

Supplementary Notice on Optimizing First-Time Real Estate Registration for Simple and Low-Risk Construction Projects Led by Private Investment

Sui Deng Ji [2020] No. 3

To all district real estate registration centers and all departments under the Guangzhou Real Estate Registration Center:

In order to continue to optimize the business environment in Guangzhou, and in accordance with the requirements set out in the *Notice Regarding the Issuance of the (Trial) Implementation Opinions on Further Optimizing the Review and Approval Services & Quality and Safety Supervision Model for Simple and Low-Risk Construction Projects Led by Private Investment* (Sui Jian Gai [2020] No. 3) issued by the Office of the Leading Group for the Pilot Reform of the Construction Project Review and Approval System in Guangzhou, the following supplementary matters regarding first-time real estate registration for simple and low-risk construction projects led by private investment are hereby notified as follows:

The *Guidelines for First-Time Real Estate Registration for Simple and Low-Risk Construction Projects Led by Private Investment* (Annex 1) shall apply to the list of required application documents for first-time registration of building ownership rights and land-use rights for state-owned construction land by simple and low-risk construction projects led by private investment. The original acceptance criterion that “total constructed area within the lot shall be less than 2500 square meters” shall be amended to “the constructed area of any single building within the lot shall be less than 2500 square meters”, where such constructed area shall be based on the planning acceptance verification appraisal. In addition, the *Notice on Adjusting Processing Time for First-Time Real Estate Registration for Simple and Low-risk Construction Projects Led by Private Investment* (Annex 2) shall apply to the processing time for such applications. Relevant provisions of the *Notice on Optimizing First-Time Real*

Estate Registration for Simple and Low-risk Construction Projects Led by Private Investment (Annex 3) shall continue to apply to other project acceptance and review and approval criteria.

This notice shall take effect from the date of circulation. Any problems encountered during the course of implementation should be directly reported to the Supervision, Guidance and Review Department of the Guangzhou Real Estate Registration Center.

Annexes:

1. *Guidelines for First-Time Real Estate Registration for Simple and Low-Risk Construction Projects Led by Private Investment*
2. *Notice on Adjusting Processing Time for First-Time Real Estate Registration for Simple and Low-risk Construction Projects Led by Private Investment*
3. *Notice on Optimizing First-Time Real Estate Registration for Simple and Low-risk Construction Projects Led by Private Investment*

Guangzhou Real Estate Registration Center

February 7, 2020

Annex 1

Guidelines for First-Time Real Estate Registration of Buildings for Simple and Low-Risk Construction Projects Led by Private Investment

Applicable to: First-time registration of buildings for simple and low-risk construction projects led by private investment, after project planning is accepted.

I. Required Documents (items 2,4,5 and 6 to be waived if they can be obtained through shared databases)

1. Guangzhou Real Estate Registration Application Form (1 original)

2. Identification Documents (For details, please see *Requirements for Proof of Identity and Letters of Authorization for Real Estate Registration*)

3. Proof of Provenance of Real Estate Ownership (original copy only)

(1) The *Real Estate Ownership Certificate* or the *Certificate of Land-Use Rights for State-owned Land* (original, to be invalidated upon submission) or other evidentiary documents capable of proving the provenance of rights to the land parcel or building

(2) Contracts for the transfer of land-use rights for state-owned construction land or written decisions on the allocation of state-owned construction land

4. Construction completion documents (original)

The *Letter of Opinion on Planning Conditions Verification for Construction Projects* and the *Letter of Opinion on Joint Completion Acceptance of Building and Municipal Infrastructure Engineering Projects in Guangzhou*

5. Building area surveying and mapping report (1 original)

6. Land transfer fees verification form (1 original)

II. Processing Time

Simple and low-risk construction projects led by private investment: one working day from the day on which the *Acceptance Receipt* is collected.

III. Fee Schedule

Description	Fee	Basis
Real estate registration fee	Real estate registration fee and cost of certificate are waived.	Sui Jian Gai [2020] No. 3

IV. Registration Process

Dedicated enterprise service counters at registration agencies will process real estate registration applications and issue real estate ownership certificates.

V. Registration Agencies

1. The Guangzhou Real Estate Registration Center shall be responsible for the first-time registration of buildings on state-owned construction land in Liwan District, Yuexiu District, Haizhu District, Tianhe District, Baiyun District, and the former Huangpu region.

2. The real estate registration centers in the Development District, Nansha District, Panyu District, Huadu District, Zengcheng District and Conghua District shall process the first-time registration of buildings on state-owned construction land in their respective administrative divisions.

