independent and qualified appraiser hired⁷ by the LMA. The price per unit for the land affected by AHs will fluctuate depending on the type of land ownership. To determine benchmark land sales in the market, data from various sources will be analysed directly for comparison. Regarding possession rights, the land's base price will be determined according to its zoning. This basic price is established by Government Resolution No. 182 of 2018, multiplied by the price growth coefficient.
94. For the assessment of structure costs, it was used methodology along the Minister of Construction and Urban Development's Order No. 203 from December 28, 2016 "On the Approval of Building Regulations", as well as "Rules for the Application of Benchmark Assessment of Unit Capacity of Buildings" approved by Annex 1 of the Order, and Order 2 - "Benchmark assessment of unit capacity of buildings" approved by Annex 2 and "Benchmark assessment of unit capacity of outdoor roads and other landscaping work" approved by Annex 3 were used as a benchmark cost for the evaluation.
95. The asset valuation was followed relevant Government regulations and methodology on the principle to keep the current market conditions by legal interests and business activities for property owners:
 - In terms of land loss, the appraisal was determined as data information on the market value of land from the websites of real estate brokerage companies and compared and estimated.
 - As WB's ESS5 requires replacement cost for assets with no reduction for depreciation – these values did not include depreciation. The full replacement cost for the structures was included by using the current market rates for purchasing new materials, costs for transportation, machinery and labor, and all other costs that will occur to replace the lost structure.
 - The compensation for the business loss is the main composition of the total direct RAP implementation cost. The loss of business is estimated based on the financial statements.

7.2 COMPENSATION BUDGET FOR LAND LOSS

96. The valuation for land with ownership title's loss was determined solely using the market value method, with data sourced from real estate brokerage, websites to establish the market land price. Utilizing the selected data representing benchmark land sales in the market, the value of each household's land is determined independently.
97. The Government's base price for land with possession title was determined according to the Government resolution on determining land value category (zone), base value and land fee (2018) (no.182).
98. Non-titled AHs will be not compensated for the land.
Additionally, transaction and document modification costs apply when a land parcel is partially affected and requires updates to legal documents. These transaction costs for PAPs include land quality verification fees.

7.3 COMPENSATION BUDGET FOR STRUCTURE

99. For each type of affected structures, full replacement costs were determined and the compensation amount set. As WB's ESS5 requires replacement cost⁸ for assets with no reduction for depreciation.

⁷ All state organization including the LMA has to follow provision of the Budget Law in selecting an independent and certified appraisal by open bidding every year.

⁸ Full replacement cost is included materials, transportation cost, labor and construction.



The full replacement cost for the structures was included the current market rates for purchasing new materials, costs for transportation, machinery and labour, and all other costs that will occur to replace the lost structure. The replacement cost unit rates of each type of asset assessment for buildings and structures was approved by the Minister for Construction and Urban Development, Order 203, from December 28, 2016. This rule regulates 'base price' as a reference per square meter for compensation to buildings, facilities and structures of the PAPs. Appraisal companies must follow this base price and its index with reference to goods and construction materials price growth and inflation rate approved order by the Minister for Construction and Urban Development every year. PAPs can decide whether to do replacement of the lost structures by themselves with cash compensation or to contractor to build it. The structures include mainly all types of residential houses, fences, containers, trees, a small barn and latrine.

100. Non-titled AHs will be compensated for the affected structures.

7.4 MOVING ALLOWANCE

101. The costs related to transporting and relocating assets, including Gers, as well as dismantling buildings and structures involved in land acquisition, have been estimated at market price. A portion of the dismantling costs will be paid to the contractor responsible for demolition. However, during negotiations, PAPs may request to receive the dismantling costs directly, along with the transport allowance. This arrangement will be documented in the contract.

7.5 TRANSITIONAL SUPPORT

102. Transitional support is a one-time financial assistance provided to fully and permanently affected PAPs who are relocating to a new place to live. This support covers the cost of renting a house or fenced area for up to three months until they find a permanent residence.

7.6 ECONOMIC LOSS

103. Compensation for the economic loss includes business income loss and employment loss. For business owners, compensation will be calculated based on the average net profit over a 3-month period. For employment loss, compensation will be determined using the monthly salary and provided for 3 months. The loss of income is estimated based on tax receipts/other valid documents, if these are not available, based on the average net income of typical local businesses in project areas. Should it be determined during the implementation of the Livelihood Restoration Plan (LRP) that compensation for additional months is necessary, the cost will be covered by the World Bank loan.

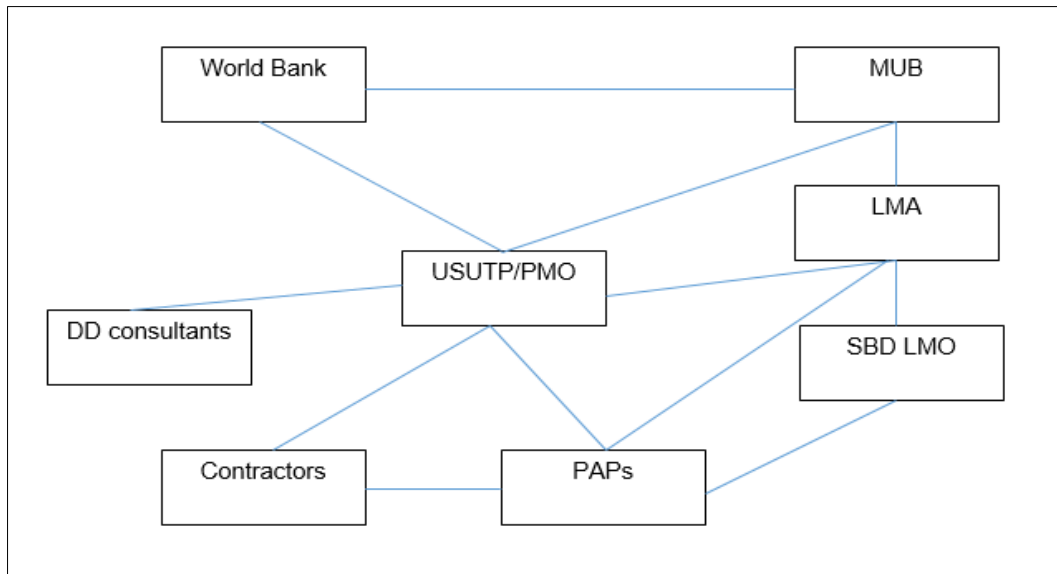
7.7 VULNERABILITY ALLOWANCE

104. Vulnerable households will be provided one-time vulnerability equivalent to officially designated minimum wage rate for 3 months. This is part of the additional assistance to the vulnerable households to cover any extra costs and inconvenience that vulnerable households may incur due for resettlement.

