



A business representative receives a construction project planning permit at the government service center in Mentougou.

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Streamlined process builds better buildings

Developers in Beijing take advantage of new rules that offer more convenience to projects

By YIN RUOWEI
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The municipal government of Beijing put in place new rules in April for small-scale building projects — Regulations on Approval Services for Simple and Low-Risk Construction Projects — to make the city more service-oriented and responsive to business needs.

Beijing has drawn on other countries' experiences, amended the procedures of construction permits and adopted a risk-based approach to sort construction projects into categories by their sizes, locations, uses and forms of work for better judgment in daily management.

According to Wang Wei, deputy head of the Beijing Municipal Commission of Planning and Natural Resources, projects such as official buildings, public service facilities and warehouses that are in line with urban planning, have an aboveground area within 2,000 square meters and an underground area no more than one floor within 1,000 sq m, are classified as simple and low-risk.

"Beijing starts to reshape the assessment and management sys-



A government staff member operates the one-stop service system for simple and low-risk construction projects.

tem of construction projects from this simple type," said Wang.

The one-stop service system for simple and low-risk construction projects was then introduced. Beijing Lideheng Environmental Protection Engineering Company is the first to use this system. It plans to build a 580-sq-m project in western Beijing's Mentougou district. The project falls into the low-risk category and will serve as a public service platform for enterprises to release products and display technology.

Bao Yijian, deputy general manager of Lideheng, said: "I still remember how amazed I was on my first visit to the service center in Mentougou. By filling out only one application form and handing in one copy of the documents, I got four applications submitted: construction project registration, plan-

ning permit, lumbering permit, and inquiry and request for water and sewage connection."

Backed by the government's easy measures, the company obtained the planning permit within 24 hours. They soon got the building permit and started building. One of the highlights of the one-stop service system is that Beijing allows public utilities enterprises to provide the water, sewage and power connection with no administrative procedure and free of charge.

"We just submitted an application and did not do anything else for those but they came to help, and those services were free," added Bao.

Lin Jingxiu, from the Beijing Economic Information Center that designed this new system, said: "The system is a new one. It is specially designed for the simple and low-risk

construction projects, which can only be processed in this system. No other approvals and services can be handled outside the system."

"In order to improve operational efficiency and reduce processing time, enterprises will go through only five procedures, however government will implement many procedures internally through the one-stop service system. With the system, government departments can share information and data, and offer services without applications," said Lin.

"We are happy to work more as long as applicants can feel more at ease," added Lin.

When Lideheng's project was almost complete, the Beijing Municipal Commission of Housing and Urban-Rural Development called the Planning and Natural Resources Commission, the Fire Department, the Market Supervision Bureau, and the Real Estate Registry Center to conduct final checks together. "Notification of joint acceptance was printed out and issued on-site. It only took one day," Bao said.

"We now evaluate design quality by random check of building drawings after the projects begin construction. Quality and safety inspection will be conducted just once for no more than one day during construction. With all these measures, companies working on simple and low-risk projects will know what the government is doing for them. The whole process will be easy and quick," said Wang.

Officials in the Planning and Natural Resources Commission Mentougou branch said: "We will complete real estate registration in only one day, as we have integrated all the information from government departments."

"Beijing's recent establishments encourage enterprises like us to put more efforts into production and operation and give us support and confidence," Bao said.

Innovative system delivers speedy, impressive results

By YIN RUOWEI

Zhao Baojun, manager of Hongyuan Group, never thought the government processing and approval time for a construction project in Beijing could be shortened to 33 days. But it happened.

The company, which is based in the bonded zone in the city's Shunyi district, applied to build an electric forklift truck charging facility in May last year. According to Zhao, the company needed to get necessary permits to ensure the project met all standards and requirements.

"I was wondering why this happened so fast. Officials in the Beijing government told me it is because they launched a collaborative platform which allows different government departments to work together to process business applications," Zhao said.

"As a highlight of our latest reform policy, companies can apply for and get building permits online starting in 2019. Hongyuan Group, four days after its building permit application, downloaded the final approval document with an electronic seal," said Chen Weidong, deputy head of the Beijing Municipal Commission of Housing and Urban-Rural Development.

