

GREEN AFFORDABLE HOUSING PROTOTYPE FOR MONGOLIA: The Ger Plug-In 2.0  
*Rural Urban Framework*

# GREEN AFFORDABLE HOUSING HOUSEHOLD SURVEY SUMMARY

Songino Khaikhan, 43rd khoroo

November 2019

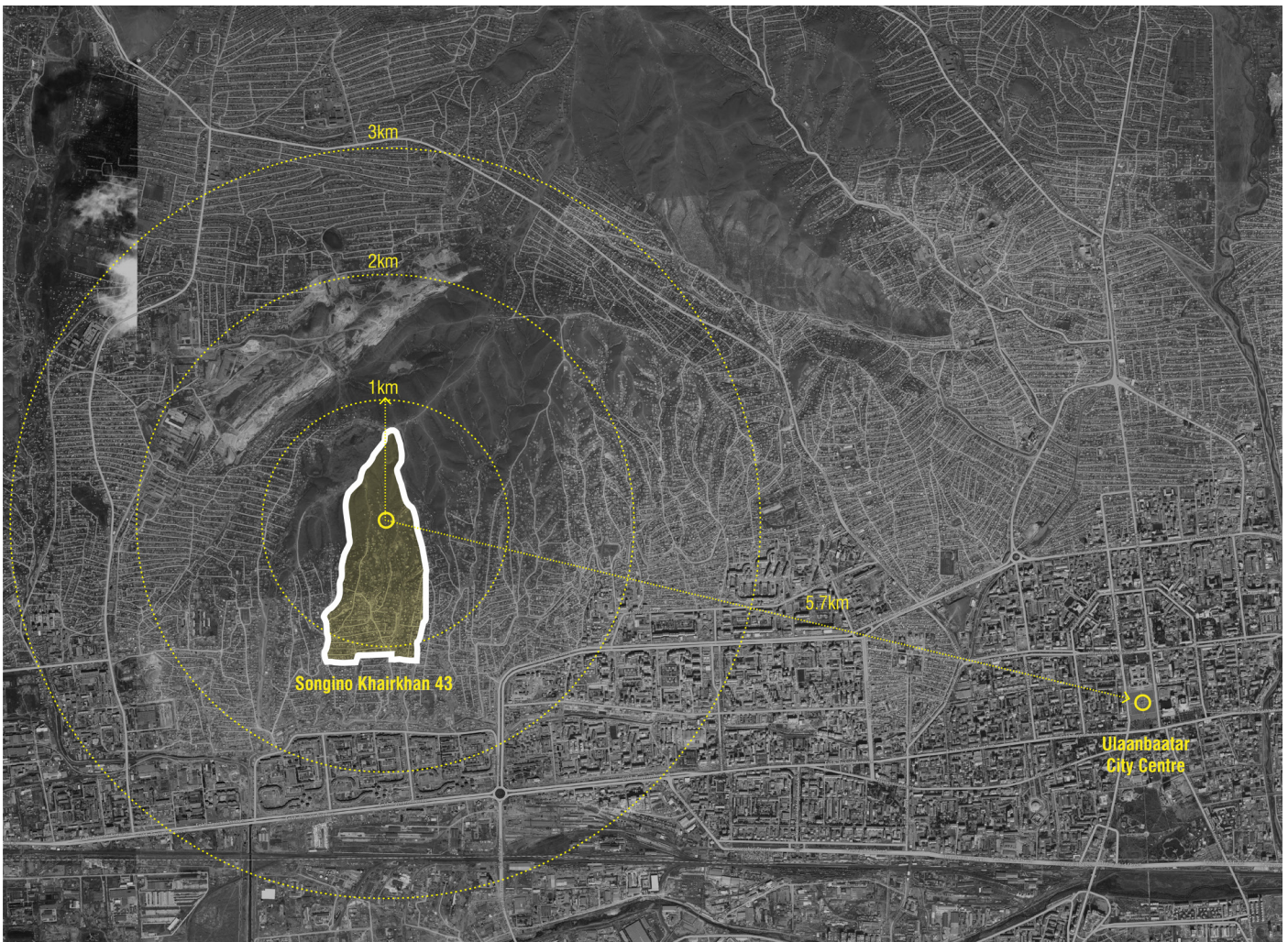
# Green Affordable Housing Household Survey Summary

## *Aim*

- To conduct surveys with households in Songino Khaikhan-43 in order to understand their financial abilities to manage a loan and income levels.
- To present Ger Plug-In and costs to residents to ascertain their interest in constructing a home.
- To meet with the local district governor of Songino Khaikhan-43 to understand the issues and challenges in the district.