8. INSTITUTIONAL ARRANGEMENTS

105. The cost of compensation, assistance, and resettlement will be provided by the Capital city governor's office from the approved annual budget of the Capital city's. Figure 4, shows the main institutions involved in RAP implementation.
106. The World Bank reviews and approves the Resettlement Action Plan (RAP) and receives monthly monitoring reports from the Project Management Office (PMO). The Capital City Governor's Office acts as the Executing Agency (EA) for the Ulaanbaatar Sustainable Urban Transport (USUT) project's land acquisition and resettlement, working in close collaboration with the Land Management Agency (LMA) of the capital city.
107. The LMA of Capital city is mainly responsible for negotiating and signing an agreement with AHs and for land acquisition, including resettlement activities. It will maintain overall signoff of the compensation coverage and package and maintain overall oversight, including compliance with WB's ESS5 and Mongolian legal requirements and participate in some monitoring activities.

Figure 4 Core Agencies and Organizations for RAP implementation



108. The LMA has the overall responsibility for the Project in areas such as preparation, implementation of all land acquisition and resettlement tasks, cross-agency coordination, management, monitoring and evaluation of all project implementation aspects by following:
 - Implement RAP after upon WB's approval;
 - Make decisions related to the land acquisition and compensation of affected people;
 - Ensure in resolution of complaints by MUB as well as local authorities involved in land acquisition, plot allocation and complaint handling / grievance resolution;
 - Ensure availability of sufficient budget for compensation, support and resettlement activities;
 - Ensure compliance of land acquisition and resettlement activities with the approved RAP;
 - Ensure cross agency coordination and liaison with relevant state agencies involved in implementation of RAP tasks;
 - Make high level decisions, including resolving AHs grievances and facilitating court processes.
 - Take measures to fully clear the land after the affected persons have relocated. After the land has been fully cleared, hand it over to the PMO, and a decision shall be made to grant land possession and use rights in accordance with the relevant regulations."
109. Land acquisition will be carried out by the Land Acquisition Division of the LMA and Land Management Office of Sukhbaatar district. The Land Acquisition Division is monitoring internally with support from the USUTP supervision. The Land Acquisition Division will oversee the following tasks:
 - Conduct research on the legal status of land, buildings, and other assets that will be affected by land acquisition by the subprojects;
 - Conduct demarcation of the corridor of impact and conduct the detailed measurement survey for all the land and on-land assets affected by the projects;
 - Negotiate type of compensation with PAPs;



- Calculate the amounts of compensation and assistance for affected land and affected non-land assets;
- Facilitating the implementation of activities for changing the legal status of affected land and houses;
- Assist in addressing any complaints, objections and proposals raised by PAPs.

110. By recommendations of the Land Acquisition Division, Land Offices of Sukhbaatar district is responsible for implementation of RAP following:

- Organize land acquisition and resettlement in accordance with their official obligations;
- Receive and resolve grievances;
- Resolve land disputes;
- Register land use and category changes due to land acquisition and resettlement actions, enter the information into the cadaster database, and report to the Land Management Department;
- Monitor and report on efficient and rational use and protection of released land.

111. The PMO is responsible for ensuring and monitoring payment of compensation to PAPs, business entities and organizations based on the agreement with the LMA and land clearing.

112. Construction contractors will be responsible, by means of the management officers in charge of Community Health and Safety issues, for the following tasks related to the GRM:

- Receive grievances from PAPs through all available means, and assisting them in filling the grievance form;
- The contractor will immediately resolve the grievance if the grievance is directly related to their actions and obligations before elevating high levels;
- Forwarding all received grievances to LMA for registration and monitoring purposes;
- For unsolved grievances, or those related to land and RAP issues, forward them to the LMA for further redressing to the next Tier;

113. The Detailed Design Consultants are responsible for the development of RAP. The key responsibilities during the pre-construction and construction stages as follows:

- Develop the detailed design of the road and determine the ROW and RCOI;
- Involve in defining PAPs and conducting SES of PAPs;
- Develop subproject-RAP according to project-RAP
- Monitor subproject-RAP implementation and submit monitoring report to E&S consultant

9. IMPLEMENTATION SCHEDULE

114. Implementation of RAP mainly consists of compensation to be paid for affected structures, rehabilitation (the LRP) and resettlement activities. The time for implementation of resettlement plan will be scheduled as per the overall project implementation. All activities related to land acquisition and resettlement must be planned to ensure that compensation is paid prior to displacement and commencement of civil works. Public consultation and internal monitoring monthly report and grievance redress constantly will be undertaken throughout the project duration (Table 14).
115. The implementation stage of RAP which includes activities like negotiating and signing an agreement with the LMA; payment of all paid compensation and eligible assistance; the affected assets as well as relocation of AHs and their structures; ensure support to livelihoods where they are impacted; site preparation for delivering contractors for construction with the LMA to the site and finally starting of the civil works.
116. The table below summarizes the various inter-related activities regarding updating and implementing this RAP. The implementation of the RAP will be conducted prior to the commencement of civil works (Table. 12)

Table 12 Indicative schedule of RAP implementation

#	Activities	Responsibility	2024							
			03	05	08	09	10	11-12	1 to 02	03 to 05
1	Demarcation and mark out the route and affected assets by the LMA based on the detailed engineering design of the project	LMA and PMO								
2	Meeting on understanding of the Asset valuation methodology and RAP	WB, LMA, PMO and Valuation company								
3	Conduct a detailed asset valuation each AHs and submit the Valuation report to LMA	The Valuation company								
4	Negotiation on asset valuation and signing an agreement for land acquisition	LMA, PMO and PAPs								
5	Opening of bank accounts for those who don't have	LMA, PMO								
6	Disclosure and posting of approved RAP on the website of the USUTP	PMO								
7	Public consultation for disclosure	PMO, LMA, Consultant								
8	RAP revision and re-disclosure	PMO, LMA, Consultant								
9	To obtain approval for the use of loan funds for the LRP and vulnerable PAPs	WB, MUB, MOF								
10	Disbursement of compensation and assistance payment	MUB, LMA, PMO								
11	Clear the ROW	LMA, PMO, PAPs								
12	WB verification on the completion of resettlement activities	WB								
13	Civil Work Commencement	Construction contractor								
14	Grievance redress	LMA, PMO								
15	Internal monitoring	LMA, PMO								

10. PARTICIPATION AND CONSULTATION

117. Public Consultation with some PAPs along the community was held on February 2, 2024. A total of 160 participants with USUTP, PMO Representatives, engineers of CTII LLC, and interested people from project areas participated in this Public Consultation. Participants received information about the project introduction, road construction and processes, WB's environmental and social requirements, its principles, expected time for the beginning of the works, as well as the establishment of the GRM and details on the GRM procedure. Participants were supportive of the project and shared their concerns and suggestions on issues such as road safety, and adequate compensation, among other issues. Some PAPs were raised issues such as did not receiving notifications from the Land Management Department yet. Also, some partially PAPs wanted to fully be affected by the project (Table 13, Figure 5). Later, during the stages of the land acquisition such as census, land demarcation, and land valuation, the kheseg leaders along with the PMO's resettlement specialist visited each family to provide information.
118. In accordance with World Bank's ESS5 requirements, the RAP will be publicly disclosed in local language and released on the project website. And hard copies will be maintained in any field offices to ensure transparency and continued engagement with all stakeholders. It is important to note that the confidentiality of PAPs will be respected throughout this process. According to the Law on Statistics and the Personal Data Privacy Law of Mongolia and in line with the World Bank's safeguards on privacy, any confidential information regarding individual PAPs and the sensitive information, including monetary data and budget-related details in this RAP will be used exclusively for work purposes and will not be disclosed.

