Document issued by Guangzhou Municipal Housing and Urban-Rural Development Bureau

Notice from the Office of the Leading Group for the Pilot Reform of Construction Project Review and Approval System in Guangzhou regarding the Printing and Distribution of the (Trial) Implementation Opinions of Further Optimizing the Review and Approval Service and Quality and Safety Supervision Model for Simple and Low-risk Construction Projects Led by Private Investment

Sui Jian Gai [2020] No.3

To the People's Government of each district, the Administrative Committee of Guangzhou Aerotropolis Development District, the relevant departments of the People's Municipal Government, the municipal public service enterprises, and other relevant enterprises:

In order to continuously optimize and improve the business climate of our city, to further enhance the review and approval efficiency and service quality for our city's simple and low-risk construction projects led by private investment, and in accordance with Ministry of Housing and Urban-Rural Development's Letter regarding Pilot Work on "Checklist System + Notification Commitment System" Review and Approval Reform (Jian Fa Han [2019] No.207) and other documents, we now print and distribute the (Trial) Implementation Opinions of Further Optimizing the Review and Approval Service and Quality and Safety Supervision Model for Simple and Low-risk Construction Projects Led by Private Investment with the approval from the People's Municipal Government. Please implement this document accordingly.

Should any problem occur during the implementation of this document, please report it to the Office of the Leading Group for the Pilot Reform of Construction Project Review and Approval System in Guangzhou (located in the Guangzhou Municipal Housing and Urban-Rural Development Bureau). For any inconsistency between the original (*Trial*) Implementation Opinions on Further Optimizing the Review and Approval Service of Simple and Low-risk Construction Projects Led by Private Investment and this document, this document shall prevail.

Office of the Leading Group for the Pilot Reform of Construction Project Review and Approval System in Guangzhou (Stamp)

January 10, 2020

The (Trial) Implementation Opinion of Further Optimizing the Review and Approval Service and Quality and Safety Supervision Model for Simple and Low-risk Construction Projects Led by Private Investment

In accordance with the General Office of the State Council's Opinions on the Comprehensive Reform of the Review and Approval Regulations for Construction Projects (Guo Ban Fa [2019] No.11), and the General Affairs Office of Guangzhou Municipal People's Government's Notice on Several Measures to Further Optimize the Business Climate in Guangzhou (Sui Fu Ban Han [2019] No.39) and other documents, and in order to continuously optimize and improve the business climate for construction permits in Guangzhou, to further improve the review and approval efficiency and service quality for simple and low-risk construction projects led by private investment, and to provide better support for the development of small and medium-sized enterprises in our city, we have drawn up this Implementation Opinion.

- 1. The simple and low-risk construction projects led by private investment referred to in this Opinion are defined as 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, hazardous or dangerous materials.
- 2. Fully implement the One-Stop Free Agency Service. The municipal and district government service centers or government designated agencies should carry out one-stop free agency service for the review and approval process of the above-mentioned construction projects. All the review and approval procedures are processed together through the Guangzhou Construction Project Joint Review and Approval Platform (hereinafter referred to as the Municipal Joint Review Platform).
- 3. The filing of enterprise investment project is no longer handled separately. The project developer should upload relevant information for filing when applying for construction planning permit and building construction permit. Municipal Joint Review Platform is responsible for distributing the filing information.
- 4. Strengthen the application of the Land Use Checklist system. If the relevant indicators have been specified in the Land Use Checklist or a regional assessment has been carried out, and if the project meets the urban and rural planning or the relevant construction use management provisions of the city, then no traffic impact assessment, water impact assessment, energy conservation assessment or seismic safety evaluation is required.
- 5. "Zero Cost" for the review and approval of construction projects. The government should commission relevant agencies that meet the specific qualifications set out by the government for the review and approval process of construction projects, and pay for any fees incurred from the process such as geotechnical engineering survey, commissioned supervisory agencies, and review of construction design documents.

Prior to the land transfer, the geotechnical engineering survey should be completed within 10 calendar days by a surveying company commissioned by the people's government in the district where the project is located, the specific regional management committee or the land purchase and storage department. This promotes land transfer with plan for simple and low-risk construction projects led by private investment.

