

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

**Notice from Guangzhou Municipal Housing and Urban-Rural Development Bureau, Guangzhou Municipal Planning and Natural Resources Bureau regarding the Printing and Distribution of the Detailed Policies for the Joint Review and Approval of Construction Planning Permit and Building Construction Permit for Simple and Low-risk Construction Projects Led by Private Investment**

Sui Jian Gai [2020] No. 2

To relevant municipal departments, the government of each district, and related enterprises:

In accordance with the requirements of the *(Trial) Implementation Opinion of Further Optimizing the Review and Approval Service and Quality and Safety Supervision Model for Simple and Low-risk Construction Projects Led by Private Investment* issued by Office of the Leading Group for the Pilot Reform of Construction Project Review and Approval System in Guangzhou, in order to continuously optimize and improve the business climate for approved construction businesses in Guangzhou, to further improve the review and approval efficiency and service quality for simple and low-risk construction projects led by private investment, and to provide better support for the development of small and medium-sized enterprises in our city, we now announce the following:

**1. Time and Scope of Implementation:** Starting from January 5, 2020, the joint review and approval process for construction planning permit and building construction permit will be implemented for simple and low-risk construction projects led by private investment within the city, achieving “online application for the entire process, single application, joint review and approval, and simultaneous issuance of two permits.”

The simple and low-risk construction projects led by private investment are defined as projects that are wholly-owned or majority-owned by private enterprises, foreign-invested enterprises, or Hong Kong, Macau and Taiwan invested enterprises; projects with single building area less than 2,500 square meters, building height not exceeding 24 meters, and annual comprehensive energy consumption less than 1,000 tons of standard coal; newly built general warehouses or factories with single function and simple technical

requirements; projects that do not produce, store or use flammable, explosive, toxic or hazardous or dangerous materials.

**2. Application Procedures:** Applicants shall prepare relevant application materials in accordance with the Guidelines for Joint Review and Approval, log on to the website for Guangdong Government Services (<http://www.gdzwfw.gov.cn/>) and enter “Guangzhou Construction Project Joint Review and Approval Platform”, select “Application for Low-risk Social Investment Project”, click on “Joint Review and Approval for Construction Planning Permit and Building Construction Permit”, then fill in the application form according to the applicant’s system settings and upload the required materials before submission. There is no need to submit application materials to the government services center in hard copies.

**3. Review and Approval Procedure:** Guangzhou Construction Project Joint Review and Approval Platform will push the application case simultaneously to the Municipal and District Housing and Urban-Rural Development and respective Planning and Natural Resources departments. After the application materials are reviewed and accepted successfully, the department that is responsible for review and approval will complete the review and approval process within 5 business days. For applicants that meet the legal requirements, construction planning permit and building construction permit (including the registration form for quality and safety supervision) will be issued simultaneously.

**4. Handling of Unsuccessful Application:** The construction planning permit is one of the prerequisites for obtaining building construction permit as required by law. If the application for the construction planning permit fails, the review and approval procedure for building construction permit will be terminated at the same time. This joint application is then considered as declined and will be processed as case settled. The applicant can re-apply for joint review and approval after meeting all the requirements. If the application for the construction planning permits succeeds but the application for building construction permit fails, then this joint application is considered as declined and will be processed as case settled. The applicant enterprises can re-apply for the joint review and approval process after meeting all the requirements. During re-application, the applicant does not need to apply for construction planning permit again, just tick “construction planning permit obtained” on the system then fill in the corresponding license number. Housing and Urban-Rural Development Department will obtain the corresponding license from electronic license database and issue building construction permit separately. The processing time for the separate issuance of building construction permit is 3 business days.

**5. Work Requirements:** The Housing and Urban-Rural Development and Planning and Natural Resources departments of each district must strictly implement the requirements of this Notice, ensure the implementation of the reform measures, promote the optimization and improvement in the business climate of our city and speed up the

review and approval process for construction projects. Problems occurred during the implementation process can be reported to Guangzhou Municipal Housing and Urban-Rural Development Bureau and Guangzhou Municipal Planning and Natural Resources Bureau.

Guangzhou Municipal Housing and Urban-Rural Development Bureau

Guangzhou Municipal Planning and Natural Resources Bureau

December 26, 2019

**Note:**

When applying for matters related to “joint review and approval procedure for simple and low-risk construction projects led by private investment ”, enterprises can logon to the website for Guangdong Government Services (<http://www.gdzfw.gov.cn/portal/guide/11440100007482612P3442114363001>) to obtain detailed information such as application procedures, acceptance criteria, time limit for completion, application materials, regulatory basis, fee schedule, intermediary services, legal remedy solutions, contact numbers for consultation and supervision.