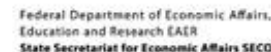
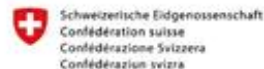




# Cities Development Initiative for Asia

## Ulaanbaatar Ger Area Cultural Heritage, Tourism and Community Enhancement Project PFS



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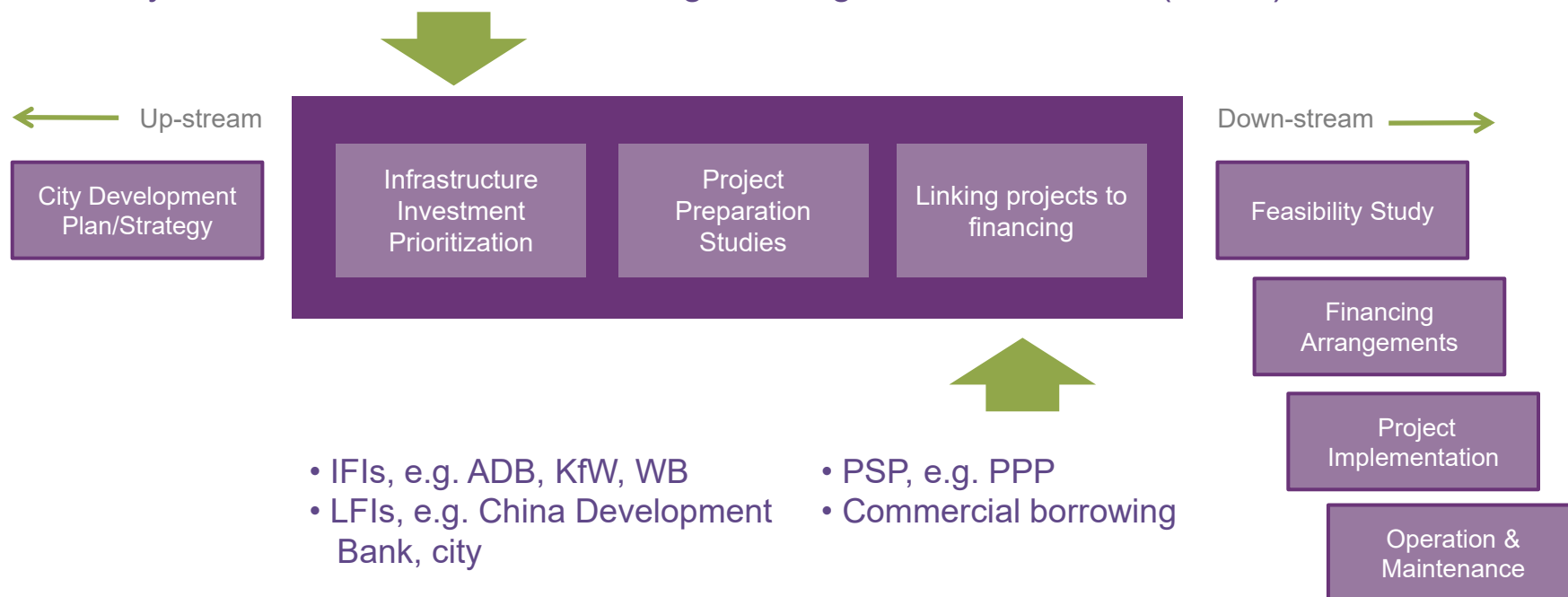


