

Social Due Diligence Report

Project No. 57176-001
November 2024

Mongolia: Support for Innovation and Collaboration in Science and Technology Education in Secondary Schools

Prepared by the Ministry of Education of Mongolia for the Asian Development Bank.

ABBREVIATIONS

| | | |
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| ADB | – | Asian Development Bank |
| ADB SPS | – | Asian Development Bank Safeguard Policy Statement |
| MOE | - | Ministry of Education |
| BZD | – | Bayanzurkh district |
| CAP | – | Corrective Action Plan |
| CHD | – | Chingeltei district |
| GRM | | Grievance Redress Mechanism |
| IPP | – | Indigenous Peoples Plan |
| KHUD | – | Khan-Uul district |
| LAR | – | Land Acquisition and Resettlement |
| LARP | – | Land Acquisition and Resettlement Plan |
| MUB | – | Municipality of Ulaanbaatar |
| ND | – | Naliakh district |
| SBD | – | Sukhbaatar district |
| SHD | – | Songinokhairkhan district |

NOTE

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Endorsement letter

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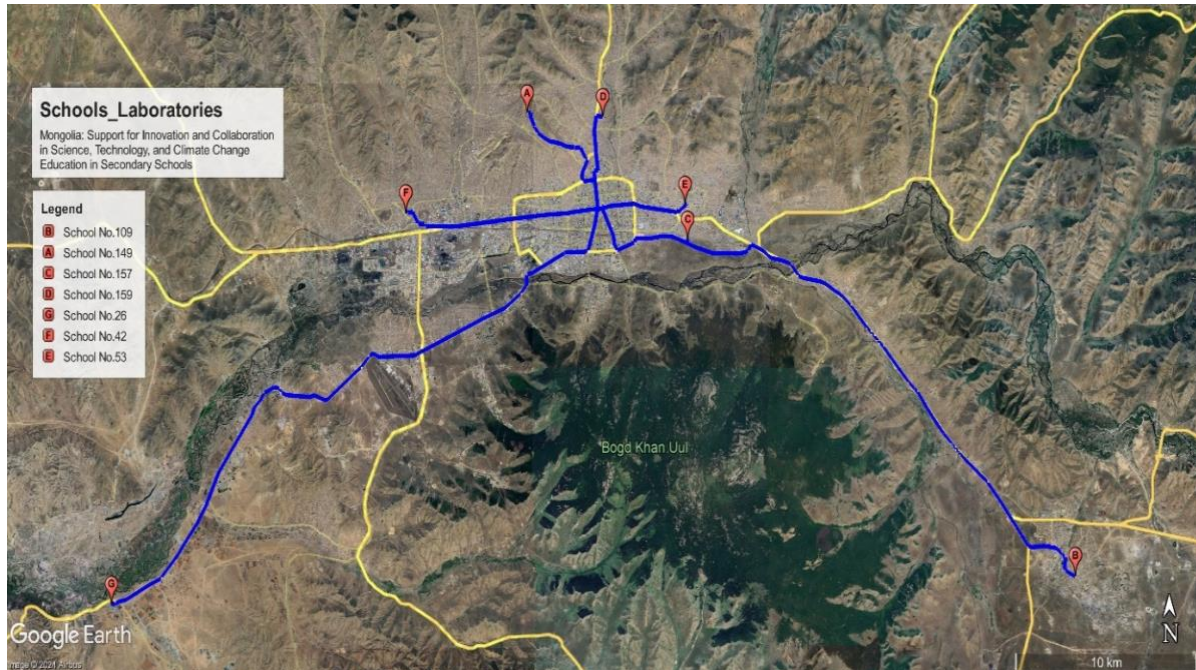
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PROJECT LOCATION MAP

Ulaanbaatar



EXECUTIVE SUMMARY

1. This Social Due Diligence Report (SDDR) is prepared for the project “Support for Innovation and Collaboration in Science and Technology Education in Secondary Schools” within the framework of the two national and international strategies “Enhancing holistic development of Mongolian students to work and live in the digital era actively participating in sharing knowledge and experiences, and contributing to national socioeconomic development and climate change adaptation and mitigation. The project will be implemented in 2025–2029 under the Ministry of Education of Mongolia.
2. The project development objective will be achieved by (i) improving teachers' capacity for planning, teaching and assessment of secondary students' science, and technology classes, as well as their foundational subjects such as mathematics and reading classes; (ii) establishing a creative and innovative science, technology and climate change education laboratory; and (iii) strengthening school-enabling environment for creative, innovative, and market demand aligned education by working closely with school leadership.
3. Desk study of the project sites were conducted between September and November 2024 as well as January 2025 with assistance of the Metropolitan Education Department *and* schools' management, to determine whether the project will trigger Asian Development Bank (ADB) Safeguard Policy Statements (SPS 2009) in terms of involuntary resettlement (IR) and/or indigenous people (IP).
4. The desk study confirmed that the Secondary schools where a creative and innovative science, technology and climate change education laboratory will be established are publicly owned and as the project planned activities will be confined to the existing school premises, there will be no need for additional land acquisition required, thus land acquisition and resettlement (LAR) impacts are excluded.
5. The project will be implemented in Ulaanbaatar city. Six schools evaluated in the scope of this due diligence are all located in Ulaanbaatar, the capital city of Mongolia. More than 90 percent of the total population in the capital city are Khalkh, and the entire population speaks and understands Mongolian.
6. The project is categorized as a “C” in terms of the IR and IP impacts in accordance with the ADB SPS 2009.

I. PROJECT DESCRIPTION

7. The proposed project aims to transform science and IT education by equipping students and teachers with the skills, tools, and mindsets required to thrive in an increasingly digital world and to respond to environmental challenges that constrain resilient and sustainable development. Through an innovative approach that emphasizes hands-on, project-based learning and the integration of artificial intelligence (AI) and sustainable development concepts, the project aims to foster future-ready learners and educators. Implemented in selected schools across Ulaanbaatar and rural areas of Mongolia, the project will directly benefit around 35,000 students, teachers, principals, and counselors—approximately 45% of whom are female. The student beneficiaries include both female and male students in both urban and rural areas, including students with disability, students from former and current herder families, and students living in Ger areas. A large share of the students come from low-income families. Key interventions include strengthening teacher capacity, establishing physical and digital laboratories, introducing AI literacy training for education and AI tutoring tools for science education, promoting data-driven school management, and creating enabling environment for innovative learning. The project will help Mongolia build a resilient, future-ready generation of thought leaders and workforce by equipping students and teachers with the skills to meet the demands of a changing educational landscape, digital transformation, and broader socioeconomic and environmental challenges.

8. The project “Support for Innovation and Collaboration in Science and Technology Education in Secondary Schools” will be implemented between 2025-2029. The project activities will equip the schools with science laboratories and provide computers and flatscreens.

9. The project outputs are:

- **Output 1:** Teachers’ capacity for planning and delivering secondary school science and technology classes improved.
- **Output 2:** Science and technology laboratory operationalized.
- **Output 3:** School-enabling environment for innovation and collaboration in science and technology education strengthened.

10. **Secondary schools.** Within the project scope, 4 schools will have a physical lab (wet and dry) in UB and 2 schools will be provided digital lab.

1. Secondary School # 109, project site located in the 3rd khoroo of Nalaikh (ND)
2. Secondary School # 149, project site located in the 7th khoroo of Chingeltei district (CHD)
3. Secondary School # 159, 13th khoroo, Sukhbaatar district (SBD)
4. Secondary School # 42, 2nd khoroo, Songinokhairkhan district (SHD)
5. Secondary School # 26, 13th khoroo, Khan-Uul district (KHU)
6. Secondary School # 53, project site located in the 16th khoroo of Bayanzurkh district (BZD)

11. The primary participants in project activities will be science and IT teachers, as well as school principals, from at least 100 schools, including the six pilot schools selected for the establishment of physical and digital laboratories.

12. The establishment of digital labs will include minor renovations such as painting and furnishing as needed in the school buildings and the dormitory buildings, and there will not be any tearing down the walls or anything drastic that might cause potential environmental impacts such as noise, dust, air pollution, solid waste, traffic risks, and safety hazards.

II. SCOPE AND OBJECTIVES THE DUE DILLIGENCE

13. The main objective of this Social Due Diligence Report is to analyze the project activities, carry out due assessment of six secondary schools targeted by the project with regard to social due diligence and early detecting of any land acquisition and resettlement LAR impacts and the impacts on Indigenous Peoples (IPs) of the activities proposed under the Project with respect to the requirements of the ADB Safeguard Policy Statement 2009 (ADB SPS 2009).

14. The objectives of the due diligence for social safeguards were to: (i) review the proposed scope of the project and assess social safeguard risks associated with the anticipated project activities; (ii) evaluate all possible alternatives to avoid LAR issues, if resettlement impacts have been identified; (iii) propose mitigation measures to ease or minimize LAR concerns, if LAR impacts cannot be avoided; (iv) confirm the absence of LAR impacts, if resettlement impacts have been identified with proper supporting documentation; and (iv) develop recommendations for the executive agency (EA) and project implementation partners to help the project adequately manage LAR risks as per ADB SPS 2009 throughout the project implementation period.

15. The due diligence has specifically focused to ascertain:

- (i) Whether the project is free of any involuntary resettlement impact, physical and economic displacement and disruption of income and livelihoods of people;
- (ii) Assessment of potential involuntary resettlement impact risks;
- (iii) Propose safeguard measures to avoid such impact during Project implementation, as the main objective and principle of ADB's SPS (2009).

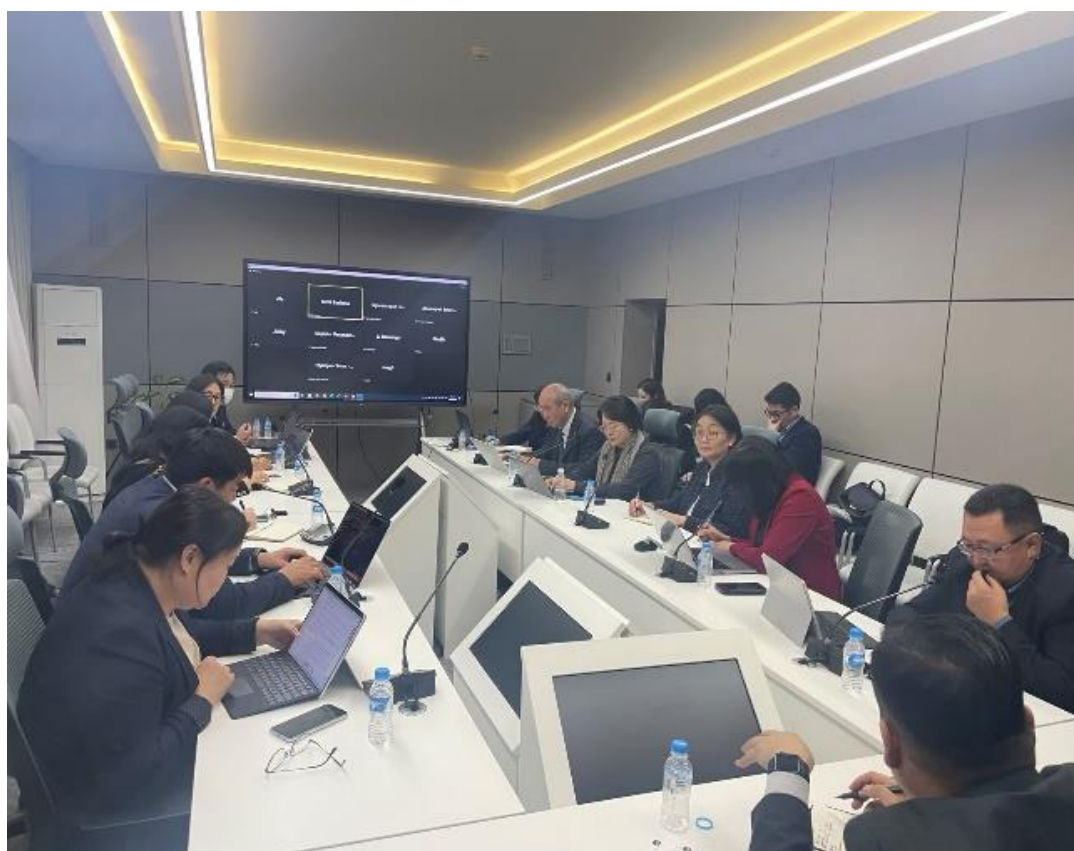
16. Ensure that projects are designed and implemented in a way that fosters full respect for Indigenous Peoples' identity, dignity, human rights, livelihood systems, and cultural uniqueness as defined by Indigenous Peoples themselves so that they (i) receive culturally appropriate social and economic benefits, (ii) do not suffer adverse impacts as a result of projects, and (iii) can participate actively in projects that affect them. 16. IR and IP impact assessment was done on the basis of the IR and IP Impact Screening Check list in compliance with ADB SPS 2009.