- 6. Enterprises are exempt from dealing with design plan review and approval, and they can apply directly for construction planning permit. Enterprises are exempt from applying for sewage discharge into drainage network permits, and the Municipal Joint Review Platform directly pushes information regarding the building construction permit to the Water Authority. Simple and low-risk projects are not included in the environmental impact management review and approval process, and enterprises are exempt from applying for environmental impact assessment review and approval and filing.
- 7. Adjust the review model for construction design. The review for the construction design documents and the review and approval for building construction permit are carried out simultaneously. The review opinion on the construction design is no longer a prerequisite for the issuance of building construction permit.

The project developer is no longer required to commission a construction design review agency to carry out the construction design review. The construction design documents should be uploaded during review and approval process for building construction permit. The review process is conducted by a third-party construction design review organization commissioned by the Housing and Urban-Rural Development Department.

- 8. Urban infrastructure supporting fees are no longer collected from enterprises. They are instead included in the overall consideration of land cost.
- 9. The construction planning permit and building construction permit should be processed jointly. The project developer can submit a joint review and approval request to Planning and Natural Resources Department and Housing and Urban-Rural Development Department through the Municipal Joint Review Platform. Approval time is shortened to 5 business days. The enterprise can make a single application to obtain a number of permits including construction planning permit, building construction permit, and engineering quality and safety supervision registration.

Information on construction planning permits and building construction permits is shared on the Municipal Joint Review Platform to transportation, public security, water affairs, forestry and landscaping, urban management and other government departments. At the same time, Public Security Department should carry out house number approval process, and then grant house number after the completion acceptance of the construction projects. All relevant departments should strictly implement their review and post-approval service and regulatory responsibility in accordance with the law.

10. Speed up the connection service for water supply, drainage and power supply. After the construction design plan is finalized and when the application for the construction planning permit is being processed, the Municipal Joint Review Platform will automatically push the application information regarding drainage and power supply to Water Authority or municipal public service enterprises that provide drainage and power supply. The municipal public service enterprises that provide water, drainage

and power supply will be responsible for the construction work. The cost of laying and connecting pipes outside the scope of planned red line shall be paid by the Municipal or District Finance Bureau. The project developer should be exempt from dealing with corresponding administrative licenses.

11. Municipal public service enterprises that provide connection services for small-sized municipal public facilities that fall within the following scope should be exempt from administrative approvals such as project filing, planning, construction, occupation for excavated roads, felling and migration of trees. After the construction plan is formalized, it should be sent to transportation, traffic police, water affairs, forestry and landscaping, urban management and other departments. If the requirements for connection service are met, municipal public service enterprises should send the relevant information to Transportation Department and should be responsible for restoring the roads according to relevant standards.

Scope of Small-Sized Municipal Utilities:

- 1) Water Supply: The diameter of the connecting water pipe is not more than 4 cm. The distance from the existing water source and the sewer interface is not more than 150 meters.
- 2) Drainage: The daily drainage volume is not more than 50 tons. The diameter of the connecting water pipe is not more than 50 centimeters, and the distance from the existing water source and the sewer interface is not more than 150 meters.
- 3) Power Supply: The voltage level is below 10 kV (excluding 10 kV), the installed capacity is not greater than 200 kV, and the length of the pipeline is not greater than 200 meters.
- 12. Optimize the construction quality and safety supervisory model. If the construction design review agency finds that there is a problem in the construction design document, it should send its review opinions to the project developer and relevant quality and safety supervisory agency online. The project developer should then modify its construction design based on the review opinions. The quality and safety supervisory agency should assess the implementation of the review opinions during its first on-site supervision inspection or subsequent supervision and inspection. To strengthen the internal risk control of those participating enterprises for the construction, different inspection frequency and intensity are established according to different risk categories, and quality and safety supervisory agency are established to implement differentiated supervisions based on the level of engineering risks. For simple and lowrisk construction projects led by private investment, the quality and safety supervisory agency should perform regular inspections after capping of the main structure and before the start of internal decoration, with an emphasis on inspecting the internal quality and safety risk checks of the participating enterprises, the revision of the construction design document according to review opinions, etc. The inspection results will be included in the credit information files of the participating enterprise and relevant personnel.
- 13. Strict implementation of the Joint Acceptance System. The Housing and Urban-Rural Development Department, the Planning and Natural Resources Department and the responsible five parties for completion acceptance (project developer, surveying, design, construction, and supervision units) will conduct a single joint completion acceptance check. The duration is shortened to 5 business days. When the joint

completion acceptance check is cleared, filing documents for construction completion acceptance and house numbers will be issued simultaneously. Housing and Urban-Rural Development Department should send the results of joint completion acceptance to real estate registration center in real-time.

