The Valuation of Environmental Amenities in Urban Land Price: A Case Study in Ulaanbaatar City, Mongolia

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In 1989, 26.8 percent of Mongolian population lived in Ulaanbaatar and by 2010 census, it has reached 45 percent.
Introduction

Redevelopment of Ger district through building apartments /Municipal office has started redevelopment project on the 20 designated Ger areas/
The amount of compensation to be paid to Ger residents does not reflect the current living condition.

Low amount of land price, land privatization process has been retarded and investments into land have been delayed.

Current land evaluating method does not consider environmental amenities in the base value.
Objective of the study

1. To re-evaluate land price taking into account environmental amenities using hedonic price approach
2. The result of study leads to recommendation for future actions in Ulaanbaatar city
Study area

- **Capital city, average elevation:** 1350 m above the see
- **Territory:** 470.4 thousand ha, 0.3 % of total country territory

- **Settled:** since 1778
- **Density:** 280/km²
- **Population:** 46% of total population, 2012
- **Administration:** 9 districts
Environmental amenities

Songinokhairkhan, 1662 m

Chingeltei 1947 m

Baits 2032 m

Bogdkhaan: 2268 m Tsestee gun
Ger districts

- Located North area of Ulaanbaatar
- No heating and water supply system

- In 2011, 59.8 percent of Ulaanbaatar city’s household live in Ger district
- Total territory 470.4 thousand ha → 10.5 thousand ha ger district
- Apartment water use 204 L/capita
- Ger water use 7 L/capita
Method

- Analyze price of land market data
- Determine variables using correlation analysis and define which most influence is on the land price
- Do regression analysis for determine current land price
606 single families residential land sold at the market in 2012 (Administration of Land affairs, Construction, Geodesy and Cartography).

Land market data: price, land size, housing structures, administration unit.

Cadastral map – ArcGIS
6. Further work

- Literature review
- Analyze the data
- Variables and get results using hedonic price approach
- Give a recommendation to urban administration office for redevelopment of ger district
References

- www.umch.ub.gov.mn
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