

Shanghai Business Environment Development Report: Obtaining a Business Location (2018–2024)

Shanghai Municipal Bureau of Planning and Natural Resources
Shanghai Municipal Commission of Housing and Urban-Rural Development
Shanghai Municipal Bureau of Ecology and Environment

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Preface

We firmly believe that business environment is a critical aspect of a country and region's core competitiveness.

That's why Shanghai is working towards a world-class business environment which is market-oriented, based on law, and open to the whole world, as an important task entrusted by the CPC Central Committee and the State Council of China. The CPC Shanghai Municipal Committee and the Municipal People's Government attach great importance to optimizing the business environment in the city. Since 2018, Shanghai has carried out reforms from Version 1.0 to 7.0 responding to the "pressing difficulties and expectations" of market entities, benchmarking against the highest international standards.

In the field of construction, Shanghai focuses on optimizing the permitting procedures with reform and innovation as the core approach. Committed to providing efficient and considerate services, the government has renewed its service methods and process and strengthened institutional and technical support. Based on the integration of various plannings, a clearance framework has been built that integrates multiple reviews, issues multiple certificates, shares multiple surveys, and combines multiple inspections. Through "reduction, delegation, combination, transfer and adjustment" of matters involved in project permitting, project permitting has been streamlined to shorten the waiting time. Innovative and considerate measures have been taken, such as conducting joint reviews of drawings, allowing pile foundation to be laid down first, making regional assessments, and organizing phased project inspection and acceptance to improve the experience of market entities in obtaining licenses.

Regarding environmental impact assessment and environmental clearance, a systemic reform has been advanced. The reform initiative to build a "1+8+5+X" network has been advanced, encompassing measures such as for classified management, optimizing public participation, mobilizing while regulating the third-party service market, and improving the application of smart services to address the complaint of "slow, complicated and difficult" environmental impact assessment.

Concerning property registration, Shanghai's optimization efforts mainly include building a unified registration system, focusing on raising service efficiency by promoting cross-departmental and cross-function collaboration. The government is boldly committed to "issuing certificates upon project completion, issuing certificates upon land delivery, issuing certificates upon property handover" to realize the shift from "multiple doors and multiple times" to "one window and one time only".

Through relentless reforming efforts, significant achievements has been achieved. According to the World Bank's business environment assessment report *Doing Business 2020*, China rose from the 172nd to the 33rd in "Dealing with Construction Permits", and rose from the 41st to the 28th place in "Registering Property".

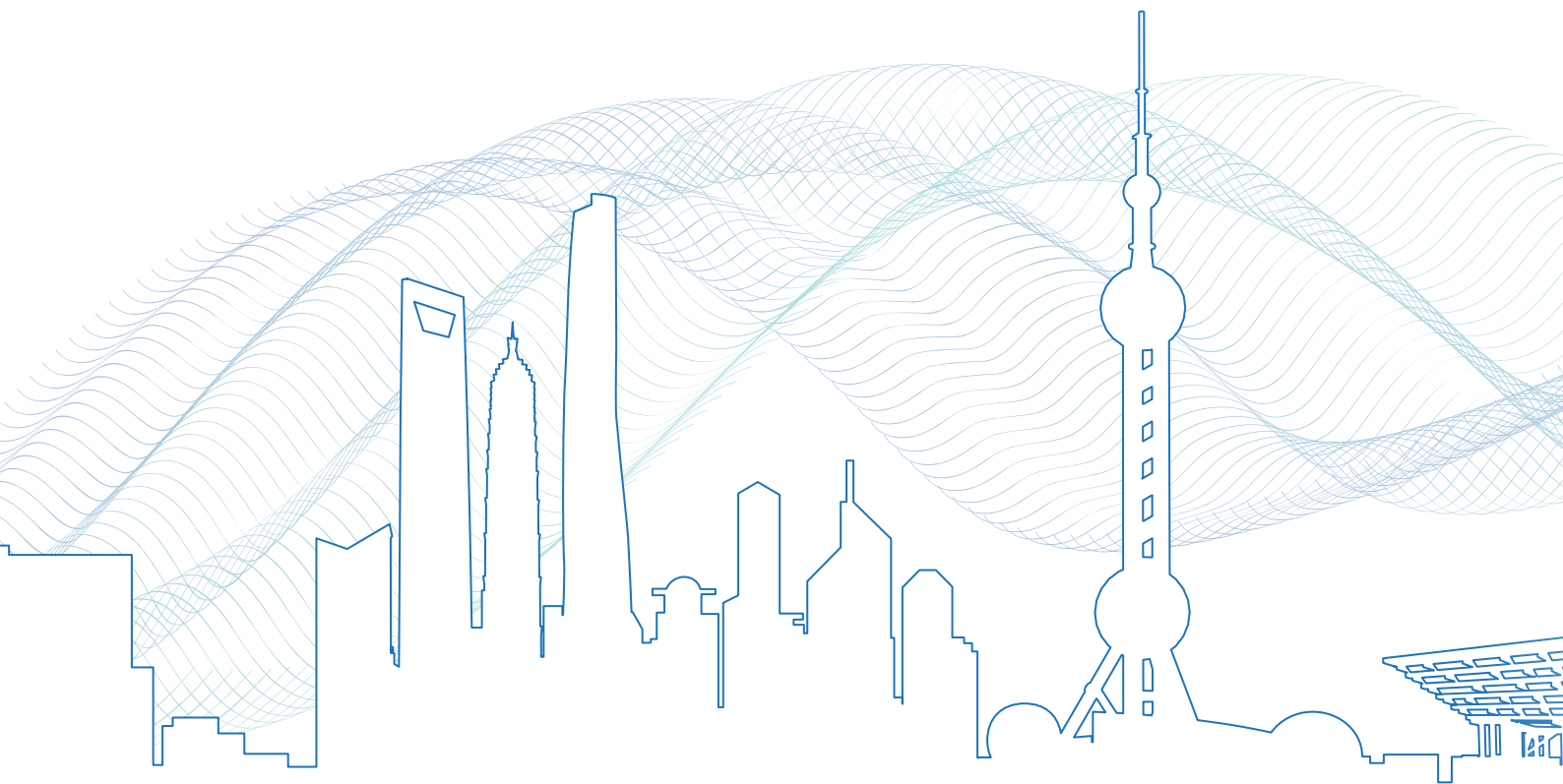
In May 2023, the World Bank released a new methodology handbook for business environment assessment, and Shanghai became the only sample city representing China in the World Bank's assessment. Committed to improving the satisfaction level of market entities, the Shanghai Municipal Bureau of Planning and Natural Resources, the Shanghai Municipal Commission of Housing and Urban-Rural Development, and the Shanghai Municipal Bureau of Ecology and Environment have taken comprehensive measures to deepen reform and innovation to optimize its business environment concerning Business Location, sensitively responding to their needs and addressing their concerns in this aspect.

Building on the momentum already generated, Shanghai is taking strides in business environment optimization.

In the new era, Shanghai will continue to implement the decisions and arrangements of the CPC Central Committee and the State Council on optimizing the business environment, take comprehensive measures to build a market-oriented, law-based and internationalized business environment by accomplishing key tasks such as optimizing the urban planning and land administration models, providing efficient and collaborative registration services, and building an integrated engineering project licensing system. Committed to high-quality development and high-level reform and opening up, Shanghai will act responsibly and boldly as a vanguard and a pioneer, creating one new milestone after another on the journey towards an ever-better business environment, especially improving the acquisition of business locations.

Contents

Preface	3
Chapter 1	5
Optimizing the Business Environment Through Bold Reforms	
1.1 Background	
1.2 Key Reform Measures and Achievements	
1.3 Benchmarking Against the Highest Standards to Reform and Continuously Optimize the Business Environment	
Chapter 2	13
Taking Law as the Criterion to Optimize Administration System	
2.1 Enhancing Planning	
2.2 Strengthening Land Resource Security	
2.3 Strengthening the Administration of Building Permits and Environmental Permits	
2.4 Strengthening the Property Administration System	
2.5 Protecting Women's Rights in the Workplace	
Chapter 3	44
Enhancing Public Services Efficiency Through Digital Empowerment	
3.1 Publicizing Government Affairs and Enhancing Information Transparency	
3.2 Improving the Quality and Efficiency of Online Services Through the Government Online-Offline Shanghai Platform	
3.3 Expansion of Online Services Supported by Increased Data Sharing and System Interconnection	
Chapter 4	57
Heightening the Satisfaction of Market Entities through Increased Work Efficiency	
4.1 Building/Occupation Permit: Reform Measures and Achievements	
4.2 Environmental Permit: Reform Measures and Achievements	
4.3 Property Registration: Reform Measures and Achievements	
Summary and Outlook	78



1

Optimizing the Business Environment Through Bold Reforms

Shanghai has relentlessly advanced reforms around building permits, environmental permits and immovable property registration through 3 aspects: government function coordination and process re-engineering, empowerment by digital tools of the Government Online-Offline Shanghai platform, and service optimization to improve quality and efficiency. The Shanghai municipal government is committed to providing a world-class business environment featuring trade and investment facilitation, high administrative efficiency, considerate government services, and a sound legal system safeguarding market entities.

1.1 Background

President Xi Jinping has repeatedly emphasized the importance of creating a "world-class business environment." He once stated that "there is always room for improvement concerning the business environment," and stressed the need to "continuously build a market-oriented, law-based, and international business environment that provides fair and enabling market conditions for both domestic and foreign enterprises." He also highlighted the necessity to optimize the environment for doing and starting businesses by addressing the complicated, slow, and repetitive processes encountered by market entities. These important instructions underscore the importance of optimizing the business environment, serving as vital guidelines for advancing reform and opening up and building a market-oriented, law-based, and international business environment.

A favorable business environment fosters higher productivity and competitiveness, stimulates corporate potential for innovation, and strengthens the endogenous drive for economic development, empowering China's pursuit of high-quality economic and social development. Since 2018, the CPC Central Committee and the State Council have paid close attention to the concerns of market entities, **deepening the transformation of government functions, promoting the optimization of permitting procedures, ensuring fair supervision throughout processes, and improving services throughout the entire business life cycle.** This has greatly stimulated market vitality and social enthusiasm, accelerating the creation of a market-oriented, law-based, and international business environment.

According to the decisions and arrangements of the CPC Central Committee, the State Council, as well as the CPC Municipal Committee and Municipal Government of Shanghai, the Shanghai Municipal Bureau of Planning and Natural Resources, the Shanghai Municipal Commission of Housing and Urban-Rural Development, and the Shanghai Municipal Bureau of Ecology and Environment have carried out a series of reforms around building permits, environmental permits, and property registration, aiming to let businesses operate, invest, and settle in Shanghai with ease and confidence.



1.2 Key Reform Measures and Achievements

1.2.1 Service Coordination and Process Optimization

To expedite construction permitting, Shanghai benchmarks against the highest international standards and the best practices. Through government function coordination and integration and institutional reforms, the city facilitates construction project planning and implementation by streamlining the clearance procedures through "reduction, delegation, combination, and adjustment". Progress has been made around the underlying logic, regulatory frameworks, and technical methods of project planning, resource allocation, and construction site management. Shanghai adheres to the principle that **"one department is responsible for one class of matters and one specific task should be addressed at one department"**, integrating multiple plannings, permits, surveys and inspections. This reform effort has led to many innovations such as joint review of drawings, joint application for utility installation, and allowing pile foundation to be laid down first, crafting an efficient and convenient licensing system.



To facilitate property registration, reform efforts center around building a unified registration system. Through resource integration, process innovation, and information sharing, Shanghai has significantly enhanced its registration service capabilities. Major initiatives include "service reception at one-window" and "integrated processing across departments", transforming the process involving "multiple departments and multiple visits" to one that can be handled at "one service window and with one visit." The aim is to realize one-stop property registration. At the same time, online services have been expanded, gradually making frequently used property registration services fully accessible online. Furthermore, covering the entire Yangtze River Delta region, a cross-provincial collaboration model where online services play the main part while offline assistance supports the online process is being established. It has become a demonstration project for reference in other regions of China.



1.2.2 Facilitating One-Stop Online Services through Digital Empowerment

Accelerating efforts to realize one-stop online services.

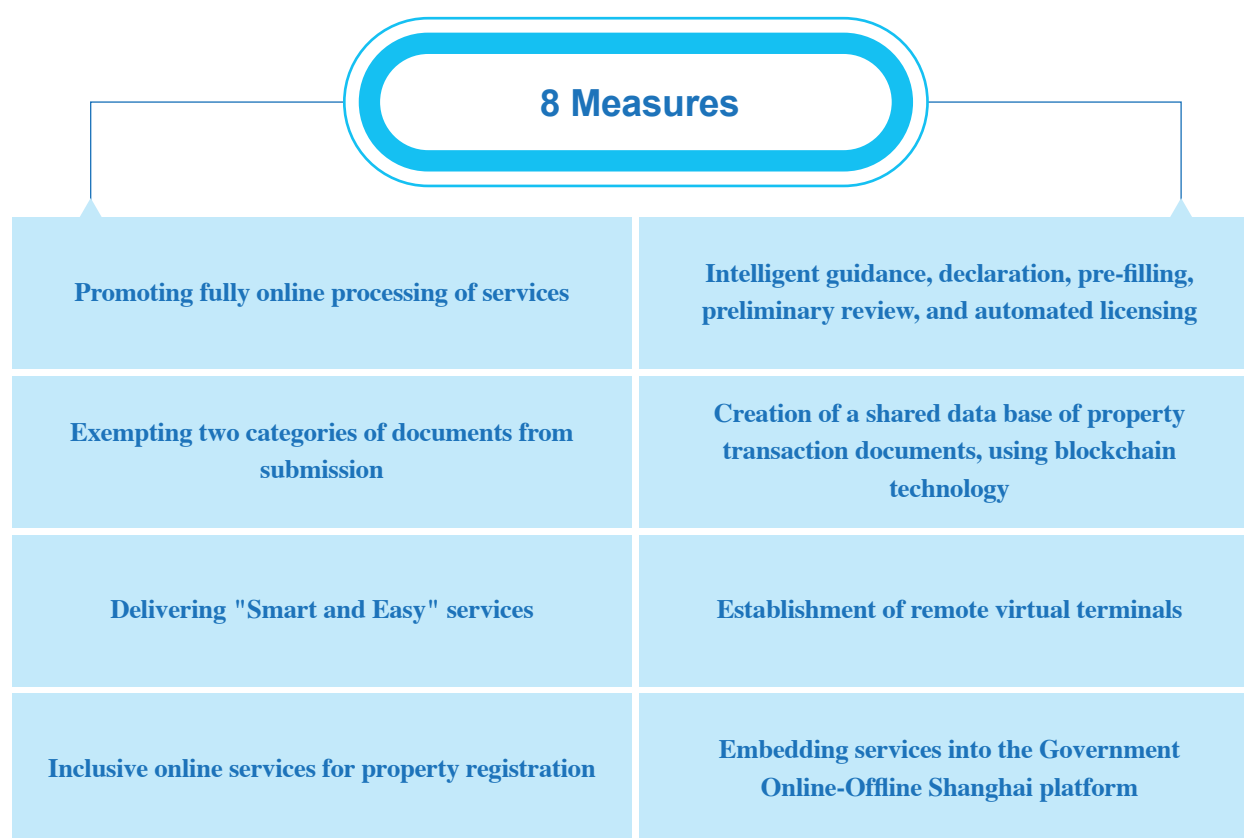
A unified platform for construction project application has been established, enabling data-driven management and data-assisted decision-making to facilitate the fully online clearance of construction projects, ranging from online submission, inspection, licensing, certification, and notification up to completion inspection. The property registration process has also shifted from the traditional model involving separate service departments for transaction, taxation, and registration, with sequential reviews, to an integrated online system featuring "service reception at one-window, back-end circulation, and parallel review" through the Government Online-Offline Shanghai platform.