17. If the scope of the project is expanded beyond the schools assessed in this SDDR, additional project sites will be screened for IR and IP impacts, and the SDDR will be updated accordingly. If impacts are identified in the seven schools assessed in this SDDR or in new project sites, the respective safeguards documents will be prepared, and impacts will be mitigated through a Corrective Action Plan (CAP), Land Acquisition and Resettlement Plan (LARP), or Indigenous Peoples Plan (IPP).

III. METHODOLOGY

18. The due diligence methodology involved a combination of methods, including meetings with government officials and consultations with school representatives (Figure 1). A desk study was also conducted to address land-related issues, reviewing relevant documents and photos of the existing schools. This process involved online communications, phone calls, and a comprehensive desktop review of project documents, carried out between September and November 2024.

Figure 1. Meeting with MOE



IV. LEGAL AND POLICY BACKGROUND

1. In this section the ADB involuntary resettlement (IR) safeguards requirements and applicable Mongolian laws are described.

A. ADB Involuntary Resettlement Safeguards Policy Requirements

2. The ADB's policy principles on involuntary resettlement provide comprehensive guidance in complying with the requirements for social safeguards considerations resulting from involuntary resettlement as a result of the Project. The following are the policy principles for LAR:

- (i) Screen the project early on to identify past, present, and future involuntary resettlement impacts and risks. Determine the scope of resettlement planning through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impacts and risks.
- (ii) Carry out meaningful consultations with affected persons, host communities, and concerned nongovernment organizations. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in the planning, implementation, monitoring, and evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples, and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the affected persons' concerns. Support the social and cultural institutions of displaced persons and their host population. Where involuntary resettlement impacts and risks are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase.
- (iii) Improve, or at least restore, the livelihoods of all displaced persons through (i) land-based resettlement strategies when affected livelihoods are land based where possible or cash compensation at replacement value for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.
- (iv) Provide physically and economically displaced persons with needed assistance, including the following: (i) If there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.
- (v) Improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. Rural areas provide them with legal and affordable access to land and resources, and urban areas provide them with appropriate income sources and legal and affordable access to adequate housing.
- (vi) Develop procedures in a transparent, consistent, and equitable manner if land acquisition is through a negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status.
- (vii) Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of nonland assets.
- (viii) Prepare a resettlement plan elaborating on displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.
- (ix) Disclose a draft resettlement plan, including documentation of the consultation process

in a timely manner, before project appraisal, in an accessible place and a form and language(s) understandable to affected persons and other stakeholders. Disclose the final resettlement plan and its updates to affected persons and other stakeholders.

- (x) Conceive and execute involuntary resettlement as part of a development project or program. Include the full costs of resettlement in the presentation of project's costs and benefits. For a project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the project as a stand-alone operation.
- (xi) Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the resettlement plan under close supervision throughout project implementation.
- (xii) Monitor and assess resettlement outcomes, their impacts on the standards of living of displaced persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.

B. Mongolian Laws and Regulations

21. Mongolia does not have a dedicated and comprehensive Land Acquisition Law that regulates the use of eminent domain power of the state for land acquisition and resettlement activities applicable for the entire country except Law on Reducing Traffic Congestion in the Capital city Ulaanbaatar and Housing of Ger Area Residents which was approved by the Parliament of Mongolia in Dec 2023. This law is applicable only on the territory of the Capital Ulaanbaatar city and has introduced to use of the eminent domain power by the Governor of the Capital city.

22. Although the Constitution of Mongolia has provisions that justify exercising of eminent domain power, none of the land related legislation provides the power of eminent domain to the state or any other entity. According to the current Mongolian legislation, any land acquisition shall take place through negotiation and agreement. If negotiations fail, then the case must be resolved at the courts. The laws are silent on land expropriation but do provide provisions on exchange of land or taking over land with compensation for state special needs. However, the related procedures are incomplete, imprecise and fail to properly protect the rights of affected entities and property rights. The basic legislative framework for LAR and related issues consists of: i) Constitution of Mongolia, ii) Law on Land, iii) Law on Allocation of Land to Mongolian Citizens for Ownership and iv) Civil Code of Mongolia. In addition to these laws, Government Decree No. 287 from 2017, "Regulation on Taking Over Land for and Releasing Land from State Special Needs, Determining the Size and Boundaries, and Use of Land", and the Annex 3 to the GOM Resolution No. 182 dd 20 June 2018 "Government Resolution on Determining Land Value Category (Zone), Base Value, and Land Fee," is used in the LAR activities.

23. **Constitution of Mongolia.** The Constitution of Mongolia, 1992¹, sets the fundamental principles for human and property rights. The following provisions are related the protection of human and property rights, and the acquisition of land for public needs:

- The State recognizes all forms of both public and private property and shall protect the rights of the owners, Article 5.2;
- The owner's right shall be limited exclusively by due process of law, Article 5.3;
- 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

¹ Amended five times on 24 Dec 1999, 4 Dec 2000, 14 Nov 2019, 25 Aug 2022, and 31 May 2023 respectively.

health of the population, the interests of environmental protection and national security, Article 6.4.

24. The citizens of Mongolia shall be guaranteed the privilege to enjoy the following rights and freedoms:

- Right to healthy and safe (living) environment, and to be protected against environmental pollution (from pollution of living conditions/environment) and ecological imbalance, Article 16.2
- Right to fair acquisition, possession and inheritance of moveable and immovable property. Illegal confiscation and requisitioning of the private property of citizens shall be prohibited. If the State and its bodies appropriate private property on the basis of exclusive public need, they shall do so with due compensation and payment, Article 16.3.

25. Constitutional provision 16.2 provides an important right for people to live in healthy and safe conditions, which means that people have the right to be provided with public infrastructure, such as roads, water supply and sewerage, and heating systems, to enjoy healthy and safe livelihood.

26. **Law on Land.** The Law on Land, 2002², regulates the basics of land and especially covers issues related to land possession and land use. It recognizes three forms of land rights: ownership, possession, and use. These are defined in the Article 3 of Law on Land, the following are the descriptions of these land tenure rights:

- "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 the "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.
- "to possess land" means to be in legitimate control of land in accordance with purpose of its use and terms and conditions specified in respective contracts. The land possession right can be obtained only by the citizens and legal persons of Mongolia. The respective local governors make the decision for provision of land possession rights. The land possession rights are provided for 15-60 years, with possible extension of 40 years. The size of land 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 the interested Mongolian persons. This right is registered in the cadastral/land information system operated by the organization in charge of land affairs – the General Agency for Land Administration and Management, Geodesy and Cartography and its local offices in the aimags that is Aimag Land Administration, Construction and Urban Development Agency (ALACUDA). Land possession right is transferable and can be used as collateral as well. Land possession can be registered in the State Registration of Property Rights, which is operated by the General Authority of State Registration.
- "to use land" means undertaking 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 the foreign citizens and stateless persons (who reside in Mongolia for more than 183 days) can be provided only for family residence purpose through auctioning by the respective

² The Law on Land was revised in 2002 and amended 40 times, between 2 Jan 2003 - 19 Apr 2024, since then.

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 for 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 the 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.

27. The land possession and land use rights are similar to leasehold tenure in other countries. In current practice, the State is the sole owner who lets land for possession and use. It is not common that the private landowners provide their land for possession and use. Common practice is that immovable property, together with the land, is rented. The possession right is transferable, whereas land use is not. 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 (i) pastureland, water points in pastureland, salt licks, ii) public use land in the city, village and other settlement, iii) land under road and network, iv) forest area and v) water area.

28. The Law on Land regulates that land under possession can be exchanged or taken over, i.e. acquired, for the state special needs. Article 16 lists 18 types of land use as the land that belongs to the state special needs as follows:

- land under special protection of the state³;
- national border strip land;
- land for ensuring national defense and security;
- land for foreign diplomatic missions and consulates, and representative offices of international organizations;
- land for scientific and technological tests, experiments, and for environmental and climatic permanent observations;
- inter-aimag reserve pasture land;
- hay field land for state fodder fund;
- contracted oil field to be used for exploration according to product sharing agreement;
- free zone area;
- land for construction and use of nuclear facilities;
- land for artisanal mining;
- land for border port zone;
- land for national level considerable development, infrastructure projects and programs;
- land for construction of centralized facility for hazardous waste;
- land with defined protection zone for historic and cultural memorial;
- land for industrial and technological park;
- land for public use⁴;
- special economic zone of the Capital city⁵.

29. The procedures for acquisition of and compensation for land under possession for state special needs are specified in the “Article 42 Exchange or taking over land under possession before the expiration of the contractual period” and “Article 43 Provision of compensation when exchanging or taking over land under possession before the expiration of the contractual period”.

30. The law sets that central state administrative organization in charge of land affairs⁶

³ Law on Special Protected Area (1994) specifies, Article 3, that there are four categories of special protection land: i) strictly protected areas, ii) natural complex area, iii) nature reserves iv) monument area.

⁴ Added to the list of land for state special needs on 7 Dec 2023 in connection with the Law on Reducing Traffic Congestion and Ger Area Housing in the Capital Ulaanbaatar city.

⁵ Added to the list of land for state special needs on 7 Dec 2023 in connection with the Law on Reducing Traffic Congestion and Ger Area Housing in the Capital Ulaanbaatar city.

⁶ In Mongolian legislative practice ‘central’ state administrative organization in charge of ...’ means respective ministry for certain sector(s) and government functions. In this case, central state administrative organization in charge of land affairs means the

shall make a preliminary agreement with the land possessor to exchange or take over its land wholly or partially with compensation for state special needs. After that a proposal shall be sent to the Cabinet for decision to acquire the land. Once the Cabinet makes a decision to acquire the land, based on this decision, respective local Governor shall conclude a contract for land acquisition with the land possessor, provide the compensation and acquire the land. The affected land possessor shall vacate the land within 90 days after concluding the contract and hand over to the disposal of the respective Governor. The acquisition of land, which is used for residential purposes, can be implemented only between 15 May to 15 September. This is due to the inconveniences associated with relocation/moving in cold period of the year.

31. The law states that in the decision for land acquisition, the value of the buildings, facilities and other properties that cannot be separated from the land, be appraised based on the rates at the time of acquisition, and costs for acquiring the land, i.e. vacating the land, shall be reflected. Compensation shall be provided to the affected entities from state budget through the respective Governor. The Governor shall provide compensation within 60 days after concluding an agreement, if not specified differently in the agreement. The affected land possessor shall vacate the land within 30 days after receipt of the full compensation, if not specified differently in the agreement.

32. The law does not say that the land itself should be appraised and compensated. Moreover, the provisions of the law do not specify what entitlements the compensation consist of, who shall carry out the appraisal, what are the principles in the compensation appraisal, what can be understood under the rate at the time of acquisition (is this market value or another value/rate) and if there will be any rehabilitation measures. It is not clear how and what land can be provided in exchange to replace the land being taken back. These issues are not specified in the law.

33. There is no LAR-related provision in the law concerning affected entities holding land use rights, except to say that compensation is not applicable to them (article 43.6).

36. **Law on Allocation of Land to Mongolian Citizens for Ownership.** The Law on Allocation of Land to Mongolian Citizens for Ownership (2002)⁷ regulates procedures for allocating land for ownership and other relations associated with this tenure. Only Mongolian citizens can obtain land ownership rights. It can be obtained free of charge in accordance with this law or purchased. Land, which are already held under ownership rights by individuals, are freely traded and transferred on the market.

