

**Guangzhou Municipal Housing and Urban-Rural Development Bureau**  
**Official Document**  
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**The Office of the Leading Group for Pilot Reforms of the Review and Approval System for Construction Projects in Guangzhou**

**Notice on Issuing Tentative Suggestions for Further Optimizing Approval Services and Quality & Safety Supervision for Simple and Low-Risk Construction Projects led by Private Investment**

To: the People's Governments of all districts, Guangzhou Airport Economic Zone Management Committee, all relevant departments of municipal government, all municipal public service enterprises and all relevant enterprises:

In order to continuously optimize and improve the business environment of Guangzhou, and to further improve the work efficiency and service quality of the approvals of simple and low-risk construction projects led by private investment in Guangzhou, we hereby, upon the approval by the People's Government of Guangzhou and in accordance with the Official Letter by the Ministry of Housing and Urban-Rural Development of the P.R.C. on Establishing Pilot Program of "List-based Management + Notification & Commitment" Reform for Construction Projects Approval (JFH [2019] No. 207), as well as other applicable official documents, issue this Notice on Issuing Tentative Suggestions for Further Optimizing Approval Services and Quality & Safety Supervision for Simple and Low-Risk Construction Projects led by Private Investment for carrying out your work in accordance thereto.

Please consult the Office of the Leading Group for Pilot Reforms of the Review and Approval System for Construction Projects in Guangzhou headquartered in Guangzhou Municipal Housing and Urban-Rural Development Bureau for any questions encountered during the implementation. This Notice shall prevail in case of any inconsistencies with the previous Notice on Issuing Tentative Suggestions for Further Optimizing Approval Services of Simple and Low-Risk Construction Projects led by Private Investment.

The Office of the Leading Group for Pilot Reforms of the Review and Approval System for Construction  
Projects in Guangzhou  
January 10, 2020

## **Tentative Suggestions for Further Optimizing Approval Services and Quality & Safety Supervision for Simple and Low-Risk Construction Projects led by Private Investment**

These Suggestions are prepared in accordance with the Implementing Opinions of the General Office of the State Council on the Reform of the Examination and Approval System for Construction Projects in an All-round Way (GBF [2019] No. 11) issued by the General Office of the State Council of the People's Republic of China and the Notice about Measures for Further Optimizing Business Environment in Guangzhou (SFBH [2019] No. 39) issued by the General Office of Guangzhou Municipal Government, for the purposes of continuously optimizing and improving the approval procedures for business environment and construction project in Guangzhou, further improving the working efficiency and service quality of the approvals of simple and low-risk construction projects led by private investment in Guangzhou, and better supporting medium and small businesses.

1. For these Suggestions, simple and low-risk construction projects led by private investment refers to a regular warehouse or plant newly built, and mainly or entirely invested by the private sector or foreign enterprises, including entities from Hong Kong, Macao and Taiwan, for performing a single function and based on simple construction technologies, but not for producing, storing or using inflammable, explosive, toxic, harmful or dangerous materials or products, with a gross floor area for each individual building less than 2,500m<sup>2</sup>, a height not exceeding 24m and an annual comprehensive energy consumption less than 1,000 TCE.

2. One-stop free-of-charge approval services shall be provided across the City. The government service on municipal and district levels or agencies designated by the government shall provide end-to-end approval services for the construction projects as defined above free of charge, and all approval procedures shall be handled and completed uniformly through Guangzhou Municipal Engineering and Construction Project Joint Approval Platform (hereinafter referred to as "the Municipal Joint Approval Platform").

3. Individual filing of business investment projects will not longer be handled. Relevant information shall be entered by the project developer when applications for project planning permit and builder's license are made, and the filling information shall be delivered by the Municipal Joint Approval Platform through notification submission service.

4. Better utilize the list system of land use. If the relevant indicators and requirements have been specified in the land use list or the regional assessment has been carried out, and the project conforms to the urban and rural planning or the relevant provisions of the building purpose management, there is no need to carry out traffic impact assessment, water impact assessment, energy conservation assessment, seismic safety assessment and other assessments.