Establishing a data sharing mechanism.

At the municipal level, electronic libraries, such as the corporate database and electronic document repertoire, are used to enable data sharing and joint verification, so two categories of documents are exempted from submission. These libraries also support interdepartmental information sharing, intelligent review, and coordinated operations. The existing Geographic Information System (GIS , or known as the "Integrated Map") for territorial spatial planning has been enhanced to update data for planning, land, project approvals, mapping, and registration. This Integrated Map is shared with relevant stakeholders, including relevant government departments, land rights holders, and investors, opening land use planning and enhancing land-related information transparency.

Using digital tools to deliver smart government services.

Under the "Smart and Easy" service brand, innovative solutions have been developed for intelligent declaration and clearance. For frequently handled matters such as construction permitting, services including guidance, declaration, pre-filling, preliminary review, and licensing have been made very smart and automated. Design review and construction permit renewal services have been integrated into the "Suishenban" cloud platform, with the added functionality of extending land use planning approval for construction projects via the Suishenban app on mobile terminals.



1.2.3 Service Optimization to Improve Quality and Efficiency

Improving transparency of building permit information.

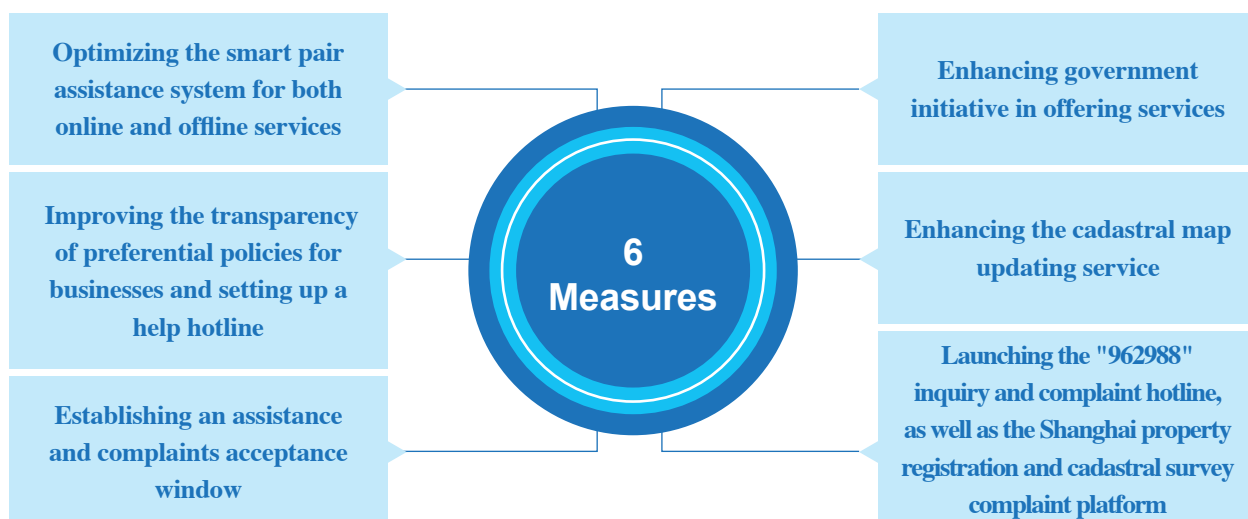
On the Government Online-Offline Shanghai platform, *service instructions* for handling applications for building permits and completion inspection are publicly available and regularly updated, providing easy access to services.

There is an "Optimizing Business Environment" section on this platform which publishes and updates land use planning and construction-related laws, regulations, and policy documents. The "Integrated Map" for detailed planning allows users to easily access relevant planning information online.

Optimizing property registration Services.

A dedicated service zone for businesses has been established in property registration centers. One-stop services for due diligence have been launched, consolidating 12 matters in 3 categories (property rights, trading companies, and transaction-related information) to improve the efficiency of due diligence. The complaint platform regarding property registration and cadastral surveys has been integrated to enhance public supervision by businesses and citizens. Data sharing between Shanghai's housing registration, property transaction, and taxation systems have been strengthened. The "green code" qualification for property purchase has been upgraded, and the "service reception at one-window and parallel reviews" process for property transactions has been further improved.


Enhancing the smart assistance system for online and offline services.




These reform measures have yielded remarkable results.

According to the *World Bank's Business Environment Assessment Report Doing Business 2020*

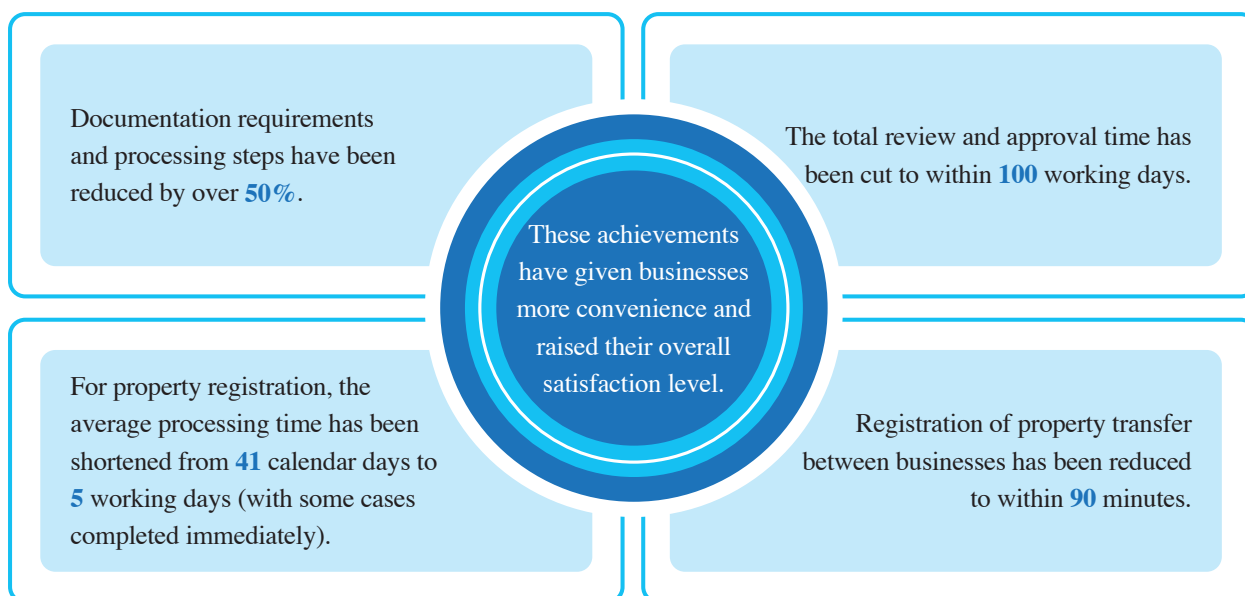
China's ranking

Rose from the **172nd** in 2018 to the **33rd** in "Dealing with Construction Permits" 

Rose from the **41st** to the **28th** place in "Registering Property" 

Shanghai has pushed for systematic reforms to improve the business environment, implementing process re-engineering and enhancing the rule of law. These efforts have lifted China's business environment to an advanced level in the world.

In the area of construction and resource planning:



Currently, property registries in the Yangtze River Delta have set up more than 300 remote virtual terminals, offering fully online and inter-provincial services for frequently requested matters such as transfer registration. The integrated registration system has been introduced and dedicated service zones have been set up in registration centers to provide businesses with efficient and convenient services.

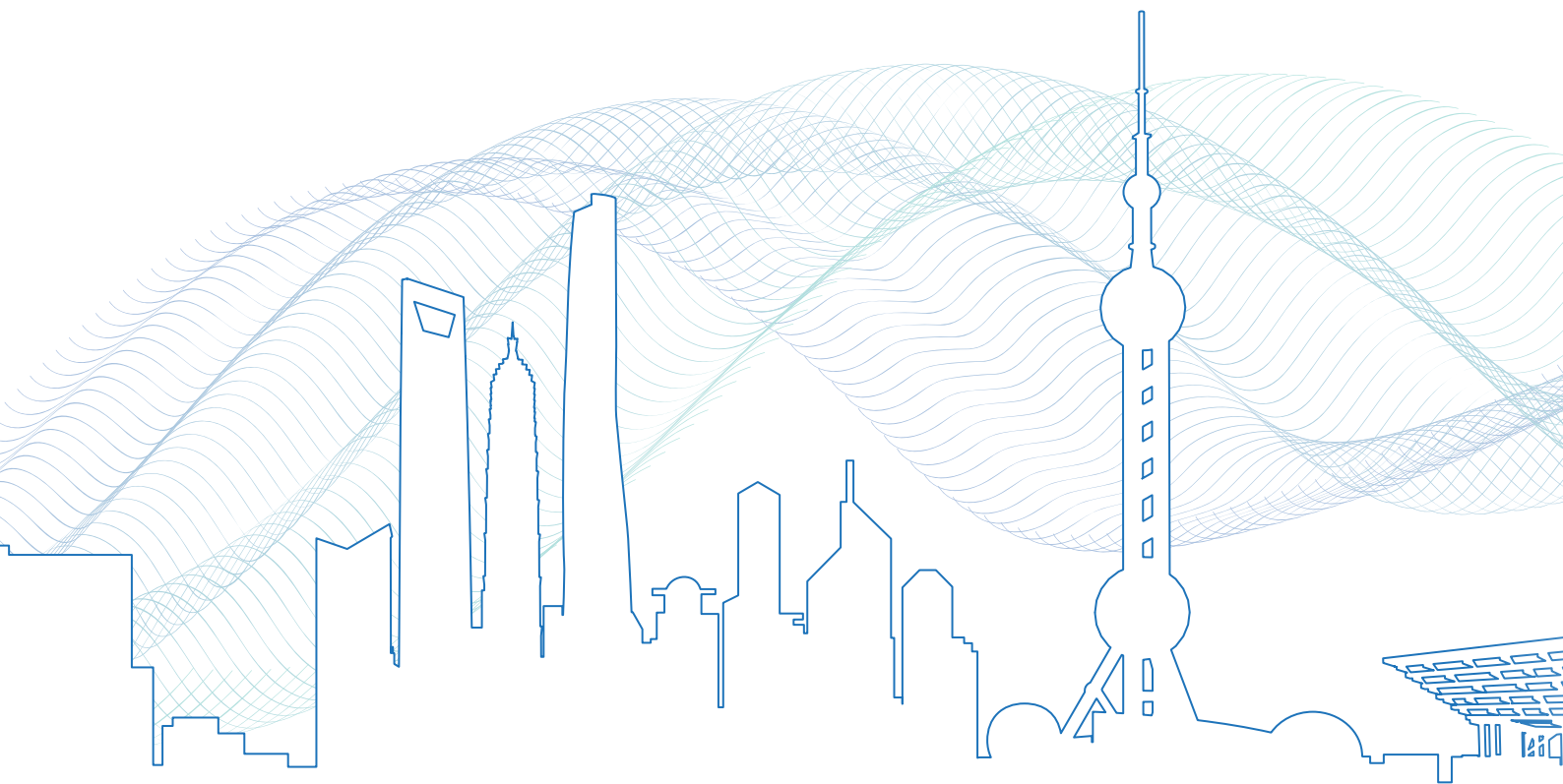
1.3 Benchmarking Against the Highest Standards to Reform and Continuously Optimize the Business Environment

In 2023, the World Bank introduced a new approach for assessing the business and investment climate: the Business Ready (B-READY) project. The new approach focuses on the regulatory framework and the provision of public services to businesses and the market, as well as the efficiency with which the regulatory framework and public services are integrated in practice. B-Ready assessments cover three key pillars: **policy and regulatory framework**, **public services and transparency**, and **efficiency/ease** of doing business. Data for the B-Ready assessment is collected through expert questionnaires and firm-level surveys, making the evaluation more comprehensive, with deeper insights and a wider scope.

The B-Ready project evaluates the full life cycle of businesses, covering its establishment, operation (or expansion), and closure (or restructuring), as well as its level of market participation. It consists of ten topics, one of which is "Business Location". This topic assesses the entire process of a business acquiring physical space for operations, whether through **building, purchase, or leasing**. It evaluates the effectiveness of the regulatory system, the quality of governance, and the transparency and efficiency of services related to property registration, building permits, and environmental permits. Regarding the scope of assessment, unlike previous assessments that focused on the experiences of domestic small and medium-sized enterprises (SMEs), B-Ready now takes into account companies of different sizes and ownership types. It also introduces new assessments on land disputes, property leasing, green building standards, and environmental permits.

Acquiring the physical space for operations is a crucial ingredient of success for many businesses. Getting the right location can influence business access to customers, transportation, labor, and materials, as well as determine taxes, regulations, and environmental commitments they must comply with. It also determines the associated compliance costs. Whether a business is building, purchasing, or leasing a property, an effective regulatory system that strengthens property rights, the quality of public services, government transparency and efficient service processes ensures that businesses can easily obtain an operational space. These conditions attract businesses to settle and thrive in Shanghai, making it a preferred destination for both domestic and international businesses.





2

Taking Law as the Criterion to Optimize Administration System

Centering around Shanghai's ambition to build "five international centers" (economy, finance, trade, shipping and sci-tech innovation centers), efforts are being made to strengthen planning guidance, deepen land resource reforms, enhance the regulatory framework for building permits, environmental permits, and property registration, and safeguard women's rights in the workplace, accelerating the growth of Shanghai into a socialist modern metropolis with global influence.

2.1 Enhancing Leading Role of Planning

2.1.1 Enhancing "Shanghai Master Plan 2035"

On December 15, 2017, the *Shanghai Master Plan 2017-2035* (also known as the "Shanghai Master Plan 2035") was approved by the Chinese State Council.

The "Shanghai Master Plan 2035" grasps the underlying fundamental dynamics of a mega-city's sustainable development. Following the strategies, visions, and frameworks established in the Master Plan, Shanghai is addressing key bottlenecks that hinder urban development and making successive breakthroughs. The city has steadily enhanced its capacity and core competitiveness, improved the people's well-being, secured high-quality development, and realized quality living, and efficient governance.



The State Council's Approval of the Shanghai Master Plan 2035



2.1.2 Enhancing Legal Support for Plan Implementation

Strictly complying with the *Urban and Rural Planning Law of the People's Republic of China* and the *Land Administration Law of the People's Republic of China*, Shanghai is committed to bringing territorial space planning under the existing regulatory framework and enhancing supervision to ensure the reasonable use of land resources.