- 14. To simplify the real estate registration procedures for simple and low-risk construction projects led by private investment, enterprises with relevant application materials will apply directly for the registration of the right to use state-owned construction land and ownership of real estate, which will be completed within 1 business day. The application will be free of registration fees and costs fees.
- 15. With regards to pilot work on liability insurance for potential defects in engineering quality, project developer can prevent and eliminate construction quality risk by purchasing potential construction quality defect liability insurance (or similar insurance products) to ensure the quality of the construction and protect the interests of the construction project owner.

List of Measures to Optimize the Review and Approval Services for Simple Low-risk Projects

Serial Number	Category	Detailed Contents	Departments Involved
1	Scope of Application	The simple and low-risk construction projects led by private investment are defined as 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, hazardous or dangerous materials.	Guangzhou Municipal Housing and Urban-Rural Development Bureau
2	Optimization Measures	Fully Implement the One-Stop Free Agency Service. The municipal and district government service centers or government designated agencies should carry out one-stop free agency service for the review and approval process of the above-mentioned construction projects. All the review and approval procedures are processed together through the Municipal Joint Review Platform.	Guangzhou Municipal Government Affairs Data Administration
3		The filing of enterprise investment project is no longer handled separately. The project developer should upload relevant information for filing when applying for construction planning permit and building construction permit. The Municipal Joint Review Platform is responsible for distributing the filing information.	Guangzhou Municipal Development and Reform Commission, Guangzhou Municipal Planning and Natural Resources Bureau, Guangzhou Municipal Housing and Urban-Rural Development Bureau, and Guangzhou Municipal

Serial Number	Category	Detailed Contents	Departments Involved
			Government Affairs Data Administration
4		Strengthen the application of the Land Use Checklist system. If the relevant indicators have been specified in the Land Use Checklist or a regional assessment has been carried out, and if the project meets the urban and rural planning or the relevant construction use management provisions of the city, then no traffic impact assessment, water impact assessment, energy conservation assessment or seismic safety evaluation is required.	Guangzhou Municipal Planning and Natural Resources Bureau, Guangzhou Water Authority, Guangzhou Municipal Development and Reform Commission, Guangzhou Municipal Transportation Bureau, Guangzhou Traffic Police Team, and Guangzhou Earthquake Administration
5		"Zero Cost" for the review and approval of construction projects. The government should commission relevant agencies that meet the specific qualifications set out by the government for the review and approval process of construction projects, and pay for any fees incurred from the process such as geotechnical engineering survey, commissioned supervisory agencies, and review of construction design documents. Prior to the land transfer, the geotechnical engineering survey should be completed within 10 calendar days by a surveying company commissioned by the people's government in the district where the project is located, the specific regional management committee or the land purchase and storage department. This promotes land transfer with plan for simple and low-risk construction projects led by private investment.	Guangzhou Municipal Housing and Urban-Rural Development Bureau, Guangzhou Municipal Planning and Natural Resources Bureau, Guangzhou Municipal Finance Bureau, government of each district and Urban Management Commission

Serial Number	Category	Detailed Contents	Departments Involved
6	Optimization Measures	Enterprises are exempt from applying for design plan review and approval, and they can apply directly for construction planning permit. Enterprises are exempt from applying for sewage discharge into drainage network permits, and the Municipal Joint Review Platform directly pushes information on the building construction permit to the Water Authority. Simple and low-risk projects are not included in the environmental impact management review and approval process, and enterprises are exempt from applying for environmental impact assessment review, approval and filing.	Guangzhou Municipal Planning and Natural Resources Bureau, Guangzhou Water Authority and Guangzhou Ecological environment Bureau
7		Adjust the review model for construction design. The review for the construction design documents and the review and approval for building construction permit are carried out simultaneously. The review opinion on the construction design is no longer a prerequisite for the issuance of building construction permit. The project developer is no longer required to commission a construction design review agency to carry out the construction design review. The construction design documents should be uploaded during review and approval process for building construction permit. The review process is conducted by a third-party construction design review organization commissioned by the Housing and Urban-Rural Development Department.	Guangzhou Municipal Housing and Urban-Rural Development Bureau
8		Urban infrastructure supporting fees are no longer collected from enterprises. They are instead included in the overall consideration of land cost.	Guangzhou Municipal Housing and Urban-Rural Development Bureau, Guangzhou Municipal Planning and Natural Resources Bureau and Guangzhou Municipal Finance Bureau