5. Ensure "No Need for Cost" during the project approval procedure. The procedures and cost of the geotechnical engineering investigation of the project, or the engagement of engineering supervisor, or the examination of construction drawings, shall be managed and borne by the qualified agencies entrusted by the government. The geotechnical engineering survey shall be completed within 10 natural days by the survey agency entrusted by the relevant departments of the District People's Government, or the management committee of the specific district, or the land banking agency prior to land transfer. Transfer of land for simple and low-risk construction projects led by private investment shall be carried out together with the relevant land-use plan.

6. There is no need for review of the design proposal. Enterprises may directly apply for the construction project planning license and are exempted from applying for the license for discharging sewage into the drainage network. The Municipal Joint Approval Platform will submit the construction license information to the water department. Simple and low-risk construction projects are not subject to the approval of environmental impact assessment, or the approval and filing of environmental impact assessment.

7. The mode of construction drawing review shall be adjusted. The construction drawings or design documents shall be reviewed and approved in parallel with the construction permit or builder's license, and the review opinions on the construction drawings shall not be regarded as the preconditions for the issuance of the builder's license.

The project developer is no longer obliged to independently entrust an agency to review the construction drawings. When the project developer is applying for the construction permit, the construction drawings or design documents shall be uploaded simultaneously, and the housing and urban-rural development department shall entrust a third-party professional organization in the manner of government purchase to review the documents.

8. Businesses are exempted from the urban infrastructure charges. These charges shall be calculated in the comprehensive land cost.

9. The issuances of project planning permit and builder's license shall be done in parallel. The project developer may apply for parallel examination and approval, which shall be simultaneously submitted to the planning and natural resources department and the housing and urban-rural development department through the Municipal Joint Approval Platform, and the time limit for examination and approval shall be reduced to 3 working days. It shall be guaranteed that the enterprise may obtain the project planning license, builder's license, project quality and safety supervision registration certificate and other permits with one application.

The information related to the construction project planning permit and builder's license shall be submitted to the transportation, public security, water affairs, forestry and landscaping, city management and law enforcement, and other departments through the Municipal Joint Approval Platform. The public security department shall carry out the approval work of door plate at the same time, and issue the door plate number when the project is completed and accepted. All relevant departments shall provide the post-construction service and fulfill supervision responsibilities in accordance with the law.

10. Access to water supply & drainage and power supply shall be accelerated. After the project design proposal is finalized by the project developer, the Municipal Joint Approval Platform shall take initiatives to submit the application information of water supply & drainage and power supply to the water department or the municipal public service enterprises of water supply & drainage and power supply when handling the application of project planning license. The cost for laying and connecting the pipelines out of the boundary line of the building shall be borne by the municipal or district financial department, and the project developer shall be exempted from going through the corresponding administrative permission procedures.

11. When a municipal public service enterprise handles the access service of small-scale municipal public facilities within the following scope, there is no need to apply for the project filing, planning, construction, road occupation or excavation, tree felling and transplantation or other administrative permits. After the project design proposal is finalized, it shall be submitted to the transportation department, traffic police, water authority, forestry and landscaping, city management and law enforcement and other departments. After the access conditions are met, the municipal public service enterprise shall submit relevant information to the transportation department and be responsible for restoring the road according to the standards.

Scope of small municipal utilities:

11.1. Water supply: the diameter of the connecting pipe is no more than 4 cm, and the distance to the existing water source or sewage junction is no more than 150 m.

11.2. Drainage: the daily drainage is no more than 50 tons, the diameter of the connecting pipe is no more than 50 cm, and the distance to the existing water source or sewage junction is no more than 150 m.

11.3. Power supply: the voltage level is below 10 KV (exclusive of 10 KV), the reported power consumption is no more than 200 KW, and the length of the pipeline is no more than 200 m.

12. The mode of project quality and safety supervision shall be optimized. If the review institution for construction drawings finds any problems in the design documents or construction drawings, it shall send the review opinions online to the project developer and the quality & safety supervision institution. The project developer shall organize the revision of the construction drawings or design documents according to the review opinions, and the quality & safety supervision institution shall check the implementation of the review opinions during the first on-site supervision and inspection or subsequent supervision and inspection. The project developer shall strengthen the internal risk management and control, set up inspection requirements with different frequencies and at all levels according to risk classification, and establish quality & safety supervision institutions to implement differentiated supervision based on project risks. For simple and low-risk construction projects led by private investment, the quality & safety supervision institution shall, after the project developer finalizes the top of the main structure and before the decoration work, carry out the regular supervision and inspection once, focusing on the quality & safety risk control and technical inspection carried out by all participants in the project, as well as the revision based on review opinions of the construction drawings and design documents, and the inspection results shall be included in the credit records of all participants in the project, including entities and individuals.