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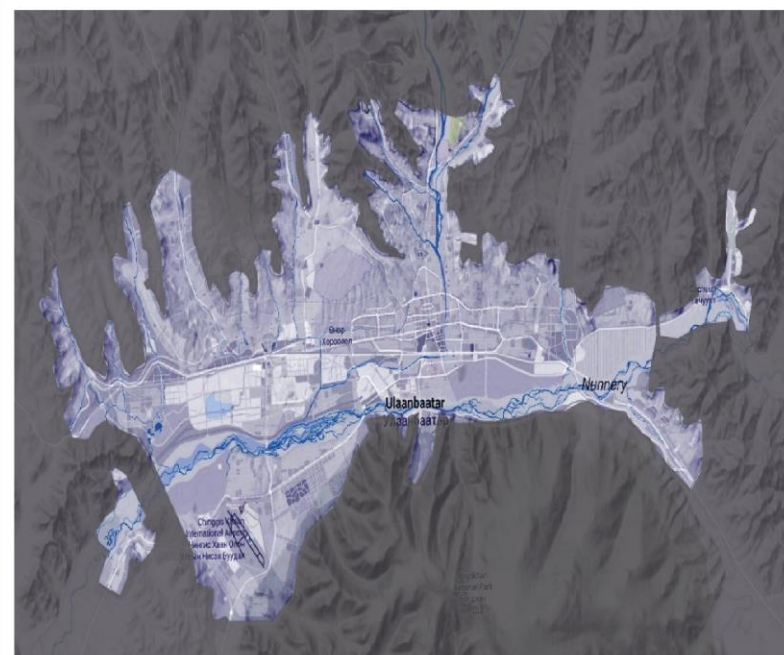
## CDIA Focus Areas

### INFRASTRUCTURE INVESTMENT PROJECT CYCLE

- City Infrastructure Investment Programming and Prioritization (CIIPP)