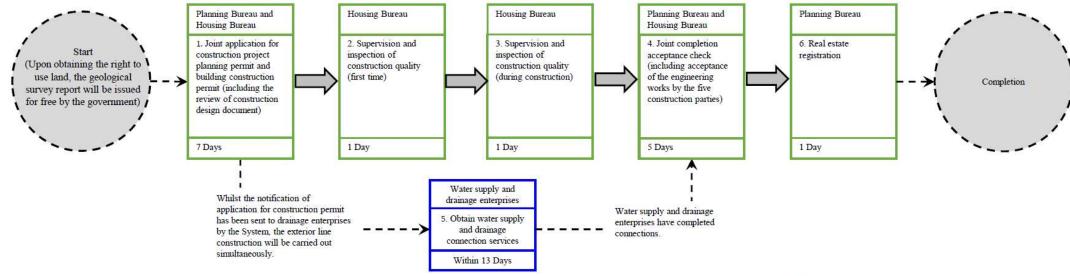
Serial Number	Category	Detailed Contents	Departments Involved
9		The construction planning permit and building construction permit should be processed jointly. The project developer can submit a joint review and approval request to Planning and Natural Resources Department and Housing and Urban-Rural Development Department through the Municipal Joint Review Platform. Approval time is shortened to 5 business days. The enterprise can make a single application to obtain a number of permits including construction project planning permit, building construction permit, and engineering quality and safety supervision registration. Information on construction project planning permits and building construction permits is shared on the Municipal Joint Review Platform to transportation, public security, water affairs, forestry and landscaping, urban management and other government departments. At the same time, the Public Security Department should carry out house number approval process, and then grant house number after the completion acceptance of the construction projects. All relevant departments should strictly implement their review and post-approval service and regulatory responsibility in accordance with the law.	Guangzhou Municipal Housing and Urban-Rural Development Bureau, Guangzhou Municipal Planning and Natural Resources Bureau, Guangzhou Municipal Public Security Bureau and Guangzhou Municipal Government Affairs Data Administration
10		Speed up the connection service for water supply, drainage and power supply. After the construction design plan is finalized and when the application for the construction planning permit is being processed, the Municipal Joint Review Platform will automatically push the application information regarding drainage and power supply to Water Authority or municipal public service enterprises that provide drainage and power supply. The municipal public service enterprises that provide water, drainage and power supply will be responsible for the construction work. The cost of	Guangzhou Water Authority, Guangzhou Municipal Government Affairs Data Administration, Guangzhou Municipal Finance Bureau and Guangzhou Power Supply Co. Ltd.

Serial Number	Category	Detailed Contents	Departments Involved
		laying and connecting pipes outside the scope of planned red line shall be paid by the Municipal or District Finance Bureau. The project developer should be exempt from applying for corresponding administrative licenses.	
11	Optimization Measures	 Municipal public service enterprises that provide connection services for small-sized municipal public facilities that fall within the following scope should be exempt from administrative approvals such as project filing, planning, construction, occupation for excavated roads, felling and migration of trees. After the construction plan is formalized, it should be sent to transportation, traffic police, water affairs, forestry and landscaping, urban management and other departments. If the requirements for connection service are met, municipal public service enterprises should send the relevant information to the Transportation Department and should be responsible for restoring the roads according to relevant standards. Scope of Small-Sized Municipal Utilities: Water Supply: The diameter of the connecting water pipe is not more than 4 cm. The distance from the existing water source and the sewer interface is not more than 150 meters. Drainage: The daily drainage volume is not more than 50 tons. The diameter of the connecting water pipe is not more than 50 centimeters, and the distance from the existing water source and the sewer interface is not more than 150 meters. Power Supply: The voltage level is below 10 kV (excluding 10 kV), the installed capacity is not greater than 200 kV, and the length of the pipeline is not greater than 200 meters. 	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, Guangzhou Water Authority, Guangzhou Municipal Forestry and Landscaping Bureau, Guangzhou Municipal City Administration and Law Enforcement Bureau and Guangzhou Traffic Police Team