At the National Level



- ◆ **Laws:** *Urban and Rural Planning Law of the People's Republic of China, Land Administration Law of the People's Republic of China, etc.*
- ◆ **Administrative regulations:** *Regulations on the Implementation of the Land Administration Law of the People's Republic of China, etc.*
- ◆ **Documents from the CPC Central Committee and the State Council:** *Opinions of the CPC Central Committee and the State Council on Establishing a National Territory Spatial Planning System with Sound Supervision and Implementation, etc.*
- ◆ **Departmental rules:** *Administrative Measures for the Review and Approval of Land Use for Construction, etc.*
- ◆ **Circular of the Ministry of Natural Resources:** *Notice by the Ministry of Natural Resources on Further Strengthening the Administration of the Preparation and Implementation of Territorial Spatial Planning, etc.*

At the Municipal Level



- ◆ **Local regulations:** *Regulations of Shanghai Municipality on Urban and Rural Planning, Measures for the Implementation of the Land Administration Law in Shanghai, Regulations of Shanghai Municipality on the Protection of Historical Areas and Heritage Buildings, etc.*
- ◆ **Municipal government rules:** *Measures of Shanghai Municipality on the Formulation of Regulatory Land Use Planning, etc.*
- ◆ **Circulars of the CPC Shanghai Committee and Shanghai Municipal Government:** *Opinions of the CPC Shanghai Committee and the Shanghai Municipal Government on Establishing Shanghai's Territorial Spatial Planning System with Sound Supervision and Implementation, etc.*
- ◆ **Normative documents of the municipal government:** *Notice of the Shanghai Municipal Government on Implementing the 14th Five-Year Plan to Accelerate the Advancement of New Town Planning and Construction, etc.*
- ◆ **Normative documents of the Shanghai Municipal Bureau of Planning and Natural Resources:** *Opinions on Implementing Shanghai Master Plan 2035 and Strengthening the Planning and land administration in Strategically Reserved Areas, etc.*

Q

Where can I find the aforementioned policy documents on territorial space planning?

A: These policy documents and their interpretations can be found and are regularly updated in the "Policies and Regulations" module of the "Obtaining a Business Location" section on the website of Shanghai Municipal Bureau of Planning and Natural Resources, accessible by scanning this QR code.



2.1.3 Territorial Spatial Planning System

Shanghai has established a territorial spatial planning system that integrates 'two plans and multiple regulations into one'. This system also shows population distribution, economic layout, environmental protection, land use, and urbanization patterns across three levels: master plans, unit (zoning) plans, and detailed (development) plans.

Master Plans

Overall Territory Spatial Planning of Shanghai

General Territory Spatial Planning of Pudong New Area and Suburbs

Specialized Planning
(at the Master Plan level)



Unit Plans

Planning of Main Urban Districts

Planning of Special Policy Zones

General Territory Spatial Planning of “New Towns”

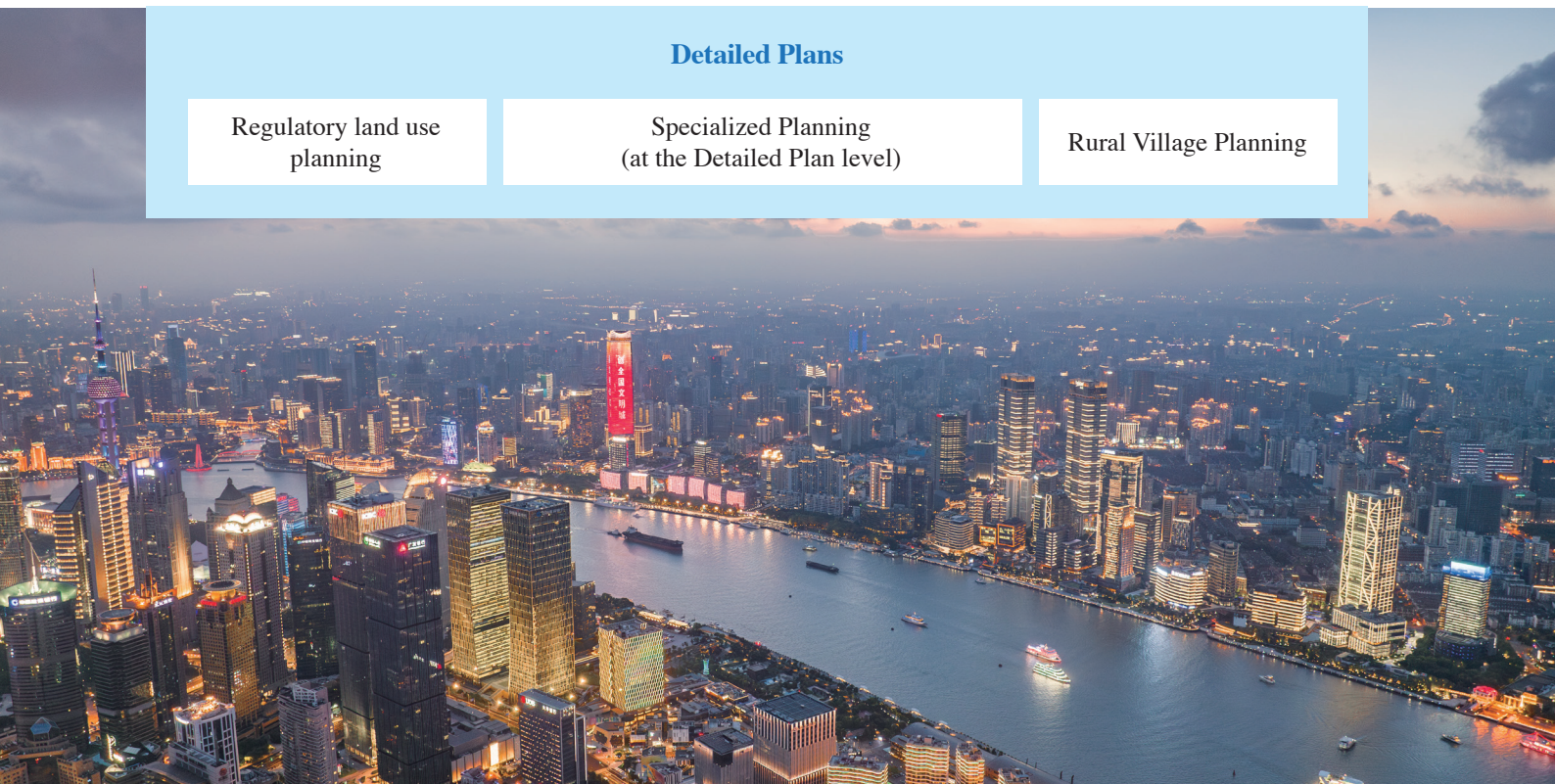


Detailed Plans

Regulatory land use planning

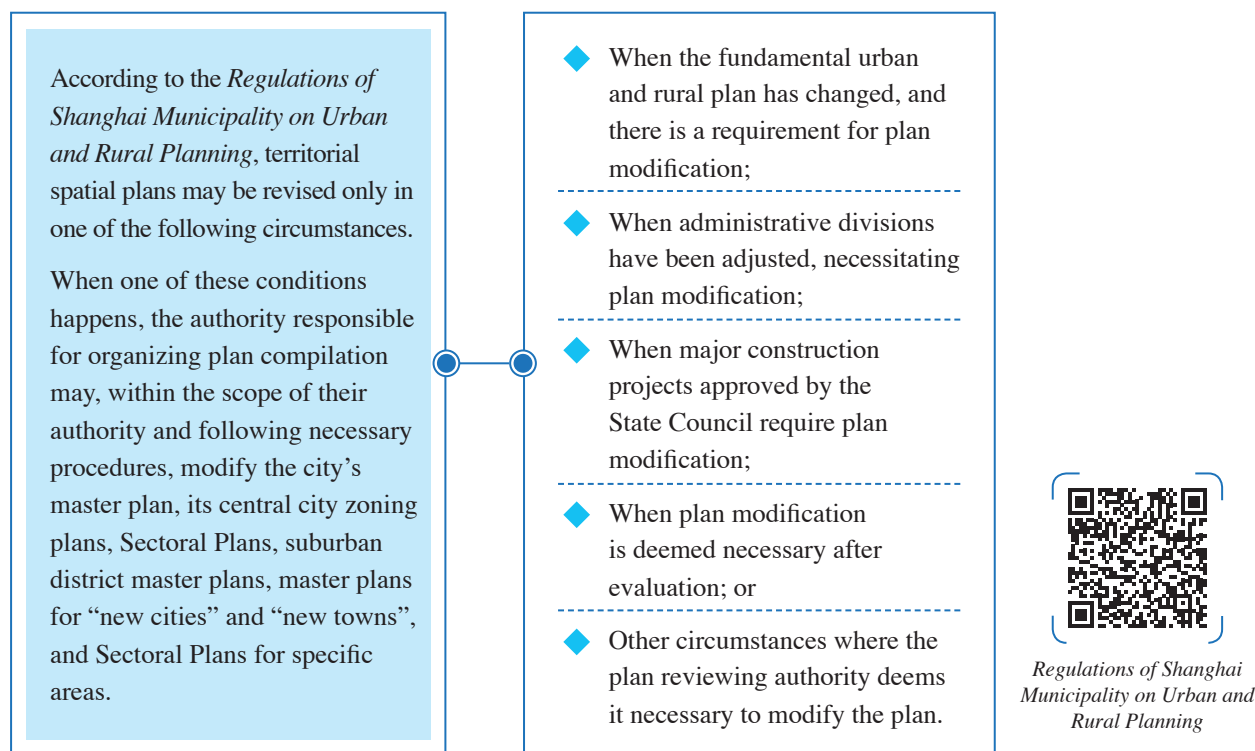
Specialized Planning
(at the Detailed Plan level)

Rural Village Planning



2.1.4 Stipulating Planning Compilation (Revision) Procedures

Shanghai has clear and explicit requirements, outcome standards, and relevant regulations for the formulation (revision) procedures of all levels and types of territorial spatial planning.



To regulate the formulation of regulatory land use planning in the city, in accordance with the *Urban and Rural Planning Law of the People's Republic of China*, the *Regulations of Shanghai Municipality on Urban and Rural Planning*, and other laws and regulations, Shanghai has introduced the *Measures of Shanghai Municipality on the Formulation of Regulatory Land Use Planning*. These measures stipulate four steps for the preparation and adjustment of regulatory land use planning:



2.1.5 Shanghai's Achievements in Territorial Spatial Planning

The achievements of Shanghai in territorial spatial planning include:

1

Infrastructure planning with clear usage requirements for trunk infrastructures such as water, electricity and sanitation

2

Hazard maps that identify areas in which construction is not permitted due to natural hazards (Risk Zoning Map of Geological Hazards)

3

Hazard maps that identify minimum separation between residential and hazardous occupancies

4

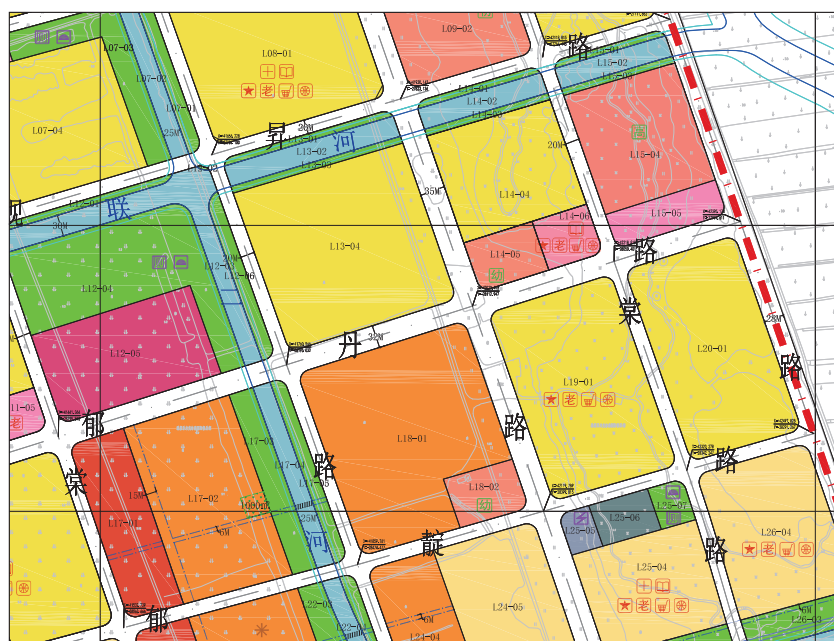
Maps that identify areas in which construction of buildings is not permitted due to risks related to natural resources (Map of Ecological Protection Red Lines and Mineral Resources Map)

Infrastructure Planning:

In the "Shanghai Master Plan 2035", issues such as water supply, urban electricity access and environmental sanitation protection have been clearly identified. In the *Outcome Specifications for Regulatory Land Use Planning in Shanghai*, the “**Municipal Infrastructure Planning**” section encompasses systems for access to services such as water, electricity, and sanitation. Additionally, the “**Public Service Facility Planning**” section contains the planning principles, scale and layout of health facilities, their service coverage, and guidance for the integration of these facilities with other public services.

Example: Regulatory Land Use Plan of Unit ZH-05 of the Comprehensive Industrial Base of Lin-gang Special Area

According to the *Regulatory Land Use Plan of Unit ZH-05 of the Comprehensive Industrial Base of Lin-gang Special Area* released in 2023, the planning outcomes include facilities providing access to services such as water, electricity, and sanitation.



Facilities

Community-level Public Service Facilities

- ★ Administrative Facilities
- 🏢 Commercial Facilities
- 🎭 Cultural Facilities
- 👴 Welfare Facilities
- 🏊 Sports Facilities
- 🏥 Health Facilities

Municipal Infrastructure

- 📶 Communication Facilities
- 💧 Water Facilities
- ⚡ Electricity Facilities
- ✉ Postal Facilities
- 🚽 Sanitation Facilities
- 🚻 Public Toilets



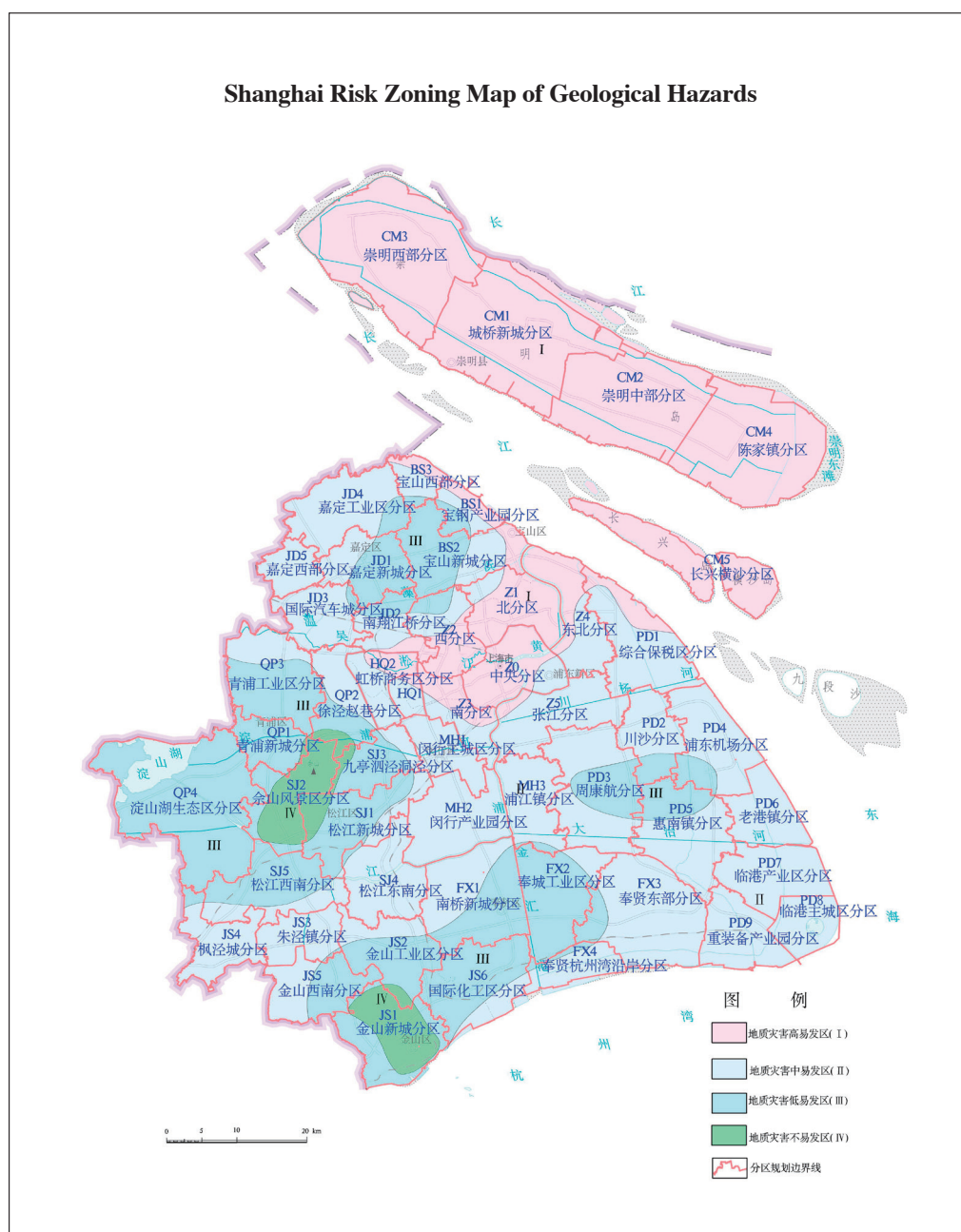
Map of the Regulatory Land Use Plan of Unit ZH-05 of Comprehensive Industrial Base of Lin-gang Special Area, Shanghai

