

# **Notice from the Office of the Leading Group for the Pilot Reform of Construction Project Review and Approval System in Guangzhou Regarding Revising the Mode of Quality Supervision for Surveying and Design of Simple and Low-Risk Construction Projects Led by Private Investment**

To all parties concerned:

In order to continue to optimize the business environment in Guangzhou, further stimulate market vitality and lower the costs incurred by simple and low-risk construction projects led by private investment, and in accordance with the *Notice Regarding the Issuance of the (Trial) Implementation Opinions of Further Optimizing the Review and Approval Services & Quality and Safety Supervision Model for Simple and Low-Risk Construction Projects Led by Private Investment* (Sui Jian Gai [2020] No. 3) issued by the Office of the Leading Group for the Pilot Reform of Construction Project Review and Approval System in Guangzhou, changes to the quality supervision for simple and low-risk construction projects in Guangzhou led by private investment are hereby notified as follows:

1. In this notice, simple and low-risk construction projects led by private investment (hereinafter referred to as “simple and low-risk projects”) refer to 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. The mode of quality supervision for the surveying and design of simple and low-risk projects shall be revised as of the date of issuance of this notice:

2.1. Construction design review opinions are no longer a pre-requisite for the issuance of building construction permits. The project developer should upload construction designs into the building construction permit application system when applying for construction planning permits and building construction permits. It is not required to upload construction designs to the Provincial Building and Municipal Infrastructure Engineering Project Digital Review and Management System or entrust a construction design review agency to review such documents.

2.2. After receiving a construction permit application, district housing and urban-rural development authorities shall directly entrust a construction design review agency to review the quality of surveying and design. The construction design review agency should obtain a certificate to prove that the agency has been registered in the registry maintained by the Guangdong Provincial Housing and Rural-Urban Development Department.

Where the project developer has already entrusted a construction design review agency to conduct such review before applying for a construction permit, documents on the outcome of such review should be submitted. District housing and urban-rural development authorities will not arrange for another surveying and design quality review.

2.3. The construction design review agency shall complete reviews and upload their opinions to the building construction permit approval system within 5 calendar days of assignment. The system shall notify the project developer upon the issuance of the construction permit, and electronically forward the outcome of such reviews to the authorities overseeing construction quality and safety. Construction quality and safety oversight authorities shall check how well the review comments or proposals of review agency have been implemented during the first supervisory inspection of the construction site. For projects that do not comply with existing laws, regulations, rules and relevant construction standards as well as policy stipulations by relevant authorities, the project developer should modify construction designs in a timely manner. For construction which is launched without alterations or modifications to their design, district housing and urban-rural development authorities shall order the project developer to cease construction activities and severely deal with such infractions in accordance with applicable laws and regulations.

3. The housing and urban-rural development authorities in each district shall incorporate quality review of surveying and design for simple and low-risk construction projects into governance purchases of services from private entities for management.

4. Municipal and district housing and urban-rural development authorities shall make full use of newspapers, radio, television, and the internet to strengthen public awareness with regards to reforms to the mode of quality review of surveying and design for simple and low-risk projects. Authorities should guide project developers, review agencies, relevant authorities and the public to understand these policies, and effectively carry out these reforms, in order to build a favorable climate for reforms.

The provisions of this Notice shall be implemented from the date of issuance.

The above are hereby announced.

Office of the Leading Group for the Pilot Reform of Construction Project Review  
and Approval System in Guangzhou  
February 17, 2020