

**Notice from Guangzhou Municipal Planning and Natural Resources
Bureau, Guangzhou Municipal Government Affairs Data
Administration and Guangzhou Local Financial Supervision and
Administration Bureau on Promoting Electronic Licenses for Real
Estate Registration in Guangzhou**

Sui Gui Hua Zi Yuan Zi [2020] No. 20

To all relevant authorities:

Based on relevant provisions set out in the *Regulations on Improving the Business Environment* (Guo Wu Yuan Ling No. 722) and the *Regulations of the State Council on Online Government Services* (Guo Wu Yuan Ling No. 716), in order to further improve “Internet + Real Estate Registration” government services, and to promote electronic licenses for real estate registration in Guangzhou in accordance with plans by the Guangzhou Municipal CPC Committee and Guangzhou Municipal Government to improve the business environment, the following matters are hereby notified:

I. Obtaining an Electronic Real Estate License

An electronic license will be generated for the approved real estate registration procedures during official registration. Property owners may log in to the Guangzhou Real Estate Registration Online Application System (<http://gzbdc.gzlpc.gov.cn:8480/gzwwsq/>) to retrieve a license under his or her name through the “Real Estate Electronic License” section. Enterprises may log in to the

Suihaoban app or Yueshangtong app by their identities to retrieve their electronic licenses. Individuals may log in to the Suihaoban app or Yueshengshi Mini-App by their identities to retrieve electronic licenses registered under their names. Property owners may preview, print, download and save licenses that have been issued.

II. Purpose and Validity of Electronic Real Estate Licenses

Electronic real estate licenses, including real estate ownership certificates and proof of real estate rights, serves as electronic proof of valid property ownership. Duly validated electronic real estate licenses may be used in the registration of property transactions, household registration administrative affairs, school enrolment, and business incorporation. The use of electronic real estate licenses will be applied to the financial sector through pilot programs. Unless otherwise specified by applicable laws or regulations, electronic real estate licenses are legally equivalent to hardcopy real estate licenses.

III. Issuance and Cancellation of Real Estate Electronic Licenses

Electronic licenses for real estate certificates will be synchronously generated for first-time real estate registration, as well as the registration of property transfers, changes to registration information and amendments to the real estate register. Upon de-registration of a property, relevant electronic licenses will be automatically invalidated. Electronic real estate registration licenses will be synchronously generated for advance notice of real estate registration, mortgage registration, registration of dissent or registration of easement establishment, and will be automatically and synchronously invalidated when the aforesaid advance notice of real estate registration, mortgage registration, registration of dissent or registration of easement establishment is struck off from the real estate register.

IV. Promotion and Public Awareness

All departments concerned should enhance policy communication efforts with regards to electronic real estate licenses, promote the use of such licenses by enterprises and the general public, enhance public awareness of the applications of electronic licenses and public satisfaction with these services.

This notice takes effect as of the date of issuance.

Guangzhou Municipal Planning and Natural Resources Bureau
Guangzhou Municipal Government Affairs Data Administration
Guangzhou Local Financial Supervision and Administration Bureau

April 29, 2020