Zoning Map of Geological Hazards Risk Level:

To prevent and mitigate geological hazards, Shanghai has enacted its *Regulatory Measures for the Assessment of Geological Hazards*, segmenting the city into 52 risk zones. Assessment reveals that Shanghai is vulnerable to ground subsidence, with minor risks of sudden geological hazards such as collapses, landslides and mudslides. Shanghai's Risk Zoning Map of Geological Hazards identifies high, moderate and low-risk zones for major geological hazards (mainly ground subsidence), along with the division of regional assessment units. **There are no areas in Shanghai where construction is not permitted due to natural hazards.**



Shanghai's Regulatory Measures for the Assessment of Geological Hazards and the Risk Zoning Map of Geological Hazards

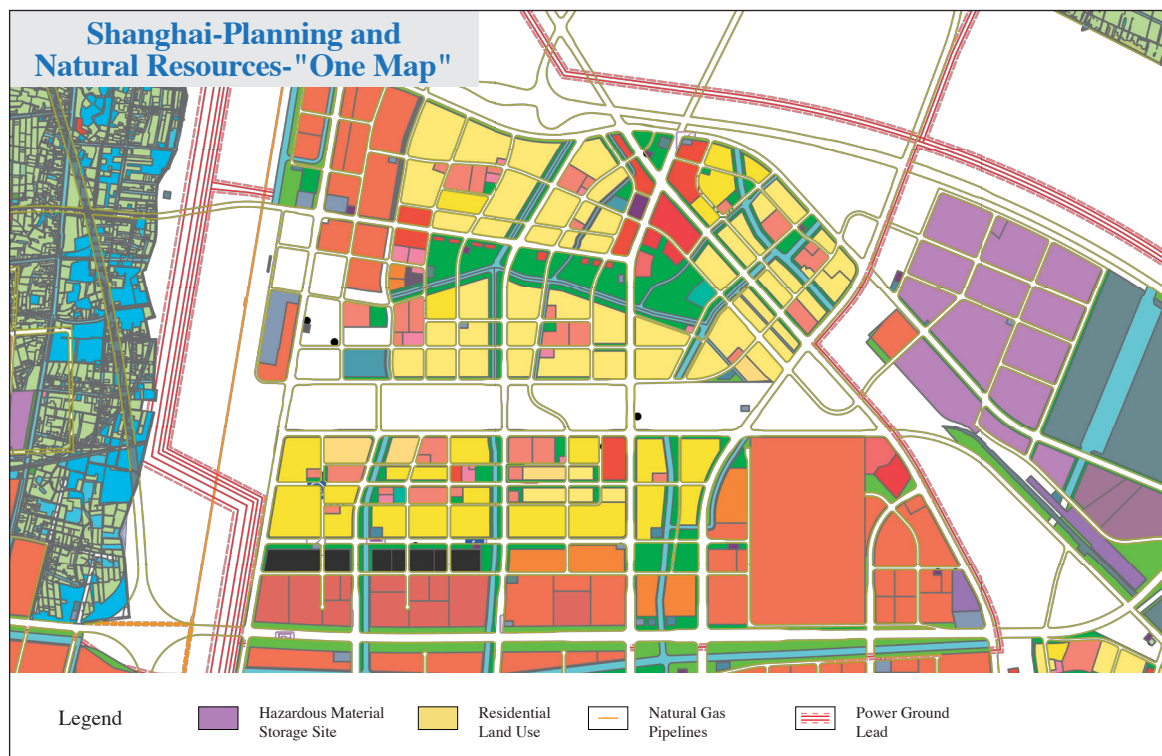


⦿ Hazard maps:

The "Shanghai Master Plan 2035" outlines two pivotal strategies: first, strengthening the oversight of hazardous chemicals at the very beginning by clustering their producers and users as well as storage facilities within specialized industrial parks, fostering a centralized arrangement of hazardous chemicals and thus minimizing the impact of these chemicals on the city; second, improving the layout and construction standards of municipal infrastructure, including electricity supply, oil transmission and gas supply systems, with a heightened focus on planning control in the surrounding areas.

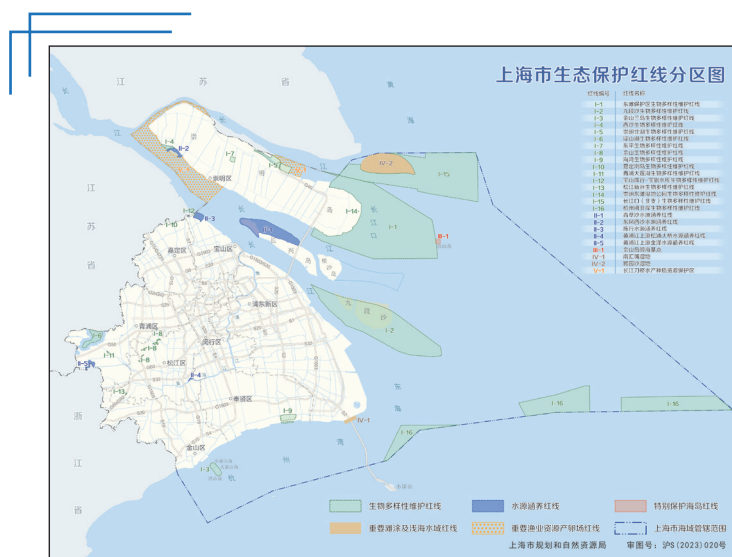
In China, residential areas are required to maintain a safe distance from hazardous sources, including hazardous chemicals and flammable/explosive materials, in accordance with the national safety regulations on such risks. According to the *Standard for Urban Residential Area Planning and Design Version 3.0.2*, the distance between residential areas and hazardous sources, like hazardous chemicals and flammable/explosive materials, must meet minimum safety requirements. For the safety distances of hazardous sources as stipulated by the national and Shanghai municipal government regulations, please refer to the *Regulations on the Safety Management of Hazardous Chemicals Transportation Pipelines* and the *Measures of Shanghai Municipality Gas Pipeline Protection*.

For areas involving hazard sources such as power corridor control lines, natural gas pipeline control lines, and dangerous goods pipeline control lines that have been clearly defined and approved in the upper-level planning and relevant special plans, the relevant control requirements are expressed in the detailed planning chart through control lines or notes and explanations.



Distribution Map of Shanghai's Ecological Red Lines:

In June 2023, Shanghai Municipal Government officially published the *Ecological Red Lines of Shanghai Municipality*. Ecological red lines are designated areas within the ecological space that hold significant ecological value and are subject to mandatory conservation measures, including entire nature reserves. Human activities are fundamentally prohibited in the core areas of nature reserves. Outside natural reserves, all development and production activities are strictly forbidden within the ecological red lines, with the exception of limited human activities that have no adverse impact on the ecological functions and the implementation of key national projects.



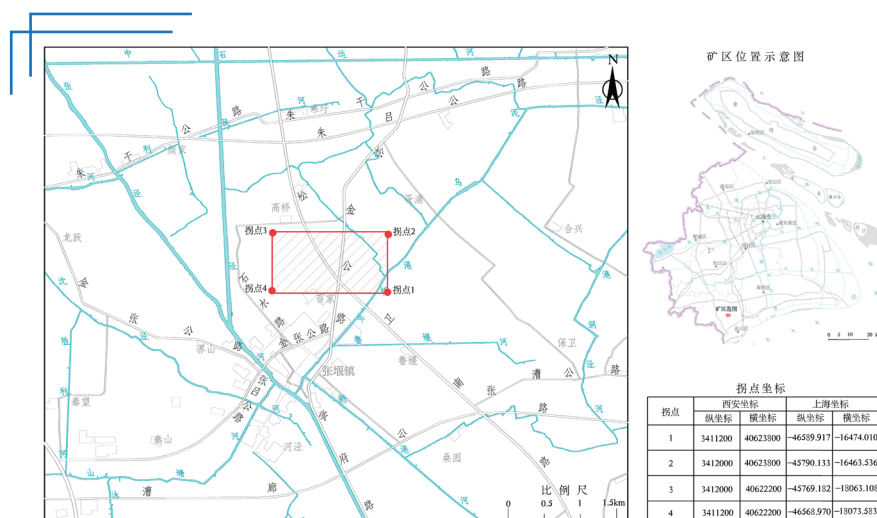
Schematic Distribution Map of Shanghai's Ecological Red Lines



Ecological Red Lines of Shanghai Municipality and Schematic map

Mineral Resources Map:

Currently, Shanghai has only one notable mine with a proven reserve, namely the Zhangyan Copper Mine in Jinshan District. With a proven reserve of 121,900 tons, it has the scale of a medium-sized deposit and has been included in the national mineral resource reserve database. The official website of the Shanghai Municipal Bureau of Planning and Natural Resources offers an Overview of Important Mineral Resources in Shanghai - Zhangyan Copper Mine in Jinshan District, providing details of the geographical location, ground projection coordinates, status of exploration and geological conditions of the mining area to both the public and engineering companies.



Schematic Map of the Baijiacun Section of Zhangyan Copper Mine



Overview of Important Mineral Resources in Shanghai - Zhangyan Copper Mine in Jinshan District

拐点	西安坐标		上海坐标	
	经度	纬度	经度	纬度
1	3411200	40623800	-46589.917	-16474.010
2	3412000	40623800	-45790.133	-16463.536
3	3412000	40622200	-45769.182	-13063.108
4	3411200	40622200	-46568.970	-13073.583

2.2 Strengthening Land Resource Security

2.2.1 Secured Land Resource Availability

Fostering a Sustainable and Stable Land Use Market



- ◆ Shanghai is enhancing its comprehensive planning, optimizing spatial arrangements, and prioritizing key projects to reallocate and improve the performance and quality of existing resources. By synchronizing the scale, structure, timing, and pace of land supply for various construction purposes, the city has further improved the allocation and utilization efficiency of land resources. These efforts have led to enhanced targeted allocation and utilization efficiency of land resources.
- ◆ Shanghai is committed to bolstering key areas and industries, taking the lead in regulating the real estate market on the basis of “One city, One Policy”. It also strengthens oversight of commercial and office land use, fosters innovative real estate development models, and ensures the sustainable growth of the land market, thereby enhancing urban functionality and services.

2.2.2 Well-planned Land Supply

Aligning with the goal of building “five centers”, Shanghai will fully leverage land resources as a key factor. Considering Shanghai’s overall economic and social development as well as the actual needs of every district, the city has formulated the Annual Supply Plan for State-Owned Land for Construction in Shanghai. Each responsible party for land supply is supposed to carry out phased tasks by methods such as annual plan formulation, monthly implementation, quarterly assessment, semi-annual analysis, and annual summary.

The official website of Shanghai Land Market publishes land transfer announcements and policy documents, including those concerning the transfer of use rights for State-owned land and collective-operated land for construction, and the division and transfer of use rights for State-owned land developed in clusters within development zones.



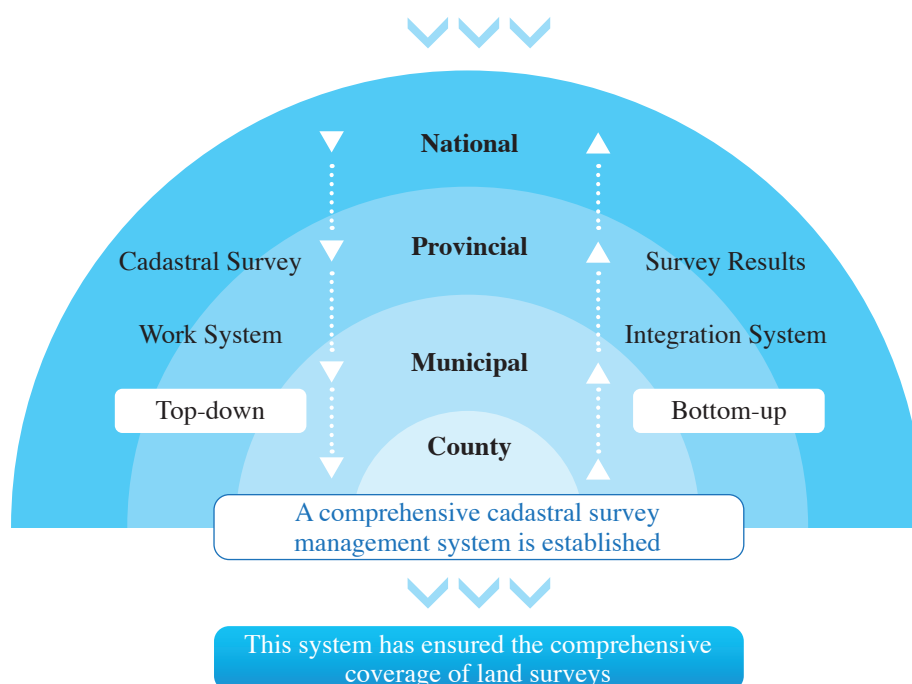
Official Website of Shanghai Land Market

Legal framework for land use transaction	<i>The Land Administration Law of the People's Republic of China, the Provisions on the Assignment of the Use Right of State-owned Land for Construction through Bidding, Auction and Quotation, the Measures of Shanghai Municipality on the Assignment of Land Use Rights, and the Measures of Shanghai Municipality for the Regulation of the Land Trading Market, etc.;</i>
Principles of land transactions	Transparency, fairness and integrity;
Websites for publishing land transactions	The website of China Land Market, the website of Shanghai Municipal Bureau of Planning and Natural Resources, and the website of Shanghai Land Market, etc.

2.2.3 Solid Ground for Land Administration (Cadastral Surveying)

Cadastral survey is a pivotal tool in implementing land administration, furnishing the administrators of natural resources with a solid foundation for property rights administration to fulfill their responsibilities. It safeguards the legitimate rights and interests of land owners and users, as well as resolving land disputes.

In accordance with the *Regulation on Land Survey* and other relevant regulations



To ensure that land survey data are updated, China undertakes a comprehensive national survey every decade, accompanied by annual remote sensing monitoring and alteration surveys.

In August 2021, *Major Data Bulletin of the Third National Land Survey* was jointly issued by the Office of the Leading Group of the Third National Land Survey of the State Council, the Ministry of Natural Resources and the National Bureau of Statistics.