The other impressive practice, which sets the Beijing government apart, is the supervision and management of construction projects. The government has hired a host of reliable third-

party mapping agencies to collect construction data for management, which not only takes the pressure off applicants but also enables government to better serve and supervise enterprises.

Wang Wei, deputy head of the Beijing Municipal Commission of Planning and Natural Resources, said: "If there are no problems, government staff members will not disturb the private sector. If the project sticks to the plan and runs smoothly, the private sector will not feel their presence. Only when problems occur will government staff members appear to help coordinate and solve problems and ensure that the project is on the right track."

When Zhao and his colleagues finished construction of their project in April, he was told that the government had arranged a joint inspection.

Departments such as urban planning, fire and civil air defense used to carry out inspections separately. But now these are simultaneous and data are shared among departments. "It only took me two days to pass all the inspections," added Zhao.

On May 21, the electric forklift truck charging facility completed its real estate registration, which took only one day.

"Our project has benefited from year's policy. I heard that Beijing will have a much easier and quicker process this year," said Zhao. "I rue the day I heard this news."



Government staff members from different departments inspect Hongyuan's new project. PROVIDED TO CHINA DAILY

Regulations on Approval Services for Simple and Low-Risk Construction Projects

Article 1 To formulate the regulations pursuant to the following provisions:

- Regulations on Launching the Pilot Program of the Reform of the Approval System for Construction Projects (Guo Ban Fa [2018] No. 33)
- Regulations on Comprehensively Launching the Reform of Examination and Approval System for Construction Projects (Guo Ban Fa [2019] No. 11)

Article 2 Simple and low-risk construction projects shall be in accordance with urban planning, with the constructed area above ground not exceeding 2,000 square meters, with the constructed area underground with no more than one floor not exceeding 1,000 square meters:

- Office buildings shall meet the following requirements simultaneously:
 - Without a chemical or biological laboratory.
 - Not located at any of the following locations:
 - Where local municipal pipeline network is insufficient;
 - Pipeline access would destroy urban main road or expressway;
 - Adjacent to Chang'an Street or its extension line, or city central axis or its extension line, or Tian'anmen Square;
 - Scope for cultural relics protection;
 - Construction control zone for cultural relics;
 - Underground burial area for cultural relics;
 - Environmentally sensitive zone determined in the Detailed Implementation Rules of Beijing Municipality for Classified Management Catalogue of Environmental Impact Assessment of Construction Projects;
 - Within 30 meters of precious trees or old trees.
- Commercial buildings shall meet the following requirements simultaneously:
 - Not for selling flammable, explosive, toxic or hazardous materials;
 - No emission of smoke or odor;
 - Not located at any of the following locations:
 - Where local municipal pipeline network is insufficient;
 - Pipeline access would destroy urban main road or expressway;
 - Adjacent to Chang'an Street or its extension line, or city central axis and its extension line, or Tian'anmen Square;
 - Scope for cultural relics protection;
 - Construction control zone for cultural relics;
 - Underground burial area for cultural relics;
 - Environmentally sensitive zone determined in the Detailed Implementation Rules of Beijing Municipality for Classified Management Catalogue of Environmental Impact Assessment of Construction Projects;
 - Within 30 meters of precious trees or old trees.

