



Managing Urban Expansion in Mongolia Best Practices in Scenario-Based Urban Planning

By Yoonhee Kim

World Bank Publications. Paperback. Book Condition: New. Paperback. 130 pages. Dimensions: 10.8in. x 9.0in. x 0.4in. The sustainable development of ger areas in Ulaanbaatar, the capital of Mongolia, is one of the critical development issues facing the country. The ger areas host 60% of the population of Ulaanbaatar, and they have expanded 35 times larger than the original center of the city. Provision of basic services (e. g. heating and water supply) is very limited or non-existent in ger areas. The lack of basic public services resulted in air and water pollution as well as serious health risks to residents. The government tries to control expansion of the city, particularly ger areas, but its policy practices have been inconsistent. These inconsistent actions are, in part, a result of limited awareness and understanding by the general public, as well as by the policy makers, of the public costs of their actions. There is high susceptibility to ad-hoc behaviors that place premiums on short-term private gains over long-term value-creation in public goods. Many supporting mechanisms, including land valuation and taxation, have not yet been developed to create incentives for long-term value creation. Mongolia: Enhancing Policies and Practices for Ger Area Development in Ulaanbaatar...



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