Serial Number	Category	Detailed Contents	Departments Involved
12		Optimize the construction quality and safety supervisory model. If the construction design review agency finds that there is a problem in the construction design document, it should send its review opinions to the project developer and relevant quality and safety supervisory agency online. The project developer should then modify its construction design based on the review opinions. The quality and safety supervisory agency should assess the implementation of the review opinions during its first on-site supervision inspection or subsequent supervision and inspection. To strengthen the internal risk control of those participating companies for the construction, different inspection frequency and intensity are established according to different risk categories, and quality and safety supervisory agency are established to implement differentiated supervisions based on level of engineering risks. For simple and low-risk construction projects led by private investment, the quality and safety supervisory agency should perform regular inspection after capping of the main structure and before the start of internal decoration, with an emphasis on inspecting the internal quality and safety risk checks of the participating companies, the revision of the construction design document according to review opinions, etc. The inspection results will be included in the credit information files of the participating companies and relevant personnel.	Guangzhou Municipal Housing and Urban-Rural Development Bureau

Serial Number	Category	Detailed Contents	Departments Involved	
13		Strict implementation of the Joint Acceptance System. Housing and Urban-Rural Development Department, Planning and Natural Resources Department and the responsible five parties for completion acceptance (project developer, surveying, design, construction, and supervision units) will conduct a single joint completion acceptance check. The duration is shortened to 5 business days. When the joint completion acceptance check is cleared, filing documents for construction completion acceptance and house numbers will be issued simultaneously. Housing and Urban-Rural Development Department should send the results of joint completion acceptance to real estate registration center in real-time.	Guangzhou Municipal Housing and Urban-Rural Development Bureau, Guangzhou Municipal Planning and Natural Resources Bureau and Guangzhou Water Authority	
14	Optimization Measures	To simplify the real estate registration procedures for simple and low-risk construction projects, enterprises with relevant application materials will apply directly for the registration of the right to use state-owned construction land and ownership of real estate, which will be completed within 1 business day. The application will not be charged with registration fees or costs fees.	Guangzhou Municipal Planning and Natural Resources Bureau, Guangzhou Municipal Development and Reform Commission and Guangzhou Municipal Finance Bureau	
15		With regards to pilot work on liability insurance for potential defects in engineering quality, project developer can prevent and eliminate construction quality risk by purchasing potential construction quality defect liability insurance (or similar insurance products) to ensure the quality of the construction and protect the interests of the construction project owner.	Guangzhou Municipal Housing and Urban-Rural Development Bureau and Guangzhou Municipal Local Financial Supervision and Administration	

Flow Chart for Simple and Low-risk Construction Projects Led by Private Investment of Size Under 2500m² in Guangzhou



Note:

- The simple and low-risk construction projects led by private investment are defined as 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.
- This type of project does not require mandatory external supervision. Enterprises can control the construction quality via internal supervision. If there is a need to hire external supervision, it should be raised by the enterprise when applying for the construction permit. The Housing Bureau is responsible for choosing the external supervision agency and pay for the relevant fees through the purchase service method.



List of Steps for Simple and Low-risk Construction Projects Led by Private Investment of Size Under 2500m² in Guangzhou

No.	Steps	Processing Time (Calendar Day)	Cost (RMB)	Note
1	Joint Application for Construction Planning Permit and Building Construction Permit (including review of construction design document)	7	Procurement)	Fees including for reviewing the construction design will be paid by the government via service outsourcing, and will be not be borne by the project developer.
	Supervisory and Inspection of Construction Quality (First Time)	1	0	This step includes confirming the presence of the five construction parties, checking whether the site has met the conditions for construction, holding the first quality and safety supervision clarification meeting, verifying whether problems found during the review of construction design have been rectified etc.
3	Supervisory and Inspection of Construction Quality (During Construction)	1	0	This step includes inspection and supervisory check for partitioned projects and subdivisional works during the construction process
4	Joint Completion Acceptance Check (including acceptance from the five construction parties)	5	Procurement)	 This step includes the completion acceptance check by five construction parties, quality supervision, fire protection filing, verification of planning conditions and land verification; After the joint completion acceptance check is cleared, filing documents for construction completion acceptance and house numbers will be issued simultaneously; Fees will be paid by the government via service outsourcing and will not be borne by the project developer.
	Obtaining Connection Service for Water Supply and Drainage	13 (Estimated)	0	The connection for water supply with exterior construction will be completed within 9 business days. The connection for drainage with exterior construction will be completed within 9 business days. If applied jointly, both connections will be completed within a total of 13 calendar days.
6	Real Estate Registration	1	0	
Total	6 Steps	28 Days	0 Cost for the Enterprise	