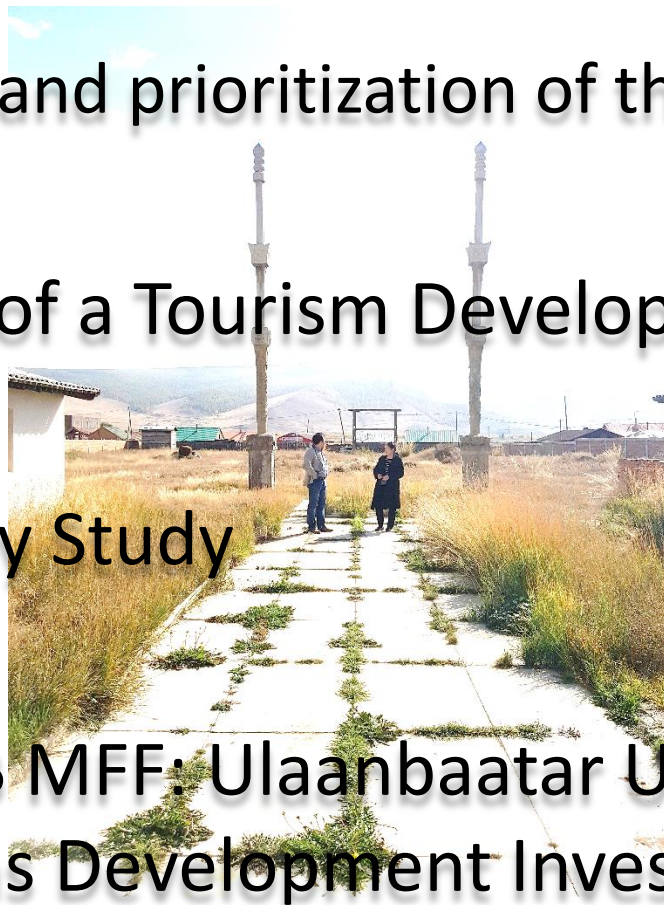
# Ulaanbaatar



Typical Ger Settlement

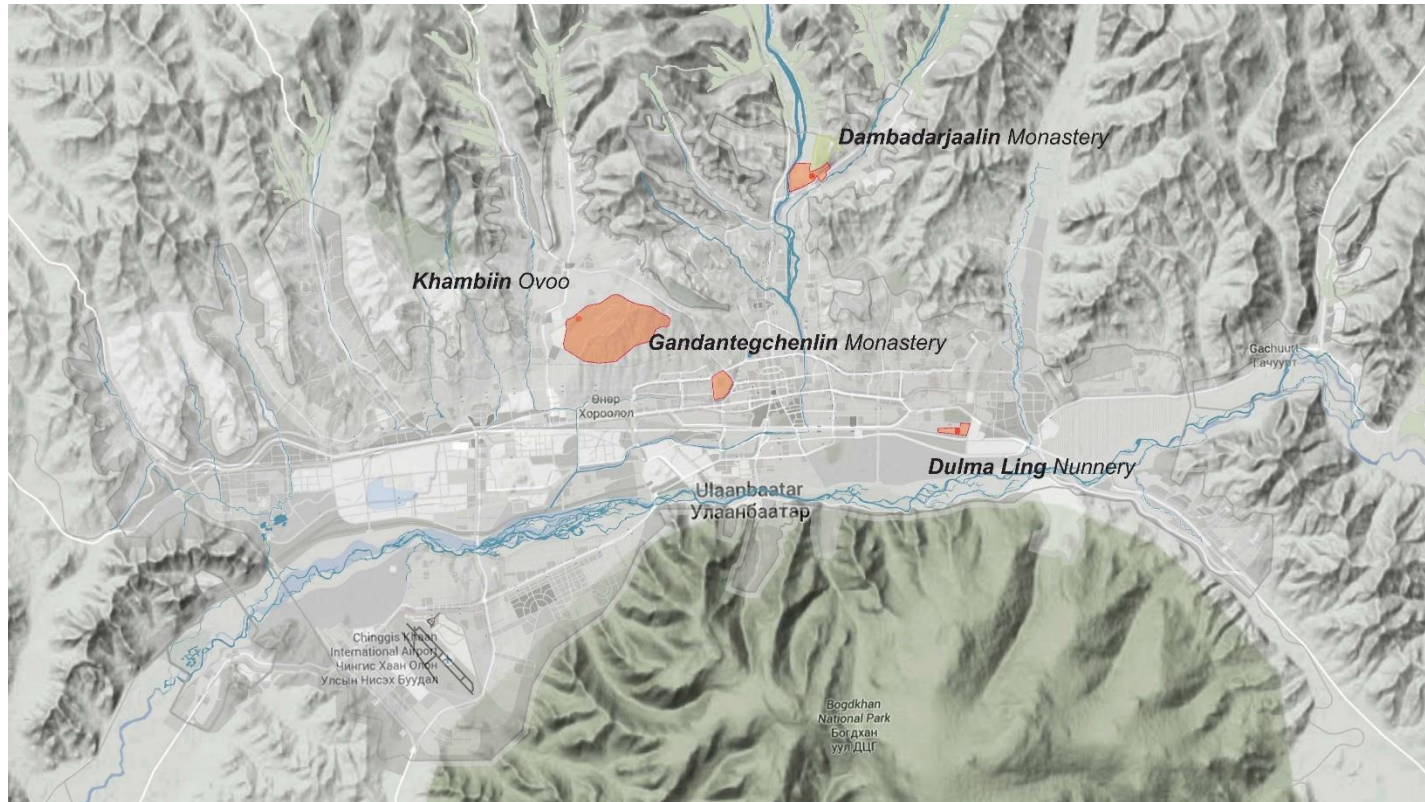
# Project Overview

- Identification and prioritization of the landmarks
- Formulation of a Tourism Development Plan
- Pre-Feasibility Study
- Ongoing ADB MFF: Ulaanbaatar Urban Services and Ger Areas Development Investment program





# UB Ger Areas key challenges (population 800,000)



## Key Challenges

- Major changes in the Government
- Lack of basic urban infrastructure
- Cultural Heritage Preservation
- Community Enhancement
- Tourism Development

