

# **Notice of Guangzhou Municipal Housing and Urban-Rural Development Bureau and Guangzhou Municipal Planning and Natural Resources Bureau on Expanding the Scope of Joint Review and Approval of Planning Permits and Construction Permits for Building Projects**

To all district-level housing and urban-rural development bureaus, planning and natural resources sub-bureaus, and all enterprises concerned:

Pursuant to the *Notice on the Issuance of Detailed Procedures for the Joint Review and Approval of Project Planning Permits and Construction Permits for Simple and Low-Risk Construction Projects Led by Private Investment* issued by Guangzhou Municipal Housing and Urban-Rural Development Bureau and Guangzhou Municipal Planning and Natural Resources Bureau (Sui Jian Gai [2020] No. 2), and in order to continue improving the business environment in Guangzhou by optimizing the issuance of construction permits, and expand the coverage of policy improvements, relevant matters are hereby notified as follows:

**1. Duration and scope of implementation:** From August 1, 2020, joint review and approval of construction planning permits and building construction permits shall be implemented for all industrial building projects led by private investment in Guangzhou with a constructed area of 10,000 square meters or below, and industrial building projects within an industrial block with pre-determined schematic designs at the point of transfer, achieving full online processing of applications, one-time applications, joint review and approval, and concurrent permit issuance. As the municipal pilot region, Huadu District may further broaden the relevant scope of implementation, with specific guidelines to be issued separately by Huadu District.

Procedures for projects falling within the scope of simple and low-risk construction projects led by private investment will be as specified in *Notice on the Issuance of Detailed Procedures for the Joint Review and Approval of Project Planning Permits and Construction Permits for Simple and Low-Risk Construction Projects Led by Private Investment* issued by the Guangzhou Municipal Housing and Urban-Rural Development Bureau and the Guangzhou Municipal Planning and Natural Resources Bureau (Sui Jian Gai [2020] No. 2).

**2. Application procedures:** Applicant enterprises should prepare all relevant application documents as required by the joint review and approval service guidelines, log in to the Guangzhou Government Affairs Service Portal (<http://www.gdzwfw.gov.cn/>), and proceed to the Guangzhou Construction Project Joint Review and Approval Platform. Applicant enterprises may select either the “small/medium construction project” or “industrial projects within an industrial block with pre-determined schematic designs” category, click on “joint review and approval of construction planning permits and building construction permits”, and submit their applications after filling in the required information and uploading required documents as prompted by the system. Applicant enterprises are not required to submit hardcopy documents at a government affairs service center.

**3. Review and approval procedures:** The Guangzhou Construction Project Joint Review

and Approval Platform will concurrently forward the case to housing and urban-rural development authorities and planning and natural resources authorities. After documents have been verified and successfully accepted, the authorities shall complete their review and approval within seven working days. Those that meet statutory requirements will be concurrently issued construction planning permits and building construction permits (including quality and safety oversight registration forms). For projects that are not subject to mandatory supervision as specified in Article 17 of the *Guangzhou Municipal Regulations for the Supervision of Construction Projects*, project developers may purchase latent construction quality defect liability insurance in lieu of engaging a construction supervision company. District-level housing and urban-rural development authorities may not mandatorily require project developers to engage a construction supervision company.

**4. Regarding rejected applications:** A construction planning permit is a statutory pre-requirement for a building construction permit. Review and approval processes for a building construction permit will be concurrently terminated if the relevant construction planning permit is rejected. The joint application will be rejected, and the application process shall be deemed to have been terminated. The applicant enterprise may submit a new joint review and approval application after meeting the relevant requirements. Where the construction planning permit has been approved, but the building construction permit has not, the joint application will be rejected, and the application process shall be deemed to have been terminated. The applicant enterprise may submit a new joint review and approval application after meeting the relevant requirements. When submitting a new application, the enterprise will not be required to apply for a construction planning permit. The enterprise may indicate on the system that it has “already received a construction planning permit” and fill in the relevant permit number. The relevant housing and urban-rural development authority will retrieve the corresponding license from the electronic license library and separately issue a building construction permit within three working days.

**5. Work Requirements:** All district-level housing and urban-rural development authorities and planning and natural resources authorities shall strictly implement the requirements of this Notice. Relevant authorities shall, with reference to the relevant municipal templates, complete the following tasks before July 25: (a) upload district-level service guidelines on the Guangdong Provincial Government Services Administration System (b) launch the “joint review and approval of construction planning permits and building construction permits” service; (c) inform the various district-level government affairs data administrations to allocate the above-mentioned service to the “small/medium construction project” and “industrial projects within industrial blocks with pre-determined schematic designs” categories of various districts in the building construction permit phase in the Guangzhou Joint Construction Project Review and Approval Platform. Relevant authorities should ensure that reform measures are implemented to facilitate optimizing and improving the business environment in Guangzhou, and shorten application procedures for construction projects. Problems encountered during the course of implementation may be respectively reported to Guangzhou Municipal Housing and Urban-Rural Development Bureau or Guangzhou Municipal Planning and Natural Resources Bureau.

Guangzhou Municipal Housing and Urban-Rural Development Bureau  
Guangzhou Municipal Planning and Natural Resources Bureau

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