Since 1996, Shanghai has been carrying out integrated initial land use and property registration as well as cadastral surveys, and in 2003, the Shanghai Property Registration System and the Shanghai Housing and Land Surveying and Mapping Results Management System were established. Subsequent to carrying out cadastral surveying and mapping for each plot of land, the data was registered, archived, and then incorporated into the routine data management system. In 2023, a comprehensive registration system came into operation, serving as the cornerstone for cadastral data management and facilitating the integrated administration of property and natural resource data.

◎ Competent Authorities for Cadastral Survey

According to documents including the Regulations on the Implementation of the *Land Administration Law of the People's Republic of China*, the *Regulations on Cadastral Survey*, and the *Notice of the Ministry of Natural Resources on Improving Cadastral Survey*, cadastral surveys must be conducted thoroughly and a cadastral survey database must be established.

In 2012, Shanghai Municipality formulated its *Implementation Measures for Land Survey* based on the *Regulations on Land Survey* and the *Measures for the Implementation of Shanghai Municipal Regulations on Land Survey*, with the aim of making cadastral surveys more scientific and effective, and ensuring that the survey results are authentic, accurate and timely. In 2022, amendments were made to the implementation measures, specifying that **Shanghai Municipal Planning and Resources Authorities** are responsible for carrying out cadastral surveys.



Implementation Measures
of Shanghai Municipality
for Land Survey

◎ Technical Methods for Cadastral Surveying

China's Regulations for Cadastral Survey establishes a framework of technical methods for cadastral surveying in Shanghai, delineating with clarity the procedures, techniques and methods pertaining to ownership investigation, immovable property surveying and mapping, cadastral surveying of natural resources, and cadastral mapping.

◎ Supervision and Feedback on Cadastral Surveys

To facilitate public supervision on cadastral surveying, Shanghai has set up an independent and specialized complaint platform, enabling the public to file complaints online and monitor the complaint handling progress and responses in real time.



Shanghai Cadastral
Survey Complaint
Platform

Q

Where can I find the laws, regulations and policy documents related to land resource administration?

A: All such documents and their interpretations can be found and are regularly updated in the "Policies and Regulations, as well as Interpretation." module of the "Obtaining a Business Location" section on the website of Shanghai Municipal Bureau of Planning and Natural Resources, accessible by scanning this QR code.



2.3 Strengthening the Administration of Building Permits and Environmental Permits

2.3.1 High Standards of Building Regulations

◎ Unified Building Standards

Shanghai implements and adheres to China's national laws, regulations, normative documents and technical standards for construction projects.

China has already enacted a series of laws and regulations, including the *Construction Law of the People's Republic of China*, the *Regulations on the Quality Management of Construction Projects*, and the *Administrative Regulations on the Safety of Construction Projects*, etc. Furthermore, the Ministry of Housing and Urban-Rural Development has successively issued 37 comprehensive mandatory national building standards, superseding the scattered clauses in existing standards. This has culminated in the establishment of a unified technical regulatory framework nationwide, including technical provisions stipulated in laws, administrative regulations, departmental rules and comprehensive mandatory standards for engineering construction projects.

At the National Level

- ◆ **National Laws:** *Law of the People's Republic of China on Urban and Rural Planning, Land Administration Law of the People's Republic of China, and Construction Law of the People's Republic of China, etc.*
- ◆ **Administrative regulations:** *Regulations on the Implementation of the Land Administration Law of the People's Republic of China, Regulation on the Quality Management of Construction Projects, and Administrative Regulations on the Safety of Construction Projects, etc.*
- ◆ **Departmental rules:** *Interim Provisions on the Administration of Fire Protection Design Review and Final Inspection of Construction Projects, and Administrative Measures for the Review and Approval of Land Use for Construction, etc.*

At the Municipal Level

- ◆ **Local regulations:** *Regulations of Shanghai Municipality on Urban and Rural Planning, and Regulations of Shanghai Municipality on Greening Work, etc.*
- ◆ **Municipal government rules:** *Technical Regulations of Shanghai Municipality on Urban Planning Management, etc.*
- ◆ **Normative documents:** *Regulations of Shanghai Municipality on the Administration of Construction Permits, etc.*

- ◆ **Technical standards:** *Code for Classification of Urban Land Use and Planning Standards of Land for Construction, Code of Conservation Planning for Historical Cities, Code for the Design of Urban Green Space, General Code for Civil Building, General Code for Fire Protection of Buildings and Constructions, etc.*

* The above-mentioned laws and regulations are all publicly available on the website of the National People's Congress of China and the website of Shanghai Municipal People's Government.

④ Explicit Safety Standards for Building Structures

Shanghai follows the provisions of a range of laws, regulations and standards such as the *Standard of Construction Classification*, the *Law of the People's Republic of China on Protecting Against and Mitigating Earthquake Disasters*, the *Fire Protection Law People's Republic of China*, the *Regulations on the Administration of Survey and Design of Construction Projects*, and the *General Code for Composite Structures*, puts construction projects under a unified classification framework, and thus supervises the safety of building structures.

Provisions for building classification (e.g., usage and size, etc.)



Criteria of Construction Classification

- ◆ Construction projects are classified according to the nature of use, structural composition, and spatial locations.

Provisions for natural disaster resistant construction (e.g., floods, storms, and earthquakes, etc.)



Law of the People's Republic of China on Protecting Against and Mitigating Earthquake Disasters

- ◆ Earthquake safety assessment for construction projects adheres to national standards, and the evaluator is fully accountable for the quality of their outcome reports.

Provisions for fire safety measures



Fire Protection Law of the People's Republic of China

- ◆ The fire resistance performance of building components, construction materials, and materials used for interior decoration and finishing must conform to national standards; in the absence of national standards, it must comply with industry standards.

Soil testing provisions for certain permanent building types



Regulations on the Administration of Survey and Design of Construction Projects

- ◆ Construction engineering surveyors and designers are obligated to carry out their surveying and design activities in compliance with relevant legal provisions, rigorously follow mandatory standards, and assume full accountability for the quality of their work.

Specifications for building structural strength (materials used)



General Code for Composite Structures

- ◆ The code sets clear quality requirements for four major categories of materials: steel and rebar, concrete, wood, and fiber-reinforced composite materials;
- ◆ It establishes guidelines for the design of structures and composite components;
- ◆ It also provides guidance on engineering construction and final inspection, as well as subsequent maintenance and demolition.

* The laws, regulations and specific provisions mentioned above are all examples

● Strict Standards for Construction Materials

Following relevant national and municipal laws, regulations and other related provisions, the responsible government departments in Shanghai exercises rigorous control over construction materials that pose health risks, thereby ensuring the health and safety of the citizens.

Asbestos products

- *Catalogue of Construction Materials Prohibited or Restricted from Production and Use in Shanghai (First Batch)*
- *The Notice on the Prohibition of Production and Use of Asbestos Products in Shanghai*

✕ The production and use of asbestos products as construction materials are prohibited.

Lead-containing pipes and paints

- GB/T10002.1 *Unplasticized Poly (Vinyl Chloride) (PVC-U) Pipes for Water Supply* - State Administration for Market Regulation
- GB18582-2020 *Limit of Harmful Substances of Architectural Wall Coatings* - State Administration for Market Regulation

✕ Standard GB/T10002.1 stipulates that “lead salt stabilizers shall not be used for making pipe materials intended for drinking water”.

✕ Standard GB18582-2020 stipulates that the lead content in architectural coatings, including water-based wall coatings and decorative panel coatings, must not exceed 90 mg/kg.

Mercury-containing fluorescent lamps, thermostats and electric devices

- China is one of the first signatories to the *Minamata Convention on Mercury* (the “Minamata Convention”)

✕ The *Minamata Convention* clearly stipulates that the production, import and export of mercury-containing products should be phased out before 2020.

Polychlorinated Biphenyls (PCB)

- *The List of Key Controlled New Pollutants (2023)* — The Ministry of Ecology and Environment
- *The National Catalogue of Hazardous Wastes*
- *The Regulations for the Control of Pollution from Polychlorinated Biphenyls (PCB) in Electrical Devices and Their Wastes* and its annex *Design Specifications for Temporary Warehouse and Centralized Sealing Warehouse of Polychlorinated Biphenyls (PCB) Wastes*.

✕ PCBs are classified as pollutants that must be eliminated, so the production, processing, use, import and export of products containing PCBs are explicitly prohibited.

Systematic Construction Project Management

The Shanghai Municipal Commission of Housing and Urban-rural Development is responsible for overseeing the entire process of construction projects, as well as the professional ethics of construction practitioners, according to laws and regulations such as the *Construction Law of the People's Republic of China*, the *Regulations on the Administration of the Survey and Design of Construction Projects*, the *Regulations on Quality Supervision of Housing and Municipal Infrastructure Engineering Projects*, the *Interim Measures for the Lifelong Accountability of Heads of Five Parties for the Quality of Construction Projects*, the *Regulations of the People's Republic of China on the Registration of Architects*, and the *Regulations on the Professional Qualification of Supervising Engineers*.

**Before
construction:**
Design review

Regulations on the Administration of Survey and Design of Construction Projects

- ◆ Construction design inspecting agencies shall review the construction drawings and design documents of housing and municipal infrastructure projects, covering contents related to public interest, public safety and mandatory construction standards.

Regulations on the Review and Approval of Construction Drawings and Design Documents for Housing and Municipal Infrastructure Projects

- ◆ No construction drawings shall be used without prior review and approval;
- ◆ Class I and Class II inspectors shall meet the following conditions: For professions that have implemented a professional registration system, the inspectors shall possess qualifications as Class 1 Registered Architects, Class 1 Registered Structural Engineers or Certified Survey and Design Engineers, and they shall be registered with their respective inspection agency.

**During
construction:**
Building safety
and quality

Regulations on Quality Supervision of Housing and Municipal Infrastructure Engineering Projects

- ◆ These regulations require safety and quality inspection throughout the construction project. Shanghai has implemented a risk-based mechanism for the supervision and inspection of engineering project safety and quality. It categorizes the risk levels of projects scientifically and reasonably based on technical complexity, scale and geographical location. According to the assessed risk levels, tailored on-site inspection will be conducted in a phased approach.

**After
construction:**
Liability for
structural flaws

Regulations on the Quality Management of Construction Projects

- ◆ After receiving the completion report of a construction project, the project owner shall organize the design, engineering, supervision and other concerned parties to carry out the final inspection. A construction project can only be delivered for use after it has passed the final inspection.

Interim Measures for the Lifelong Accountability of Heads of Five Parties for the Quality of Construction Projects

- ◆ Heads of parties involved in construction, expansion and reconstruction projects, including heads of the project owner and the surveying, design, engineering and supervision entities, are responsible for the project quality within the designed service life of the project.

Guiding Opinions on Promoting Insurance Against Potential Quality Defects of Commercial and Affordable Housing Projects in Shanghai

- ◆ On the basis of discharging the statutory quality responsibilities of the five project parties, Shanghai has aligned itself with international best practices by introducing a potential quality flaw liability insurance plan for construction projects. This policy encourages projects to buy quality flaw liability insurance, which is a market-oriented means to enhance process quality control.



Overseeing the professionalism of architects

Regulations of the People's Republic of China on the Registration of Architects

- ◆ To sign up for Class 1 Registered Architect examination, one must meet the requirements concerning education background (e.g. holding a Bachelor's degree), professional title, and years of experience in architectural design.

Regulations on the Professional Qualification of Supervising Engineers

- ◆ To sign up for the professional qualification examination for supervising engineers, one must meet the requirements concerning education background and years of experience in engineering construction, supervision and design.

* The laws, regulations and specific provisions mentioned above are all examples



Where can I find the laws, regulations and construction standards regarding engineering construction?

A: They are publicly disclosed and updated from time to time in the “Policies and Standards” module of the “Shanghai Construction Projects Review and Approval Management System” section on the Government Online-Offline Shanghai platform, accessible by scanning this QR code.



Green Building Standards

By enforcing relevant laws and regulations including the *Design Standards for the Energy Efficiency of Public Buildings*, the *Design Standards for the Energy Efficiency of Residential Buildings*, and the *General Code for Energy Efficiency and Renewable Energy Application in Buildings*, the Shanghai's Municipal Bureau of Planning and Natural Resources, the Municipal Commission of Housing and Urban-Rural Development, and the Municipal Bureau of Ecology and Environment have enhanced the assessment of the energy efficiency of buildings, to set standards for energy-efficient design, energy consumption, and average energy efficiency performance, by addressing key requirements such as building envelope structures, heating and cooling systems, daylighting and shading, air ventilation, and lighting control.

Enforcing Green Building Standards

Scope	For example:
Energy efficiency standards	Requirements for building envelope structures
Energy consumption levels	Requirements for heating and cooling systems
Average energy-efficiency performance	Daylighting and shading requirements
	Air ventilation requirements
	Requirements for lighting control, etc.

To achieve the overall goals of energy conservation and green building development outlined in the national document *14th Five-Year Plan for Increasing Energy Efficiency in Buildings and Boosting Green Building Development*, Shanghai's Municipal Bureau of Planning and Natural Resources, the Municipal Commission of Housing and Urban-rural Development, and the Municipal Bureau of Ecology and Environment have introduced the *Shanghai Green Building Management Regulations* and the *Regulations of Shanghai Municipality on the Energy Efficiency of Buildings* and have stipulated a set of standards for green buildings in Shanghai. In accordance with the aforementioned regulations and measures, the Municipal Commission of Housing and Urban-Rural Development, together with other departments, has introduced the *Special Support Measures for Increasing Energy Efficiency in Buildings and Green Building Demonstration Projects* in Shanghai to promote green buildings.

Incentives for Green Building Development

To achieve the goals of energy conservation and green building development outlined in the national document *14th Five-Year Plan for Increasing Energy Efficiency in Buildings and Boosting Green Building Development*

Shanghai Municipal Bureau of Planning and Natural Resources, the Municipal Commission of Housing and Urban-rural Development, and the Municipal Bureau of Ecology and Environment

Implementing the *Shanghai Green Building Management Regulations* and the *Regulations of Shanghai Municipality on Building Energy Efficiency*



Setting standards for green buildings in Shanghai

Introducing the *Special Support Measures for Increasing Energy Efficiency in Buildings and Advancing Green Building Demonstration Projects in Shanghai* in accordance with the aforementioned regulations and measures



Promoting green buildings

2.3.2 Strict Environmental Requirements

◎ Protecting the Environment with the Strictest Possible Legal Requirements

China has constructed a solid comprehensive legal framework for environmental protection, including

over
30 laws

over
100 national
administrative
regulations

over
1,000 local
regulations



This framework, with the *Environmental Protection Law* at its core, encompasses various pollution types, including water pollution, air pollution, noise pollution, and waste pollution, as well as covering diverse natural ecosystems such as mountains, rivers, forests, farmlands, lakes, grasslands, and deserts.

