

**Notice from Guangzhou Municipal Planning and Natural
Resources Bureau and the Guangzhou Municipal Office of
the State Administration of Taxation on Further Facilitating
Government Services for Enterprises and Individuals and
Improving the Business Environment for Real Estate
Registration**

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To all district planning and natural resources bureaus and taxation bureaus, the Guangzhou Real Estate Registration Center, the Guangzhou Real Estate Archives, the Guangzhou Municipal Planning Institute, and the Guangzhou Municipal Real Estate Surveying and Mapping Institute:

In order to improve the business environment in Guangzhou with regards to property registration and facilitating real estate registrations for enterprises and the general public, and in accordance with relevant provisions of the *Regulations on Improving the Business Environment* (Guo Ling No. 722) and the *Notice from the General Office of the State Council on Reducing Processing Time for Real Estate Registration* (Guo Ban Fa [2019] No. 8), and in light of the realities in Guangzhou, the following matters are hereby notified:

1. Improving the set-up of general service counters. The set-up of general service counters in real estate registration halls shall be continually optimized. Counter services and on-site signage will be improved. Guided by the mission to provide excellent services, all applications by enterprises or individuals that involve two or more matters, including real estate registration and online contract signing (printing

contracts signed online), tax payments and public services, shall be exclusively processed by general service counters, in order that such transactions can be processed concurrently at a single counter, to achieve one-stop provision of services and same-counter processing.

2. Promoting “municipality-wide processing” of real estate registrations. “Universal acceptance and processing” of applications for registration of existing properties, the transfer of new properties on state-owned land, or the registration of advance notices of such property transfers, shall continue to be implemented, in order to provide convenient cross-district services for enterprises and individuals. At the same time, the scope of municipality-wide processing of real estate registration shall be progressively widened through platform development, data collation, outcome sharing and other efforts.

3. Promoting intelligent review and approval of real estate registrations. We shall summarize the experiences of Zengcheng District in “online intelligent review and approval” reforms for real estate mortgage registrations (including the registration and de-registration of mortgage rights) and promote the implementation thereof throughout the municipality, as well as make full use of new technologies such as blockchain and AI to achieve intelligent review and approval for more real estate registration services.

4. Enhancing information sharing for taxation related to real estate registration. Information that is frequently used and has already been shared among administrative authorities, including, among others, resident identity cards, resident household registers, business licenses, marriage certificates, divorce certificates, proof of individuals’ social insurance coverage, certificates of birth, “green cards” for talents and “superior talent cards”, shall be all incorporated in the processing of tax transactions related to real estate registration, to enhance information sharing for such transactions and to remove the need to collect hardcopy documents from applicants.

5. Expanding the use of real estate registration outcomes in other scenarios. Real estate registration agencies shall forward electronic images of real estate registration archives in the six central districts to taxation authorities through an interface

dedicated to the sharing of real estate registration information, which will remove the need for applicants to submit hardcopy documents. This measure will be actively promoted across the municipality. In addition, real estate registration agencies shall provide comprehensive self-service enquiry services for real estate registration outcomes across the municipality and take the initiative to make such information available to relevant authorities.

6. Integrating real estate registration services and public services. We shall continue to provide “integrated services” for both real estate registration applications and the opening or transfer of water, power and gas supply and internet service accounts. We shall further improve interconnectivity with public utility information systems, including those for water, power and gas supply and internet services, to achieve efficient transfers of such services through information sharing.

7. Optimizing pricing mechanisms for tax assessment related to transactions involving existing properties. With respect to the transfer of property ownership, where a court of law has issued a ruling or judgment, or where an arbitration organization has issued an award, and for which the applicant takes the price specified in valid legal instruments as the declared price, or with respect to a property whose ownership is transferred via a public auction at a lawfully qualified auction house in accordance with the law and for which the applicant uses the consideration for such auction for tax declaration purposes, the taxation authorities may use the declared prices as the basis of tax assessment, provided that the applicant submits to the taxation authorities relevant documents such as the aforesaid valid legal instruments or proof of sale at auction.

8. Simplifying procedures for registration of property division. In the case that an applicant applies for the registration of property division (including the division of property between married or divorced couples), the applicant does not need to submit an application for tax exemption/deduction to taxation authorities, nor a certificate of such exemption/deduction to real estate registration authorities.

Guangzhou Municipal Planning and Natural Resources Bureau
Guangzhou Municipal Office of the State Administration of Taxation

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