

Property registration by Guangzhou to optimize the business environment
Policy documents at a glance

In order to study and implement the spirit of important instructions by President Xi Jinping for Guangzhou to “create new vitality in an old city and make new and brilliant inroads into forging a modern, internationalized environment”, Guangzhou has continuously pushed forward a series of reforms to improve the business environment. With respect to property registration, Guangzhou has promulgated the Notice Regarding Implementing Measures to Improve Property Registration for Enterprises and relevant accompanying documents, further strengthening coordination and joint action, further optimizing processing times, and further increasing the degree of information transparency and mechanisms for resolving disputes, comprehensively increasing the sense of gain of enterprises and the public. Scan the below QR codes with your smartphone, or press and hold, to learn more about these new policies.

[Coordinated Joint Action]

Key words: reducing procedures, reducing processing time, reducing costs and improved services

Guide: Based firmly on the perspective of enterprises, and by focusing on the registration of real estate transactions between enterprises, the Guangzhou Municipal Bureau of Planning and Natural Resources has realized cross-departmental cooperation in working with the Municipal Bureau of Housing and Urban-Rural Development, the Municipal Local Taxation Bureau, and the Municipal Intermediate People’s Court in formulating and improving property registration measures. Guangzhou has established dedicated enterprise service counters, abolished the requirement for online filing for transactions in existing non-residential properties between enterprises, overhauled real estate transaction, registration and taxation procedures, and allowed real estate transfers between enterprises to be completed “in one step”, “at one counter”, and “through one network”, both online and offline. Guangzhou has established “e-Registration” services, realized “no trips needed” and remote approvals for transactions including real estate mortgage registration. Guangzhou has also promoted the “real estate registration + people’s services” initiative, establishing integrated service counters together with power supply, water supply and gas supply departments. Through greater information transparency and a comprehensive feedback mechanism, Guangzhou is striving to establish a nationally competitive business environment.



Notice from Guangzhou Municipal Bureau of Planning and Natural Resources, Guangzhou Municipal Bureau of Housing and Urban-Rural Development, Guangzhou Municipal Office of the State Taxation Administration and the Guangzhou Intermediate People’s Court Regarding the Implementation of Measures to Improve Property Registration for Enterprises

[Shortening Processing Times]

Key words: dedicated enterprise service counters, one step, one counter, one network

Guide: In order to implement measures contained in the Notice Regarding Measures to Improve Property Registration for Enterprises, Guangzhou has promulgated accompanying documents with respect to the establishment of dedicated enterprise service counters (zones), “one-step” registration of real estate transfers between enterprises, strict adherence to time requirements for processing applications, streamlining documents and abolishing online filing requirements for transactions in existing non-residential property between enterprises, as well as same-counter processing of tax payments when performing tax-related real estate registrations and acceptance of applications with incomplete documents at dedicated enterprise service counters.



Notice from Guangzhou Municipal Bureau of Planning and Natural Resources on Strictly Implementing Work Requirements Related to Shortening Real Estate Registration Processing Times and Streamlining Required Documents (SGHZYZ [2020] No. 2)



Notice from Guangzhou Municipal Bureau of Planning and Natural Resources and Guangzhou Municipal Office of the State Taxation Administration on Matters Regarding the Implementation of “One-Step” Registration of Real Estate Transfers Between Enterprises (SGHZYZ [2020] No. 3)



Notice on Improving “One Network” Real Estate Registration



Notice from Guangzhou Municipal Office of the State Taxation Administration on Improving the Processing of Tax-Related Matters During Registration of Real Estate Transfers Between Enterprises

[Greater Information Transparency]

Key words: all persons, self-service inquiry, cadastral map updates, land dispute trial information disclosure

Guide: In order to implement measures contained in the Notice Regarding Measures to Improve Property Registration for Enterprises, Guangzhou has promulgated documents on self-service enquiry of real estate registration information and cadastral records, established self-service information retrieval services such as 24/7 self-service terminals, as well as WeChat and Internet portals, allowing all persons to more conveniently retrieve real estate registration information and cadastral records. Guangzhou has also made court judgments for land dispute trials more widely available, and have provided data on number of land dispute cases tried at a court of first instance and their outcomes, which makes land dispute tribunals more standardized and transparent.



Notice from Guangzhou Municipal Bureau of Planning and Natural Resources on Issuing Rules for “Self-Retrieval of Real Estate Registration Information in Guangzhou (trial)” (SGHZYZ [2020] No. 1)



Notice from Guangzhou Municipal Bureau of Planning and Natural Resources on Further Improving Work Related to the Retrieval and Updates of Cadastral Maps (SGHZYZ [2020] No.7)



Notice of Guangzhou Municipal Bureau of Planning and Natural Resources and the Guangzhou Intermediate People's Court on Establishing and Improving the Judicial Information Disclosure System for Land Dispute Cases in Guangzhou (SZF [2020] No. 11)



Tax Table for Real Estate Transactions Between Enterprises

[Improving Dispute Resolution Mechanisms]

Key words: independent mechanisms, feedback hotline, comprehensive multi-level

Guide: In order to implement measures contained in the Notice Regarding Measures to Improve Property Registration for Enterprises, improve comprehensive, multi-level mechanisms for feedback related to real estate registration, establish a dedicated line for related complaints in the Guangzhou 12345 hotline, set up a “Real Estate Registration and Cadastral Survey Feedback” WeChat Mini-App. Residents may directly make complaints and suggestions regarding relevant issues. Complaints may also be submitted at the service hall of the Municipal Bureau for Complaints and Proposals. Each complaint is handled independently. Residents may also apply for administrative review from the Guangdong Provincial Department of Natural Resources, file an administrative suit in a people’s court or make a complaint to a discipline inspection and supervision department. This creates more channels for complaints, proposals and enquiries.



Notice from Guangzhou Municipal Bureau of Planning and Natural Resources and Guangzhou Municipal Government Affairs Data Administration Establishing and Improving the Mechanisms for Managing Complaints Related to Real Estate Registration and Cadastral Surveys (SGHZYZ [2020] No. 6)