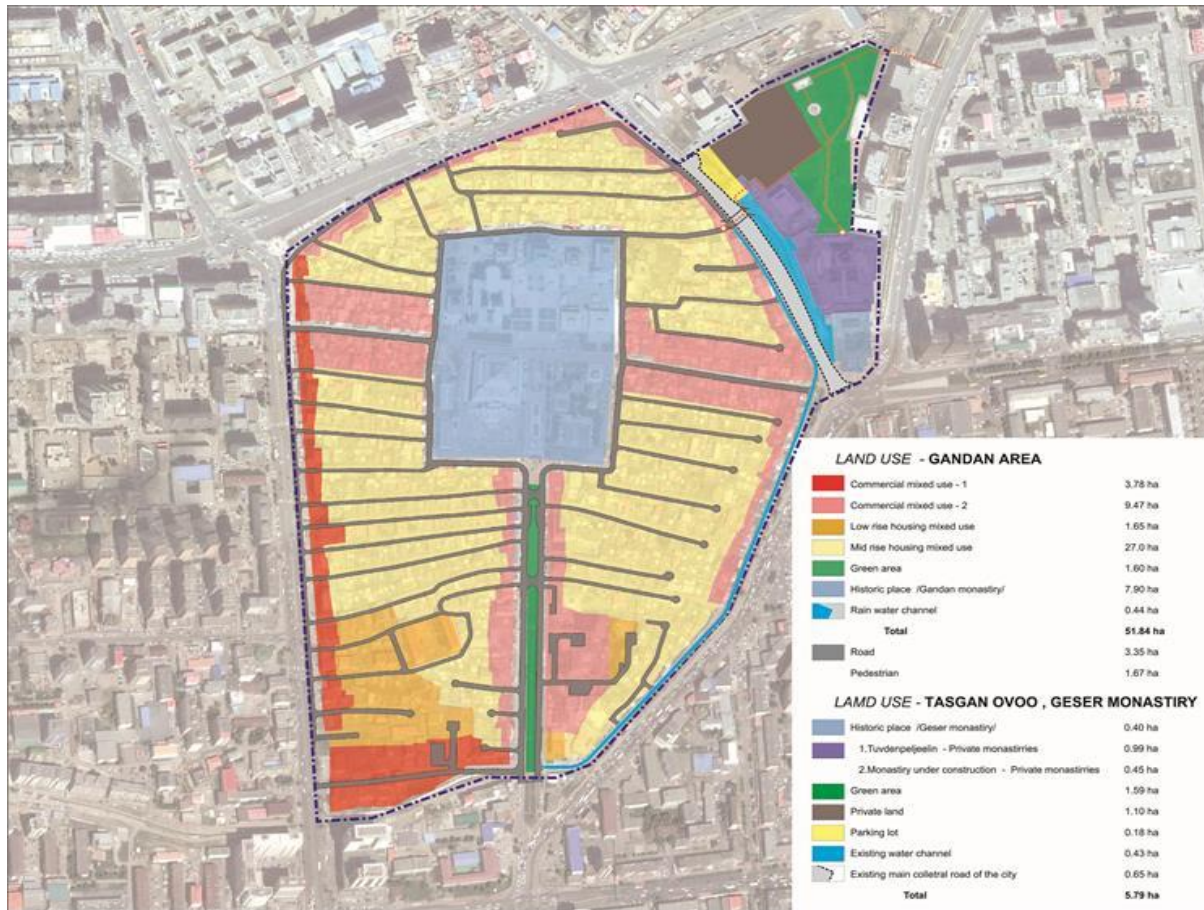
## Selection Criteria

- Basic Feasibility
- Impact on Ger Area Development
- Demonstration Value
- Heritage and Cultural Value
- Visible and Broader Impact