13. The joint acceptance inspection system shall be strictly implemented. The official acceptance inspection by the housing and urban-rural development, planning and natural resources departments, together with the completion acceptance inspection jointly executed by the employer, surveyor, designer, project developer and supervisor, shall be completed simultaneously during the joint acceptance inspection within 5 working days. After the joint acceptance inspection is passed, the house number and filing documents of project acceptance shall be issued simultaneously. The housing and urban-rural development department shall submit the joint acceptance inspection results to the real estate registration center in real-time.

14. Real estate registration procedures for simple and low-risk construction projects shall be simplified. Enterprises may directly register for the right to use state-owned construction land and the ownership of houses by presenting relevant application materials. The registration shall be completed within 1 working day. The registration fee and print cost shall be exempted.

15. The pilot of liability insurance for potential defect of the project shall be conducted. The project developer may prevent or mitigate the project quality risk, ensure the project quality and protect the rights and interests of project owner by purchasing the liability insurance for potential defect of the project (or similar insurance products).

## Schedule of Measures for Optimizing Approval Services for Simple and Low-Risk Construction Projects

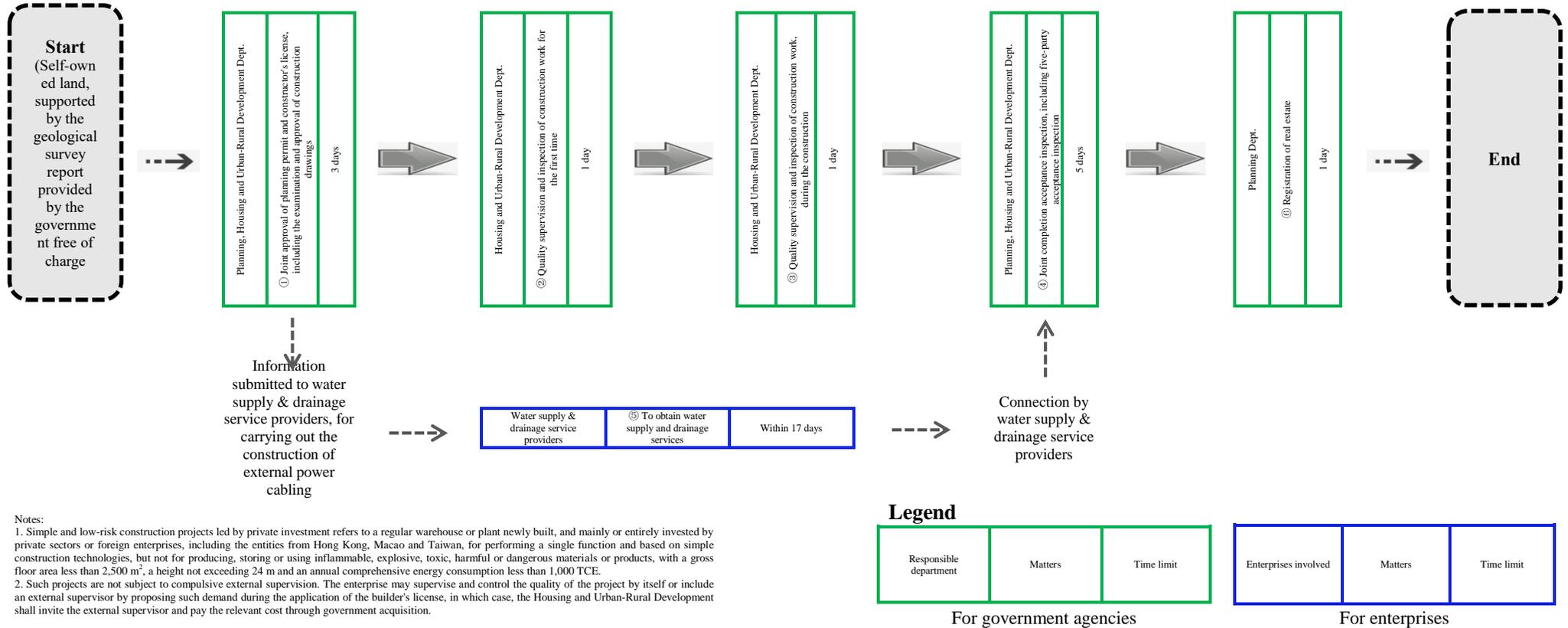
SN	Category	Description	Agencies and Departments Involved
1	Scope of application	Simple and low-risk construction projects led by private investment refers to a regular warehouse or plant newly built, and mainly or entirely invested by private sectors or foreign enterprises, including the entities from Hong Kong, Macao and Taiwan, for performing a single function and based on simple construction technologies, but not for producing, storing or using inflammable, explosive, toxic, harmful or dangerous materials or products, with a gross floor area less than 2,500 m <sup>2</sup> , a height not exceeding 24 m and an annual comprehensive energy consumption less than 1,000 TCE.	Guangzhou Municipal Housing and Urban-Rural Development Bureau