37. This law was enacted as part of socio-economic reform since early 1990s and is effective starting from 1 May 2003. The law enables private ownership of land for Mongolians and provides opportunities to capitalize on land assets. Land is given to all Mongolian citizens, regardless of age and sex, one time free of charge until 1 May 2028. Land is privatized in accordance with the land management plans for family (residential) needs and commercial use. The size of land parcels allocated for ownership for family needs vary depending on location. In the Capital city – Ulaanbaatar and along the national level main roads connecting aimags with Ulaanbaatar, individuals are entitled to up to 0.07 hectares, in the aimag centers up to 0.35 hectares, and in soum centers and villages up to 0.5 hectares land parcels, respectively. The size of land parcels for commercial use depends on the type of activities (agricultural, industrial etc.) and decided based on the size of existing land parcel under possession, if applicable, and scope and nature of the business. The land ownership right for commercial use is obtained by purchasing the land directly from the state or through auctioning. Cadastral information on parcels under land ownership is registered in the cadastral/land information system operated by the GALAMGaC and its local offices in the aimags, ALACUDA. The land ownership rights are registered in the State Registration of Property Rights in accordance with the Law on State Registration of Property Rights.

38. “Article 32 Exchange or taking over land owned by citizens based on state special needs with compensation” and “Article 37 Ensuring the land ownership right of the citizen

Ministry of Construction and Urban Development that is responsible for, among others, land policies and governmental functions and institutions related to land.

⁷ Law on Allocation of Land to Mongolian Citizens for Ownership was enacted in 2002 and became effective since 1 May 2003. It was amended 12 times, between 23 Jun 2005 and 12 Jan 2024.

when exchanging or taking it over based on state special needs with compensation” specify the details of acquiring land under ownership for state special needs.

39. The law defines that land under ownership can be exchanged or taken over for three types of state special needs, namely: i) land for ensuring national defense and security; ii) land for scientific and technological tests, experiments, and for environmental and climatic permanent observations; and iii) land for national scale roads, lines and network, and other constructions and facilities.

40. The Cabinet shall make the decision for land acquisition and it shall state clearly the purpose for acquisition and justification that the land taking is unavoidable. Before this decision is made, the state administrative organization in charge of land affairs⁸ shall enter into preliminary agreement on land acquisition with the land owner not less than one year prior to the decision. The compensation is provided from the state budget. The land owner and state administrative organization in charge of land affairs shall have preliminarily agreed on the following:

- the land value;
- the value of immovable property on the land;
- the amount of investment made by the owner on the land and the amount of loss to incur to the land owner due to land acquisition;
- size of the land to be acquired;
- location, size, characteristics and quality of the land to be allocated in replacement of the land being acquired;
- conditions and timing for land acquisition;
- rights and duties of the parties in connection with the land acquisition;
- amount of compensation, procedures and timing for its payment.

41. Further the law provides that land acquisition should take place after certain measures were taken. This include measures such that the replacement land should be no worse than the previously owned land by its characteristics and quality, the value of land and immoveable property shall be paid, compensation shall include the investments made by the owner to the land, the loss to incur to the land owner due to land acquisition shall be paid fully according to Civil Code and related legislation. Also, the law specifies that affected person shall be notified in writing about the land acquisition not less than one year prior to making the decision for land acquisition. The actual land acquisition can take place after one year has passed since the affected person was notified about the land acquisition and the measures specified in the second sentence of this paragraph were taken. Compensation for immovable property built or costs of other improvements that significantly increased the land value, after receiving the written notice, shall not be paid. If the affected person and state organizations cannot reach an agreement, the dispute shall be settled by court.

42. Compared to the Law on Land, the Law on Allocation of Land to Mongolian Citizens for Ownership specifies more in detail the procedures for land acquisition and the subjects that need to be agreed with the affected persons. This includes the value of the land and immoveable properties, replacement land, loss to incur, compensation and its provision and timing etc. However, the law does not address rehabilitation and social safeguard issues, the principles for land and property appraisal, the completeness and clarity of the processes and procedures related to LAR are still weak. As is the case for the Law on Land, possible exercising of the eminent domain power of the state, if necessary, for public purposes is not legislated.

43. **Civil Code:** the Civil Code, 2002⁹, provides a legal framework which place LAR in the context of negotiated settlement. This implies that the State and affected persons engage with each other contractually as equal and autonomous legal persons and participants in a civil

⁸ State administrative organization in charge of land affairs means a government agency under a ministry (which is referred to in the laws as **central** state administrative organization compared to state administrative organization) or Prime Minister. In current Governmental organizational setup, this agency is called General Agency for Land Administration and Management, Geodesy and Cartography.

⁹ The Civil Code was amended 21 times since it was approved in 2002. The amendments were made between on 7 Jul 2005 and 22 Mar 2019.

legal relationship (Article 1). Citizens and organizations, as well as aimags, and soums administrations 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). The affected persons and project aimag administrations shall enter into contractual relations, which will specify the entitlements, compensation and allowances, rehabilitation and social safeguard measures as required by the Mongolian Civil Code and other legislation, and the ADB policy and principles.

44. Chapter 10 of the Civil Code defines property and assets, including land and other immovable property. Chapter 11 specifies possession of properties and Chapter 12 specifies property types, ownership by individuals and other legal persons, rights of owners etc. This chapter defines the land ownership tenure and refers to the subsequently enacted Law on Land, Law on Allocation of Land to Mongolian Citizens for Ownership with regard to relations concerning land ownership, possession and use. Chapter 15 is dedicated to the contractual legislation. The negotiated agreements on transfer of land and properties would need to be concluded in accordance with the requirements in this Chapter.

45. **Regulation on Taking Over Land for and Releasing Land from State Special Needs, Determining the Size and Boundaries, and Use of Land.** 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, specified in 16.1 of the Law on Land.

46. 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 the stakeholders. The regulations follow the provisions and procedures that are set in the Law on Land Allocation to Mongolian Citizens for Ownership, articles 32 and 37, and Law on Land, articles 42 and 43, which were described in the previous part. In addition, the regulation provides details of the use of different databases, such as cadastral databases, mining cadaster databases, 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 the compensation for the land and properties, which follow the above mentioned articles of Law on Land Allocation to Mongolian Citizens for Ownership and Law on Land, but also, the regulation provides details for determining the compensation for land and properties using the existing land price information from the Land Exchange, and the right of Affected entities to use certified appraisers, the payment of the compensation, and sources of compensation and the procedures for resolution of disputes.

47. The regulation assumes that the affected person 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 is set in the “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.

48. **Government Resolution on Determining Land Value Category (Zone), Base Value, and Land Fee.** This resolution of GOM, No. 182 from 20 June 2018, provides the base value for a hectare of land within entire territory of Mongolia. This resolution overrides the previously applied Government Resolution No. 152 dd 25 June 1997, which provided the base value for land within the entire country. Thus, in the case of the land market value is less than the government determined value as set in this newly adopted resolution, the base value of 1m² land as determined in this resolution shall be applied for compensation for the lost land

49. **Law on Reducing Traffic Congestion and Ger Area Housing in the Capital Ulaanbaatar city.** The objective of this law is to increase the conditions for citizens to travel without hurdles, increase the types of and access to public transportation, improve the use of

car parking, decentralize the city, develop housing in ger areas, and reduce the (negative) social and economic impacts arising from traffic congestion and environmental pollution. Article 10 of this law sets that land will be acquired for unavoidable public needs based on Master and partial master plan, decision of the Cabinet for the purposes of decentralization within the Capital city territory. The purposes for which land shall be acquired are as follows:

- educational services;
- health services;
- social welfare services;
- public library, cultural organizations;
- sports facilities;
- power/energy;
- heating supply;
- water supply, sewerage, treatment facilities;
- communications line, network;
- auto road and railway, bridge, tunnel/underpass, crossings;
- activities to prevent disasters;
- activities to fight crime, ensure public order;
- proper waste disposal, store, liquidation;
- landscaping and green park;
- pedestrian and bicycle road;
- public use car parking;
- public transportation, cable transportation;
- ger area housing development.

50. With this law the Governor of Capital Ulaanbaatar city is empowered to make decision to expropriate land, by obtaining the support of not less than 70 per cent of the official landownership and possession rights holders, and immovable property owners affected by the project or activities. For the LAR related details, the law refers to Regulation for Land acquisition for unavoidable public needs that is approved by the Government of Mongolia.

51. **Regulation for Land acquisition for unavoidable public needs.** This regulation enacts the details related to the implementation of the land acquisition. It includes details on the determining locations, LAR activities such as carrying out a poll for land acquisition, compensation valuation, conclusion of contract, transferring and ending land tenure rights, and handing over the land to the project implementing entity, the financing of LAR, and involvement of the government organizations.

52. Unless a negotiated agreement is reached with the land tenure holders in the Project affected areas, land can be expropriated based on the Law on Reducing Traffic Congestion and Ger Area Housing in the Capital Ulaanbaatar city and its Regulation for Land acquisition for unavoidable public needs.

53. There are no officially recognized Indigenous Peoples in Mongolia. By the Constitution of Mongolia Article 14.2. People cannot be discriminated against based on their origin, ethnicity, language, race, age, gender, social origin, status, wealth, job, position, religion, opinion, or education.

V. ASSESSMENT OF THE LAND ACQUISITION AND RESETTLEMENT IMPACTS

54. This section provides the detailed information, including their land ownership status of the secondary schools to be included in the project and land acquisition and resettlement impacts of the project.

55. All of the secondary schools planned to participate in the project have their land, four schools having their land in the name of the school itself, the one in the name of the district's local government, and another in the Metropolitan Education Department. Since the project activities will be carried out within the school premises, there will be no impact on land acquisition or resettlement. This was determined based on meetings and interviews with relevant school officials, as well as land-related documents such as possession certificates and the cadastral maps of the schools.

56. Due to the project, no-one will be physically displaced, permanently or temporarily impacted, thus the component of the project can be classified as “C” resettlement category project in accordance with ADB's Social Safeguard Policy and it confirmed by the land certificates and cadastral maps of the school which are presented in Annexes 1-6.

Project sites in Ulaanbaatar city

57. **Secondary School # 109.** Secondary school # 109, is located in the 3rd khoroo, Nalaikh district and was established in 2006 (Figure 2). In the academic year of 2024-2025, a total of 37 teachers, 38 employees, 462 students of 12 groups of grades 1-5, 473 students of 16 groups of grades 6-12, and a total of 935 students in 27 groups are conducting training activities.

58. The school has 3 school buildings and four land parcels total 8,341 m² (680 m² of land, 687 m² of land and 713 m² of land for primary and elementary schools and 6,261 m² of land for the secondary school) own for educational purposes possessed by the school#109. The land ownership documents are annexed to this report. The school does not have any legacy issues related to land or involuntary resettlement. (**Annex 1**).

Figure 2. The project site, School # 109





59. **The Secondary school #149.** The school is located in the 7th khoroo of Chingeltei District and was established in 2020 (Figure 3). In the academic year of 2024, the school has a total of 835 students and 71 teachers. It was built under a joint agreement between the governments of the two countries with a grant from the Japanese Government. Designed with universal design, it created a friendly and comfortable environment for students, teachers and staff.

60. The school has a total of 15,000 m² of land which is owned by the Governor office of Chingeltei district for education purpose. The land ownership documents are annexed to this report. The school does not have any legacy issues related to land or involuntary resettlement. Land related documents are presented in **Annex 2**.

Figure 3. The project site, School #149



61. **School #159, SBD, 13th khoroo.** The school operates in the 12th and 13th khoroo of Sukhbaatar District of the capital city, with a total population of 141,537 (Figure 4). The school was established in 2021 by the decree of the Governor of the capital city but began operating on October 6, 2023. The school owns 15,756 m² of land as the decree of the Governor of the capital city since 2019 which is titled to the Metropolitan Education Department. The land ownership documents are annexed to this report. The school does not have any legacy issues related to land or involuntary resettlement.

62. Since it is a new school, although it has a sufficient number of classrooms, it lacks laboratory equipment and electronic devices to create a favorable learning environment for students, a cabinet for natural science subjects, and scientific experiments.

63. The school currently has 51 teachers, out of which 20 are natural science teachers, 14 social science teachers, and 17 elementary school teachers. There are a total of 910 students. Land related documents are shown in **Annex 3**.

