

# URGENT ACTION

## 200 PEOPLE MADE HOMELESS FACE HARSH WINTER

**An estimated 200 people from Building #3 in Ulaanbaatar, including a disabled man and families with children, are in desperate need of adequate accommodation. With no heating, missing windows and doors, and winter temperatures dropping to -30°C, authorities must immediately provide emergency, alternative and adequate housing.**

Between April and July 2015, at least 28 households moved out of Building #3, in the 10<sup>th</sup> unit (*khoroо*) of Sukhbaatar district in Ulaanbaatar. Some of the residents who accepted an offer by private developers, to receive an apartment in a new building they planned to construct, told Amnesty International they were asked to remove windows and doors to show their intent to move out. The building was further vandalized and is now uninhabitable.

No progress has been made in the construction of the new building and households were only offered enough money to cover 12 month's rent. With no timeline available, the individuals face an uncertain future and will either have to move back to an uninhabitable Building #3, seek alternate accommodation at their own expense or stay with relatives indefinitely.

Some of those that did not accept the company's offer moved out of Building #3's intolerable conditions. Five households however, including a disabled man confined to a wheelchair and a family with young children, remained in their apartments during the winter of 2015/16. Since April 2016, an additional five households were forced to return as the cost of paying rent elsewhere was too high.

Following lobbying by residents and Amnesty International, the former Capital City Governor signed a Decree on 24 June 2016 calling for alternative accommodation for 10 households only. Local elections on 29 June, and a consequent change of government, have since put the process into question.

**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 10<sup>th</sup> *khoroо* 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 20 OCTOBER 2016 TO:**

Capital City Governor

Mr. S. Batbold  
Sukhbaatar Square #7  
Chingeltei District  
Ulaanbaatar 15160  
Mongolia

Email: [batbold.s@ulaanbaatar.mn](mailto:batbold.s@ulaanbaatar.mn)

Salutation: Mr. S. Batbold

Deputy Mayor

Mr. P. Bayarkhuu  
Sukhbaatar Square #7  
Chingeltei District  
Ulaanbaatar 15160  
Mongolia

Email: [bayarkhuu.p@ulaanbaatar.mn](mailto:bayarkhuu.p@ulaanbaatar.mn)

Salutation: Mr. P. Bayarkhuu

**And copies to:**

Head of Master Planning Agency of Capital City

Mr. E. Anar  
Master Planning Agency of the Capital City  
Ts. Jigjidjav Street – 7/1, Chingeltei District  
Ulaanbaatar 15160,  
Mongolia

Email: [e.anar@mpa.ub.gov.mn](mailto:e.anar@mpa.ub.gov.mn)

**Also send copies to diplomatic representatives accredited to your country. Please insert local diplomatic addresses below:**

Name Address 1 Address 2 Address 3 Fax Fax number Email Email address Salutation Salutation

Please check with your section office if sending appeals after the above date. This is the first update of UA 77/16. Further information:

<https://www.amnesty.org/en/documents/asa30/3743/2016/en/>;

**AMNESTY  
INTERNATIONAL**



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### ADDITIONAL INFORMATION

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.

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 effectively protect 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.

Name: 200 residents

Gender m/f: all

Further Information on UA: 77/16 Index ASA 30/4793/2016 Issue Date: 8 September 2016