

URGENT ACTION

200 PEOPLE FACE IMMINENT RISK OF HOMELESSNESS

An estimated 200 people in Ulaanbaatar, are facing homelessness due to stalled redevelopment plans. The apartments have become uninhabitable as heating pipes, windows and doors have been removed, and rubbish has been dumped inside the building. These people, including people with disabilities, elderly and families with young children need emergency, alternative and adequate accommodation.

Between February and April 2015, at least 28 households moved out of building #3 in the 10th unit (*khoro*) of Sukhbaatar district in Ulaanbaatar. Private developers had promised residents a new apartment in the building that would be redeveloped. The new building would replace the existing building which local authorities have classified as structurally unsound. Some residents who accepted this offer told Amnesty International the developers asked them to remove windows, doors and heating pipes in an attempt to get others to also move out and to prove their own intention to leave. After the building was damaged, it was further vandalized for pipes and materials and rubbish was dumped in the building by passers-by.

Amnesty International researchers visited the building in March 2016 and met some of its residents. The building is now uninhabitable for those who did not move out. Those who agreed to move out were given rent money for one year. However, almost a year later, construction of the new building has not begun and those who had moved out face the choice of moving back to their damaged apartments in building #3 or become homeless. Of the households which did not move out - which included a disabled man and families with young children including a six month old baby - five had nowhere else to go during the winter. At least 12 households which did not accept the rent money moved out because the conditions were intolerable but are planning to move back in April once the weather is warmer.

Residents have appealed to the Mongolian authorities, to request that the heating be reconnected and to repair the building but no effective measures have been taken. Any progress in finding a longer-term housing solution for residents has stalled while residents seek to have the company's activities on their building suspended in the administrative court.

Please write immediately in English, Mongolian or your own language urging the Mongolian authorities to:

- Provide emergency, alternative and adequate housing for all residents of building #3 in the 10th *khoro* of Sukhbaatar district in Ulaanbaatar.
- Guarantee that acceptance of temporary alternative housing will not result in residents forfeiting their rights to their homes in building #3
- Ensure that nobody is left homeless or vulnerable to other human rights violations as a result of a development-based eviction

PLEASE SEND APPEALS BEFORE 12 MAY 2016 TO:

Capital City Governor

Mr. E. Bat-Uul
Chinggis Khaan Square #7
Chingeltei District
Ulaanbaatar 15160
Mongolia
Email: surakh0109@yahoo.de
Salutation: Mr. E. Batuul

Chairman of the City Council

Mr. D. Battulga
Chinggis Khaan Square #7
Chingeltei District
Ulaanbaatar 15160
Mongolia
Email: tsant_1960@yahoo.com
Salutation: Mr. D Battulga

And copies to:

Head of Redevelopment Department

Mr. M. Nyambayar
Master Planning Agency of the Capital City
Room #1303, Municipality Office No.2
Ts. Jigjidjav Street – 7/1, Chingeltei District
Ulaanbaatar 15160, Mongolia
Fax: +976 11 315319
Email: m_nyambayar@yahoo.com

Also send copies to diplomatic representatives accredited to your country. HIS EXCELLENCY MR TULGA NARKHUU, Embassy of Mongolia, 7-8 Kensington Court W8 5DL, 020 7937 0150, Fax 020 7937 1117, office@embassyofmongolia.co.uk,

Please check with your section office if sending appeals after the above date.

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INTERNATIONAL**



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ADDITIONAL INFORMATION

Everyone has the right to adequate housing under international human rights law and States are obligated to use all appropriate means to promote the right to adequate housing. Article 11 of the International Covenant on Economic, Social and Cultural Rights recognizes “the right of everyone to an adequate standard of living for himself and his family, including adequate food, clothing and housing, and to continuous improvement of living conditions.” State Parties have an obligation under this Article to take “appropriate steps to ensure the realization of this right”.

As a State Party to the International Covenant on Economic, Social and Cultural Rights, Mongolia is obligated to respect, protect and fulfil the right to adequate housing, including the prohibition and prevention of forced evictions. The UN Committee on Economic, Social and Cultural Rights defines a forced eviction as “the permanent or temporary removal against their will of individuals, families and/or communities from the homes and/or land which they occupy, without the provision of, and access to, appropriate forms of legal or other protection.”

To protect effectively the housing rights of a population, Governments must ensure that any possible violations of these rights by “third parties” such as landlords or property developers are prevented. Where such infringements do occur, the relevant public authorities should act to prevent any further deprivations and guarantee affected persons access to legal remedies or redress for any infringement caused. Authorities must provide adequate alternative housing to all those who cannot provide for themselves, and ensure that no one is left homeless or at risk of human rights violations as a result of an eviction.

Ulaanbaatar, Mongolia’s capital city, is undergoing large-scale redevelopment. Much of this redevelopment is led by the private sector. In the absence of adequate government regulation of these redevelopment efforts, Amnesty International is concerned that like residents of building # 3, residents within other project areas may face risks concerning their right to adequate housing.

Name: 200 residents

Gender m/f: all

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