

# Shanghai Municipal Bureau of Planning and Land Resources

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## Regulation on Further Optimizing the Investigation of Land Title

The planning and land authorities of all districts, Shanghai Housing Resource Information Center and Shanghai Real Estate Registration Center:

In order to deepen the reform of “streamlining administration, delegating power, strengthening regulation and improving services”, optimize the business environment and improve the efficiency and quality of daily land title investigation, and in accordance with the principles of “data sharing, efficient services and standardization”, you are hereby notified of the following matters related to daily land title investigation:

### I. Reduce documents to be submitted

The *Proposal for Construction Project Site* and the *Construction Land Planning Permit* are no longer required by the planning and land authorities of the municipality and all districts as a precondition for registration of land title investigation projects

1. For the projects for which the *Proposal for Construction Project Site* and the *Construction Land Planning Permit* have been issued, applicants are only required to submit the *Registration of Land Title Investigation Projects*, and relevant approval information and data are available on the urban spatial information platform.
2. For the projects for which the *Proposal for Construction Project Site* and

the land pre-examination are combined, applicants are only required to submit the *Registration of Land Title Investigation Projects*, and the *Confirmation on the Scope of Land Title Investigation for Construction Projects* approved by the competent planning and land authority.

## II. Shorten handling time

After registration of a land title investigation project, the competent planning and land authority of the municipality/district should organize and carry out a land title investigation in time. In general, the projects characterized by clustered distribution and clear title should be handled within 10 working days (including 7 working days for investigation).

## III. Optimize workflow

In the event of any change in the land use right arising from land approval, a changed cadastral investigation should be carried out by the competent planning and land authority of the municipality/district. The changed cadastral investigation of a land transfer project should be completed within 5 working days after the *Contract for Transfer of the Right to Use State-owned Land* is signed, and that of a land allocation project should be completed within 5 working days after the *Decision on Allocation of State-owned Construction Land* is issued. After data loading, a certificate of data loading will be generated.

## IV. Abide by business rules

The planning and land authorities of the municipality and districts should carry out land title investigations strictly in accordance with the national and municipal standards for cadastral investigations and rules for land title investigations, to guarantee the quality of investigations.

Shanghai Municipal Bureau of Planning and Land Resources

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Office of Shanghai Municipal Bureau of Planning and Land Resources

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