Figure 4. The project site, school # 159



64. **Secondary School # 42, SHD, 2 khoroo.** The school began operating in a single building on Tolgoit in the 1969-1970 school year with 4 groups of 131 students, 4 teachers, and 3 staff members which is located in 1st khoroo, Songinokhairkhan district (Figure 5).

65. In the 2023-2024 school year, the school has a total of 2,556 students, 87 teachers, and 12 staff members. The school owns 20,591 m² of land possessed by the school#42. The land ownership documents are annexed to this report. The school does not have any legacy issues related to land or involuntary resettlement.

66. The new building will be built by the Ulaanbaatar city Ger Area Development Investment Project (GADIP) in 2025 with funding from ADB. Land related documents are shown in **Annex 4**.

Figure 5. The project site, School # 42



67. **Secondary school #26, KHUD, 13th khoroo.** The school is located 40 km from Ulaanbaatar city, in the territory of 13th khoroo of the Khan-Uul district, Ulaanbaatar City (Figure 7). It was established by resolution No. 34 of the Ulaanbaatar City Administrative Council dated August 10, 1964. The school was first established as a primary school with 4 teachers, 2 workers, and more than 100 students based in the Bird Factory area.

68. In 1968, it became an 8-year secondary school, and in 1987, a new classroom building was put into operation, expanding it to a 10-year secondary school. There are 29

administrative staff, 37 teachers of primary, secondary, and senior grades, a total of 66 teachers and staff, and 697 students in 24 groups. The school has 7 leading-level teachers, 10 methodist-teachers, and 2 senior-level staff.

69. The school owns 24,000 m² of land possessed by the school#26. The land ownership documents are annexed to this report. The school does not have any legacy issues related to land or involuntary resettlement. Land related documents are shown in Annex 5.

Figure 6. The Project site, School # 26



70. **Secondary school # 53, BZD, 16th khoroo.** The school is located in the 16th khoroo of Bayanzurkh district, was established in 1973 (Figure 8). The school has total 109 groups with 5,000 students including 20 groups (773 students) of high school, 33 groups (1,434 students) of mid school and 56 groups (2,551 students) of elementary schools teaching by total 148 teachers (65 of social science, 47 natural sciences, and 56 teachers for primary education) and 38 workers.

71. The school owns 14,801 m² of land and has new buildings on the eastern side of the city, possessed by the school. The land ownership documents are annexed to this report. The school does not have any legacy issues related to land or involuntary resettlement. Land related documents are shown in Annex 6.

Figure 7. The project site, School # 53



VI. ASSESSMENT OF IMPACTS ON ETHNIC GROUPS

72. ADB's Indigenous People Policy uses the following characteristics to define IP: (i) self-identification as members of a distinct indigenous cultural group and recognition of this identity by others; (ii) collective attachment to geographically distinct habitats or ancestral territories in the project area and to the natural resources in these habitats and territories; (iii) customary cultural, economic, social, or political institutions that are separate from those of the dominant society and culture; and (iv) a distinct language, often different from the official language of the country or region.

73. By 2020 Population Census of Mongolia, 83.8% Khalkh, 3.8 Kazakh, 2.6 Durvud, 2.0% Bayad, 1.4% Buriad and 6.4% other of total population in Mongolia. In terms of location, the Khalkh ethnic group is prevalent in all aimags and the Capital city. More than 90 percent of total residents are Khalkh in Ulaanbaatar city. The remaining population is Buriad, Durvud, Zakhchin and Kazakh but all schools entirely operate in Mongolian language for all students including Kazakhs. Translation of training materials into Kazakh may only be required under Output 1 activities during training for teachers from Bayan-Ulgii Aimag. The project design should incorporate respective measures to ensure that the benefits of the project reach all beneficiaries equally and include the translation of training materials and other necessary communications into Kazakh, if necessary.

74. The planned project activities do not have impacts on ethnic groups and do not trigger ADB SPS 2009 IP requirements.

75. The Table 1 below summarizes the land ownership status as well as presence/absence of the IR and IP impacts.

Table 1. Land status, IR and IP impacts

| No | Name and location of schools | Land title status | Land size, m ² | Legal status of land | IR Impacts | IP Impacts |
|----|---|--|----------------------------|----------------------|------------|------------|
| 1 | Secondary School # 109 in 9 th Khoroo, Nalaikh district | Under the name of school | 680 687 713 6,261 | Possession | None. | None. |
| 2 | Secondary School # 149 10 th Khoroo, Chingeltei district | Under the Governor office of Chingeltei District | 15,000 | Possession | None. | None. |
| 3 | Secondary School # 159 13 th khoroo, Sukhbaatar district | Under the Metropolitan Education Department | 15,756 | Possession | None. | None. |
| 4 | Secondary School # 42 2nd khoroo, Songinokhairkhan district | Under the name of school | 20,591 | Possession | None. | None. |
| 5 | Secondary School # 26 13 th khoroo, Khan-Uul district | Under the name of school | 24,000 | Possession | None. | None. |
| 6 | Secondary school # 53 in 13 th Khoroo, Bayanzurkh district | Under the name of school | 14,801 | Possession | None. | None. |

VII. INSTITUTIONAL ARRANGEMENT

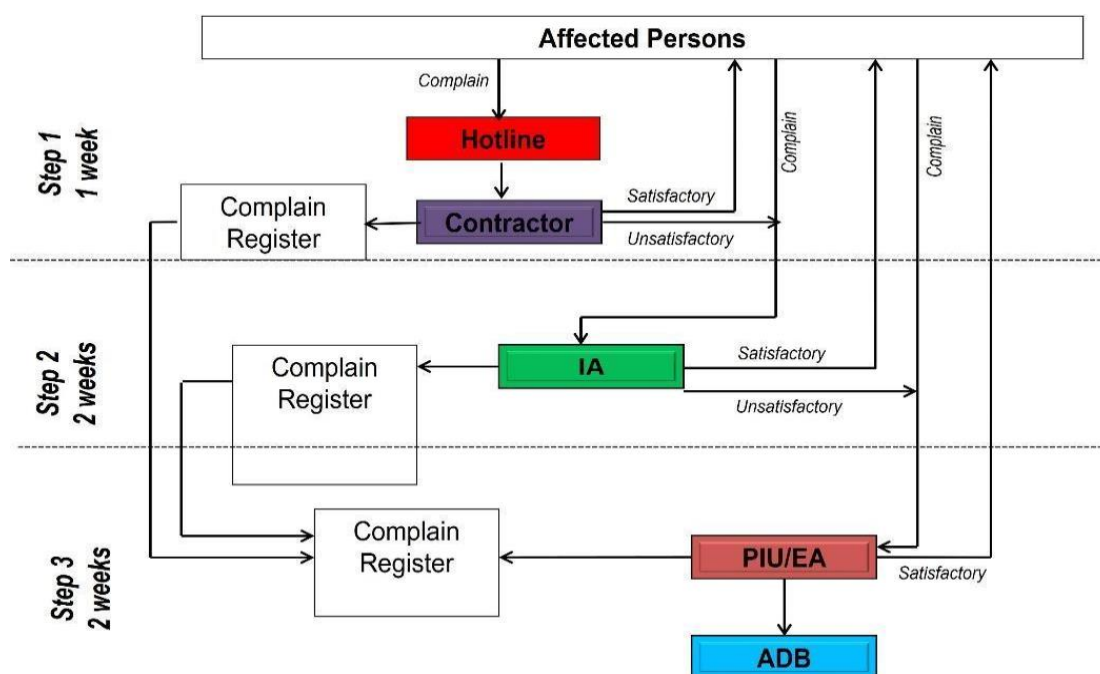
76. **The Ministry of Education (MOE)**, as the **Executing Agency (EA)** of the project and the Department of Education Policy Planning (DEPP) of MOE as the Implementing Agency will be responsible for ensuring that all activities under the project comply with national legislation, ADB SPS 2009 and international best practices. The **Project Implementation Unit (PIU)** will be staffed with experienced professionals to manage the day-to-day activities, overall implementation and monitoring of the project.

77. **Participating schools** will facilitate the implementation of the project by ensuring that the activities are planned in a way that avoids any temporary or permanent impacts, both short-term and long-term, and does not trigger the IR or IP policies. PIU will also manage grievances through the established Grievance Redress Mechanism (GRM).

VIII. GRIEVANCE REDRESS MECHANISM

78. The PIU, in collaboration with the schools, shall establish and maintain a GRM to address and resolve any social or environmental concerns or grievances related to the project. The GRM will ensure that issues raised by affected communities and entities are handled promptly, through a clear and transparent process that is gender-responsive, culturally appropriate, and accessible to all stakeholders at no cost and without fear of retaliation. Each project site will have bulletin boards displaying information about the project and GRM contacts. The GRM will not restrict access to the national legal system. A general outline of the GRM, detailing the three steps for grievance resolution, is provided in the figure below.

Figure 12. Grievance Redress Mechanism



IX. REPORTING AND MONITORING

79. Monitoring compliance with Mongolian legislation and the ADB's SPS during the implementation of the project will be carried out by MOE/PIU. PIU will also include the monitoring results in its final reports to the ADB. If any complaints are received through GRM, MOE/PIU should report to the ADB immediately and develop a Corrective Action Plan (CAP). The result of CAP implementation should be submitted to the ADB separately upon its completion.

X. CONCLUSION

88. As a result of the desk study inspection to identify LAR impacts during the implementation of the "Support for Innovation and Collaboration in Science and Technology Education in Secondary Schools" project in Ulaanbaatar to be funded by ADB grant, it is concluded as follows:

A. There will not be any Land Acquisition Resettlement impacts

There will be no temporary or permanent LAR impacts during the implementation of the all-project sites in Ulaanbaatar city as all project activities will be carried out inside of the school buildings built on their own possessed land. Due to the project, no one will be physically displaced, permanently or temporarily impacted, thus the project is classified as a "C" resettlement category project by ADB's Social Safeguard Policy and it is confirmed by the land-related documents of the schools attached to this report.

B. There will not be any Indigenous people impacts

The project is classified as a category "C" for indigenous peoples. Due diligence confirmed that the project is not expected to trigger IP safeguard impacts. The project will not directly target specific ethnic groups, and no differentiated impacts are expected at all the project sites. None of the groups living on project sites have characteristics that qualify the groups as IP following the definition of the ADB's SPS (2009).

Annex 1. Land certificate and cadastral map of the primary school # 109

Land certificate

(Translation into English)

Mongolia

CERTIFICATE

Land possession to state organization

No. 000438847

| | |
|----------------------|---|
| Name of Organization | The Governor Office of Nalaikh District |
| Resolution Body | Ordinance by the Governor of Nalaikh District |
| Date of Resolution | August 18, 2015 |
| Ordinance Number | A/678 |

This is certified that 680 m² land of parcel ID:18670294016811 which is in 3rd khoroo Nalaikh district possessed by the School extension purpose for 15 years of period.

Sh. Tumurbaatar, Signed by Director of Land Management of the Capital city.

Date: August 25, 2015

Copy of the Land Certificate


МОНГОЛ УЛС
ТӨРИЙН БАЙГУУЛЛАГЫН
ГАЗАР ЭЗЭМШИХ ЭРХИЙН
ГЭРЧИЛГЭЭ

Дугаар **000438847**

109 дүгээр бага сургууль -д
(байгууллагын нэр)

Улаанбаатар аймаг (нийслэл)-ийн **Налайх** сум (дүүрэг)-ын
нутаг дэвсгэрт Засаг даргын 2015 оны 08 сарын 18 өдрийн А/67800т
шийдвэрийг үндэслэн, нэгж талбарын 18670294016811 дугаар бүхий
680 м² /га/ газрыг 15 жилийн хугацаатай
Налайх, 3-р хороо -д
(газрын байршлын хаяг, нэр)

Сургуулийн өргөтгөл зориулалтаар
эзэмшүүлэхээр энэхүү гэрчилгээг олгов.

