

**Notice on Implementing Measures of Optimizing “Property Registration”
to Facilitate Business Development**
**(Jointly issued by Guangzhou Municipal Planning and Natural Resources
Bureau, Guangzhou Municipal Housing and Urban-Rural Development
Bureau, Guangzhou Municipal Administration of Taxation under State
Taxation Administration and Guangzhou Municipal Intermediate People’s
Court)**

To: Planning and Natural Resources Bureaus, Housing and Urban-rural Development Bureaus, Taxation Bureaus, People’s Courts of all districts, and all relevant departments,

In order to thoroughly implement General Secretary Xi Jinping’s important instructions to Guangzhou on taking the lead in intensifying the business environment reform and to contribute innovative ideas in creating a further improved modern, international business environment, the four Guangzhou-based municipal government departments — Guangzhou Municipal Planning and Natural Resources Bureau, Guangzhou Municipal Housing and Urban-Rural Development Bureau, Guangzhou Municipal Administration of Taxation under State Taxation Administration, and Guangzhou Municipal Intermediate People’s Court — have jointly enacted following measures for optimizing “Property Registration”, in order for Guangzhou to build a highly competitive business environment in China, by becoming a pioneer in aligning with leading international business rules and focusing on inter-enterprise real estate transaction registration—the greatest concern to both enterprises and the public. Please conscientiously carry it out according to the actual situation.

I. Guangzhou will further the reform regarding the indicator of “Property Registration” in improving business environment. To this end, all relevant departments shall further streamline processes, reduce time, cut costs, and optimize services to facilitate registering property, in compliance with the business environment evaluation standards by the World Bank and the state.

II. Municipal planning and natural resources departments shall take the lead to further establish mechanisms for information sharing between immovable property registration authorities and banks, allowing commercial banks to handle online inquiry of immovable property registration data, mortgage registration, de-registration, among others.

III. Municipal planning and natural resources departments shall lead the effort to enable immovable property registration in sync with ownership transfer and change of utilities (water, electricity, gas, and cable TV network).

IV. Municipal planning and natural resources departments shall be responsible for setting up a municipal and district service window dedicated to enterprises to allow for registration acceptance, charging, and certificate issuance at the same window, ensuring the conclusion of non-batch cases of inter-enterprise real estate transaction registration within one hour after registration acceptance; strengthening publicity and guidance of the window dedicated to enterprises to provide them with the best service; working faster towards exemption of immovable property registration fee and certificate production cost with regard to registration of inter-enterprise transfer; and further improving the quality of land administration in Guangzhou.

V. Municipal and district taxation departments shall work with municipal and district immovable property registration authorities to ensure instant completion of taxation on individual cases of inter-enterprise real estate transaction registration (with the exception of those concerning special circumstances including price objections, evaluation report review, and enterprise restructuring) at the service window dedicated to enterprises, eliminating additional procedures and windows and dispensing with materials accessible through sharing. Meanwhile, they shall work collaboratively on publicity and guidance regarding the integration of taxation and registration at the service window dedicated to enterprises. In addition, they shall unlock inter-district compartmentation and embrace the integrated work model of “immovable property registration + taxation”, based on which they shall move faster towards the goal of handling taxation affairs of downtown districts regarding immovable property registration throughout the city, before popularizing such practice to the

whole city.

VI. Municipal housing and urban-rural development departments shall eliminate online signing requirements for inter-enterprise transactions of commercial and office stock housing as well as transactions of plant by enterprises.

VII. Guangzhou Municipal Intermediate People's Court shall strengthen regulations on information disclosure regarding the trial of land dispute cases, and shall update the trial and data on land dispute cases on a regular basis.

Guangzhou Municipal Planning and Natural Resources Bureau

Guangzhou Municipal Housing and Urban-Rural Development Bureau

Guangzhou Municipal Administration of Taxation under State Taxation Administration

Guangzhou Municipal Intermediate People's Court

October 17, 2019