3. Public service facilities shall meet the following conditions simultaneously:

- No kindergartens, schools, hospitals or homes for the elderly.
- Without a chemical or biological laboratory.
- Not located at any of the following locations:
 - Where local municipal pipeline network is insufficient;
 - Pipeline access would destroy urban main road or expressway;
 - Adjacent to Chang'an Street or its extension line, or city central axis or its extension line, or Tian'anmen Square;
 - Scope for cultural relics protection;
 - Construction control zone for cultural relics;
 - Underground burial area for cultural relics;
 - Environmentally sensitive zone determined in the Detailed Implementation Rules of Beijing Municipality for Classified Management Catalogue of Environmental Impact Assessment of Construction Projects;
 - Within 30 meters of precious trees or old trees.
- Warehouses shall meet the following requirements simultaneously:
 - Not for storing flammable, explosive, toxic, hazardous or dangerous materials.
 - Not located at any of the following locations:
 - Where local municipal pipeline network is insufficient;
 - Pipeline access would destroy urban main road or expressway;
 - Central area of the city;
 - Adjacent to Chang'an Street or its extension line, or city central axis or its extension line;
 - Scope for cultural relics protection;
 - Construction control zone for cultural relics;
 - Underground burial area for cultural relics;
 - Environmentally sensitive zone determined in the Detailed Implementation Rules of Beijing Municipality for Classified Management Catalogue of Environmental Impact Assessment of Construction Projects;
 - Within 30 meters of precious trees or old trees.
- Plants shall meet the following requirements simultaneously:
 - Not for producing flammable, explosive, toxic, hazardous or dangerous materials.
 - Not located at any of the following locations:
 - Where local municipal pipeline network is insufficient;
 - Pipeline access would destroy urban main road or expressway;
 - Central area of the city;
 - Adjacent to Chang'an Street or its extension line, or city central axis or its extension line;
 - Scope for cultural relics protection;
 - Construction control zone for cultural relics;
 - Underground burial area for cultural relics;
 - Environmentally sensitive zone determined in the Detailed Implementation Rules of Beijing Municipality for Classified

Management Catalogue of Environmental Impact Assessment of Construction Projects;

- Within 30 meters of precious trees or old trees.

Article 3 A "One-stop" service system deals exclusively with simple and low-risk construction projects. No other permits or assessments or inspections or services need to be processed outside the "One-stop" service system. District government departments are authorized to handle all permits and inspections.

Article 4 The cancellation of permits, assessments and inspections includes but not limited to:

- Various land use and planning conditions approvals;
- Environmental evaluation;
- Traffic impact assessment;
- Water impact assessment;
- Energy conservation evaluation;
- Seismic safety evaluation;
- Construction permits of civil defense basement and charge of transfer-construction cost;
- Registering for direct contracting of design and construction;
- Filing and publishing contractor information;
- Building drawing review;
- Completion inspection and acceptance of civil defense facilities;
- Completion inspection and acceptance of traffic facilities;
- Completion files acceptance;
- Completion inspections and acceptances of water, power, gas, heat and other engineering facilities.

Article 5 To request and obtain the following permits and services with only one application form and one copy of documents:

- Registering for the construction project;
- Planning permit;
- Lumbering permit;
- Inquiry and request water and sewage connection.

Article 6 The time limit for planning permit shall not exceed five working days. The building permit could be processed completely online, and the time limit shall not exceed five working days. The time limit for real estate registry shall not exceed three working days. The Real Property Ownership Certificate will be delivered by mail.

Article 7 The free items for public utilities are as follows:

- Water supply: The water connection pipe is less than 4 centimeters in diameter.
- Water sewage: The peak wastewater flow of 50 tons a day, and the sewerage connection pipe is less than 50 centimeters in diameter.
- Power supply: The voltage shall be below 10kv (excluding 10kv), the reporting capacity shall be less than 160kw, and the length of power line shall be less than 150 meters. Public utilities enterprises shall be responsible for the connections of water supply, sewage and power supply. Neither private sector nor public utilities enterprises need to go through any administrative permit procedure.

Article 8 The Planning and Natural Resources Commission shall supervise the design quality by random checks of building drawings after the projects begin construction. Geo-technical study and soil test shall be done by the architectural design unit. Quality and safety inspection shall be conducted only once for no more than one day during the construction.

Article 9 All surveying and mapping results involved in the project shall be recognized and shared among government departments. Credit management shall be implemented for surveying and mapping units and staffs.

Article 10 The Commission of Housing and Urban-rural Development shall organize the following departments to conduct final checks of the construction project and issue On-site Notification of joint acceptance:

- The Planning and Natural Resources Commission;
- The Fire Department;
- The Market Supervision Bureau;
- The Real Estate Registry Center. Connection of water and sewage services should be done simultaneously at the final check.

Article 11 Real estate tax payment and transfer registration shall be done within one day. Online recording of real estate contracts between enterprises is canceled.

Article 12 Other types of construction projects that are subject to the implementation of the foregoing relevant measures shall be separately stipulated by relevant departments.

Article 13 These regulations shall come into force as of April 28, 2019.