Нийслэл аймаг (нийслэл)-ийн сум (дүүрэг)-ын

ГАЗРЫН АЛБАНЫ ДАРГА / СУМЫН ГАЗРЫН ДААМАЛ
ТАМГА / ТЭМДЭГ  /Ш.Төмөрбаатар /
(сарын үсэг) (нэр)

015 он 08 сарын 25

Cadastral map

Parcel ID: 18670294016811 Type of Right: Possession

Registration No: Name of Legal body: The Governor office of Nalaikh district

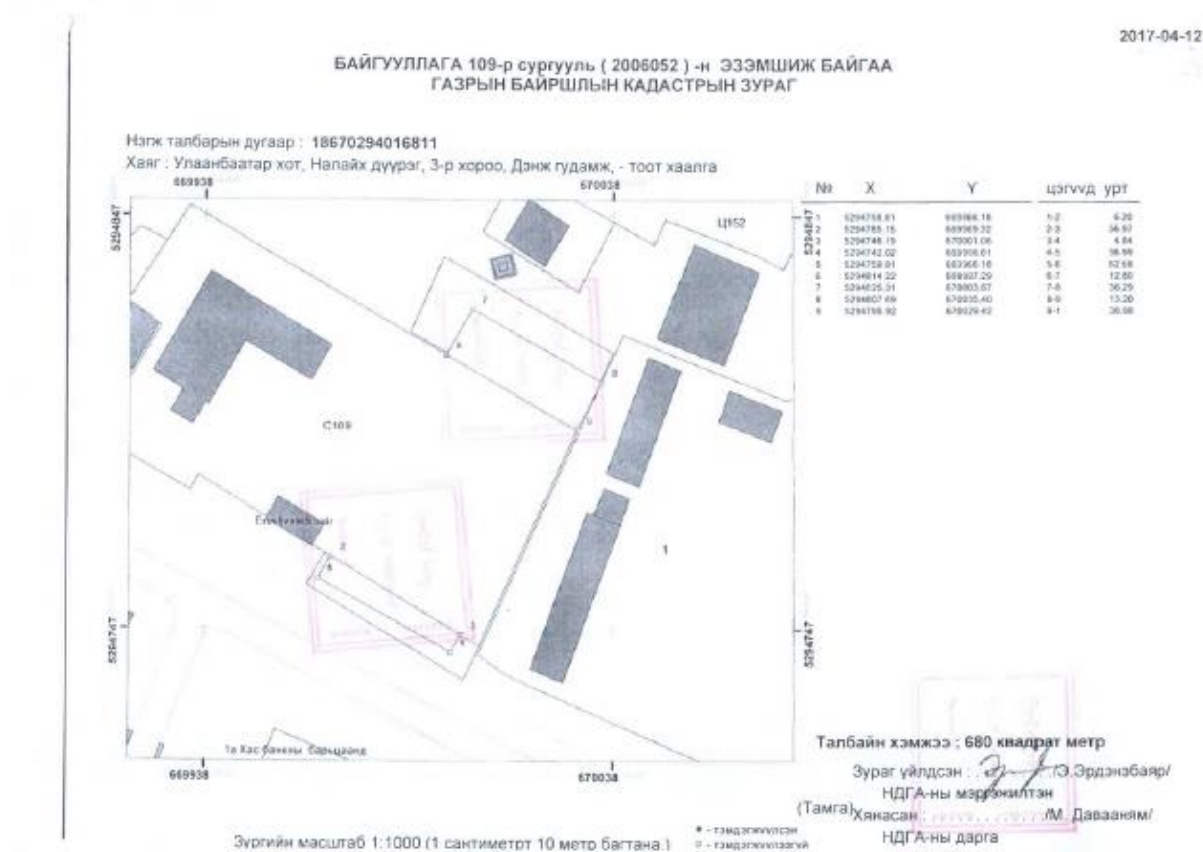
| | | | |
|----------------------------------|---------------------------------|------------------------|----------------|
| ADDRESS: Aimag/City: Ulaanbaatar | Soum/District: Nalaikh district | Bag/Khoroo: 3rd khoroo | Cadastral Zone |
| NEW: Street No. 0 | OLD: Street No: | | |

The Mapping is shown with coordinates. The size of the land is 680 m².

Map was illustrated by E.Erdenebayar, Land officer, Land management office of the Nalaikh district

Reviewed by M.Davaanyam, Head of the Land management office of the Nalaikh district

Date of Printout: April 12th, 2017



Land certificate and cadastral map of the elementary school # 109

Land certificate

(Translation into English)

Mongolia

CERTIFICATE

Land possession to state organization

No. 000313805

| | |
|----------------------|---|
| Name of Organization | The Governor Office of Nalaikh District |
| Registration Number | |
| Resolution Body | Ordinance by the Governor of Nalaikh District |
| Date of Resolution | July 02, 2015 |
| Ordinance Number | A/199 |

This is certified that 687 m² land of parcel ID:18670294013824 which is in 3rd khoroo Denj, Nalaikh district possessed by the State organization purpose for 15 years of period.

M. Mendsaikhan, Signed by Director of Land Management of the Capital city.

Date of printout: July 6, 2015

Copy of the Land Certificate

| | | | |
|---|---|----------|-------------------|
|  | | | |
| МОНГОЛ УЛС | | | |
| АЖ АХУЙН НЭГЖ, БАЙГУУЛЛАГЫН ГАЗАР ЭЗЭМШИХ ЭРХИЙН | | | |
| ГЭРЧИЛГЭЭ | | | |
| Дугаар 000313805 | | | |
| 109 дүгээр бага сургууль | | | |
| (аж ахуйн нэгж байгууллагын газар) | | | |
| Улаанбаатар | аймаг (нийслэл)-ийн | Налайх | сум (дүүрэг)-ын |
| нутаг дэвсгэрт Засаг даргын 2015 | оны 07 | сарын 02 | өдрийн 4/199 тоот |
| шийдвэрийг үндэслэн, нэгж талбарын 18670294013824 | | | дугаар бүхий |
| 687 | м ² /га/ газрыг | 15 | жилийн хугацаатай |
| Налайх, /Дэнж/ 3-р хороо | | | -д |
| (газрын байршлын хаяг, нэр) | | | |
| Сургуулийн өргөтгөл | | | зориулалтаар |
| эзэмшүүлэхээр энэхүү гэрчилгээг олгов. | | | |
| Нийслэл | аймаг (нийслэл)-ийн | Налайх | сум (дүүрэг)-ын |
| ГАЗРЫН АЛБАНЫ ДАРГА / СУМЫН ГАЗРЫН ДААМАЛ | | | |
| ТАМГА / ТЭМДЭГ |  | | М. Мэндсайхан / |
| | (газрын үсэг) | | (нэр) |
| 2015 | оны 07 | сарын 06 | |

Cadastral map

Nalaikh District Land Management Office

Parcel ID: 18670294013824 Type of Right: Possession

Registration No: Name of Legal body: Primary School # 109

ADDRESS: Aimag/City: Ulaanbaatar Soum/District: Nalaikh district Bag/Khoroo: 3rd khoroo Cadastral Zone

Street: Left side of the 9th khoroo office

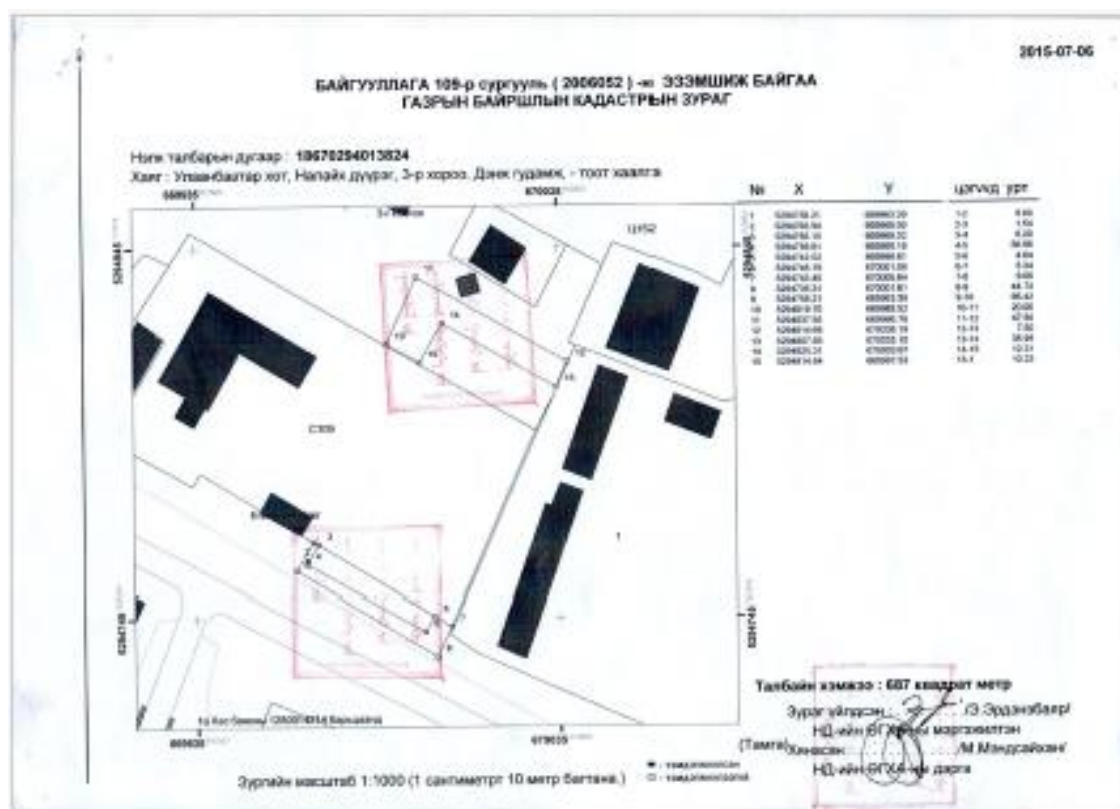
The Mapping is shown with coordinates. The size of the land is 687 m².

Map was illustrated by E.Erdenebayar, Land officer, Land management office of the Nalaikh district

Reviewed by M. Mendsaikhan, Head of the Land management office of the Nalaikh district

Date of printout : April 12th, 2017

Date of printout : July 06th, 2015



Land certificate and cadastral map of the secondary school # 109

Land certificate

(Translation from Mongolian)

Mongolia

CERTIFICATE

Land possession to state organization

No. 000010808

| | |
|----------------------|---|
| Name of Organization | The Governor Office of Nalaikh district |
| Registration Number | 2006052 |
| Resolution Body | Ordinance by the Governor of Nalaikh District |
| Date of Resolution | January 16, 2020 |
| Ordinance Number | A/05 |

This is certified that 713 m² land of parcel ID:1260410758 which is in the 3rd khoroo Nalaikh district possessed by the residential usage purpose for 15 years of period and listed with a certificate No. E2207000953 in the state registration.

Sh. Narantsogt, signed by Acting Director of Land Management of the Capital city.

Date of printout : January 12, 2020

Copy of the Land Certificate


МОНГОЛ УЛС
ТӨРИЙН БАЙГУУЛЛАГЫН
ГАЗАР ЭЗЭМШИХ ЭРХИЙН
ГЭРЧИЛГЭЭ

Дугаар 000010808

_____ 109-р сургууль _____ / 2006052 /-д
(байгууллагын нэр) (регистрийн дугаар)

Дүүргийн Засаг даргын захирамж _____ -ын 2020 оны 01 сарын 16 өдрийн А/05 тоот
(шийдвэр гаргагч)

шийдвэрийг үндэслэн Улаанбаатар Налайх 3
(аймаг, нийслэл) (сум, дүүрэг) (баг, хороо)

_____ Өөрийн байр _____ хаягт
(зудамжны нэр) (хашааны дугаар/ тоот)

байрлах, нэгж талбарын 1260410758 дугаар бүхий 713 м.кв /га/ газрыг
Боловсролын, байгууллага _____ зориулалтаар
15 _____ жиллийн хугацаатай эзэмшүүлж, эрхийн улсын бүртгэлийн Э-2207000953
_____ дугаарт бүртгэж гэрчилгээ олгов.