Table 13 Raised questions in the public consultation meeting

No.	AH ID	Questions	Answers	Note
1	SR46	I did not get a notification from the LMA even though my fence was affected. Why?	It should be asked from LMA. During the site visit, the PAP's who owned the plot, was absent.	Provided contacts of LMA.
2	SR49	I did not get a notification from the LMA even though my fence was affected. Why?	This plot owner has no official land permission. It should be contacted to the LMA or SBD LMO.	Provided contacts of LMA
3	Not PAPs	Can we affect, it looks too near our plots? Is it possible if we affect partially, can be fully affected?	Only PAPs can be participated in the land acquisition. In terms of, partially affected PAP may request fully affected with discussion of LMA.	It will be clear during the RAP implementation.

Figure 5 Public consultation meetings in khoroos



11. GRIEVANCE REDRESS

119. This section details establishment of a grievance redress mechanism (GRM) to ensure that all persons have accessible means to submit their concern, claim, complaint, query and receive a prompt reply or feedback regarding any project activity. This also outlines the objectives, procedures, steps, timelines and responsibilities for implementing the GRM.
120. The Law of Mongolia on Land states that disputes over land will be addressed by the governors of administrative units and eventually the courts (Article 60 and 63). The Civil Code and Law on Land Allocation to Mongolian Citizens for Ownership (Article 39) describe the procedure for disputes over land. However, WB's ESS5 requires establishing a grievance redress mechanism to receive and facilitate resolution of Affected Communities' concerns and grievances about the client's environmental and social performance. The grievance mechanism should be scaled to the risks and adverse impacts of the project and have Affected Communities as its primary user. It should seek to resolve concerns promptly, using an understandable and transparent consultative process that is culturally appropriate and readily accessible, and at no cost and without retribution to the party that originated the issue or concern. The client will inform the Affected Communities about the mechanism, and it should not impede access to judicial or administrative mechanism during the stakeholder engagement process. Thus, the project will follow the WB's ESS5, and Mongolian requirements will be put into place to ensure an adequate GRM for affected persons is in.

11.1 PURPOSE AND OBJECTIVES OF GRIEVANCE REDRESS MECHANISM

121. The GRM should be set up at the start of the RAP process and continue throughout the project's life. The GRM will be established to receive, evaluate and facilitate the resolution of affected people's concerns, complaints and grievances at different levels of the project. It will aim to provide a time-bound and transparent mechanism to voice and resolve concerns linked to the project. 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 and free to approach the judicial system, as a final resort, if they are not satisfied with the results of the GRM. During Stakeholder meetings with the PAPs in the project areas, the details of the GRM will be communicated and trained the PAPs during the RAP implementation.

11.2 TYPES OF GRIEVANCE

122. Most expected grievances related to the land acquisition and resettlement process may include, but not limited to:
- Issues related to the routing and design of the project, including the definition and mapping of ROW and RCOI alignment;
 - Issues related to the accessibility to affected businesses and buildings during construction stage, including alternative access routes;
 - Issues related to the eligibility criteria and entitlements for compensation;
 - Issues related to the compensation amounts, the valuation criteria of affected land and assets and the disbursement form and time.

11.3 GRIEVANCE PROCEDURES

123. In the event of a grievance issue, up to four stages will be implemented, as follows:

Stage 1: Resolution at Local Level (at khoroo office) and Access to GRM. The GRM system enables affected persons (residents, representatives of local business entities, workers of contractors) to issue a complaint and/or comments, choosing the most comfortable way out of several options shown above. At khoroo office, section leaders will receive grievances from AH and provide assistance to fill the grievance forms where needed. When complaints are related to disputes over any administrative issues that can be directly solved, the Khoroo administration will provide a formal resolution and notify the interested parties. All grievances received, whether they are solved by the Khoroo or not, will need to be forwarded to the PMO and LMA for registration and redress when needed. Khoroo offices may also participate as stakeholder for any hearings needed at successive Stage levels. The complaint record includes details such as the comments/grievance issue, the affected person's name, contact, and date of grievance.

Stage 2: Complaint Eligibility Assessment and Resolution by MUB. A complaint will be submitted to the relevant personnel either in PMO or to the appropriate department/division/unit in MUB. They should take steps to investigate and resolve the issue. This may involve instructing

the khoroo office to take corrective actions. The khoroo office should implement the redress solution and convey the outcome to the PMO. Depending on the type and complexity of the grievance issue, PMO / LMA the issue between 1-30 days after receiving the comment/complaint.

Stage 3: Complaint Resolution by Capital city governor's office. LMA will submit unresolved grievances to the Capital city governor's office. If required, PMO will investigate and organize multi- stakeholder meetings (Project Steering Committee) within ten days of Stage 3 and then has ten days to implement a solution.

Stage 4: Higher Authority Resolution. If the complaint is not addressed, AP may seek legal redress through the court system.

124. The GRM regulation can be enhanced to improve the involvement of Implementation Agencies, ensuring better engagement with each project-affected individual and other interested parties throughout all stages. Table 14 outlines the grievance resolution procedure for all stages.