2	Optimization measures	One-stop free-of-charge approval services shall be provided across the City. The government service on municipal and district levels or agencies designated by the government shall provide end-to-end approval services for the construction projects as defined above free of charge, and all approval procedures shall be handled and completed uniformly through Guangzhou Municipal Engineering and Construction Project Joint Approval Platform.	Guangzhou Municipal Government Affairs Data Administration
3		Individual filing of business investment projects will not longer be handled. Relevant information shall be entered by the project developer when applications for project planning permit and builder's license are made, and the filling information shall be delivered by the Municipal Joint Approval Platform through notification submission service.	Guangzhou Municipal Development and Reform Commission, Guangzhou Municipal Planning and Natural Resources Bureau, Guangzhou Municipal Housing and Urban-Rural Development Bureau, Guangzhou Municipal Government Affairs Data Administration
4		Better utilize the list system of land use. If the relevant indicators and requirements have been specified in the land use list or the regional assessment has been carried out, and the project conforms to the urban and rural planning or the relevant provisions of the building purpose management, there is no need to carry out traffic impact assessment, water impact assessment, energy conservation assessment, seismic safety assessment and other assessments.	Guangzhou Municipal Planning and Natural Resources Bureau, Water Authority, Guangzhou Municipal Development and Reform Commission, Guangzhou Municipal Transportation Bureau, Traffic Police Division of Guangzhou Public Security Bureau, Guangzhou Municipal Seismological Bureau
5		Ensure “No Need for Cost” during the project approval procedure. The procedures and cost of the geotechnical engineering investigation of the project, or the engagement of engineering supervisor, or the examination of construction drawings, shall be managed and borne by the qualified agencies entrusted by the government. The geotechnical engineering survey shall be completed within 10 natural days by the survey agency entrusted by the relevant departments of the District People's Government, or the management committee of the specific district, or the land banking agency prior to land transfer. Transfer of land for simple and low-risk construction projects led by private investment shall be carried out together with the relevant land-use plan.	Guangzhou Municipal Housing and Urban-Rural Development Bureau, Guangzhou Municipal Planning and Natural Resources Bureau, Guangzhou Municipal Finance Bureau, the People's Government of each district, Management Committee