National
Level

National laws

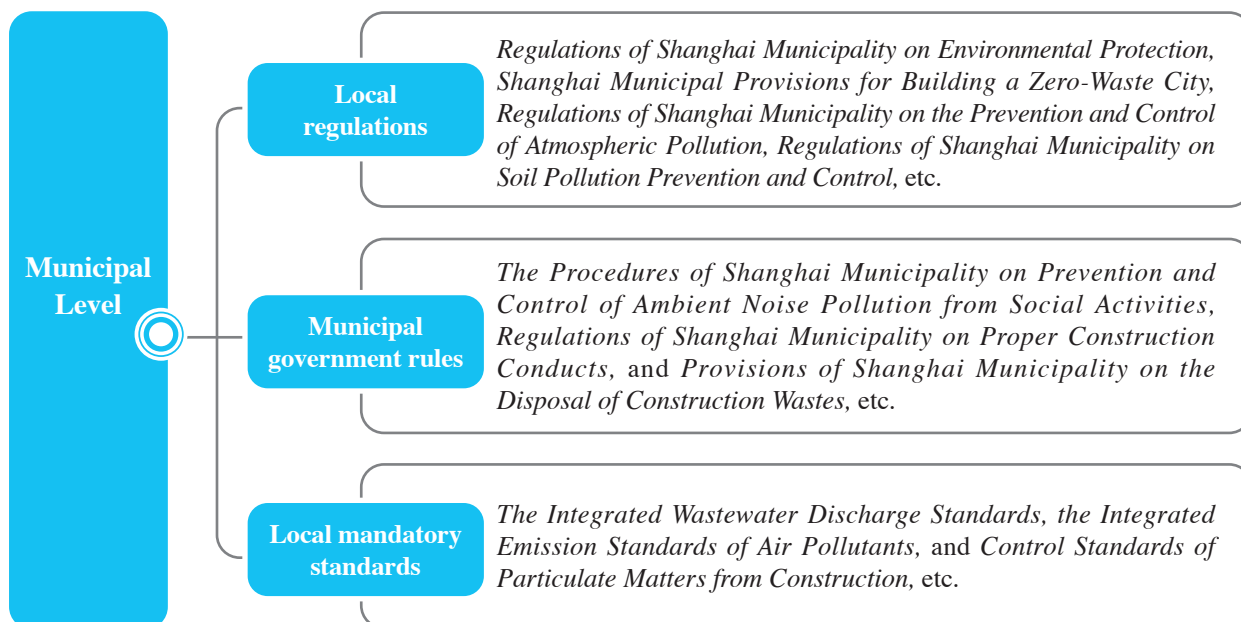
Environmental Protection Law People's Republic of China, Law of the People's Republic of China on the Prevention and Control of Atmospheric Pollution, Law of the People's Republic of China on the Prevention and Control of Environmental Pollution by Solid Waste, Law of the People's Republic of China on the Prevention and Control of Ambient Noise Pollution, and Law of the People's Republic of China on Environmental Impact Assessment, etc.

Administrative
regulations

Regulations on Environmental Protection in Construction and Regulations on the Administration of Pollutant Discharge Permits, etc.

Departmental rules

The Catalogue of Classified Environmental Impact Assessments for Construction Projects (2021), Measures for the Supervision and Administration of the Preparation of Environmental Impact Statements/Forms on Construction Projects, and Methods for Public Participation in Environmental Impact Assessment, etc.



* The above-mentioned laws and regulations are all publicly available on the website of the National People's Congress of China and the website of Shanghai Municipal People's Government.

Q

Where can I find the aforementioned environmental laws, regulations, and related policy documents?

A: They are posted and regularly updated in the "Laws, Policies, and Standards" section on the official website of the Shanghai Municipal Bureau of Ecology and Environment, accessible by scanning this QR code.



Continuously Improving the Ecological System

Since the 18th CPC National Congress, several environmental laws have been formulated and amended, including the Environmental Protection Law, the Law on the Prevention and Control of Soil Pollution, the Law on the Prevention and Control of Atmospheric Pollution, and the Law on the Prevention and Control of Environmental Pollution by Solid Waste. In Shanghai, a series of local regulations have been enacted or updated such as the Regulations on Environmental Protection, the Regulations on the Prevention and Control of Atmospheric Pollution, the Regulations on Soil Pollution Prevention and Control, and the Provisions for Building a Zero-Waste City. These efforts have strengthened the legal framework for environmental protection. Key mechanism, including environmental monitoring, environmental impact assessment, emission permits, total pollution control, joint prevention and control, government accountability, information disclosure, and public participation, have been reinforced. Additionally, new systems such as cautionary talks, ecological red lines, ecological compensations, and environmental public interest litigation proceedings have been introduced.

At the same time, tough penalties for environmental violations have been established, further enhancing the effectiveness of the legal system for environment protection. For example:

- 2014** The Environmental Protection Law explicitly defines the parties, conditions, and content of public interest litigation for environmental protection. It clarifies that eligible social organizations can file lawsuits against acts that pollute the environment, damage ecosystems, and harm social public interests. The law introduces strict measures such as **double penalty system among daily penalty, seizure and detention**, thereby significantly strengthening legal accountability.
- 2017** The amendments to the Civil Procedure Law and Administrative Procedure Law further expanded provisions allowing prosecutorial authorities to initiate public interest litigation proceedings related to environmental protection, as well as resource conservation. The Criminal Law imposes heavier legal liabilities on environmental crimes, and the Civil Code adds punitive compensation liability for damage to the environment.

Enhancing EIA for Construction Projects to Boost Preventive Impact at Source

EIA Requirements for Construction Projects

China implements classified EIAs of construction projects based on their potential impacts on the environment. The Shanghai Municipal Bureau of Ecology and Environment has continuously updated EIA mechanisms, effectively utilizing EIA as a tool for preventing potential negative environmental impacts of construction projects to support the ongoing improvement of China's environmental quality.

General requirements of the National Environmental Impact Assessment Law

The *Law of the People's Republic of China on Environmental Impact Assessment* requires project owners to prepare EIA statements and forms, or complete environmental impact registration based on the project's potential environmental impacts. These documents must analyze, predict, and evaluate the environmental impacts that may result from the project's implementation, propose measures to prevent or mitigate any negative impacts, and establish monitoring and follow-up methods. The preparation of EIA documents should comply with relevant national technical guidelines or specifications.



The Law of the People's Republic of China on Environmental Impact Assessment

Regulations on Environmental Protection during Construction

To prevent construction projects from causing new pollution and damaging the environment, China has issued the *Regulations on Environmental Protection in Construction*.

In which key provisions includes:

- 1 Requirements for classified environmental protection in construction projects;
- 2 Requirements for the content and format of EIA documents;
- 3 Regulations on approval of EIAs;
- 4 Requirements for the building of environmental protection facilities;
- 5 Legal responsibilities for environmental protection.



Regulations on Environmental Protection in Construction

Regulations of Shanghai Municipality on Environmental Protection

The Regulations of Shanghai Municipality on Environmental Protection is the cornerstone of the city's local legislative framework for environmental protection. It plays a crucial role in improving the city's environment, enhancing environmental protection standards, ensuring environmental integrity, and promoting sustainable economic and social development. *The Regulations of Shanghai Municipality on Environmental Protection* stipulate the following provisions for environmental impact assessment:

- 1 Provisions on EIAs;
- 2 Requirements for information disclosure and public participation in EIAs;
- 3 Legal responsibilities of third-party entities in EIAs.



The Regulations of Shanghai Municipality on Environmental Protection

The Catalogue of Classified Environmental Impact Assessments of Construction Projects

The Implementation Rules of Shanghai Municipality for the Catalogue of Classified Environmental Impact Assessments of Construction Projects (2021) issued by the Shanghai Municipal Bureau of Ecology and Environment specifies the categories of projects that require the preparation of an Environmental Impact Statement/Form, or the completion of Environmental Impact Registration, based on their potential impacts on the environment. It also provides detailed explanations of environmentally sensitive areas and processes.



The Implementation Rules of Shanghai Municipality for the Catalogue of Classified Environmental Impact Assessments of Construction Projects (2021)

Shanghai's EIA Process

1

Classified Management

Determining whether an EIA is required for a construction project.

Judgement basis: *The Implementation Rules of Shanghai Municipality for the Catalogue of Classified Environmental Impact Assessments of Construction Projects (2021)*

2

Preparing an environmental impact statement/form

The project owner employs a qualified third-party entity to prepare the Environmental Impact Statement/Form.

- *Regulations on the Preparation of Environmental Impact Statements/Forms for Construction Projects:* The entity responsible for preparing the EIA statement/form shall have all necessary technical qualifications for making environmental impact assessments, and the person in charge of environment impact statement/form preparation shall have the professional qualification as an EIA engineer;

- *Law of the People's Republic of China on Environmental Impact Assessment*: Unless it is otherwise determined by the State that it is necessary to be kept confidential, for construction projects which may have significant negative environmental impacts and for which it is necessary to assess the environmental impacts, the project owner shall, before submitting the construction project for examination and approval, seek the opinions of relevant entities, experts and the general public by holding demonstration meetings, hearings or by any other means.
- *Shanghai's Methods for Public Participation in Environmental Impact Assessment* clearly outlines the requirements for public participation during the preparation of EIA statements.

Administrative Review Procedures Below

3

Online application

The applicant submits the application through the Government Online-Offline Shanghai platform, uploads all electronic application materials, and selects the reviewing authority.

4

Preliminary hearing online

Within 5 working days after receiving the online application, the environment authority will decide whether to accept the case.

If the application materials are complete and meet all statutory format requirements, a notice of acceptance will be issued.

5

Acceptance announcement

The announcement on accepting the statement must be posted for no less than 10 working days; The announcement on accepting the form must be posted for no less than 5 working days.

Article 16 of *Shanghai's Methods for Public Participation in Environmental Impact Assessment* specifies the requirements for information disclosure upon acceptance.

6

Review

Approved

**Terminated
(The applicant
withdraws the
application)**

***Initiating special procedures:**

Hearing (Applicable to matters that require a hearing according to laws, regulations or rules, or other significant affairs requiring administrative licensing as they involve public interests)

Technical assessment: Shanghai's municipal and district-level environmental authorities may commission independent entities to conduct technical assessments of EIA statements/forms, consult experts, and produce technical assessment outcomes (for an EIA statement, the technical assessment should not exceed 30 days, while for an EIA form, the assessment should not exceed 15 days; the technical assessment duration does not count towards the approval timeline)

Shanghai's municipal and district-level environmental authorities may commission independent entities to carry out technical assessments of EIA statements/forms. These entities shall consult experts and produce conclusions of technical assessment.



next page

7

Public notice of the decision**No less than 5 working days**

Article 17 of *Shanghai's Methods for Public Participation in Environmental Impact Assessment* specifies the requirements for information disclosure on the decision.

8

Decision of approval**Issuing electronic certificates of approval**

9

Announcing the decision**Publishing a notice on the decision, including the decision and the EIA document (public version).**

Article 22 of *Shanghai's Methods for Public Participation in Environmental Impact Assessment* specifies the requirements for public disclosure of the decision of approval.



*Shanghai's Methods for
Public Participation in
Environmental Impact
Assessment*

Q

Do real estate projects requirement an EIA?

A: According to the *Implementation Rules of Shanghai Municipality for the Catalogue of Classified Environmental Impact Assessments of Construction Projects (2021)*, property construction projects outside Shanghai's environmentally sensitive areas are exempted from EIAs.

How to handle environmental impact assessments of construction projects based on “notification and commitment”?

A: Projects eligible for “notification and commitment” in Shanghai can apply through the Government Online-Offline Shanghai platform. The application can be processed immediately upon submission.

2.3.3 Mechanisms for Resolving Disputes on Building and Environmental Permits

◎ Diversified Resolution Mechanisms for Building/Environmental Disputes

The Shanghai Municipal Government strictly enforces the provisions of *the Administrative Reconsideration Law of the People's Republic of China* and *the Administrative Litigation Law of the People's Republic of China*. Where parties dispute the final decisions regarding building or environmental permits, they may file an administrative lawsuit with the People's Court or submit an application for administrative reconsideration to relevant authorities in accordance with the laws.

In addition, parties may also resolve disputes through other means, such as petition, administrative mediation, or applying for arbitration.



Online Application Platform for
Administrative Reconsideration



Administrative Litigation - Online
Litigation Service Platform of
Shanghai Court

2.4 Strengthening the Property Administration System

2.4.1 Standards for Property Registration

◎ Safeguarded Property Rights

01

Property title protection is a cornerstone of China's socialist market system, enabling clear definition, smooth transaction, and strict protection of various right owners/holders.

02

The *Civil Code of the People's Republic of China* clearly stipulates that the property rights of the State, collectives, individuals and other right holders are equally protected by law. Regulations such as *the Interim Regulations on Real Estate Registration*, *the Implementation Rules for the Interim Regulations on Real Estate Registration* and other regulations have further defined and clarified the legal provisions for protecting property rights.

03

Property registration is the confirmation and record of the ownership of property rights. It is an important mechanism for property rights protection and an indispensable basis for natural resource administration.

◎ Standards for Property Title Registration

Registration making the transfer of property rights effective:

Based on the principle of publicity of property rights and the principle that registration makes property transfer effective under the *Civil Code*, China has built and progressively improved the unified property right registration system, which protects the legal rights of property owners/holders, ensures the security of property transactions and maintains the market order.

Publicity of property rights and registration making transfer effective



- ◆ "The creation, alteration, transfer, and extinction of property title take effect after being registered according to the law, and any property title that has not been registered and publicized according to the law cannot be used against a bona fide third party."

The registry verifying all submitted documents before property registration:

In practice, staff of the registry strictly follow the provisions of laws and regulations such as the *Civil Code*, the *Interim Regulations on Real Estate Registration*, the *Implementation Rules for the Interim Regulations on Real Estate Registration*, and *Shanghai Municipal Provisions on Certain Issues Concerning Property Right Registration*. They verify and check the documents submitted for property transaction and the identities of all parties engaged in the transaction to ensure the legality of property registration.

Verification of documents



The registry shall verify the legality of the ownership certificates and other necessary materials provided by the applicant, to check:

- ◆ Whether the boundaries, spatial limits, and floor area of the property are consistent with the registered status;
- ◆ Whether the supporting materials and documents are consistent with the content to be registered;
- ◆ Whether the application for registration violates the provisions of laws or administrative regulations;

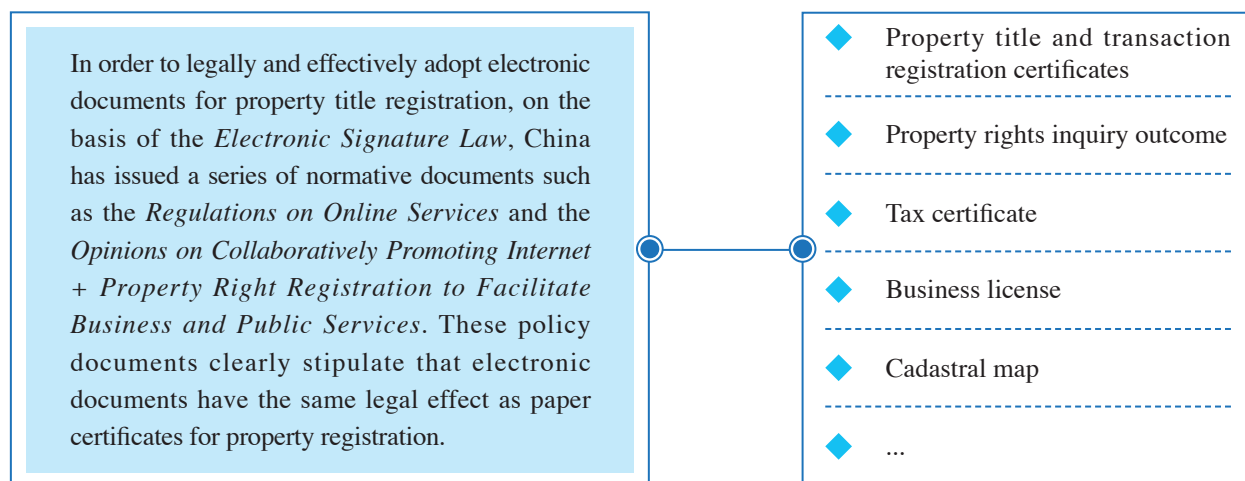
Verification of the identities of parties



The registry shall verify whether the submitted identity certificates of the applicant and the entrusted agent, as well as the power of attorney, are compliant and truthful.

