

Notice from Guangzhou Municipal Planning and Natural Resources Bureau on the Trial Implementation of Government Purchase of All Comprehensive Surveying and Mapping Services for Simple and Low-Risk Construction Projects Led by Private Investment

To all parties and individuals concerned:

In order to continuously improve the business environment in Guangzhou, reduce the cost of simple and low-risk construction projects led by private investment, and further invigorate the market, this Notice is formulated with respect to the trial implementation of government purchase of all comprehensive surveying and mapping services for simple and low-risk construction projects in Guangzhou led by private investment in the spirit of such documents as *Notice Regarding the Issuance of Various Measures to Further Improve the Business Environment in Guangzhou* (Sui Fu Ban Han [2019] No. 39) issued by the General Office of the Guangzhou Municipal People's Government and the *Notice Regarding the Issuance of the (Trial) Implementation Opinions of Further Optimizing the Review and Approval Services & Quality and Safety Supervision Model for Simple and Low-Risk Construction Projects led by Private Investment* issued by the Office of the Leading Group for the Pilot Reform of Construction Project Review and Approval System in Guangzhou.

1. Objectives

Through the trial implementation of commissioning of a qualified surveying and mapping firm by means of government purchase of services by Guangzhou Municipal Planning and Natural Resources Bureau to provide comprehensive surveying and mapping services for all aspects of the stakeout survey, technical review of planning and design schemes, survey for verification of planning conditions, and real estate surveying and mapping in simple and low-risk construction projects led by private investment, and the streamlining and integration of processes based on the characteristics of simple and low-risk projects, comprehensive surveying and mapping in the whole process are carried out when an enterprise submits the first round of applications for administrative approval. The active provision of services in advance reduces the number of submissions that enterprises have to make and achieves "zero cost" to enterprises, forming a mechanism of "whole-process service, integrated surveying and mapping, result sharing, and law-based oversight" to greatly increase the efficiency of services and continuously improve the business environment in Guangzhou.

2. Scope

The work shall cover the comprehensive surveying and mapping services for all aspects of the stakeout survey, technical review of planning and design schemes, survey for verification of planning conditions, and real estate surveying and mapping for simple and low-risk construction projects within the boundary of Guangzhou Municipality led by private investment.

Simple and low-risk construction projects led by private investment refer to projects that are wholly-owned or majority-owned by private enterprises, foreign-invested enterprises, or Hong Kong, Macau and Taiwan invested enterprises; projects with single building area less than 2,500 square meters, building height not exceeding 24 meters, and annual comprehensive energy consumption less than 1,000 tons of standard coal; newly built general warehouses or factories with single function and simple technical requirements; projects that do not produce, store or use flammable, explosive, toxic or hazardous or dangerous materials.

3. Requirements

Project developers shall apply for the joint approval of the construction planning permit and construction permit for simple and low-risk construction projects led by private investment in the Guangzhou Construction Project Joint Review & Approval Platform. The system will automatically assign whole-process comprehensive surveying and mapping tasks to the surveying and mapping company upon receiving notification from the planning and natural resources department.

The surveying and mapping company shall carry out the stakeout survey and the technical review in parallel, and timely submit the technical results to the planning and natural resources department within the prescribed processing period. At the same time, the project leader of the surveying and mapping company should track the project process and actively provide the project developer with survey for verification of planning conditions, real estate surveying and mapping and technical consulting services during the completion phase. Relevant surveys for verification of planning conditions and real estate surveying and mapping should be completed before joint completion acceptance, and submission of real estate registration applications.

Technical service companies shall implement relevant national, provincial and municipal technical standards and specifications for surveying and mapping, and assume responsibility for the quality of the completed data results.

4. Work

4.1. Stakeout Survey

Before issuing the Construction Project Planning Permit, surrounding ground features such as buildings, roads, river channels and others shall be surveyed and mapped with reference to on-site lofting pile points in the submitted construction plan according to the requirements for approval of land use planning, with the locations of surrounding ground features and planned roads (river channels) relative to the submitted construction plan and the distance between the red lines and the roads and the building and that between buildings marked out. A *Record Book for Construction Project Stakeout Surveys* shall be issued in accordance with the relevant technical standards and technical specifications stipulated by planning authorities, so as to help meet planning requirements on the location of the submitted construction plan.

4.2. Technical Review of Planning and Design Schemes

Technical review of planning and design schemes is a technical review of the construction project design scheme regarding the review and investigation matters of construction planning permit during the approval phase for construction engineering planning: the first is the review of the conformity of electronic planning approval documents submitted and calculation of parameters in the submitted planning to form an encrypted version of electronic planning approval documents; the second is the review of whether the overall floor plan and elevation in the submitted drawings meet the detailed regulatory planning requirements, planning condition and planning control requirements determined by relevant technical regulations, with a technical review report issued.

4.3. Surveying for Verification of Planning Conditions

The survey for verification of planning conditions shall be carried out in accordance with the relevant technical standards stipulated by administrative authorities for planning. After the construction of a project is completed, parameters such as the planar location, height and construction area of the building, as well as surrounding buildings, roads, river channels and other ground features, shall be surveyed on the site, with the distance between the red lines and the roads and the building and that between buildings marked out. A review shall be conducted to check whether the various technical parameters meet the review requirements for land use planning approval and approval of submitted construction plan, and a *Record Book for Survey for Verification of Planning Conditions of Construction Project* shall be issued in accordance with the *Regulations of Guangzhou Municipality on Urban and Rural Planning* and relevant technical standards so as to verify whether the completed building meets requirements for land use planning permits and approval of submitted construction plans.

4.4. Real Estate Surveying and Mapping

Real estate surveying and mapping of construction projects shall be carried out in accordance with the *Technical Plan for the Surveying of Real Estate Registration Information* issued by the Ministry of Natural Resources and relevant technical standards of administrative authorities for real estate registration, with a *Report on the Results of Surveying and Mapping of Constructed Area of the Building* issued. Such results mainly include drawings by floor, drawings by unit, reports on surveying and mapping results, real estate filing data and reviewing result forms, which should meet requirements for administrative management and real estate registration.

5. Effective Date

The provisions of this notice will be implemented on a trial basis for one year from January 21, 2020. During the trial period or after the trial is completed, the notice may be evaluated and revised according to the actual situation.

Guangzhou Municipal Planning and Natural Resources Bureau
January 20, 2020