6	Optimization measures	There is no need for review of the design proposal. Enterprises may directly apply for the construction project planning license and are exempted from applying for the license for discharging sewage into the drainage network. The Municipal Joint Approval Platform will submit the construction license information to the water department. Simple and low-risk construction projects are not subject to the approval of environmental impact assessment, or the approval and filing of environmental impact assessment.	Guangzhou Municipal Planning and Natural Resources Bureau, Water Authority, Guangzhou Municipal Ecological Environment Bureau
7		The mode of construction drawing review shall be adjusted. The construction drawings or design documents shall be reviewed and approved in parallel with the construction permit or builder's license, and the review opinions on the construction drawings shall not be regarded as the preconditions for the issuance of the builder's license. The project developer is no longer obliged to independently entrust an agency to review the construction drawings. When the project developer is applying for the construction permit, the construction drawings or design documents shall be uploaded simultaneously, and the housing and urban-rural development department shall entrust a third-party professional organization in the manner of government purchase to review the documents.	Guangzhou Municipal Housing and Urban-Rural Development Bureau
8		Businesses are exempted from the urban infrastructure charges. These charges shall be calculated in the comprehensive land cost.	Guangzhou Municipal Housing and Urban-Rural Development Bureau, Guangzhou Municipal Planning and Natural Resources Bureau, Guangzhou Municipal Finance Bureau
9		The issuances of project planning permit and builder's license shall be done in parallel. The project developer may apply for parallel examination and approval, which shall be simultaneously submitted to the planning and natural resources department and the housing and urban-rural development department through the Municipal Joint Approval Platform, and the time limit for examination and approval shall be reduced to 3 working days. It shall be guaranteed that the enterprise may obtain the project planning license, builder's license, project quality and safety supervision registration certificate and other permits with one application. The information related to the construction project planning permit and builder's license shall be submitted to the transportation, public security, water affairs, forestry and landscaping, city management and law enforcement, and other departments through the Municipal Joint Approval Platform. The public security department shall carry out the approval work of door plate at the same time, and issue the door plate number when the project is completed and accepted. All relevant departments shall provide the post-construction service and fulfill supervision responsibilities in accordance with the law.	Guangzhou Municipal Housing and Urban-Rural Development Bureau, Guangzhou Municipal Planning and Natural Resources Bureau, Public Security Bureau, Guangzhou Municipal Government Affairs Data Administration
10		Access to water supply & drainage and power supply shall be accelerated. After the project design proposal is finalized by the project developer, the Municipal Joint Approval Platform shall take initiatives to submit the application information of water supply & drainage and power supply to the water department or the municipal public service enterprises of water supply & drainage and power supply when handling the application of project planning license. The cost for laying and connecting the pipelines out of the boundary line of the building shall be borne by the municipal or district financial department, and the project developer shall be exempted from going through the corresponding administrative permission procedures.	Water Authority, Guangzhou Power Supply Co., Ltd., Guangzhou Municipal Government Affairs Data Administration, and Guangzhou Municipal Finance Bureau

11		<p>When a municipal public service enterprise handles the access service of small-scale municipal public facilities within the following scope, there is no need to apply for the project filing, planning, construction, road occupation or excavation, tree felling and transplantation or other administrative permits. After the project design proposal is finalized, it shall be submitted to the transportation department, traffic police, water authority, forestry and landscaping, city management and law enforcement and other departments. After the access conditions are met, the municipal public service enterprise shall submit relevant information to the transportation department and be responsible for restoring the road according to the standards.</p> <p>Scope of small municipal utilities: Water supply: the diameter of the connecting pipe is no more than 4 cm, and the distance to the existing water source or sewage junction is no more than 150 m. Drainage: the daily drainage is no more than 50 tons, the diameter of the connecting pipe is no more than 50 cm, and the distance to the existing water source or sewage junction is no more than 150 m. Power supply: the voltage level is below 10 KV (exclusive of 10 KV), the reported power consumption is no more than 200 KW, and the length of the pipeline is no more than 200 m.</p>	<p>Guangzhou Municipal Development and Reform Commission, Guangzhou Municipal Planning and Natural Resources Bureau, Guangzhou Municipal Transportation Bureau, Guangzhou Municipal Housing and Urban-Rural Development Bureau, Water Authority, Guangzhou Municipal Forestry and Landscaping Bureau, Guangzhou City Management and Law Enforcement Bureau, Traffic Police Division of Guangzhou Public Security Bureau</p>
12	Optimization measures	<p>The mode of project quality and safety supervision shall be optimized. If the review institution for construction drawings finds any problems in the design documents or construction drawings, it shall send the review opinions online to the project developer and the quality &amp; safety supervision institution. The project developer shall organize the revision of the construction drawings or design documents according to the review opinions, and the quality &amp; safety supervision institution shall check the implementation of the review opinions during the first on-site supervision and inspection or subsequent supervision and inspection. The project developer shall strengthen the internal risk management and control, set up inspection requirements with different frequencies and at all levels according to risk classification, and establish quality &amp; safety supervision institutions to implement differentiated supervision based on project risks. For simple and low-risk construction projects led by private investment, the quality &amp; safety supervision institution shall, after the project developer finalizes the top of the main structure and before the decoration work, carry out the regular supervision and inspection once, focusing on the quality &amp; safety risk control and technical inspection carried out by all participants in the project, as well as the revision based on review opinions of the construction drawings and design documents, and the inspection results shall be included in the credit records of all participants in the project, including entities and individuals.</p>	<p>Guangzhou Municipal Housing and Urban-Rural Development Bureau</p>
13		<p>The joint acceptance inspection system shall be strictly implemented. The official acceptance inspection by the housing and urban-rural development, planning and natural resources departments, together with the completion acceptance inspection jointly executed by the employer, surveyor, designer, project developer and supervisor, shall be completed simultaneously during the joint acceptance inspection within 5 working days. After the joint acceptance inspection is passed, the house number and filing documents of project acceptance shall be issued simultaneously. The housing and urban-rural development department shall submit the joint acceptance inspection results to the real estate registration center in real-time.</p>	<p>Guangzhou Municipal Housing and Urban-Rural Development Bureau, Guangzhou Municipal Planning and Natural Resources Bureau, Water Authority</p>