Please visit the “Guangzhou Real Estate Registration” WeChat official account for more information:

1. Guide to services provided by real estate registration service counters (Mini-Guide — Navigating the Registration Hall)
2. Requirements regarding identification documents and letters of authorization for real estate registration (Mini-Guide — Service Guide)
3. Application progress (Services — More Services — Case Enquiry)
4. Instructions for collecting real estate registration certificates (Mini-Guide — Service Guide)



Annex 2

Notice on Adjusting Processing Time for First-Time Real Estate Registration for Simple and Low-Risk Construction Projects Led by Private Investment

To all district real estate registration centers and all departments under the Guangzhou Real Estate Registration Center:

In order to improve the “issuance of construction permits” and “property registration” business environment indicators, the following adjustments to real estate registration for simple and low-risk construction projects led by private investment are hereby notified:

1. With respect to simple and low-risk construction projects led by private investment, the time frame for handling first-time registration of land-use rights for state-owned construction land and building ownership shall be shortened from two working days to one working day. In particular, such applications shall be accepted on the spot and reviewed and approved within one working day. Certificates shall be issued immediately after approval.

2. The Guangzhou Real Estate Registration Center shall be responsible for adjusting the time limit in the new property management system and the integrated system, while real estate registration centers in the five peripheral districts and Huangpu District (which formerly accepted applications for the Development District) shall respectively be responsible for making such adjustments to their own systems.

3. The *Notice on Improving the First-Time Real Estate Registration for Simple and Low-Risk Construction Projects Led by Private Investment* shall continue apply to

other matters.

Annexes:

1. *Guidelines for First-Time Registration of Buildings Built by Juridical Persons or Other Organizations*

2. *Guidelines for Registration (First-Time) of Land-Use Rights for State-owned Construction Land and Building Ownership (Guangdong Provincial Government Services Management System)*

Guangzhou Real Estate Registration Center

December 4, 2019

Annex 3

Notice on Optimizing First-Time Real Estate Registration for Simple and Low-Risk Construction Projects Led by Private Investment

To all district real estate registration centers and all departments under the Guangzhou Real Estate Registration Center:

To meet requirements set out in the *(Trial) Implementation Opinion on Further Optimizing the Review and Approval Services for Simple and Low-risk Construction Projects Led by Private Investment* issued by the Office of the Leading Group for the Pilot Reform of the Construction Project Review and Approval System in Guangzhou and to optimize real estate registration for simple and low-risk construction projects led by private investment, the following matters are hereby notified:

1. For first-time registration of land-use rights for state-owned construction land or building ownership by a simple and low-risk construction project led by private investment, application documents shall be collected according to relevant provisions in the *Guidelines for First-Time Registration of Buildings Built by Juridical Persons or Other Organizations* (Annex 1). In respect of the application acceptance eligibility criterion that “constructed area within the boundaries of the lot shall not exceed 2,500 square meters”, the total constructed area set out in the contract for transfer of state-owned construction land usage rights or indicated in planning acceptance for the land parcel shall prevail. With respect to the acceptance criterion that “the building height shall not be greater than 24 meters”, the total building height as evidenced by attachments to the planning verification appraisal, such as the vertical elevation drawings or the construction sectional drawings submitted for project acceptance purposes shall prevail. The *Work Plan on Further Optimizing Regulations for First-Time Registration of Land-Use Rights for State-owned Land and Building Ownership* (Sui Gui Hua Zi Yuan Zi [2019] No. 281) shall apply to other project

acceptance and review and approval criteria.

2. The first-time registration of land-use rights for state-owned construction land or building ownership for simple and low-risk construction projects led by private investment shall be completed within two working days. Specifically, applications shall be accepted on the spot and processed within 2 working days. Initial review shall be completed within 1 working day and secondary review shall be completed within 1 working day respectively. Certificates shall be issued immediately after approval.

3. Real estate registration fees and certificate fees are waived for first-time registrations for simple and low-risk construction projects led by private investment.

4. The Guangzhou Real Estate Registration Center shall be responsible for adjusting the time limit in the new property management system and the integrated system, while real estate registration centers in the six peripheral districts shall respectively be responsible for making such adjustments to their own systems.

This notice shall take effect from the date of circulation. Any problems encountered during the course of implementation should be directly reported to the Supervision, Guidance and Review Department of the Guangzhou Real Estate Registration Center.

Annexes:

1. *Guidelines for First-Time Registration of Buildings Built by Juridical Persons or Other Organizations*

2. *Guidelines for Registration (First-Time) of Land-Use Rights for State-owned Construction Land and Building Ownership (Guangdong Provincial Government Services Management System)*

Guangzhou Real Estate Registration Center

August 19, 2019