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**Documents of Haizhu District Investment Promotion Bureau of Guangzhou Municipality and Haizhu District Science, Industry, Commerce and Information Technology Bureau of Guangzhou Municipality**

**Hai Tou Cu Gui [2022] No. 1**

**Notice of Haizhu District Investment Promotion Bureau of Guangzhou Municipality and Haizhu District Science, Industry, Commerce and Information Technology Bureau of Guangzhou Municipality on the Release of the Notice on Star Rating and Awarding Measures for Commercial Buildings and Parks in Haizhu District**

To : All sub-districts, government sectors and government agencies of Haizhu District

This is a release of the *Star Rating and Awarding Measures for Commercial Buildings and Parks in Haizhu District*. Please act accordingly, and report any problem found in the implementation process directly to Haizhu District Investment Promotion Bureau of Guangzhou Municipality and Haizhu District Science, Industry, Commerce and Information Technology Bureau of Guangzhou Municipality.

Haizhu District Investment Promotion Bureau of Guangzhou Municipality

Haizhu District Science, Industry, Commerce and Information Technology Bureau of Guangzhou Municipality

April 2, 2022

**Star Rating and Awarding Measures for Commercial Buildings and Parks in Haizhu District**

To implement the *Several Opinions on Promoting the Reform and Innovative Development of Development Zones* (Guo Ban Fa [2017] No. 7), *Several Policies and Measures on Further Promoting Technological Innovation* (Yue Fu [2019] No. 1), and *Notice of Guangzhou Municipal Science and Technology Innovation Committee on Promulgating the Measures for the Management of Technology Business Incubators and Maker Spaces in Guangzhou* *Municipality* (Sui Ke Chuang Gui Zi [2018] No. 6), give full play to the important role of commercial buildings and parks as innovation carriers, and promote the sustainable development of the building and park economy in Haizhu District, “Star-rated Commercial Buildings in Haizhu District” and “Star-rated Parks in Haizhu District” will be selected on the basis of such key indicators as benefit output, industrial agglomeration and innovation potential of commercial buildings or parks and on the basis of the actual conditions of Haizhu District, and awarded accordingly.

1. **Appraisal standard**

Applicants that apply for the appraisal of “Star-rated Commercial Buildings in Haizhu District” or “Star-rated Parks in Haizhu District” shall meet all of the following requirements:

1. Basic requirements
2. The applicant is an independent corporate enterprise that is legally registered, pays taxes according to law and has a fixed office in the district.
3. The applicant obtains a score of not less than 80 based on the *Rating Table of Star-rated Commercial Buildings and Parks in Haizhu District*.
4. In the past two years, there have been no major safety liability accidents, no administrative penalties for fire-fighting violations or hidden fire hazards, no major health and epidemic prevention liability accidents, and no collective petitions or complaints or major negative public opinion incidents.
5. In the past three years, the applicant has not committed any serious illegal or dishonest acts. The applicant shall provide its credit information report from the website “www.creditchina.gov.cn”.
6. Other requirements
7. Star-rated commercial buildings
8. The appraisal objects are the office buildings with clear ownership of property rights that have put into operation in the administrative area of Haizhu District.
9. The business office area of each appraisal object shall be not less than 30,000 square meters.
10. There shall be no less than 5 resident enterprises registered in Haizhu District for commercial affairs and taxation.
11. The enterprises that own single-owner office buildings, that provide operation and management services to single-owner office buildings as authorized by the owners of such office buildings, that own more than 2/3 of the floor areas of multi-owner office buildings or that provide operation and management services to the multi-owner office buildings as authorized by the owners owning more than 4/5 of the floor areas of such office buildings may apply for the appraisal.
12. Star-rated parks
13. The appraisal objects are the parks that have been put into operation within the administrative area of Haizhu District.
14. The total floor area of each appraisal object shall be not less than 10,000 square meters.
15. There shall be more than 10 resident enterprises, and the number of enterprises registered in Haizhu District shall account for more than 95% of the enterprises carrying out actual work in the park.
16. The total annual economic contribution of the resident enterprises is more than RMB 20 million, their annual contribution to the economic and social development of the district is more than RMB 3 million, and the total annual revenue of “the four kinds of enterprises above the designated size” included into the statistics is more than RMB 100 million.
17. With a focus on bringing together various innovative enterprises with high growth, high added value and high competitiveness.
18. With a fixed operation and management entity that has served the park for one year.
19. **Money rewards**