14	Optimization measures	Real estate registration procedures for simple and low-risk construction projects shall be simplified. Enterprises may directly register for the right to use state-owned construction land and the ownership of houses by presenting relevant application materials. The registration shall be completed within 1 working day. The registration fee and print cost shall be exempted.	Guangzhou Municipal Planning and Natural Resources Bureau, Guangzhou Municipal Development and Reform Commission, Guangzhou Municipal Finance Bureau
15		The pilot of liability insurance for potential defect of the project shall be conducted. The project developer may prevent or mitigate the project quality risk, ensure the project quality and protect the rights and interests of project owner by purchasing the liability insurance for potential defect of the project (or similar insurance products).	Guangzhou Municipal Housing and Urban-Rural Development Bureau, Guangzhou Local Financial Supervision and Administration Bureau

## Flow Chart of Application, Examination and Approval Procedures for Simple and Low-Risk Construction Projects led by Private Investment under 2500m<sup>2</sup> in Guangzhou



Notes:

- Simple and low-risk construction projects led by private investment refers to a regular warehouse or plant newly built, and mainly or entirely invested by private sectors or foreign enterprises, including the entities from Hong Kong, Macao and Taiwan, for performing a single function and based on simple construction technologies, but not for producing, storing or using inflammable, explosive, toxic, harmful or dangerous materials or products, with a gross floor area less than 2,500 m<sup>2</sup>, a height not exceeding 24 m and an annual comprehensive energy consumption less than 1,000 TCE.
- Such projects are not subject to compulsive external supervision. The enterprise may supervise and control the quality of the project by itself or include an external supervisor by proposing such demand during the application of the builder's license, in which case, the Housing and Urban-Rural Development shall invite the external supervisor and pay the relevant cost through government acquisition.

**List of Application, Examination and Approval Procedures for Simple and Low-Risk Construction Projects led by Private Investment under 2500m<sup>2</sup> in Guangzhou**

SN	Procedures	Time limits (days)	Cost estimated (CNY)	Descriptions
1	Joint examination and approval of construction project planning permit and builder's license, including the approval of construction drawings and design documents	3	0	The government shall purchase the review services for construction drawings and design documents, and the project developer shall not pay any cost for such matters.
2	Project quality supervision and inspection for the first time	1	0	Confirm if the five parties for the construction are in place, if the site meets the construction conditions, hold the first meeting for disclosure of quality and safety supervision related matters, report and rectification of any problems found during the verification of construction drawings.
3	Project quality supervision and inspection, during the construction	1	0	Carry out acceptance inspection and supervision of the sub-divisional works under construction.
4	Joint final acceptance inspection, including the acceptance inspection by the five parties	5	0	1. This includes the five-party acceptance inspection, quality supervision at completion, fire-fighting documentation, verification of planning conditions, and verification of land use; 2. Issue the acceptance documents and project's door plate number.
5	Obtain water supply and drainage connection services	17, as estimated	0	1. When the project developer applies for the builder's license, the information will be submitted automatically to the water supply and drainage service providers, for carrying out the external power cabling simultaneously and completing the connection before the joint acceptance inspection. 2. The connection of external power cabling for water supply shall be completed within 4 working days, and the connection of external power cablings for water drainage shall be completed within 9 working days, subject to a total time limit of 17 natural days.
6	Registration of real estate/property	1	0	
<b>Total</b>	<b>6 steps</b>	<b>28 days</b>	<b>The enterprise bears zero cost</b>	

**Classification of Disclosure:** proactive disclosure

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General Office of Guangzhou Municipal Housing and Urban-Rural  
Development Bureau

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