Extensive Application of Electronic Certificates in Property Transactions:

In recent years, China has continued to promote the use of electronic documents in property title registration. It has now achieved cross-regional and cross-departmental sharing of electronic documents for property title registration, as well as mutual recognition of electronic documents across different regions of China for the same purpose.



Shanghai has proactively implemented the national regulations and policies concerning the application of electronic documents and achieved the extensive use of electronic documents for planning and resources administration purposes, specifying the **‘Two Exempted from Submission’**:

- ◆ In principle, all documents and certificates issued by government departments are exempted from submission;
- ◆ In principle, all applicants who can provide electronic documents are exempted from submitting paper counterparts;

Up to date, Shanghai has issued **27 kinds of** electronic certificates for planning and resources management purposes, including:

- ◆ Certificate of approval of construction land planning;
- ◆ Land use permit;
- ◆ Certificate of approval of construction project design;
- ◆ Property title certificate;
- ◆ Certificate of the applicant's local property ownership inquiry results;
- ◆ ...

All electronic documents issued by the Shanghai Municipal Bureau of Planning and Natural Resources are issued simultaneously with their paper counterparts with the same standards and collected in the repertoire of electronic documents. By the end of December 2023:

More than **140** usage scenarios of electronic documents (focusing on frequently requested services such as property title registration and construction project permitting);

The service windows of Property Registration Centers support "authorization by showing certificates" for handling property registration services, with a total of more than **90,000** authorizations by showing certificates up to date.

The Property Registration Compensation Mechanism:

Regarding the responsibility of registries for registration errors, Shanghai strictly implements laws and regulations such as the *Civil Code*, the *State Compensation Law*, and the *Interim Regulations on Real Estate Registration*.

Civil Code of the People's Republic of China: "If damages are caused due to registration errors, the registry shall assume the liability for compensation."

The Unified Property Title Registration System:

National Level



Since 2013, China has launched a unified property title registration system, realigning the property title registration responsibilities that were previously scattered across departments, and achieving the unification of registries, the register book, registration basis, and information platforms. After ten years of unremitting efforts, China has fully realized unified property title registration.

China's Achievements in Property Registration

Currently, there are about **3,000** centers, **40,000** windows and **100,000** service staff across China for property registration, providing various registration services to **400,000** people and businesses per day;

In the past decade, more than **790** million land title certificates and more than **360** million property title registration certificates have been issued, together with more than **330** million electronic certificates and proofs;

The registration coverage ranges from urban houses to rural homesteads, from real estate to natural resources, covering land resources and property rights.

Shanghai Municipal Level



In 2016, Shanghai fully implemented the unified property title registration system, integrating the registration responsibilities that previously scattered across multiple authorities such as **land, housing, agriculture, forestry and ocean into a single property title registration agency**, which handles all property registration services through a unified registration system under unified standards, and issues **unified land title certificates and property title certificates**.

Shanghai's Achievements in Property Registration

Currently, Shanghai has a total of **20** property registration centers at the district level, with more than **450** registration windows, and a registration staff of more than **1,600** people, providing various registration services to the public and businesses.

2.4.2 Ways to Resolve Property Disputes

◎ Diversified Property Dispute Resolution Mechanisms

At National Law Level



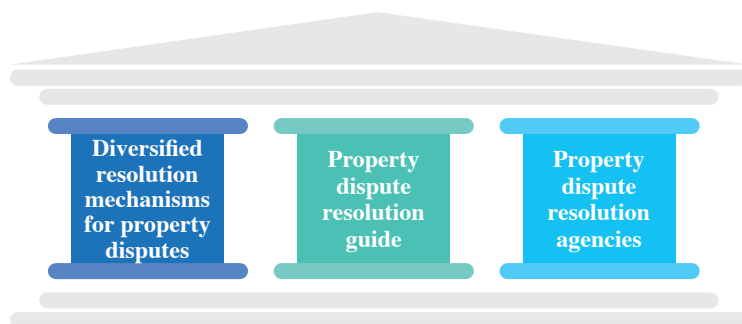
China has a long tradition of seeking harmony, giving priority to non-litigation means to resolve disputes. This is an important aspect in China's social governance. Since reform and opening-up, China has developed diversified dispute resolution mechanisms, proactively embracing **mediation, arbitration, and administrative adjudication**, which have effectively prevented and resolved a huge amount of disputes.

Chinese laws and regulations such as the *Civil Code*, the *Arbitration Law*, the *People's Mediation Law*, the *Mediation and Arbitration of Disputes over Rural Land Contract and Management*, and the *Land Administration Law of the People's Republic of China* have made clear provisions on property dispute resolution, embracing diversified dispute mediation mechanisms such as mediation and arbitration.

At Shanghai Practice Level



Under the national legal framework for the resolution of property disputes, Shanghai has formulated and promulgated a host of local regulations for dispute resolution. The city has established a "one-stop" dispute resolution platform, creating a comprehensive framework of mediation and conciliation mechanisms to address conflicts and disputes.



Work Plan for Service Process Optimization and Re-engineering for One-Stop Services for Dispute Resolution



In the "One-stop Service for Dispute Resolution" section of the Government Online-Offline Shanghai platform:

- In the "Property Dispute Arbitration" module, arbitration services are available upon application, including civil and commercial arbitration, and mediation and arbitration of rural land contract disputes.
- In the "Property Dispute Mediation and Conciliation" module, multiple mediation methods are available, including people's mediation, administrative mediation, and industry-specific professional mediation.



The Work Plan for Service Process Optimization and Re-engineering for One-Stop Services for Dispute Resolution provides guidance for online applications for resolving various conflicts and disputes.



The "One-stop Service for Dispute Resolution" section of the Government Online-Offline Shanghai platform has built connection with over 6,600 dispute resolution agencies affiliated to the Shanghai Municipal Bureau of Justice, Shanghai Federation of Industry and Commerce, Shanghai Women's Federation, the Shanghai Municipal Agricultural and Rural Committee, and the Shanghai Office of the China Banking and Insurance Regulatory Commission.

2.4.3 Unrestricted Property Transactions



Plant Lease or Purchase:

China supports and encourages business entities of all types to purchase or lease factories and other properties for industrial, commercial, and other lawful activities. Current Chinese laws and policies impose no restrictions on domestic or foreign businesses purchasing or leasing factories with respect to usage maturity, location, building height or building type.



Rural Land:

Businesses may lawfully acquire and use collectively owned land for construction to conduct business activities, or legally lease rural land for agricultural development through bidding, auction, or public consultations.

Q

Where can I find laws, regulations and policy documents related to property and land administration?

A: All such documents and their interpretations can be found and are regularly updated in the "Policies and Regulations" module of the "Obtaining a Business Location" section on the website of Shanghai Municipal Bureau of Planning and Natural Resources, accessible by scanning this QR code.



2.5 Protecting Women's Rights in the Workplace

◎ Multiple Measures Taken to Increase Women's Participation in Property Registration, Building Permits, and Environmental Clearance

Constitution of the People's Republic of China, Law on the Protection of Women's Rights and Interests, Shanghai Regulations on the Protection of Women's Rights and Interests and other laws, regulations and normative documents clearly stipulate that women shall enjoy equal rights with men in all spheres of life: political, economic, cultural, social and familial. The State shall protect the rights and interests of women, implement a system of equal pay for equal work, and train and select female officials.

01

Constitution of the People's Republic of China



Women in the People's Republic of China shall enjoy equal rights with men in all spheres of life: political, economic, social and familial.

02

Law on the Protection of Women's Rights and Interests



The State Council shall draft and organize the implementation of the Outline for Women's Development in China, and incorporate it into the master plan for national economic and social development.



The State shall improve employment protection policies and measures, prevent and correct gender discrimination in employment, create a fair employment and entrepreneurial environment for women, and provide necessary support and assistance to women with employment difficulty.

03

Shanghai's Regulations on the Protection of Women's Rights and Interests



Measures shall be taken to ensure that women enjoy equal rights with men in employment and access to social security, encourage and support women's innovation and entrepreneurship efforts, and protect their legitimate rights and interests in employment, entrepreneurship, career development and other aspects.



An employer shall not refuse to recruit women on the grounds of gender difference or set a higher recruitment threshold for women (unless otherwise provided by the State). In aspects such as labor protection, welfare benefits, social insurance, promotion in position, evaluation and granting of professional and technical titles, as well as training, discrimination against women shall not be allowed.

04

Notice of the Ministry of Natural Resources, the State-owned Assets Supervision and Administration Commission of the State Council, the State Taxation Administration, and the National Administration of Financial Regulation on Improving the Convenience of Property Registration and Optimizing the Business Environment (2024)



Given the fact that a large proportion of female employees are working behind the service windows of registries, titles of honor such as "Outstanding Women's Post" and "March 8th Red-Banner Pacesetters" are conferred to the outstanding women staff to encourage women to boldly advance their career development.

***Notice on the Issuance of
the Implementation Plan
for Advancing Reforms
and Creating a First-Class
Business Environment with
Respect to Planning and
Natural Resources (2024)***

The Women's Committee of China Association Of City Planning and the Women Designers Division of the Architectural Society of Shanghai are encouraged to play bigger roles in land resource planning. Women's vocational skills training should be strengthened to improve their skills.

By granting rewards and holding commendation activities such as "Outstanding Women's Posts" and "March 8th Red-Banner Pacesetters", the sense of responsibility and honor of female practitioners can be further enhanced.

**Women' Excellence in Building
Permitting in Shanghai**

Shanghai supports the implementation of gender equality policies, strengthens women's vocational skills training, and ensures that women enjoy equal treatment in the area of engineering construction. Commendation activities, such as the selection of female role models and the Women's Forum in the City of Design, are organized to encourage female professionals to become survey and design experts, further stimulating the sense of responsibility and honor of female staff in the engineering construction sector of Shanghai.

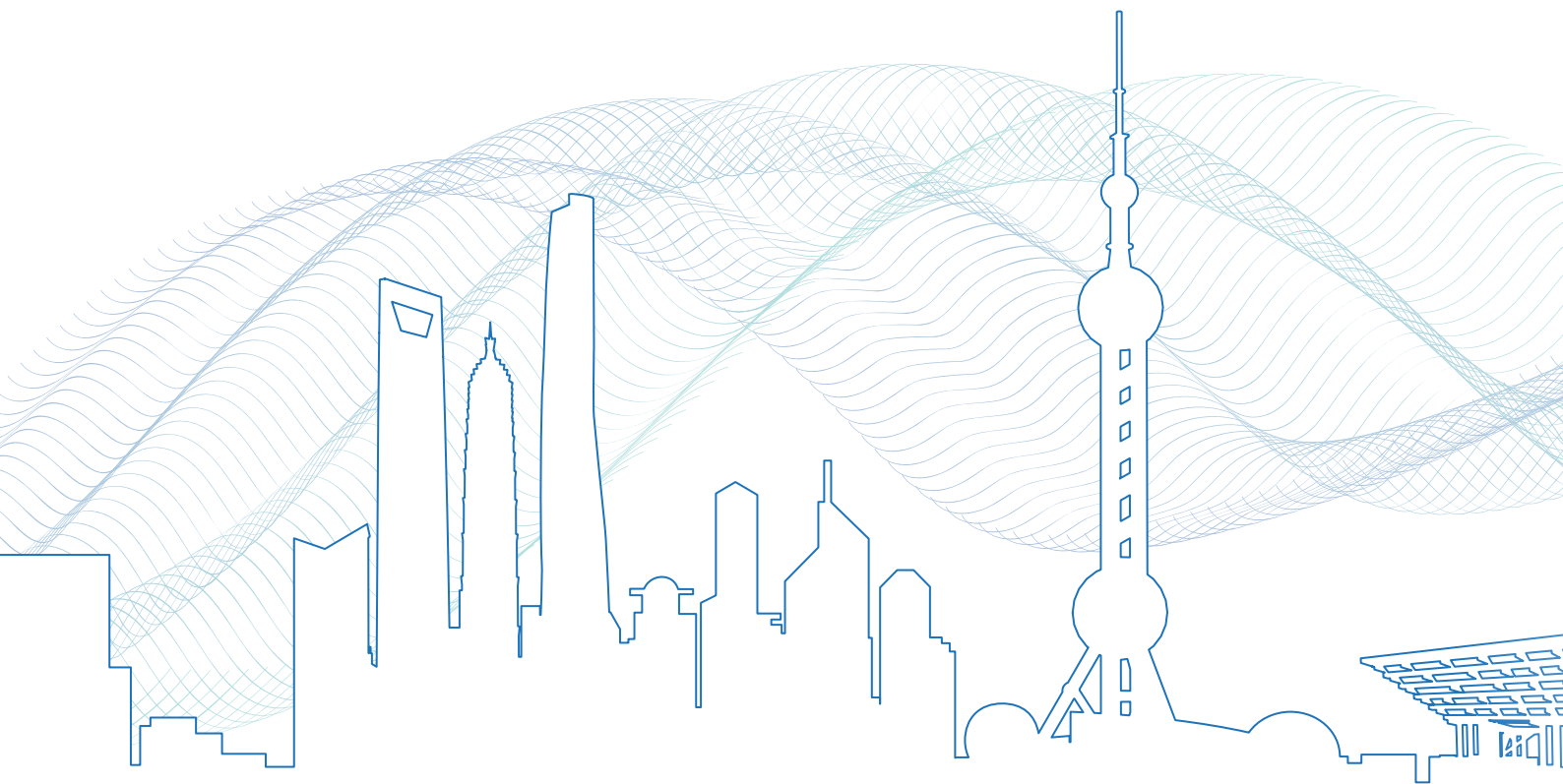
**Women' Excellence in Environmental
Permitting in Shanghai**

Every year on the International Women's Day (March 8), the Shanghai Municipal Bureau of Ecology and Environment commends female enforcement officers at the municipal and district levels to showcase the unique role and achievements of female staff on the front line of environmental protection.

**Women' Excellence in Property
Registration in Shanghai**

The Property Title Confirmation and Registration Centers ("Property Registration Centers") in various districts of Shanghai have received honors such as "Shanghai March 8th Red Flag Collective" and "Outstanding Women's Post of Shanghai".

Many women have received individual honors such as "Female Role Models" and "Most Beautiful Registrants".