Table 14 Grievance resolving procedure

Stage	Actors/ Actions	Timing
1	PAP/ Entity lodges grievance with section leaders at respective khoroo;	10 days
	Section leaders addresses grievance and proposes resolution, informs PAP;	
	Respective khoroo office initiates resolution;	10 days
If grievance is not resolved		
2	Khoroo office submits grievance to LMA, PMO;	10 days
	Relevant division/office of LMA and PMO addresses grievance, informs PAP through Khoroo office and proposes resolution;	
	LMA and PMO initiates action for resolution with the support of khoroo office;	10 days
If grievance is not resolved		
3	LMA and PMO submits grievance to Capital City Governor;	10 days
	Capital City Governor's office addresses grievance and informs PAP and LMA/PMO;	
	Capital City Governor initiates action for resolution;	10 days
If grievance is not resolved		
4	Grievance is referred to courts;	open

125. Land Management Agency, GRM/RAP officer: The LMA of the MUB will be the key implementer of the GRM, being responsible to register and redress all received grievances, whether they are related to the land acquisition and resettlement process, or any other social environmental aspects. The appointed GRM/RAP officer will be responsible for:
- Receiving and registering grievances in the system;
 - Assessing eligibility of the grievance;
 - Forwarding grievances to the contractors when the complaint refers to E&S issues of their competence;
 - When the grievance refers to land issues and/or the implementation of the RAP, and the corresponding Khoroo could not provide a satisfactory resolution, proposing in cooperation with PMO a resolution to the case;
 - Forwarding to the competent entity and department if a resolution cannot be obtained at Stage 1;
 - Notifying interested parties about resolutions adopted at all Stage levels;
 - Following up on each step and ensuring compliance with deadlines at each stage;
 - Implementing the contents of resolution decisions related to land and RAP issues, taken at different Stage levels;
 - Monitoring and reporting of grievances. Records of grievances, pending cases and solutions adopted at all stage levels shall be reported to PMO monthly.
126. PMO, Resettlement Specialist: will closely collaborate with LMA in the management of the GRM, monitoring and supervising the functioning of the system, as well as actively participating in decision making at Stage 1 level. If the grievance is related to land issues or the implementation of the RAP, PMO Resettlement Specialists will closely collaborate with LMA in finding a resolution to the case. For aspects related to E&S issues, GSI and environmental specialist of ESIA will closely collaborate with the contractors in the resolution of the case at Stage 1 level. PMO shall monitor and provided any necessary feedback on the overall management of the GRM system based on reports received by LMA. PMO may also participate as stakeholder for all hearings and audiences organized prior to the adoption of formal resolution of the cases at any Stage level.
127. Khoroo's Offices: will receive grievances from PAP and provide assistance to fill the grievance forms where needed. When complaints are related to disputes over land or any administrative issues that can

be directly solved, the Khoroo administration will provide a formal resolution and notify the interested parties. All grievances received, whether they are solved by the Khoroo or not, will need to be forwarded to the LMA for registration and redress when needed. Khoroo offices may also participate as stakeholder for any hearings needed at successive Stage levels.

128. Capital city Governor's Office: Capital city Governor's Office will be the key decision-making entity in regards to grievances redressed for Stage 3 level. Involvement of departments (environment, housing, social services, etc.) will be determined by the Capital city Governor's Office. Formal decisions adopted at Stage 3 shall be approved by the Capital city Governor's Office. Formal decisions shall be notified to the LMA, PMO, the Contractors (when relevant), and the interested parties.

11.4 CHANNELS OF ENTRY

129. Grievances can be first communicated by PAPs through different means and formats, as depicted in the Table 15. Grievance can hence be received in person by the Khoroo Offices, MUB (Land Management Department) as well as the contractor, which will all have to provide the grievance forms. A series of phone, mobile and app-based channels are also available from different entities including the following (Table 15, Figure 6).

Table 15 Entry channels for grievances

Format	Entity	Entity	Entity	Entity	Entity
	Khoroo	MUB	LMA	PMO	Government entities
In person/ written	Khoroo offices, Grievance forms	One-stop service at MUB 	Grievance forms and face-to-face in the project site	Grievance forms and face-to-face in the project site	Grievance forms
Phone/text	By phone calls and text	Text message to 131200 	By phone calls and text	By phone calls and text	
App		 			
Website	manaikhoroo.mn	ulaanbaatar.mn	ub.gov.mn	usut.mn	11-11.mn

Figure 6. Existing GRM channels at MUB

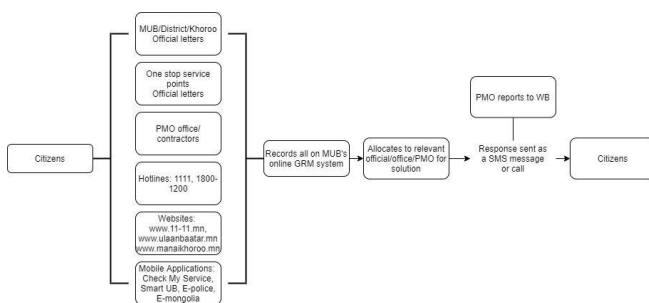
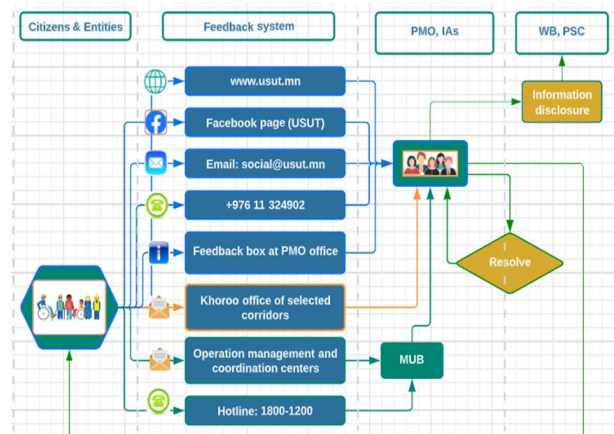


Figure 7. Project specific GRM channels



12. MONITORING AND EVALUATION

130. Monitoring and Evaluation (M&E) procedures establish the effectiveness of all land and asset acquisition and resettlement activities. The procedures include internal track keeping efforts and independent external monitoring. The purpose of resettlement monitoring for the proposed conveyance system will be to verify that:

- Actions and commitments described in the RAP are implemented;
- Eligible PAPs that needs to be physically or economically resettled shall receive their full compensation prior to the start of "construction" activities on the corridor and they should be given time to salvage any items (usually a minimum of 30 days);
- RAP actions and compensation measures have helped the affected businesses and persons restoring their lost incomes and in sustaining/improving pre-project living standards and economic activities;
- Complaints and grievances lodged by PAPs are followed up and, where necessary, appropriate corrective actions are taken;
- If necessary, changes in RAP procedure are made to improve delivery of entitlements to PAPs.

131. An independent consultant under the PMO, along with a PMO specialist and an LMA specialist, will also be responsible for the adequate monitoring and evaluation (M&E) of activities, including LRP monitoring. Monitoring will be categorized into two types:

- Internal performance monitoring
- External completion monitoring by an independent consultant (Table 16).
- The PMO will submit bi-weekly brief status reports to the World bank on the status of RAP implementation and a RAP Completion Report upon implementation of all RAP activities.