For commercial buildings or parks in the district that meet any of the following requirements, money rewards will be offered to the owners or operation and management enterprises of commercial buildings or to the operation and management enterprises of parks.

1. Economic contribution award
2. For each newly added enterprise residing in a commercial building or park in Haizhu District that has an annual economic contribution of more than RMB 10 million and falls within “the four kinds of enterprises above the designated sizes” (a newly registered enterprise refers to an enterprise registered in Haizhu District for the first time, and the time interval between the registration time and the appraisal year is less than 2 years), a lump-sum money reward of RMB 200,000 will be offered to the commercial building or park. If a newly registered enterprise belongs to the key industries in Haizhu District (including new-generation information technology, technology services, high-end business, modern business exhibitions, urban industries and green buildings), the above lump-sum money reward will be increased by RMB 50,000. The cumulative amount of such a money reward shall not exceed RMB 5 million per year for each commercial building or park.

2. For each newly added enterprise residing in a commercial building or park in Haizhu District that has an economic contribution of more than RMB 100 million and falls within “the four kinds of enterprises above the designated sizes” in the information transmission, software and information technology service industry, wholesale and retail industry or scientific research and technical service industry, a lump-sum money reward of RMB 2 million will be offered to the commercial building or park. The cumulative amount of such a money reward shall not exceed RMB 6 million per year for each commercial building or park.

3. A lump-sum money reward of RMB 300,000 will be offered to the commercial building or park each time its resident enterprises' annual increment in the total economic contribution reaches RMB 30 million in the district. The cumulative amount of such a money reward shall not exceed RMB 2 million per year for each commercial building or park.

(II) Innovation contribution award

1. A commercial building or park will be offered a lump-sum money reward of RMB 300,000 each time it newly introduces from outside the district an enterprise that has been certified as a national engineering research center, a technology innovation center or an academician workstation.

2. A commercial building or park will be offered a lump-sum money reward of RMB 100,000 each time it newly introduces from outside the district an enterprise that has been certified as a provincial laboratory, an engineering technology R&D center or a technology innovation center.

3. The certification qualifications obtained by an enterprise applying for support shall be within the validity period.

(III) Others

1. The parks and newly-built parks herein refer to the carriers that complete the technology business incubator registration for the three kinds of old properties (including but not limited to rural industrial parks and old factory buildings of State-owned enterprises) renovated or slightly renovated by themselves. In addition, the properties outside the scope of the three kinds of old properties that have been certified as technology business incubators at the municipal level or above can also be included into the scope of the parks. If the same property meets the certification requirements of “Star-rated Commercial Buildings in Haizhu District” and “Star-rated Parks in Haizhu District” at the same time, it can choose one of them for certification and enjoy the corresponding support.

2. If a commercial building or park meets two or more requirements for the Economic Contribution Award, it can choose to apply for one of the money rewards, and enjoy support according to the principle of the grant of the highest money reward without repetitive rewards. The Economic Contribution Award and the Innovation Contribution Award can be enjoyed at the same time.

3. The newly added enterprises that meet the requirements for the above-mentioned first two kinds of money rewards for the Economic Contribution Award do not include: newly registered enterprises in Haizhu District that have signed an agreement or made a commitment with the Haizhu District Government in terms of industrial land use, and the enterprises that enjoy the “One policy for one enterprise” financial incentive policies, belong to real estate projects or are relocated across the districts or within the same district in the city. The resident enterprises that meet the requirements for the above-mentioned third kind of money reward for the Economic Contribution Award do not include: newly registered enterprises in Haizhu District that have signed an agreement or made a commitment with the Haizhu District Government in terms of industrial land use, and the enterprises that enjoy the “one policy for one enterprise” financial incentive policies, belong to real estate projects or are relocated within the same district in the year of recognition or the previous year.