# Project Packages



Green area outside Gandan Temple



Geser Temple Entrance



Tasgan Ovoo

**Gandantegchilen Monastery, Geser Temple and Tasgan Ovoo**

# Project Packages



Cities Development  
Initiative for Asia



Historic Buildings within the monastery

## Dambadarjailin Monastery and Community Upgrading



# Project Packages



Cities Development Initiative for Asia

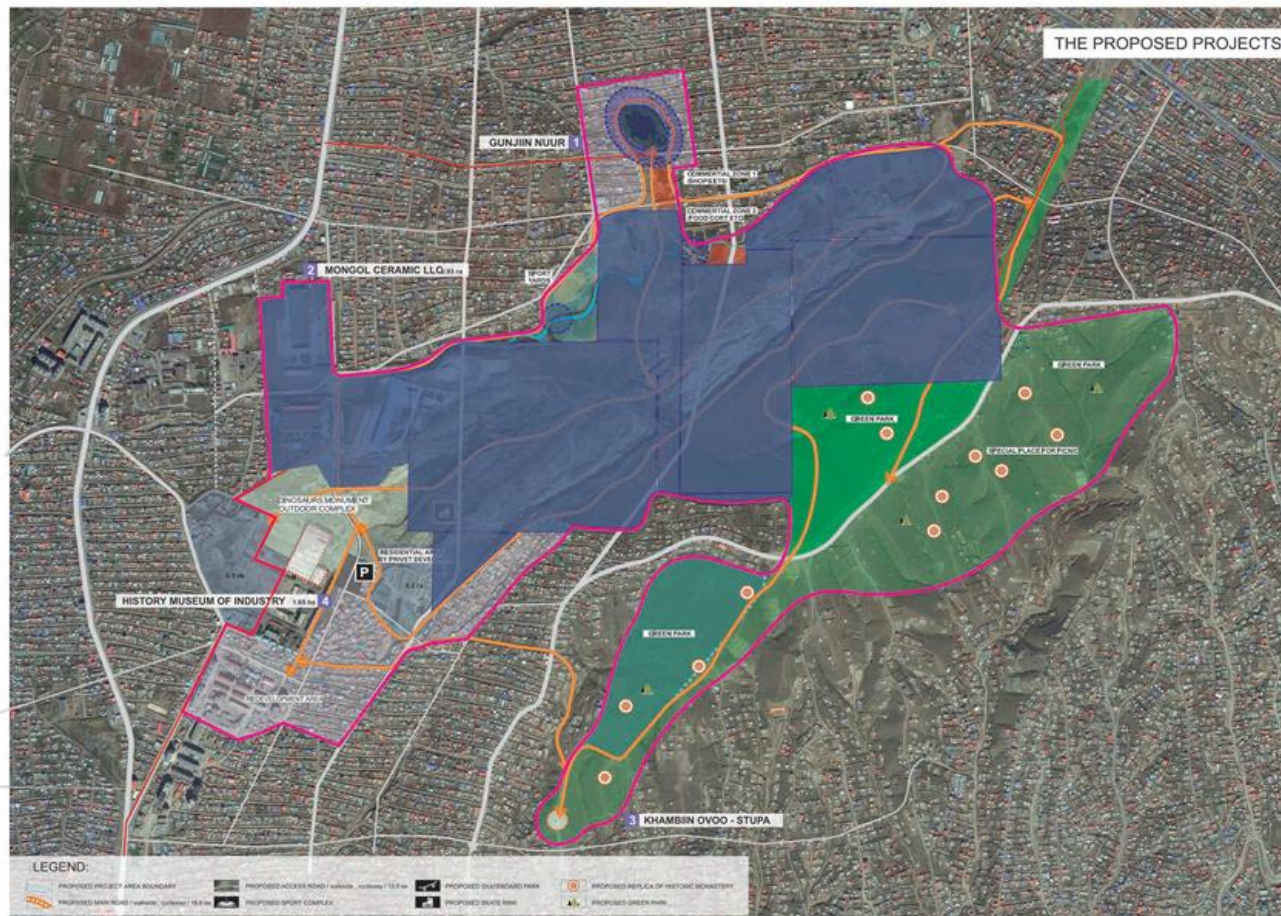


**Botanical Garden – Dari Ekh/Dolmalin Monastery Corridor**

# Project Packages



Cities Development Initiative for Asia



Brickyard Factory Buildings

**Khambiin Ovoo to Gunjilin Nuur Lake and Brickyard Redevelopment Area**



# Project Packages



Cities Development  
Initiative for Asia

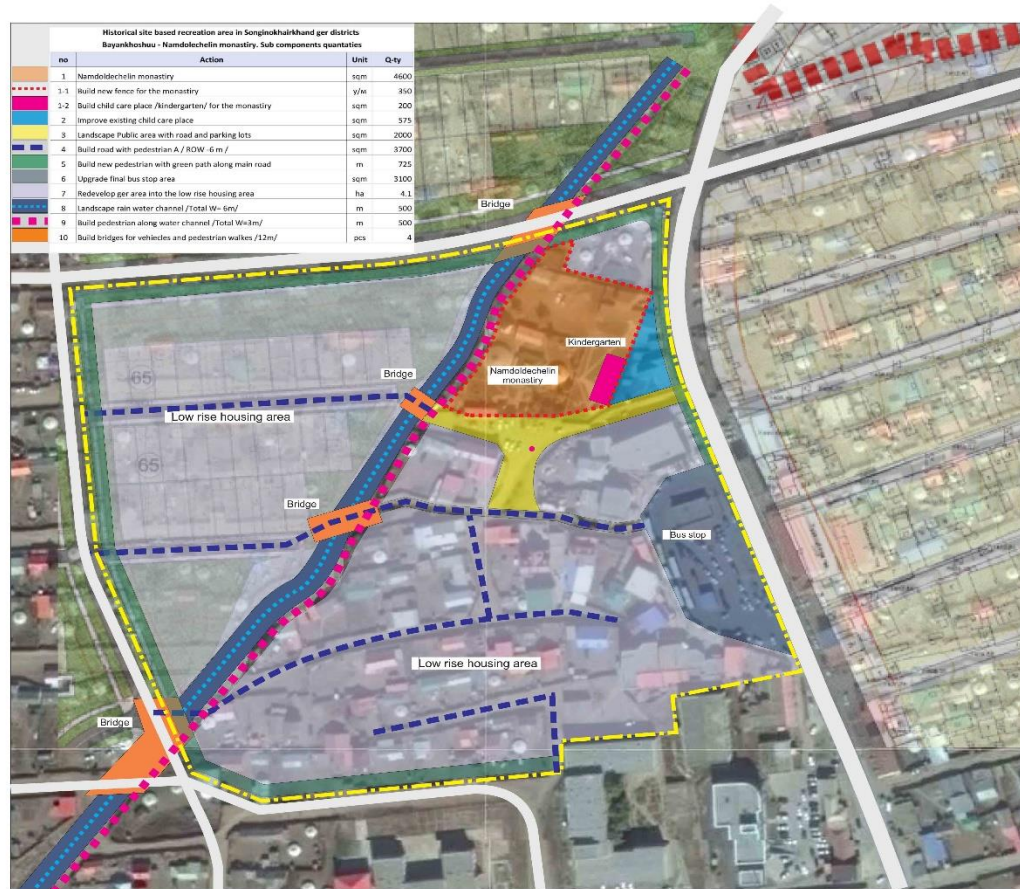
Figure 1. Monastery back yard



Figure 2. Open Space in Front of Monastery



Figure 3. Drainage Channel



Bayankhoshuu Monastery



# Project costs by packages

			TOTAL COST		
ITEM		Total	Foreign Exchange	Local Currency	Percentage
<b>Project Packages</b>					
Botanical Garden - Dulmaalin Monastery Area		14.637	3.598	11.039	13.7%