Table 16 RAP Monitoring Framework

Component Activity	Type of Information/Data Collected	Source Information/Data Collections Methods	Responsibility for Data Collection, Analyses and Reporting	Frequency and timing of reporting	Audience of Reporting
Internal Performance Monitoring	Measurement of input, process and output indicators against proposed timeline and budget, including compensation disbursement and grievance management	Disbursement records and reports Grievance records reports	LMA Specialists, PMO Specialist, Independent Consultant	Monthly	WB and MUB
External Completion Monitoring	All the above, Internal and Outcome Reports	Internal and Outcome Reports, interviews with PAP, Khoros officers and district authorities	Independent Consultant	Single report, after completion of the project construction	WB and MUB

12.1 INTERNAL PERFORMANCE MONITORING

132. Performance monitoring is an internal management function that will allow LMA to measure physical progress against milestone input, process, and output indicators. LMA's monitoring provides feedback on RAP implementation and helps ensure that adverse impacts on affected people are mitigated promptly. Internal performance monitoring will be a mechanism to alert management of any delays and problems and will help PMO to measure in real time the extent to which the main objectives of the resettlement plan are being achieved.

133. To effectively report on the effectiveness of RAP implementation, responsible staff outlined in the table above will monitor the following key indicators, in keeping with requirements on involuntary resettlement:

1. Number of compensation agreements signed; disaggregate by level of impact (temporary, permanent land acquisition, assets, business loss, etc.)
2. Rates of disbursed packages, and time lapse between compensation agreements and disbursement of compensation packages
3. Number of business days' loss due to temporary land acquisition and/or other disturbances
4. Number of grievances received by type of claim, including at least the following categories:
 - Adequacy of compensation packages
 - Adequacy of mitigation measures and alternative routing to avoid business loss
 - Timeliness of compensation disbursement
 - Damages and impacts not assessed or valued
 - Unexpected disruption of business activities due to land acquisition or temporary occupation



134. Rates of grievances solved and/or redressed to successive Tiers, and time lapse for grievance resolution. Reporting shall include the following items:
- Grievances opened in the reporting period
 - Grievances closed in the reporting period
 - Backlog of grievances at end of reporting period
 - On-Going Court Cases

12.2 COMPLETION REPORT

135. The Completion Report will be intended to determine whether the project's RAP commitments and activities including LRP commitments were followed appropriately and have resulted in the desired outcomes, primarily whether affected people's livelihoods and business activities have been fully restored. The Completion Report shall be carried out after the finalization of all RAP activities.
136. Key objectives of the completion report are the following:
- Assess the effectiveness of measures to avoid and minimize displacement impacts by comparing actual project impacts on land and people versus those documented in the RAP.
 - Verify that all entitlements and commitments described in the RAP have been delivered.
 - Determine whether RAP measures have been effective in restoring or enhancing affected livelihoods and business activities.
 - Check on any systemic grievances that may have been left outstanding.
 - Identify any ex-post corrective actions necessary to achieve completion of RAP commitments.
137. Completion Report should build on previous internal monitoring to assess other aspects, such as satisfaction with compensation packages. It will generally be based on a post-ante comparison of the post-resettlement economic situation of AH and businesses with the baseline data. The completion audit should combine qualitative and participative approaches (such as focus groups) to gather data and assess business activities standards of living in the project affected area. Particular attention must be paid to assessing the impact of RAP interventions on the circumstances of workers employed by the affected businesses. For the most complex cases and those involving significant time, interim business monitoring surveys may be necessary.

ANNEXES

ANNEX 1. PROJECT BROCHURE

Төслийн зорилго 1
Улаанбаатар хотод тогтвортой автозам, тээврээр хангах цогц тогтолцоог боловсруулах

Төслийн зорилго 2
Сонгосон автозам, тээврийн коридоруудад замын хөдөлгөөний түгжрэлийг бууруулах, автозамын аюулгүй байдлыг сайжруулах, цаг агаарын гаралтай асуудлуудыг шийдвэрлэх

2024 онд хэрэгжүүлнэ
Сэлбэ голын 2.5 км авто зам, нүсэн гарцын Техник эдийн засгийн үндэслэлийн судалгаа, нарийвчилсан зураг боловсруулах, барилгын ажлын хяналт тавих зөвлөх үйлчилгээ

Улаанбаатар хотын тогтвортой автозам, тээвр төсөл

Төслийн ач холбогдол
Бүх авто зам ашиглагчид (механикжсан тээврийн хэрэгслээр зорчигч, жолооч, явган болон дугуйтай зорчигчид) хөдөлгөөнд оролцох боломжтой гудамж, замуудыг бий болгоно.

УБ хотын тогтвортой автозам, тээвр төсөл
...
УБ 14200 СБД 8-р хороо, Сити Тауэр Бизнес төв 1604
Email: info@usut.mn
...
www.usut.mn

Иж бүрэн гудамж, зам

Төслийн байршил
Сүхбаатар дүүрэг
7 дугаар хороо
11 дүгээр хороо
12 дугаар хороо
13 дугаар хороо

Төслийн хүрээнд Улаанбаатар хотын зам, тээврийн хөдөлгөөнд оролцогч талуудын аюулгүй байдлыг хангах, сонгосон гудамж замуудын одоо байгаа сүлжээг засварлах, шинэчлэх, шинээр авто зам барих, замын хөдөлгөөний удирдлагын төвнийг шинэчлэж нэгдсэн системийг бий болгох замаар түгжрэлийг бууруулах, хөдөлгөөний аюулгүй байдлыг нэмэгдүүлэх, хотын зам, тээврийн стратегийн судалгаа, чадавх бэхжүүлэх арга хэмжээнүүдийг хэрэгжүүлж, хийж гүйцэтгэх юм.

Замын ангилал

Mobility	Arterials
Access	Collectors
	Locals

Замын ангилал

АВТО ЗАМЫН ЗЭРЭГЛЭЛ	Туслах гудамж зам 2-р зэрэглэл
ТООЦООТ ХУРД	50 км/ц
ТООЦООТ ХӨДӨЛГӨӨНИЙ ЭРЧИМ (2040)	41,800 машин/өдөр (2 зурвас)
ЗУРВАСЫН ТОО	2 зурвас

Замын хөдөлгөөний аюулгүй байдал

Уур амьсгалын өөрчлөлтийг тэсвэрлэх

Сэлбэ гол гудамж

Ур амьсгалын өөрчлөлтийг тэсвэрлэх

Сэлбэ гол гудамж



ANNEX 2. GRM FORM

Name, address and contact details of the complainant is used for feedback and referral

Please tick the box below. Thank you.

Types of the complaint (recipient to tick it)

Date	Registration office	Project site:
------	---------------------	---------------

First and last name	Registration#/ID
Home address	
District/khoroo	
Telephone number/Email address	
Complaints/suggestions:	
<p>If enclosed any official document/notes please tick here: <input type="checkbox"/></p>	



ANNEX 3. CUT-OFF NOTIFICATION

Нийслэлийн Газар зохион байгуулалтын албаны
даргын 2019 оны 10 дугаар сарын 23-ны өдрийн
А/84 дүгээр тушаалын нэгдүгээр хавсралт

УРЬДЧИЛАН МЭДЭГДЭХ ХУУДАС

2024 оны... сарын ... өдөр

Улаанбаатар хот

№ 2024 /

Сүхбаатар дүүргийн ... дүгээр хорооны иргэн

_____Танаа

Сүхбаатар дүүргийн 7, 11, 12, 13 дугаар хорооны нутаг дэвсгэрт Сэлбэ голын баруун эрэг дагуу 2,5 км үргэлжлэх авто замын ажил улс, нийслэлийн төсвийн хөрөнгөөр хийгдэхээр бэлтгэл ажил хангагдаж байна.