## *Methodology*

- Coordinate with local district governor and community leaders to gather support for the project.
- Meet and survey local residents with community leaders.
- Collect and analyse data to determine the viability of the Ger Plug-In before making revisions to the design.



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# Meeting with Local District Governor

Meeting with Khoroo Governor  
21st Nov 2019 (09:00am)

In attendance:

- Enkhnyam Buyan, (Khoroo Governor), Odgerel Gansukh, Enkhtuya (Khesig Leader), Sarantuya (Khesig Leader)
- RUF (Irgel Enkhsaikhan, Jersey Poon)

## Population Increase

1. Prior to Khoroo split, population was around 13,000.
2. Each Khoroo office can handle around 6,000 people so the decision was made to split the Khoroo in half by the paved road on the east side splitting the population by 6,000 (SK-43) and 7,000
3. The population will of course naturally increase but in this Khoroo, there will not be any rapid population growth - this is due to unavailability of land considering the mountainous regions northward. This is seen in our transformation map studies as the Khoroo has not really expanded between 2016 and 2019.
4. This increase in population was due to the general mass migration phenomenon in the city
5. The majority of people in the Khoroo currently are country people who have migrated here in the last few years whilst those from city have generally moved into apartments or elsewhere in the city
6. It seems that a lot of people in this Khoroo are from the West mountainous regions of the country, this is likely due to the trend in relatives coming and staying together (knock-on effect)



## Khoroo Urban Structure

- The Khoroo Administrative office doesn't (or is equipped to) deal with any urban planning issues
- Majority of the Khashaas are registered as it is in their favour to have it registered officially
- The Khoroo office does pressure the residents of unregistered land to start the process of getting their land/khashaa sorted out.
- Some of the roads in this Khoroo are very narrow, with barely space for two cars to passby. Most Khorooos are okay where SK-43 specifically has particularly bad dirt roads due to being hilly - this also causes some flood issues, there are some khashaas who have moved into natural flood paths
- This is due to residents illegally expanding their khashaass into the road and once one khashaas expands along the roads, the neighbours will follow matching khashaa on the side
- Recently, the Khoroo forced residents to push back their khashaas where their cadastre drawings did not match their actual fence line in some areas of the Khoroo
- In essence, the residents do not give up lands to make up roads, as organically the roads form without planning, residents have common sense when they first migrate and form their khashaa.
- However there are very rare cases where some Khashaas do have legal right to a land too close to the road, either through applying to extend their land or gaining the right to that land somehow in the first place. To clarify: there is a process to register any changes to Khashaa dimensions meaning that if somebody has taken up land as mentioned in point 8 where it is inconvenient for roads but however has a legal registered certificate and cadastre, there is not much the Khoroo can do in this case to maintain road width.
- Roads are not generally planned or organised, the dirt roads are generally routes just routes that have been around for some time - in this way, organisation and planning happens retroactively
- The nomads tend to move into the city and eventually build up their khashaas and people tend to do what they believe is best for them - from this sense there is not really any streets or road organisation - these are formed organically as nomads move into the city
- There are 16 official businesses in the area. 15 of which are shops and 1 is Odgerel's company, his company is the most thriving and provides work homes as well as providing jobs for the local community. There are freelance local craftsmen but this is not counted in their data or considered as business.

## Khoroo Office

- The administrative office is a local government representative body to which residents can contact
- The office hears and evaluates the state of the Khoroo and will make applications/ case for any kind of improvement in terms of public services to the Higher District Office where decisions are made
- The Khoroo Office doesn't have sufficient funding and is lacking resources, they don't really have any power to take any action

# Surveyed Households



## Key Findings

A total of 38 households were surveyed in Songino Khairkhan-43 across the whole district with different income and age ranges.

### Surveys were conducted in November 2019

- The average of the interviewee was 40.5 years old, and have lived in the plot for an average of 7.8 years.
- 78% of residents have secure tenure, they either own the land or it is owned by their relatives. 2/38 do not have legal rights to the land that they are living on.
- 23/38 lived in gers, and 15/38 in houses.
- Of the 15 houses, 12 of the households had built their own whilst the remaining 3 had bought the house with the land
- 1/38 had their own water and sewage system, including a boiler and septic tank, the other 37 had pit latrines.
- The average household size is 4.1 members.
- 86% of the residents indicated that they want to improve their plots/ living conditions.
  
- All residents have some sort of income, 74% from a salary, 26% from pensions.
- Built houses, and planned houses average 50.5m<sup>2</sup>
- The average cost of a house that was built by the residents is 14.6 million MNT, with the range between 6-32 million MNT.