4. The total amount of money reward offered to a single commercial building or park each year shall not exceed the contribution to the economic and social development of Haizhu District in the year made by the enterprises residing in the commercial building or park.

5. If a supported object meets the requirements for several money rewards of the same kind in Haizhu District, the principle of the grant of the highest money reward without repetitive rewards shall be implemented.

6. If the same object has been supported by policies at the municipal level or above and the support funds need to be jointly borne by the district finance, it shall be deducted from the district support funds of the same kind.

**III. Appraisal subjects and procedures**

Star rating and awarding for commercial buildings and parks in Haizhu District are organized by the District Investment Promotion Bureau and the District Bureau of Science, Industry, Commerce and Information Technology according to the relevant procedures (The Innovation Contribution Award for commercial buildings is organized by the District Bureau of Science, Industry, Commerce and Information Technology according to the relevant procedures), and reported to the District Leading Group for Enterprise Development Support for review. In principle, it shall be implemented annually in a centralized manner.

**IV. Supplementary provisions**

(I) The right to review, approve and interpret these Measures belongs to the District Investment Promotion Bureau and the District Bureau of Science, Industry, Commerce and Information Technology.

(II) The validity period for the appraisal of “Star-rated Commercial Buildings in Haizhu District" and “Star-rated Parks in Haizhu District” is 2 years from the date of appraisal. During the validity period, if a major safety liability accident occurs, the rating will be cancelled depending on the severity of the accident.

(III) The owners or operation and management enterprises of commercial buildings and the operation and management enterprises of parks that have received financial supports according to these Measures shall, within 5 years from the date of receiving the financial supports, operate legally and continuously in Haizhu District and continue to operate commercial buildings and parks in accordance with the relevant laws and regulations. If any violation occurs, the full amount of support funds that have been obtained shall be returned, except for special circumstances caused by force majeure factors.

(IV) The term “year” herein refers to a natural year, the term “above” herein includes the base number, and the term “below” herein excludes the base number.

(V) The term “four kinds of enterprises above the designated sizes” herein is a customary name for legal entities that have achieved a certain scale, qualification or quota in the practice of statistical work in China at this stage, including industrial entities above the designated sizes, qualified construction entities, wholesale and retail entities above the quota, hospitality and catering entities above the quota, all real estate development and operation entities with development and operation activities and service entities above the designated sizes. The criteria for determining the above legal entities are as follows: the industrial entities above the designated sizes: industrial entities with an annual main business income of RMB 20 million or above; qualified construction entities: construction entities with general contracting and professional contracting qualifications; wholesale and retail entities above the quota: legal entities in the wholesale industry with an annual main business income of RMB 20 million and above, and legal entities in the retail industry with an annual main business income of RMB 5 million and above; hospitality and catering entities above the quota: legal entities in the hospitality and catering industry with an annual main business income of RMB 2 million or above; real estate development and operation entities: all real estate development and operation entities with development and operation activities; service entities above the designated sizes: legal entities in the service industry with an annual business income of RMB 20 million or above, including three categories, i.e. transportation, warehousing and postal industry, information transmission, software and information technology service industry, and water conservancy, environment and public facilities management industry, and the major category of health industry; legal entities in the service industry with an annual business income of RMB 10 million or above include three categories, i.e. leasing and business services, scientific research and technology services, and education, and four sub-categories, i.e. property management, real estate intermediary services, real estate leasing operations and other real estate industries; legal entities in the service industry with an annual business income of RMB 5 million or above includes two categories, i.e. residential services, repairs and other service industries, and cultural, sports and entertainment industries, and the major category of social work industry. If there is any change, it shall be defined according to the latest standards stipulated by the National Bureau of Statistics.

(VI) These Measures shall come into force on the date of promulgation, and remain valid for 2 years.