Тус ажлын нөлөөлөлд таны Сүхбаатар дүүргийн 7, 11, 12, 13 дугаар хорооны нутаг дэвсгэр дэх _____ нэгж талбарын дугаар бүхий өмчийн/эзэмшлийн газар өртсөнийг Захиргааны Ерөнхий хуулийн 26 дугаар зүйлийн дагуу мэдэгдэж байна.

Энэхүү бүтээн байгуулалтын ажилд таны оролцоо, дэмжлэг шаардлагатай байгаа тул 2024 оны -р сарын-ны өдрийн дотор Хан-Уул дүүргийн 4 дүгээр хороо Яармаг, Хангарди ордны зүүн жигүүр А1 давхарт байрлах Нийслэлийн Газар зохион байгуулалтын албаны Газар чөлөөлөх хэлтэст өөрийн биеэр ирж уулзана уу. Бүрүүлэх материал: Иргэний үнэмлэх, ААН-н улсын бүртгэлийн гэрчилгээ, үйл ажиллагаа явуулах тусгай зөвшөөрөл, газар эзэмших, өмчлөх эрхийн гэрээ гэрчилгээ, кадастрын зураг, газрын төлбөр төлсөн баримт, үл хөдлөх хөрөнгийн гэрчилгээ

Мөн Монгол Улсын иргэнд газар өмчлүүлэх тухай хуулийн 37 дугаар зүйлийн 37.4 дэх хэсэгт заасны дагуу тус мэдэгдлийг хүлээн авсан өдрөөс хойш барьсан үл хөдлөх эд хөрөнгө, бусад арга хэмжээний зардлыг нөхөх олговорт олгохгүйг анхааруулж байна.

Танд уг асуудлаар холбогдох дэлгэрэнгүй мэдээлэл, зөвлөгөөг Нийслэлийн Газар зохион байгуулалтын албаны Газар чөлөөлөх хэлтсийн газар зохион байгуулагч М.Бүжинлхам өгөх болно. Утас: 11325484, гар утас 88893988

Нийслэл хотынхоо хөгжил цэцэглэлт, бүтээн байгуулалтад үнэтэй хувь нэмэр оруулж буй ИХ ХОТЫН ИРГЭН танд баярлалаа.

ДАРГА

УРЬДЧИЛАН МЭДЭГДЭХ ХУУДАС ХҮЛЭЭН АВСАН ТАСАЛБАР

Улаанбаатар хот

2024 оны сарын өдөр

№ 2024/

Мэдэгдлийг хүлээн авсан иргэний овог, нэр: _____

Нэгж талбарын дугаар: _____

Хаяг, утасны дугаар: _____

Гарын үсэг: _____

Тайлбар: _____



English translation

Appendix#1 to No.A/84 order dated Oct 23, 2019, of Director of the LMA

Notification to residents on the Cut-off date

Date

No...

Ulaanbaatar city

To _____ resident of ____ khoroo, Sukhbaatar district

Preparations are being made for the construction of a 2.5 km long road along the west bank of the Selbe River in the territory of the 7th, 11th, 12th and 13th districts of Sukhbaatar district.

In accordance with Article 26 of the General Law on Administration, you are informed that your ownership/possession land with _____ parcel ID in the territory of the 7th, 11th, 12th and 13th khoroo of Sukhbaatar district has been affected by the work.

It is hereby to announce that your participation in this construction work is required, thus please come in person to meet to the Land Acquisition Division of the Capital Land Management Department, located on the A1 floor of the right corpus of Khangardi Palace, 4th khoroo of Khan-Uul District, Fair, within ____ by date of month 2024. Required documents bring with: ID card, certificate of enterprise organization, special license to operation, certificate of land ownership and possession rights agreement, cadastral map, receipt of land payment, real estate certificate.

Also, according to Section 37.4 of Article 37 of the Law on Land ownership Mongolian citizens, it should be noted that citizens and business entities move to settle and/or construct any buildings and facilities at the affected parcels after the cut-off date shall not be paid any compensations nor receive any support.

You can request detailed information and advice on the issue by M. Bujinlham, a specialist in the Land Acquisition Department of the Capital Land Management Office.

Tel: 11325-484, Cellphone: 88893988

It is appreciating for your valuable contribution to the Capital city's prosperity and development.

Director G.Batzorig /signed and sealed/

Receipt of delivering the notification

Ulaanbaatar city

Date

No.

Full name of person delivered by:

Parcel ID:

Address, phone number:

Signature:

Note:



ANNEX 4. LIST OF AHS

The confidentiality of certain information in this table will be strictly maintained in accordance with the Law on Statistics and the Personal Data Privacy Law of Mongolia. As outlined in Articles 6, 8, 18, and 29, public disclosure is prohibited without the owner's consent. Thus, this information is not for public consultation.



ANNEX 5. SES QUESTIONNAIRES

ULAANBAATAR SUSTAINABLE URBAN TRANSPORT PROJECT

Questionnaire template of socio-economic survey for project affected households

Dear Sir / Madam,

The social economic survey is taken from project affected households for the assessment of social and economic impacts of Ulaanbaatar Sustainable Urban Transport Project. Data collected from the survey will be used solely for the baseline assessment. Survey data collected will be handled with utmost confidentiality and analyzed anonymously.