ГАЗРЫН АСУУДАЛ ЭРХЭЛСЭН
БАЙГУУЛЛАГА / АЛБАН ТУШААЛТАН

ГАЗАР ЗОХИОН БАЙГУУЛАЛТЫН АЛБАНЫ
ДАРГЫН ТҮРГЭЙГ ТҮР ОРЛОН ГҮЙЦЭТГЭГЧ

ТАМГА / ТЭМДЭГ _____ / Ш.Наранцогт /
(гарын үсэг) (нэр)

20 _____ онд _____ сарын _____ өдөр

Cadastral map
Nalaikh District Land Management Department

Parcel ID: 1260410758 Type of Right: Possession

Registration No: 2006052 Name of Legal body: School # 109

ADDRESS: Aimag/City: Ulaanbaatar Soum/District: Nalaikh Bag/Khoroo: 3rd Khoroo Cadastral Zone 2604

NEW: Street No. 0

OLD: Street No:

The Mapping is shown with coordinates of land. The size of the land is 713 m².

[QR CODE] This cadastral map is valid together with the land possession and use rights certificate and contract.

Date of Publication: April 19th, 2022

Cadastral map



Land certificate and cadastral map of the primary school # 109

Land certificate

(Translation into English)

Mongolia

CERTIFICATE

Land possession to state organization

No. 000438851

| | |
|----------------------|---|
| Name of Organization | The Governor Office of Nalaikh District |
| Registration Number | 9088822 |
| Resolution Body | Ordinance by the Governor of Nalaikh District |
| Date of Resolution | August 18, 2015 |
| Ordinance Number | A/678 |

This is certified that 6,261 m² land of parcel ID:18669294972796 which is in 3rd khoroo Nalaikh district possessed by the Education organization purpose for 15 years of period.

Sh. Tumurbaatar, Signed by Director of Land Management of the Capital city.

Date of printout: August 25, 2015

Copy of the Land Certificate


МОНГОЛ УЛС
ТӨРИЙН БАЙГУУЛЛАГЫН
ГАЗАР ЭЗЭМШИХ ЭРХИЙН
ГЭРЧИЛГЭЭ

Дугаар **000438851**

Налайх дүүргийн 109 дүгээр бага сургууль -д
(байгууллагын нэр)

Улаанбаатар аймаг (нийслэл)-ийн *Налайх* сум (дүүрэг)-ын
нутаг дэвсгэрт Засаг даргын 2015 оны 08 сарын 18 өдрийн А/678 тоот
шийдвэрийг үндэслэн, нэгж талбарын 18669294972796 дугаар бүхий
6261 м² /га/ газрыг 15 жилийн хугацаатай
Налайх, 3-р хороо -д
(газрын байршилны хаяг, нэр)

Хичээлийн байр зориулалтаар
эзэмшүүлэхээр энэхүү гэрчилгээг олгов

Нийслэл аймаг (нийслэл)-ийн сум (дүүрэг)-ын
ГАЗРЫН АЛБАНЫ ДАРГА / СУМЫН ГАЗРЫН ДААМАЛ
ТАМГА / ТЭМДЭГ  Ш.Төмөрбаатар /
(гарын үсэг) (нэр)

015 08 23 25
оны сарын

Cadastral map
Nalaikh District Land Management Department

Parcel ID: 18669294972796 Type of Right: Possession

Registration No: Name of Legal body: School # 109

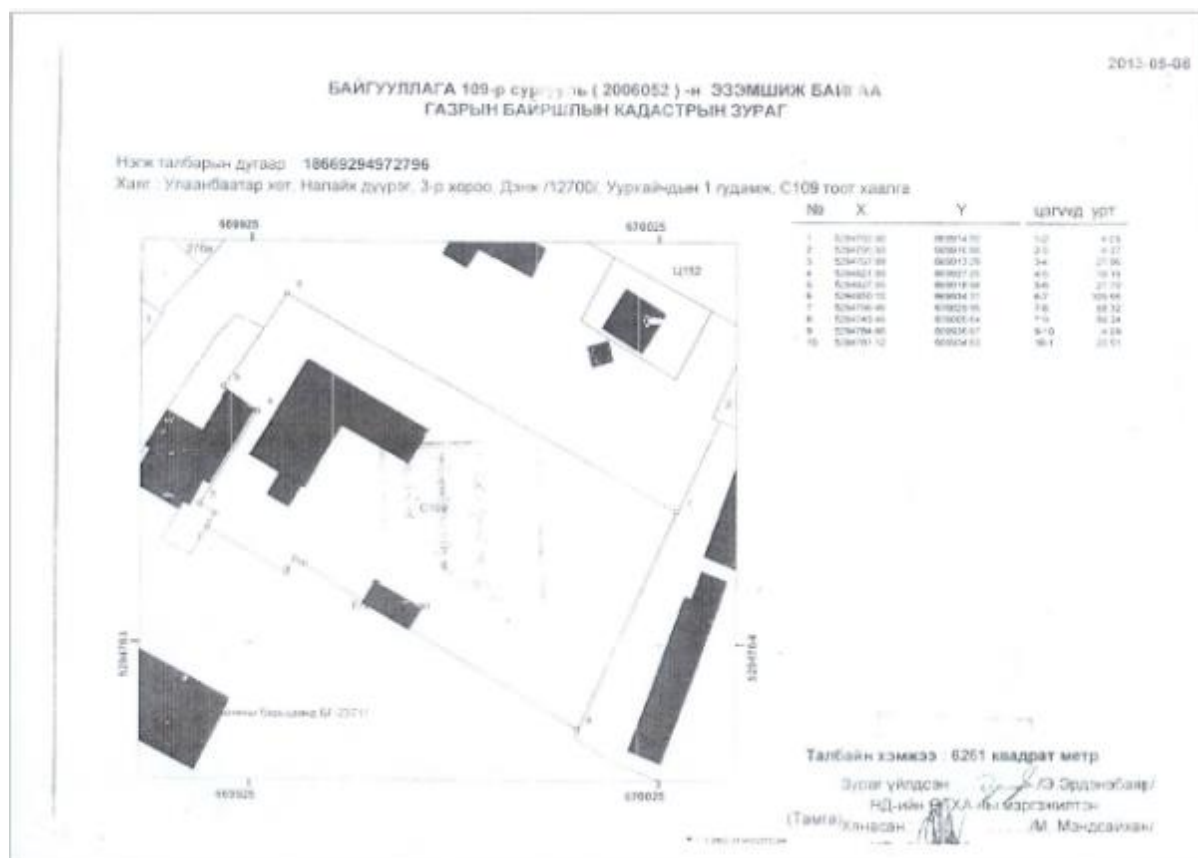
| |
|---|
| ADDRESS: Aimag/City: Ulaanbaatar Soum/District: Nalaikh district Bag/Khoroo: 3rd Khoroo Cadastral Zone |
| NEW: Street No. 0 OLD: Street No: |

The Mapping is shown with coordinates of land. The size of the land is 6,261 m².

Map was illustrated by E.Erdenebayar, Land officer, Land management office of the Nalaikh district

Reviewed by M. Mendsaikhan, Head of the Land management office of the Nalaikh district

Printed out: May 08, 2015



Annex 2. Land certificate and cadastral map of the school # 149

Land certificate

(Translation into English)

Mongolia

CERTIFICATE

Land possession to state organization

No. 000434549


| | |
|----------------------|--|
| Name of Organization | the Governor Office of Chingeltei District |
| Registration Number | |
| Resolution Body | Ordinance by the Governor of Chingeltei District |
| Date of Resolution | October 15, 2012 |
| Ordinance Number | A/238 |

This is certified that 15,000 m² land of parcel ID:18639315248296 which is in 7th khoroo Chingeltei district possessed by the Education organization purpose for 15 years of period.

M. Altansukh, Signed by Director of Land Management of the Capital city.

Date of printout : March 12, 2014

Copy of the Land Certificate


МОНГОЛ УЛС
ТӨРИЙН БАЙГУУЛЛАГЫН
ГАЗАР ЭЗЭМШИХ ЭРХИЙН
ГЭРЧИЛГЭЭ

*Дугаар 000434549

Засаг даргын Тамгын газар
(байгууллагын нэр) _____ -д

Улаанбаатар аймаг (нийслэл)-ийн Чингэлтэй сум (дүүрэг)-ын
нутаг дэвсгэрт Засаг даргын 2012 оны 10 сарын 15 өдрийн А/238 тоот
шийдвэрийг үндэслэн, нэгж талбарын 18639315248296 дугаар бүхий
15000 м² /га/ газрыг 15 жилийн хугацаатай
Чингэлтэй, 7-р хороо _____ -д
(газрын байршлын хаяг, нэр)

Сургууль, цэцэрлэг _____ зориулалтаар
эзэмшүүлэхээр энэхүү гэрчилгээг олгов.

Нийслэл аймаг (нийслэл)-ийн Чингэлтэй сум (дүүрэг)-ын

ГАЗРЫН АЛБАНЫ ДАРГА /СУМЫН ГАЗРЫН ДААМАЛ
ТАМГА / ТЭМДЭГ _____ / М.Алтансүх /
(гарын үсэг) (нэр)

2014 оны 03 сарын 12

Cadastral map
Chingeltei District Land Management Department

Parcel ID: 18639315248296 Type of Right: Possession

Registration No: 9114831 Name of Legal body: The Governor office of Chingeltei district

| | | | |
|----------------------------------|---------------------------|-------------------------------------|---------------------|
| ADDRESS: Aimag/City: Ulaanbaatar | Soum/District: Chingeltei | Bag/Khoroo: 20 th Khoroo | Cadastral Zone 5008 |
| NEW: Street No. 0 | OLD: Street No: | | |

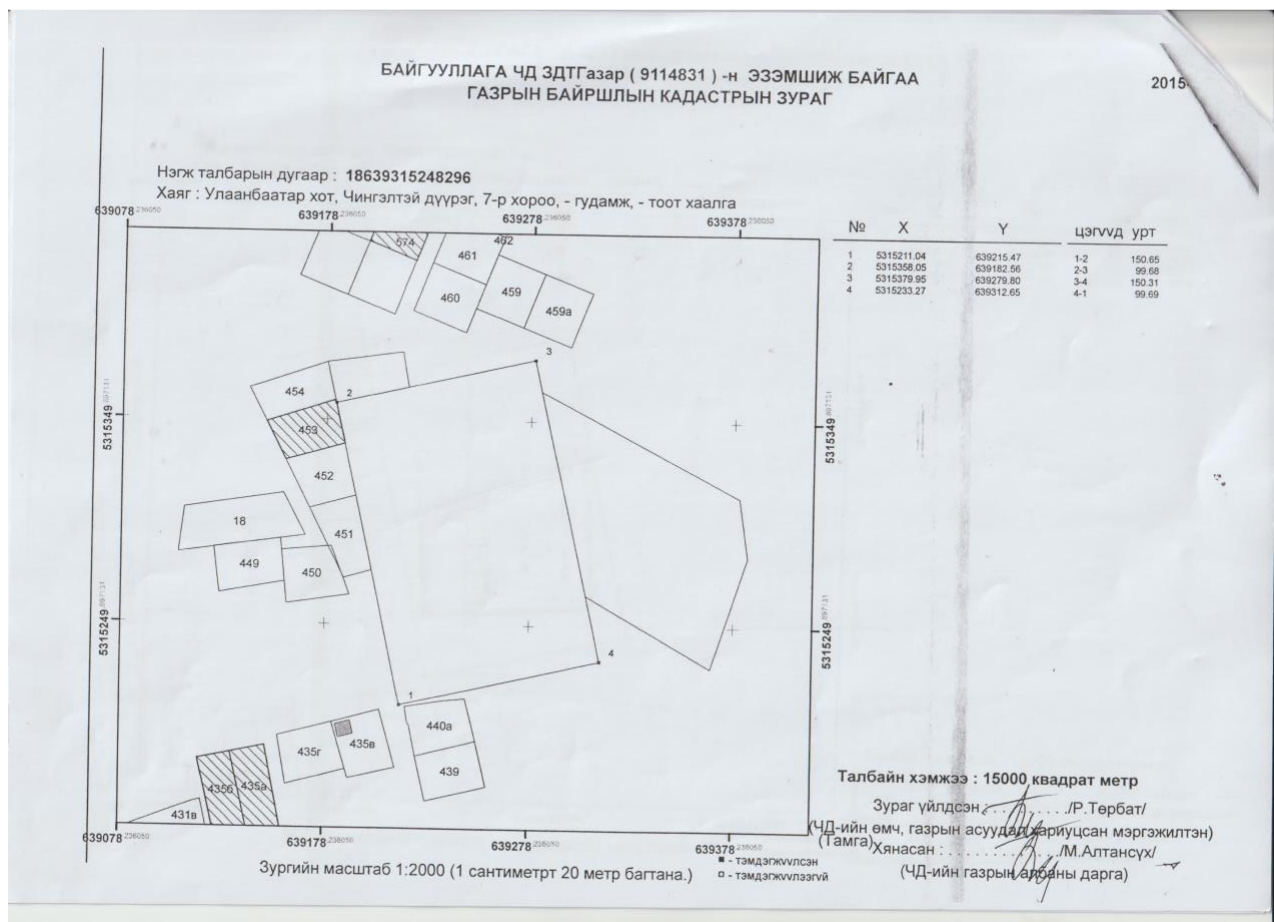
The Mapping is shown with coordinates of land. The size of the land is 1,377 m².