Gandantegchenlin Monastery, Geser Temple & Tasganii Ovoo Area		27.397	6.707	20.689	25.6%
Dambadarjailin Monastery & Surrounding Area		9.658	2.320	7.338	9.0%
Khambiin Ovoo, Gunjiin Nuur Lake & Brickyard Redevelopment Area		52.604	12.529	40.075	49.1%
Bayankhoshuu Temple & Upgrading Area		2.001	0.495	1.506	1.9%
<b>Sub-total (Project Packages)</b>		106.297	25.650	80.647	99.3%
<b>Consulting Services</b>		0.759	0.255	0.503	0.7%
<b>TOTAL PROJECT COST</b>		107.056	25.905	81.151	100.0%

Using an exchange rate of 1US\$ = MNT 2,450

## Next Steps

- Pre-Feasibility
- Further discussions with stakeholders and the government
- Final Workshop/Presentation to the city



## Linking to Finance

- ADB's Ulaanbaatar Urban Services and Ger Areas Development Investment Program
  - Link to MFF tranche 2
  - Link to MFF tranche 3
- Private Sector Financing
- PPP
- Grants





“Our struggle for global sustainability  
will be won or lost in cities.”

- Ban Ki Moon, UN Secretary General



SHANGHAI MUNICIPAL  
GOVERNMENT  
上海市人民政府



Schweizerische Eidgenossenschaft  
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