1.	Survey date	Year:	Month:	Day:
2.	Survey status	<input type="radio"/> Filled out by household member <input type="radio"/> Nobody to respond <input type="radio"/> Postponed <input type="radio"/> Refused		
3.	Name of family head			
4.	Land owner/possession	<input type="radio"/> Yes <input type="radio"/> No.....specify relation		
5.	Gender	<input type="radio"/> Male <input type="radio"/> Female		
6.	Age			
7.	Nationality	<input type="radio"/> Khalkh <input type="radio"/> Other specify		
8.	Marital status	<input type="radio"/> Married <input type="radio"/> Unmarried <input type="radio"/> Widow <input type="radio"/> Divorced		
9.	Contact information	Home address: District:..... Khoroo:..... Street:..... Building: Door:.....		Telephone:
10.	What is HH head's educational level?	<input type="radio"/> Elementary school <input type="radio"/> Middle school <input type="radio"/> Secondary school		<input type="radio"/> Higher education <input type="radio"/> Technical or vocational school <input type="radio"/> No educational level attained
11.	What is HH head's current employment status?	<input type="radio"/> Full-time employee <input type="radio"/> Part-time employee <input type="radio"/> Self-employed <input type="radio"/> Unemployed		<input type="radio"/> Pensioner <input type="radio"/> Student <input type="radio"/> Other/Please specify:/
12.	What is the total number of households living on the plot?	<input type="radio"/> One household <input type="radio"/> Two households <input type="radio"/> More than two households		
13.	What is the total number of people living in your household?	<input type="radio"/> Total <input type="radio"/> Of which, female including girls		
14.	Number of children 0-6 years old	Number of children 7-17 years old	Number of children 18-23 years old	
15.	Are there any elderly people in the household?	<input type="radio"/> No <input type="radio"/> Yes /Please specify total number:/		
16.	Are there any people with disabilities in the household?	<input type="radio"/> No <input type="radio"/> Yes /Please specify total number:/		
17.	Are you a permanent resident in the district/khoroo?	<input type="radio"/> No <input type="radio"/> Yes /Please specify total number:/		
18.	How long have you and your household lived in the plot/area?	<input type="radio"/> No, I am a temporary resident in the area <input type="radio"/> Yes <input type="radio"/> less than 6 months <input type="radio"/> 6-12 months <input type="radio"/> 1-3 year <input type="radio"/> more than 3 years		
19.	What type of housing do you live in?	<input type="radio"/> Ger housing <input type="radio"/> Private house <input type="radio"/> Apartment <input type="radio"/> Other/Please specify:/		
20.	What kind of heating system do use at your current home for heating?	<input type="radio"/> Central heating system <input type="radio"/> Wood or coal stove <input type="radio"/> Natural gas-powered heater <input type="radio"/> Electrical heater		<input type="radio"/> Renewable energy powered heater <input type="radio"/> Other /Please specify:/



21.	Do you own your housing?	O No /Continue from Question 21.1/	O Yes /Continue from Question 22/
21.1.	How is the accommodation arranged?	O Rent /Continue from Question 17.2/ O Company accommodation /Continue from Question 18/ O Other /Please specify:/	
21.2.	If you rent your house, how much do you spend on monthly rent?	O less than MNT 200,000 O MNT 200,001 - MNT 500,000 O more than MNT 500,001	
22.	What is the primary source of income for the household? (You can choose more than one)	O Salary from full-time and part-time work O Income from pension, state benefits O Income from self-employed business O Income from agricultural trade O Other /Please specify:/	
23.	What is your monthly household income?	O less than MNT 660,000 O MNT 660,001 - MNT 800,000 O MNT 800,001 - MNT 1,000,000 O MNT 1,000,001 - 1,500,000 O more than MNT 1,500,001	
24.	What is your monthly household expenses?	O less than MNT 660,000 O MNT 660,001 - MNT 800,000 O MNT 800,001 - MNT 1,000,000 O MNT 1,000,001 - 1,500,000 O more than MNT 1,500,001	
25.	In your opinion, what is the most pressing issue present in the area? (You can choose more than one)	O Air pollution O Soil pollution O Waste O Noise O Lack of water supply O Lack of green environment	O Lack of infrastructure (street lighting, pedestrian road, etc.) O Unemployment O Poverty O Health related issues O Other /Please specify:/
26.	Where will you move if your land affected by the project?	O Within UB	O Countryside specify/

Please elaborate on to what extent women participate in the decision-making process in the household on the following issues.

Note to interviewer: Do not ask if the household consists of only women or only men (Continue from Question 33)

	Questions	Do not participate at all	Somewhat participate	Fully participate
27.	Do women participate in matters related to financial investment/loans, savings, etc.?	O	O	O
28.	Do women participate in matters related to education of children?	O	O	O
29.	Do women participate in matters related to health of children?	O	O	O
30.	Do women participate in matters related to asset purchases and sales regarding land, car, furniture, house, etc.?	O	O	O
31.	Do women participate in deciding the place of residence?	O	O	O
32.	Do women participate in matters related to household issues including purchasing of household necessities such as food and clothing, etc.?	O	O	O

Project impact related questions

33.	Have you heard/received any information about the USUT project before?	O No /Continue from Question 29/	O Yes /Continue from Question 28.1/
33.1.	From where did you learn about the project?	O TV O Newspaper O Internet/Social media	



		<input type="radio"/> District/khoroo <input type="radio"/> Word-of-mouth <input type="radio"/> Other /Please specify:/
34.	What is your opinion on constructing road ?	<input type="radio"/> Agree <input type="radio"/> Disagree /Please indicate why?...../ <input type="radio"/> Do not know
35.	Do you think the implementation of the road project will affect your household?	<input type="radio"/> Yes /Continue from Question 30.1/ <input type="radio"/> No /Continue from Question 31/ <input type="radio"/> Do not know /Continue from Question 31/
35.1.	How will it affect your household?	<input type="radio"/> Positively /Continue from Question 30.2/ <input type="radio"/> Negatively /Continue from Question 30.3/ <input type="radio"/> Do not know /Continue from Question 31/
35.2.	In your opinion, what are some of the positive impacts to your household?	
35.3.	In your opinion, what are some of the negative impacts to your household?	
36.	What additional information would you like to get about the USUT project? (You can choose more than one)	<input type="radio"/> About the benefits/opportunities of the USUTP to the local households and residents <input type="radio"/> About the construction phase of the project <input type="radio"/> About the recruitment and job opportunities at the project <input type="radio"/> About the potential positive and negative impacts of the project <input type="radio"/> Other /Please specify:/
37.	How would you prefer to get information about the USUT project? (You can choose more than one)	<input type="radio"/> Local district/khoroo government representatives <input type="radio"/> Project implementer <input type="radio"/> Local TV, newspaper <input type="radio"/> Internet/social media <input type="radio"/> Other source /Please specify:/
38.	Do you have any other remarks/ suggestions related to the USUT project?	
Signature of the participant		

Note to interviewer: Please circle the corresponding number from the following list based on the above questions and observations made during the survey.

1.	Household which included family member(s) who are registered and received food stamp from the government ;
2.	Household, headed by single women or men , where there is no other adult of working age, except for elderly persons (people of old pension age), persons doing compulsory military service, persons having disability, and students up to 22 years full-time studying at educational institutions;
3.	Household, headed by elderly person(s) (people of old pension age), where there is no other person of working age, except for persons doing compulsory military service, persons having disability, and students up to 22 years studying fulltime at educational institutions.
4.	Household with people with disability or chronically ill

Thank you for your time!



ULAANBAATAR SUSTAINABLE URBAN TRANSPORT PROJECT

Questionnaire template of socio– economic survey for project affected business entities

Dear Sir / Madam,

The social economic survey is taken from project affected businesses for the assessment of social and economic impacts of Ulaanbaatar Sustainable Urban Transport Project. Data collected from the survey will be used solely for the baseline assessment. Survey data collected will be handled with utmost confidentiality and analyzed anonymously.