Map was illustrated by R.Turbat, Land officer, Land management office of the Chingeltei district

Reviewed by M. Altansukh, Head of the Land management office of the Chingeltei district

Date of printout: 2015

Copy of the Cadastral Map



Annex 3. Land certificate and cadastral map of the school # 159

Land certificate

(Translation into English)

Mongolia

CERTIFICATE

Land possession to state organization

No. 0000141868

| | |
|----------------------|---|
| Name of Organization | The Education Agency of the capital city |
| Registration Number | 9077065 |
| Resolution Body | Ordinance by the Governor of the Capital city |
| Date of Resolution | June 19, 2019 |
| Ordinance Number | A/597 |

This is certified that 15,756 m² land of parcel ID:1461704505 which is in Rashaant 19-2, 13th khoroo Sukhbaatar district possessed by the Educational organization purpose for 15 years of period and listed with a certificate No. E2203002645 in the state registration.

The validity of this certificate can be checked by scanning the QR code and the information contained in the certificate can be viewed.

Date of printout: December 08, 2022

Copy of the Land Certificate

| | | | |
|---|--|---------------------|-------------------|
|  | | | |
| МОНГОЛ УЛС | | | |
| ТӨРИЙН БАЙГУУЛЛАГЫН ГАЗАР ЭЗЭМШИХ ЭРХИЙН | | | |
| ГЭРЧИЛГЭЭ | | | |
| Дугаар 0000141868 | | | |
| Нийслэлийн боловсролын газар | | 9077065 | |
| (байгууллагын нэр) | | (регистрийн дугаар) | |
| Нийслэлийн Засаг даргын захирамж 20 19 оны 06 сарын 19 өдрийн А597 тоот | | | |
| (шигдээр гаргагч) | | | |
| шигдээрийг үндэслэн | Улаанбаатар | Сүхбаатар | 13-р хороо |
| | (аймаг, нийслэл) | (сум, дүүрэг) | (баг, хороо) |
| | Рашаан-19 | 2 | хаягт |
| | (гудамжны нэр) | (хэргэзний дугаар) | |
| байрлах, нэгж талбарын | 1461704505 | дугаар бүхий | 15756 м.кв газрыг |
| Боловсролын байгууллага | | зориулалтаар | |
| 15 | жилийн хугацаатай эзэмшүүлж, эрхийн улсын бүртгэлийн | | 9-2203002645 |
| дугаарт бүртгэж гэрчилгээ олгов. | | | |
|  | | | |
| Энэхүү гэрчилгээ хүчинтэй эсэхийг QR кодыг уншуулж шалгах бөгөөд гэрчилгээнд агуулагдаж буй мэдээллийг харах боломжтой. | | | |
| Хэвлэсэн огноо 2022-12-08 | | | |

Cadastral map

Parcel ID: 1461704505 Type of Right: Possession

Registration No: 9077065 Name of Legal body: B.Amartuvshin, Head of Education agency
of capital city

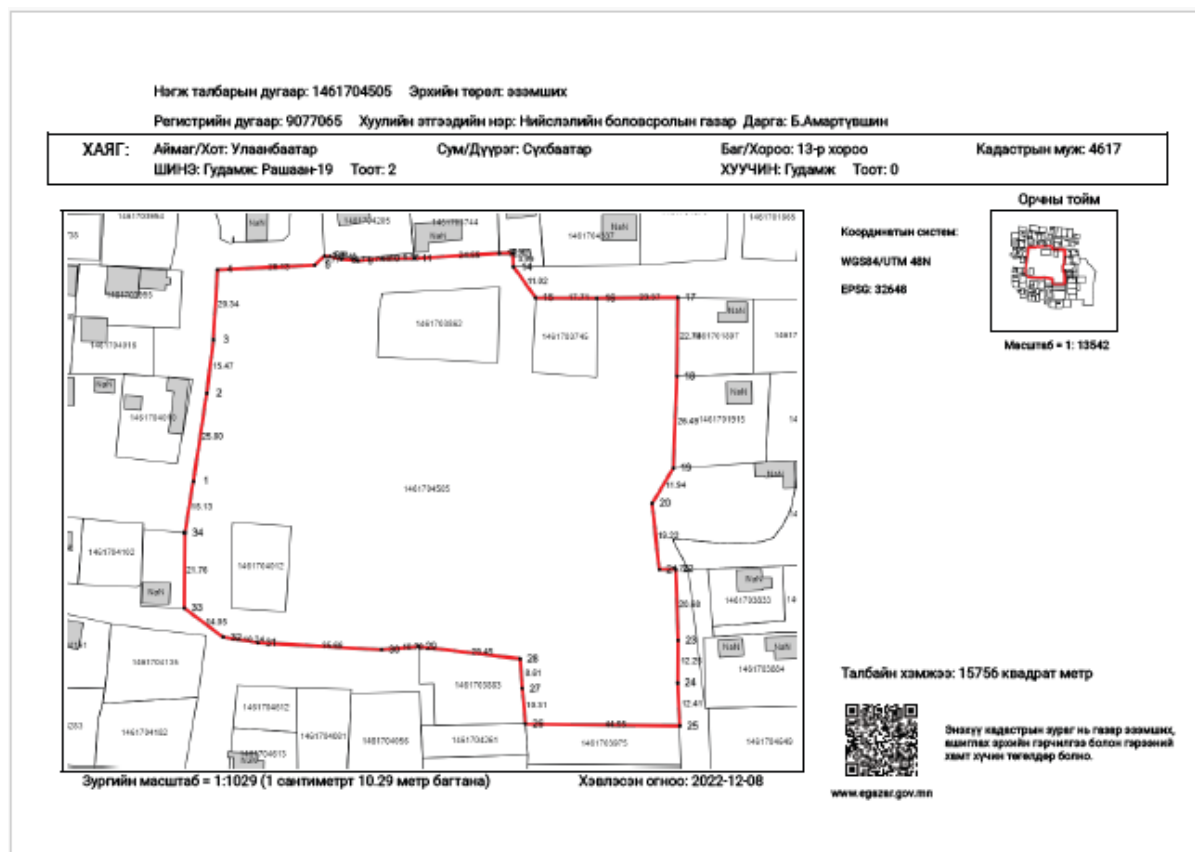
ADDRESS: Aimag/City: Ulaanbaatar Soum/District: Sukhbaatar Bag/Khoroo: 13th Khoroo Cadastral Zone 4617

NEW: Street Rashaant-19 No.2 OLD: Street No:

The Mapping is shown with coordinates of land. The size of the land is 15,756 m².

QR code: This cadastral map is valid together with the land possession and use rights certificate and contract.

Date of printout : December 08th, 2022



Annex 4. Land certificate and cadastral map of the school # 42

Land certificate

(Translation into English)

Mongolia

CERTIFICATE

Land possession to state organization

No. 0000085995


| | |
|----------------------|---|
| Name of Organization | The Secondary school # 42 |
| Registration Number | 9124039 |
| Resolution Body | Ordinance by the Governor of the Capital city |
| Date of Resolution | June 13, 2008 |
| Ordinance Number | 296 |

This is certified that 20,591 m² land of parcel ID:1803100459 which is in 2nd khoroo Songinokhairkhan district possessed by the educational organization purpose for 15 years of period and listed with a certificate No. E2201040809 in the state registration.

The validity of this certificate can be checked by scanning the QR code and the information contained in the certificate can be viewed.

outdate of printout: June 07, 2022

Copy of the Land Certificate

| | | | |
|---|--|---------------------|-------------------|
| МОНГОЛ УЛС | | | |
| ТӨРИЙН БАЙГУУЛЛАГЫН ГАЗАР ЭЗЭМШИХ ЭРХИЙН | | | |
| ГЭРЧИЛГЭЭ | | | |
| Дугаар: 0000085995 | | | |
| 42-р сургууль | | 9124039 | |
| (байгууллагын нэр) | | (регистрийн дугаар) | |
| Нийслэлийн Засаг даргын захирамж 20 08 оны 06 сарын 13 өдрийн 296 тоот | | | |
| (шийдвэр гаргагч) | | | |
| шийдвэрийг үндэслэн | Улаанбаатар | Сонгинохайрхан | 2-р хороо |
| | (аймаг, нийслэл) | (сум, дүүрэг) | (баг, хороо) |
| | | хаягт | |
| (гудамжны нэр) | | (хашааны дугаар) | |
| байрлах, нэгж талбарын | 1803100459 | дугаар бүхий | 20591 м.кв газрыг |
| Боловсролын байгууллага | | зориулалтаар | |
| 15 | жилийн хугацаатай эзэмшүүлж, эрхийн улсын бүртгэлийн | | Э-2201040809 |
| дугаарт бүртгэж гэрчилгээ олгов. | | | |
|  | | | |
| Энэхүү гэрчилгээ хүчинтэй эсэхийг QR кодыг уншуулж шалгах бөгөөд гэрчилгээнд агуулагдаж буй мэдээллийг харах боломжтой. | | | |
| Хэвлэсэн огноо: 2022-06-07 | | | |

Cadastral map

Parcel ID: 1803100459 Type of Right: Possession

Registration No: 9124039 Name of Legal body: School #42

ADDRESS: Aimag/City: Ulaanbaatar Soum/District: Songinokhairkhan Bag/Khoroo: 2nd Khoroo Cadastral Zone 8031

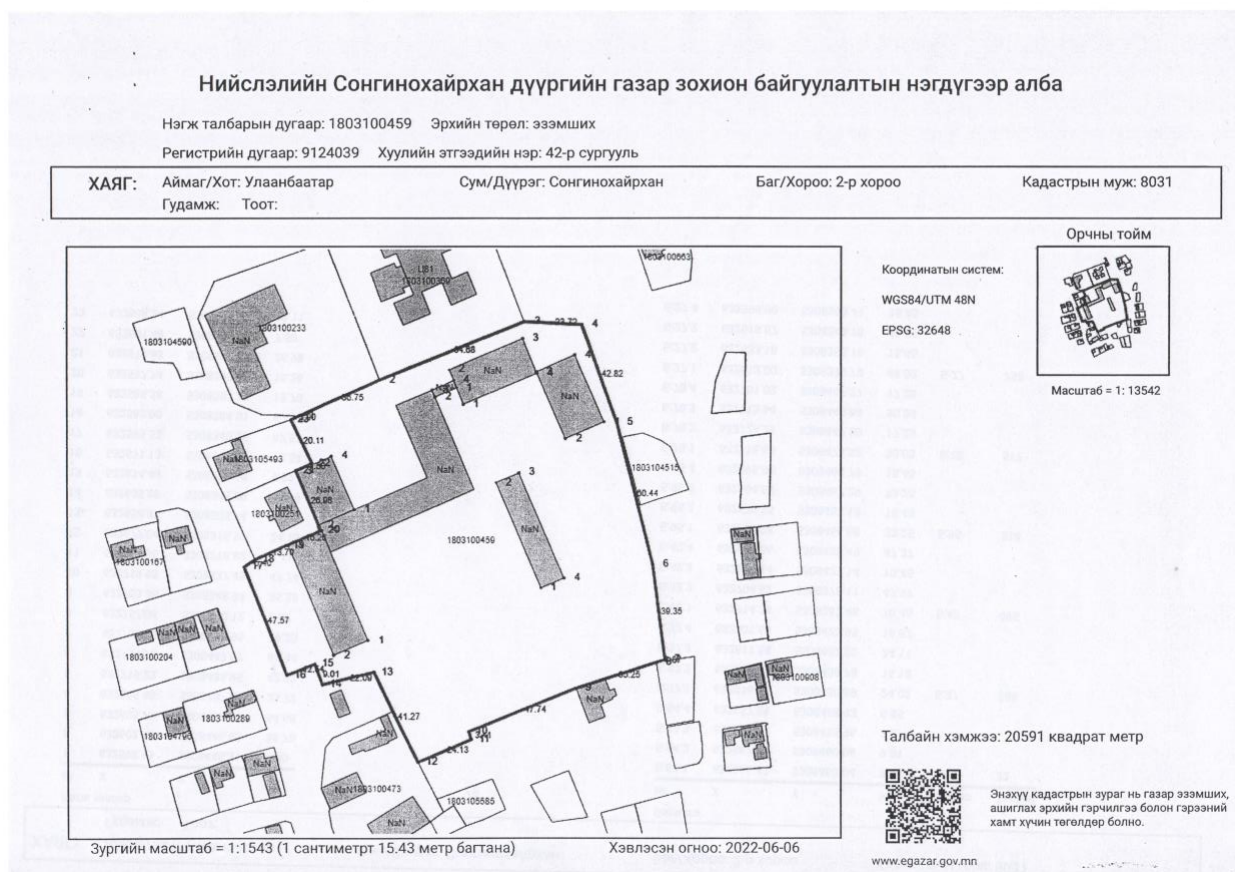
NEW: Street No.