1.	Survey date	Year:	Month:	Day:
2.	Survey status	<input type="radio"/> Filled out by company representative <input type="radio"/> Nobody to respond <input type="radio"/> Postponed <input type="radio"/> Refused		
3.	Participant name			
4.	Gender	<input type="radio"/> Male <input type="radio"/> Female		
5.	Position			
6.	Name of the company			
7.	Contact information	Home address: District:..... Khoroo:..... Street:..... Building: Door:.....	Telephone:	
8.	What is the main activity of the company?	1. 2. 3.	4. 5. 6.	
9.	What is the total number of employees in your company?			
10.	What is the total number of female employees in your company?			
11.	Are there any people with disabilities employed at the company?			
12.	Are there any other legal entities sharing the plot?	<input type="radio"/> No /Continue from Question 13/	<input type="radio"/> Yes /Continue from Question 12.1/	
12.1.	What is the name of the company?			
12.2.	How long has the company been sharing the plot?			
12.3.	What is the main activity of the company?			
12.4.	What is the contact number for the company representative?	Name:	Telephone:	
13.	Are there any temporary households living on the plot?	<input type="radio"/> No /Continue from Question 14/	<input type="radio"/> Yes /Continue from Question 13.1/	
13.1.	How many households are living on the plot?			
13.2.	Are any members of the household employed by the company?	<input type="radio"/> No	<input type="radio"/> Yes /Indicate job position:/	
13.3.	How long have the household been living on the plot?			
13.4.	Are the household members registered in the relevant district/khoroo?	<input type="radio"/> No /Indicate place:...../	<input type="radio"/> Yes /Indicate registered khoroo:/	



14.	What type of vehicles does the company own/use?	<input type="checkbox"/> Passenger vehicle /Write total number:/ <input type="checkbox"/> Truck /Write total number:/ <input type="checkbox"/> Bus /Write total number:/ <input type="checkbox"/> Heavy machinery /Write total number:/ <input type="checkbox"/> Other /Please indicate:/	
15.	Are there any additional vehicles not owned by the company entering the plot?	<input type="checkbox"/> No	<input type="checkbox"/> Yes /Write total number:/
16.	What type of transportation does the workers use for commuting?	<input type="checkbox"/> Private vehicle <input type="checkbox"/> Company vehicle <input type="checkbox"/> Public transportation <input type="checkbox"/> Walking	
17.	What is the business hours of the company?	<input type="checkbox"/> 09:00 – 18:00 <input type="checkbox"/> Other /Please specify:/	
18.	In your opinion, what is the most pressing issue present in the area? (You can choose more than one)	<input type="checkbox"/> Air pollution <input type="checkbox"/> Soil pollution <input type="checkbox"/> Waste <input type="checkbox"/> Noise <input type="checkbox"/> Lack of water supply <input type="checkbox"/> Lack of green environment	<input type="checkbox"/> Lack of infrastructure (street lighting, pedestrian road, etc.) <input type="checkbox"/> Unemployment <input type="checkbox"/> Poverty <input type="checkbox"/> Health related issues <input type="checkbox"/> Other /Please specify:/

Project impact related questions

19.	Have you heard/received any information about the USUT project before?	<input type="checkbox"/> No /Continue from Question 20/	<input type="checkbox"/> Yes /Continue from Question 19.1/
19.1.	From where did you learn about the project?	<input type="checkbox"/> TV <input type="checkbox"/> Newspaper <input type="checkbox"/> Internet/social media <input type="checkbox"/> Local government <input type="checkbox"/> Word-of-mouth <input type="checkbox"/> Other /Please specify:/	
20.	What is your opinion on constructing USUTP?	<input type="checkbox"/> Agree <input type="checkbox"/> Disagree /Please indicate why?/ <input type="checkbox"/> Do not know	
21.	Do you think the implementation of the USUTP will affect your company operations?	<input type="checkbox"/> Yes /Continue from Question 21.1/ <input type="checkbox"/> No /Continue from Question 22/ <input type="checkbox"/> Do not know /Continue from Question 22/	
21.1.	How will it affect your company's operations?	<input type="checkbox"/> Positively /Continue from Question 21.2/ <input type="checkbox"/> Negatively /Continue from Question 21.3/ <input type="checkbox"/> Do not know /Continue from Question 22/	
21.2.	In your opinion, what are some of the positive impacts to your company?		
21.3.	In your opinion, what are some of the negative impacts to your company?		
22.	What additional information would you like to get about the project? (You can choose more than one)	<input type="checkbox"/> About the benefits/opportunities of the USUTP to the local companies <input type="checkbox"/> About the construction phase of the project <input type="checkbox"/> About the recruitment and job opportunities at the USUTP <input type="checkbox"/> Other /Please specify:/	



23.	How would you prefer to get information about the USUTP? (You can choose more than one)	<input type="checkbox"/> Local district/khoroo government representatives <input type="checkbox"/> Project implementer <input type="checkbox"/> Local TV, newspaper <input type="checkbox"/> Internet/social media <input type="checkbox"/> Other source /Please specify:/
24.	Does the company have any other remarks/suggestions related to the USUT project?	
Signature of the participant		

Thank you for your time!

ANNEX 6. COMPENSATION FOR AHS

The confidentiality of certain information in this table will be strictly maintained in accordance with the Law on Statistics and the Personal Data Privacy Law of Mongolia. As outlined in Articles 6, 8, 18, and 29, public disclosure is prohibited without the owner's consent. Thus, this information is not for public consultation.

ANNEX 7. AHS BY THE ROUTE

The confidentiality of certain information in this table will be strictly maintained in accordance with the Law on Statistics and the Personal Data Privacy Law of Mongolia. As outlined in Articles 6, 8, 18, and 29, public disclosure is prohibited without the owner's consent. Thus, this information is not for public consultation.



SELBE RIVER ROAD (~ 2.5 KM)





FIRST CLEARANCE EMAIL FOR DISCLOSURE

Sent: Monday, 11/25/2024 10:35 AM

Subject: RE: RAP for Selbe Road - Mongolia: Ulaanbaatar Sustainable Urban Transport Project P174007

Sharing the Cleared for Disclosure version of the Selbe Road RAP.

This version is cleared by the the Practice Manager Ingo Wiederhofer on 21 November.

Please check with the Mongolian translation and upload the Mongolian version in the designated website for public consultation.

Please find the attachment.

Best regards,



FINAL CLEARANCE EMAIL FOR RE-DISCLOSURE

Sent: Thursday, June 12, 2025 12:39 PM

Subject: FW: Cleared for Disclosure Clearance for Mongolia: Ulaanbaatar Sustainable Urban Transport Project (P174007, IPF)

- With thanks to the E&S team, the PMO team and the LMA, note that the Selbe Road RAP has now been cleared.

Kind regards,