OLD: Street No:

The Mapping is shown with coordinates of land. The size of the land is 20,591 m².

QR code: This cadastral map is valid together with the land possession and use rights certificate and contract.

Date of printout: June 06th, 2022



Annex 5. Land certificate and cadastral map of the school # 26

Land certificate

(Translation into English)

Mongolia

CERTIFICATE

Land possession to state organization

No. 0177778

| | |
|----------------------|--|
| Name of Organization | the Governor Office of Khan-Uul District |
| Registration Number | 23/20006 9120416 |
| Resolution Body | Ordinance by the Governor of Khan-Uul District |
| Date of Resolution | March 04, 2009 |
| Ordinance Number | 90 |

This is certified that 24,000 m² land of parcel ID:8041/0161 which is in 13th khoroo Khan-uul district possessed by the Education organization purpose for 15 years of period.

Ts. Sandui, Signed by Director of Land Management of the Capital city

Date of printout : March 10, 2009

Copy of the Land Certificate

Төрийн газрын туслах
23/000000 01/20418
Хүндэтгэл 13-р туслах

Төрийн газрын туслах
23/000000 01/20418
Хүндэтгэл 13-р туслах

Төрийн газрын туслах
23/000000 01/20418
Хүндэтгэл 13-р туслах

Төрийн газрын туслах
23/000000 01/20418
Хүндэтгэл 13-р туслах

Төрийн газрын туслах
23/000000 01/20418
Хүндэтгэл 13-р туслах

Төрийн газрын туслах
23/000000 01/20418
Хүндэтгэл 13-р туслах

Төрийн газрын туслах
23/000000 01/20418
Хүндэтгэл 13-р туслах

Төрийн газрын туслах
23/000000 01/20418
Хүндэтгэл 13-р туслах

Төрийн газрын туслах
23/000000 01/20418
Хүндэтгэл 13-р туслах

Төрийн газрын туслах
23/000000 01/20418
Хүндэтгэл 13-р туслах

Төрийн газрын туслах
23/000000 01/20418
Хүндэтгэл 13-р туслах

Төрийн газрын туслах
23/000000 01/20418
Хүндэтгэл 13-р туслах

Cadastral map 1

Parcel ID: 18616292820249 Type of Right: Possession

Registration No: 2066044 Name of Legal body: Secondary School #26

| | | | |
|----------------------------------|-------------------------|-------------------------------------|----------------------|
| ADDRESS: Aimag/City: Ulaanbaatar | Soum/District: Khan-Uul | Bag/Khoroo: 13 th Khoroo | Cadastral Zone 17170 |
| NEW: Street Tuul river | No. C26 | OLD: Street | No: |

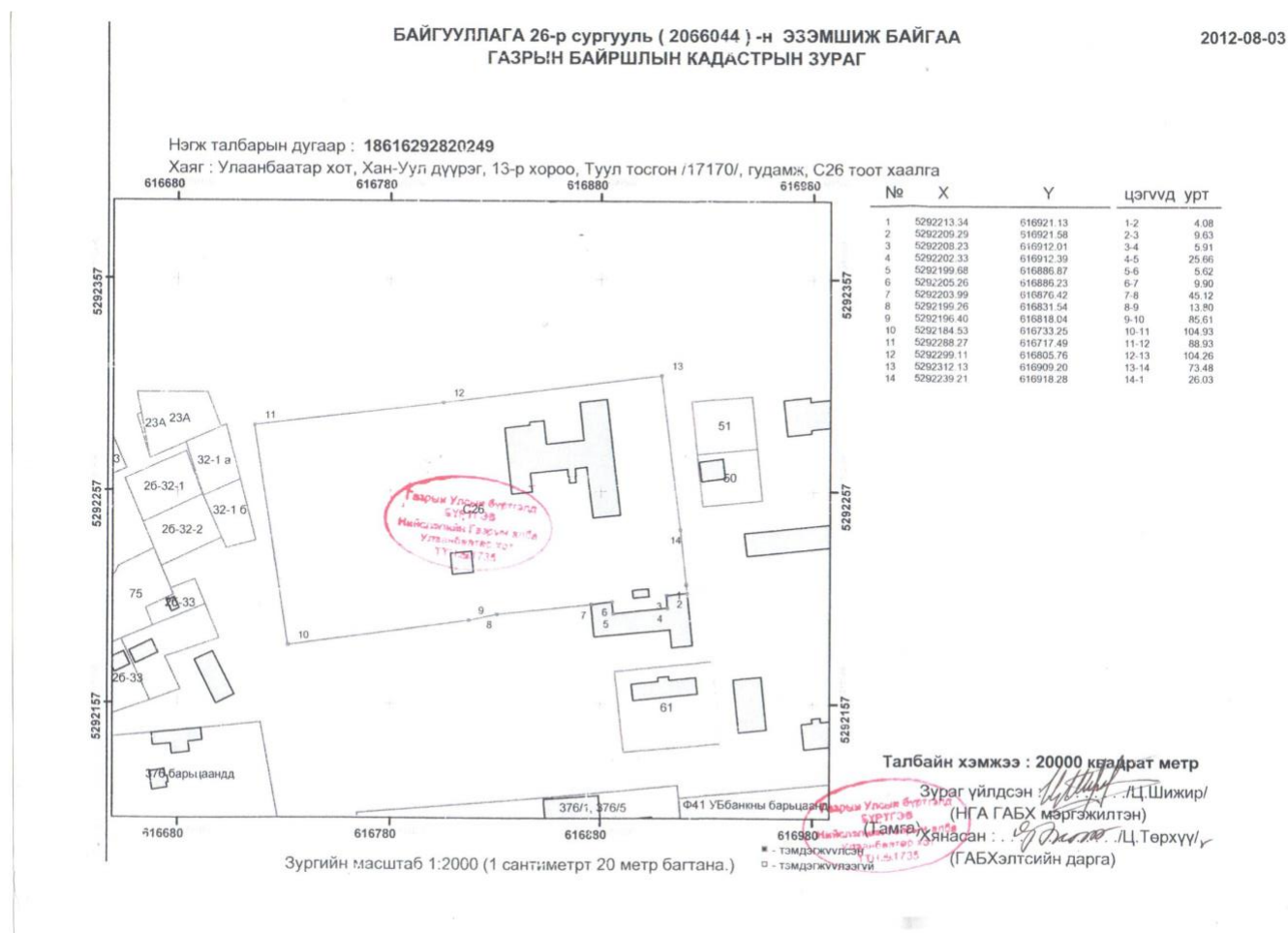
The Mapping is shown with coordinates of land. The size of the land is 20,000 m².

Map was illustrated by Ts.Shijir, Land officer, Land management office of the Khan-Uul district

Reviewed by Ts.Turkhuu, Head of the Land management office of the Khan-Uul district

Date of printout: August 8, 2012

Copy of the Cadastral Map



Cadastral map 2

Parcel ID: 18616292820249 Type of Right: Possession

Registration No: 2066044 Name of Legal body: Secondary School #26

| | | | |
|----------------------------------|-------------------------|-------------------------------------|----------------------|
| ADDRESS: Aimag/City: Ulaanbaatar | Soum/District: Khan-Uul | Bag/Khoroo: 13 th Khoroo | Cadastral Zone 17170 |
| NEW: Street Tuul river No. C26 | | OLD: Street No: | |

The Mapping is shown with coordinates of land. The size of the land is 4000 m2.

Map was illustrated by Ts.Shijir, Land officer, Land management office of the Khan-Uul district

Reviewed by Ts.Turkhuu, Head of the Land management office of the Khan-Uul district

Date of printout: August 8, 2012



Annex 6. Land certificate and cadastral map of the school # 53

Land certificate

(Translation into English)

Mongolia

CERTIFICATE

Land possession to state organization

No. 0000091196


| | |
|----------------------|---|
| Name of Organization | the Governor Office of Songinohairhan |
| Registration Number | 9097864 |
| Resolution Body | Ordinance by the Governor of the Capital city |
| Date of Resolution | May 22, 2017 |
| Ordinance Number | A/324 |

This is certified that 14801 m² land of parcel ID:1331000047 which is in 16th khoroo Bayanzurkh district possessed by the State organization purpose for 15 years of period and listed with a certificate No. E2204026475 in the state registration.

The validity of this certificate can be checked by scanning the QR code and the information contained in the certificate can be viewed.

Date of printout: June 29, 2022

Copy of the Land Certificate

| | | | |
|---|--|---------------------|--------------|
| МОНГОЛ УЛС | | | |
| ТӨРИЙН БАЙГУУЛЛАГЫН ГАЗАР ЭЗЭМШИХ ЭРХИЙН | | | |
| ГЭРЧИЛГЭЭ | | | |
| Дугаар: 0000091196 | | | |
| БЗД-ийн ерөнхий боловсролын 53-р сургууль | | 9097864 | |
| (байгууллагын нэр) | | (регистрийн дугаар) | |
| Нийслэлийн Засаг даргын захирамж 20 17 оны 05 сарын 22 өдрийн А/324 тоот | | | |
| (шийдвэр гаргагч) | | | |
| шийдвэрийг үндэслэн | Улаанбаатар | Баянзүрх | 16-р хороо |
| | (аймаг, нийслэл) | (сум, дүүрэг) | (баг, хороо) |
| Улаанхуарангийн | | хаягт | |
| (гудамжны нэр) | | (хашааны дугаар) | |
| байрлах, нэгж талбарын 1331000047 | | дугаар бүхий 14801 | м.кв газрыг |
| Боловсролын байгууллага | | зориулалтаар | |
| 15 | жилийн хугацаатай эзэмшүүлж, эрхийн улсын бүртгэлийн | | Э-2204026475 |
| дугаарт бүртгэж гэрчилгээ олгов. | | | |
|  | | | |
| Энэхүү гэрчилгээ хүчинтэй эсэхийг QR кодыг уншуулж шалгах бөгөөд гэрчилгээнд агуулагдаж буй мэдээллийг харах боломжтой. | | | |
| Хэвлэсэн огноо: 2022-06-29 | | | |

Cadastral map

MUB Land Management Department

Parcel ID: 1331000047 Type of Right: Possession

Registration No: 9097864 Name of Legal body: Secondary school # 53 of Bayanzurkh district

ADDRESS: Aimag/City: Ulaanbaatar Soum/District: SonginoHairhan Bag/Khoroo: 16th Khoroo Cadastral Zone 3310

NEW: Street No. 0

OLD: Street No:

The Mapping is shown with coordinates of land. The size of the land is 14801 m2.

This cadastral map is valid together with the land possession and use rights certificate and contract.

Date of Publication: June 29th, 2022