3

Enhancing Public Services Efficiency Through Digital Empowerment

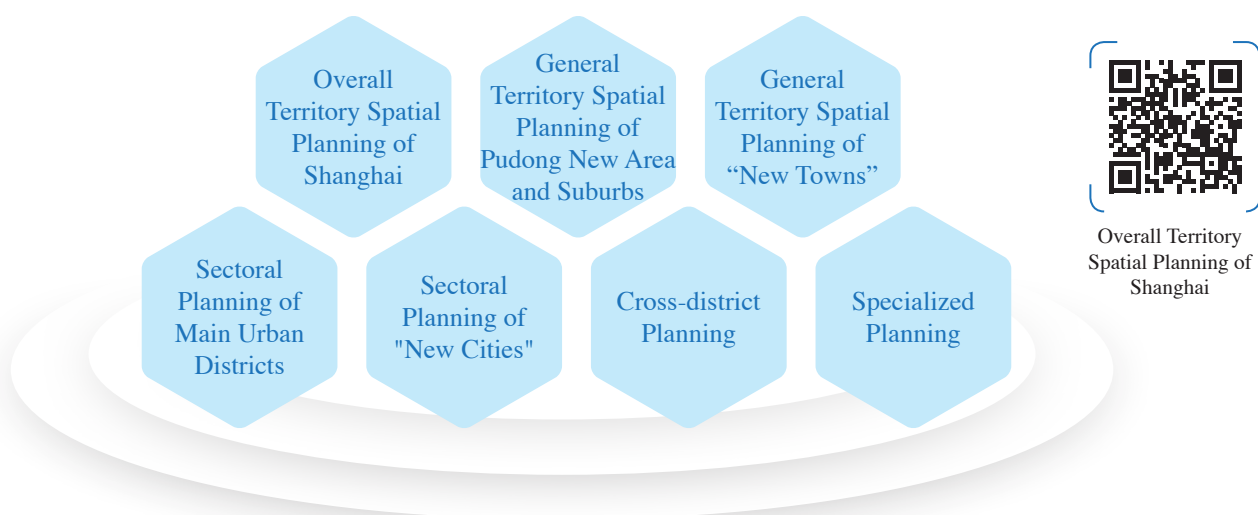
In accordance with the decisions and arrangements of the CPC Central Committee and the State Council on promoting the transformation of government functions and the establishment of “Digital Government”, the Municipal Bureau of Planning and Natural Resources, the Municipal Commission of Housing and Urban-Rural Development, and the Municipal Bureau of Ecology and Environment have continued to deepen reforms such as using the Government Online-Offline Shanghai platform for property registration, offering "online services for the entire process" of construction project permitting, establishing a data sharing mechanism, enhancing government information transparency, and creating the "Smart and Easy" service brand. They have widely adopted digital and intelligent technologies to optimize government services and hence the business environment.

3.1 Publicizing Government Affairs and Enhancing Information Transparency

3.1.1 Disclosure of Territory Spatial Planning

Shanghai promptly discloses and updates territory spatial planning at various levels and of various types.

General Territory Spatial Planning



Detailed Territory Spatial Planning

Shanghai publishes and updates detailed territory spatial planning in two forms. The "Integrated Map" of detailed territory spatial planning allows users to easily access relevant planning information online.



3.1.2 Disclosure of Building and Environmental Permits

Comprehensive Disclosure of Engineering Construction Information

Pursuant to the requirements of the *Regulations of the People's Republic of China on the Disclosure of Government Information*, the Shanghai Municipal Bureau of Planning and Natural Resources, the Municipal Commission of Housing and Urban-Rural Development, and the Municipal Bureau of Ecology and Environment promptly and accurately disclose the documents/materials and fees required for obtaining building permits and environmental permits, with online updates provided regularly. (No fees will be charged for administrative licensing related to construction projects such as building and environmental permitting, and final inspections. If intermediary services are needed, market entities that provide such services will determine the fees.)

Businesses can see online material lists, timelines, and fee schedules required for obtaining building permits, environmental permits, and final inspections in the "Obtaining a Business Location" section on the website of Shanghai Municipal Bureau of Planning and Natural Resources, and on the official websites of the Municipal Commission of Housing and Urban-Rural Development and the Municipal Bureau of Ecology and Environment.

建设工程规划许可证（房屋建筑工程）

新办 上海市

立即办理

线上帮办视频

37条评价 好评

指南下载

我的免交材料

基本信息

受理条件

申请材料

办理流程

地点/时间

常见问题

更多信息

到现场次数 0次

法定办结时限 20（工作日）

承诺办结时限 5（工作日）

申请材料目录

材料名称	来源渠道	来源渠道说明	材料类型	纸质材料份数	材料形式	材料必要性	备注
上海市建设工程规划许可证（房屋建筑工程）申请表（新办）	申请人自备	建设单位	原件	0	电子	必要	查看详情
建设单位/设计单位/日照分析单位承诺书	申请人自备	建设单位/设计单位/日照分析单位	原件	0	电子	必要	查看详情
建设项目地形图（划示用地范围）	申请人自备	向测绘院领取	原件	0	电子	必要	查看详情
建筑施工总平面图	申请人自备	设计单位	原件	0	电子	必要	查看详情
建筑施工图（图纸目录和平、立、剖面图）	申请人自备	设计单位					
基础施工平面图、桩位平面布置图	申请人自备	设计单位					
建筑面积汇总表、建筑物建筑分层面积表	申请人自备	设计单位					
日照分析报告（可选）	申请人自备	日照分析单位					

上海市工程建设项目“建筑许可”办理时间与费用表

序号	办理事项（新办）	法定时限（工作日）	费用（元）	备注
1	a. 获得所有权/产权证	0.5	—	上海市规划资源部门开展“交地即交证”改革，政府交给企业土地的同时，可核发《不动产权证》。
2	b. 进行地形测量	0.5	不收费	政府公共服务事项；建设单位完成立项或签订土地出让合同后，可向上海市规划资源部门申请电子地形图。
3	c. 进行岩土工程调查			市场行为，建设单位委托有资质的第三方企业开展岩土工程调查，时限、费用由双方在合同中约定。
4	d. 城市规划审批	5	不收费	建设工程规划许可证审批
5	e. 公用事业部门的技术审查	7或12	不收费	
6	f. 向许可机构提交申请并获得建筑许可	3	不收费	建筑工程施工许可证审批
7	g. 建筑许可前由任何机构进行检查	10~20		市场行为，建设单位委托有资质的机构开展施工图审查，时间费用由双方在合同中约定。产业类等项目施工图免于审查。

Building Permit (Residential House)

Time and Fees to Obtain Building Permits in Shanghai



The "Obtaining a Business Location" Section



Municipal Commission of Housing and Urban-Rural Development - Obtaining Building Permits and Final Inspections



The Municipal Bureau of Ecology and Environment - Obtaining Environmental Permits

◎ Comprehensive Disclosure of Engineering Construction Information

To improve disclosure services to the public, the "Obtaining a Business Location" section on the website of Shanghai Municipal Bureau of Planning and Natural Resources publicly displays historical data of the past years, including the types of *Construction Project Planning Permits*, the number of *Construction Engineering Permits* issued, and the numbers of *Construction Project EIA processed*.

From 2018 to 2023, Shanghai has cumulatively issued



In addition, the official websites of the Shanghai Municipal Bureau of Ecology and Environment and the district-level Ecology and Environment Bureaus show the announcements of EIA results of construction projects, including the number of issued permits and submitted environmental impact assessment documents.



3.1.3 Disclosure of Immovable Property/Land Information

Property Title Information and Cadastral Maps

Shanghai has issued the *Notice on the Optimization of Self-service Inquiry for Real Estate Registration Information and Cadastral Maps*. The notice explicitly states that entities and individuals requiring access to property registration information and cadastral maps for non-residential properties can utilize self-service terminals located in registration service centers, citizen service centers, and certain sub-district-level community service points, as well as the Government Online-Offline Shanghai platform.

Offline channels

The functions like property registration inquiry and access to inquiry results are integrated into the "the Government Online-Offline Shanghai platform". Citizens can make inquiries and print inquiry results at over **830** administrative service centers or community service points across the city.

Online channels

"Suishenban APP" >> Look for "Property Registration"

The "Government Online-Offline Shanghai" platform >> "Optimizing Business Environment" section
>> Immovable Property Administration >> Due Diligence Check

In addition, Shanghai also publishes property registration statistics classified by gender.



Statistics on property registration by gender in 2023

Disclosure of Property Transactions

To improve information disclosure, the Shanghai Municipal Bureau of Planning and Natural Resources has compiled historical data on property transfers and land/property disputes in Shanghai, and made them publicly available on its official website.

Announcements of property registration

01

including inter-company property transfers, initial registration of collective land ownership, and initial registration of homestead, etc.;



Data of property transfers

02

classified by new construction, existing structures, office, industrial, commercial, and residential buildings, etc.;



Data of property disputes

03

including the number of disputes, dispute types, and the average processing time.



3.2 Improving the Quality and Efficiency of Online Services Through the Government Online-Offline Shanghai Platform

3.2.1 Online Application for Building and Environmental Permits

◎ One-stop Construction Permitting

In accordance with the *Regulations of Shanghai Municipality on Optimizing the Business Environment* and the institutional reform for engineering construction project permitting, the Shanghai Municipal Commission of Housing and Urban-Rural Development and the Municipal Planning and Resources Bureau have built the Shanghai Construction Projects Review and Approval Management System. Project owners can handle administrative licensing matters such as obtaining construction project planning permits and construction permits and requesting planning resource inspection upon project completion and the final inspection through this online platform. Relying on a single system, achieving comprehensive collection of all elements, convergence of all information, and coverage of the entire process, enabling enterprises to handle affairs with just 'one system' and submit applications online through 'one entry point'.

Diversified functions offered by the Shanghai Construction Projects Review and Approval Management System on the Government Online-Offline Shanghai platform for project permitting



By the end of December 2023, the Shanghai Construction Projects Review and Approval Management System had covered over **60,000** construction projects of various types in Shanghai, involving **557** licensing agencies at the municipal and district levels, **151** service agencies of different types, and more than **50,000** entities engaged in construction projects. The average daily usage on mobile terminals has reached over **4,000** instances, with nearly **1,000** users online simultaneously on PC terminals during peak hours, and the total number of users exceeds **90,000**.

◎ Handling EIAs of Construction Projects Online on the Government Online-Offline Shanghai Platform

EIAs for construction projects have achieved 100% online application by project owners, covering 100% of EIA authorities and 100% of non-confidential construction projects. Environmental departments at all levels have handled applications online, the review process is open and transparent, and the main steps are open for inquiry.

Environmental impact statements and forms will be processed within 15 working days and 7 working days respectively from the date of acceptance (excluding the statutory publicity time and technical assessment time), and commitment notification will be processed on the spot.

3.2.2 Online Property Registration

◎ Enhancing Database Construction to Provide Foundation Support for Online Property Registration Services

Property Registration Database

China has established a legal framework and standards for building property registration databases, and implements a sound data management mechanism where property registration centers maintain and manage property registration information, including property title, mortgage rights, easements, and seizures, and make these data available to the public upon inquiry.

Q

What are the online channels for citizens to access property registration information and cadastral maps?

To check registration and cadastral information under your name in this city:

Use the "Suishenban" APP and search for "My Property"



Verify your identity in this section



Obtain a list of properties under your name

For each property, users can make further requests to obtain electronic documents, the register book, the floor plan and the parcel map.

Stakeholder accessing registration and cadastral information of any property that is not in their own name (for example, for the purpose of transaction, inheritance, litigation, leasing, donation, etc.):

Log in to the "Suishenban" APP and look for the "Property Registration" box



Find the location of the property



Inquire about its registration information (the natural condition, mortgage, and restrictions) as well as the floor plan and the parcel map

In addition, citizens can also go to the inquiry window of registration service centers or use the self-service inquiry machine in the centers to obtain the information.



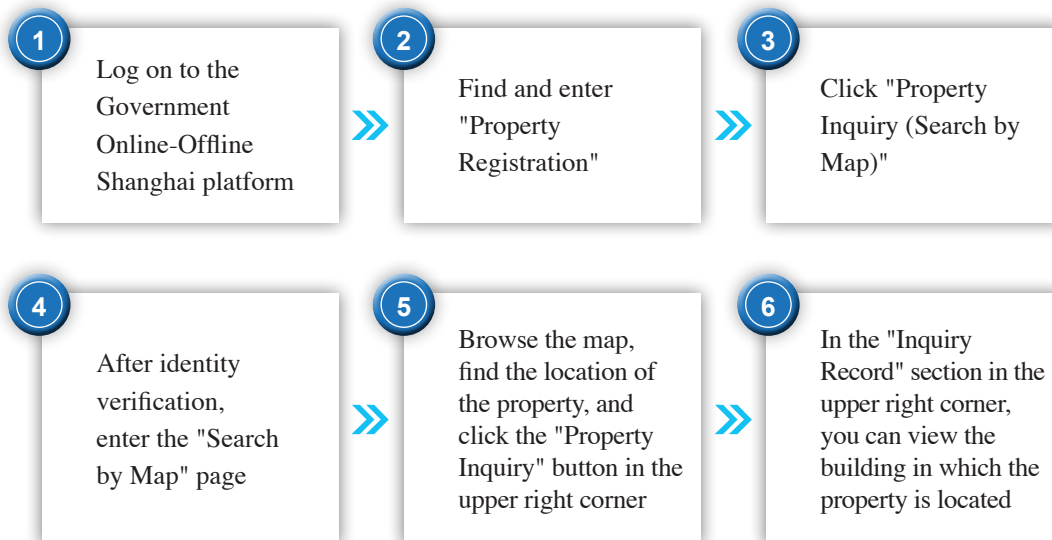
next page

Q

What are the channels for citizens to access property registration information and cadastral maps?

Citizens can also log on to the Government Online-Offline Shanghai platform and search for "Property Registration", enter this section, and use the "Property Inquiry (Search by Map)" function to obtain property registration and cadastral information by the map.

Process of using the "Property Inquiry (Search by Map)" function to access registration information



Individual/Corporate Identity Information Database:

The Chinese Ministry of Public Security has built the "National Population Census of China Database" and the State Administration for Market Regulation has established the "Unified Social Credit Code Query of National Organization" platform for organizations. Relying on these two national databases, staff of property registries at all levels across the country can check and verify the identity information of all parties involved in property registration.

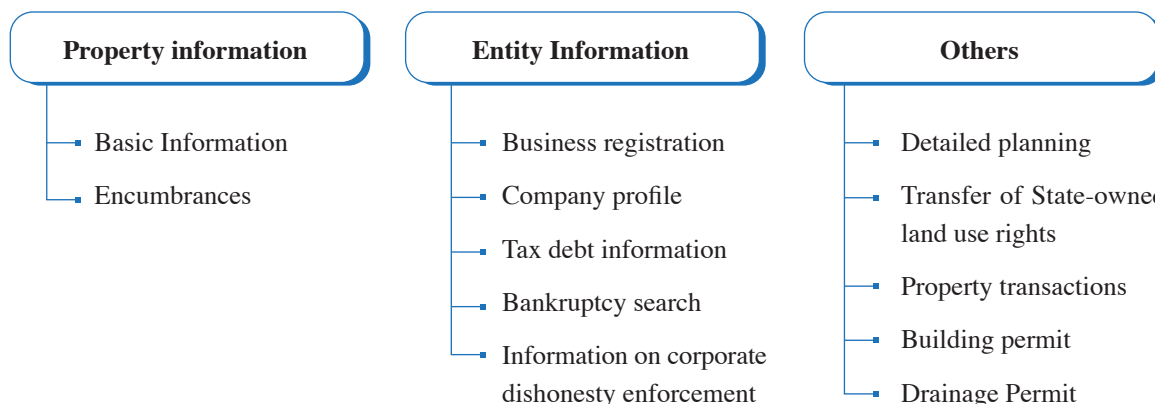


The "Unified Social Credit Code Query of National Organization" platform

Online Due Diligence Check for Property Transaction and Optimized Government Services

During property transactions, due to the high prices, both parties to the transaction often choose to conduct a comprehensive due diligence on the property status before registering the transfer. However, property information and entity information, etc. used to scatter across multiple departments, making it difficult to obtain all necessary information. The Municipal Bureau Planning and Natural Resources works to coordinate relevant departments and agencies to integrate data to make access to information convenient and efficient for entities and individuals, realizing one-stop due diligence and one-stop inquiry with immediate result display.

12 types of information in 3 categories required for due diligence



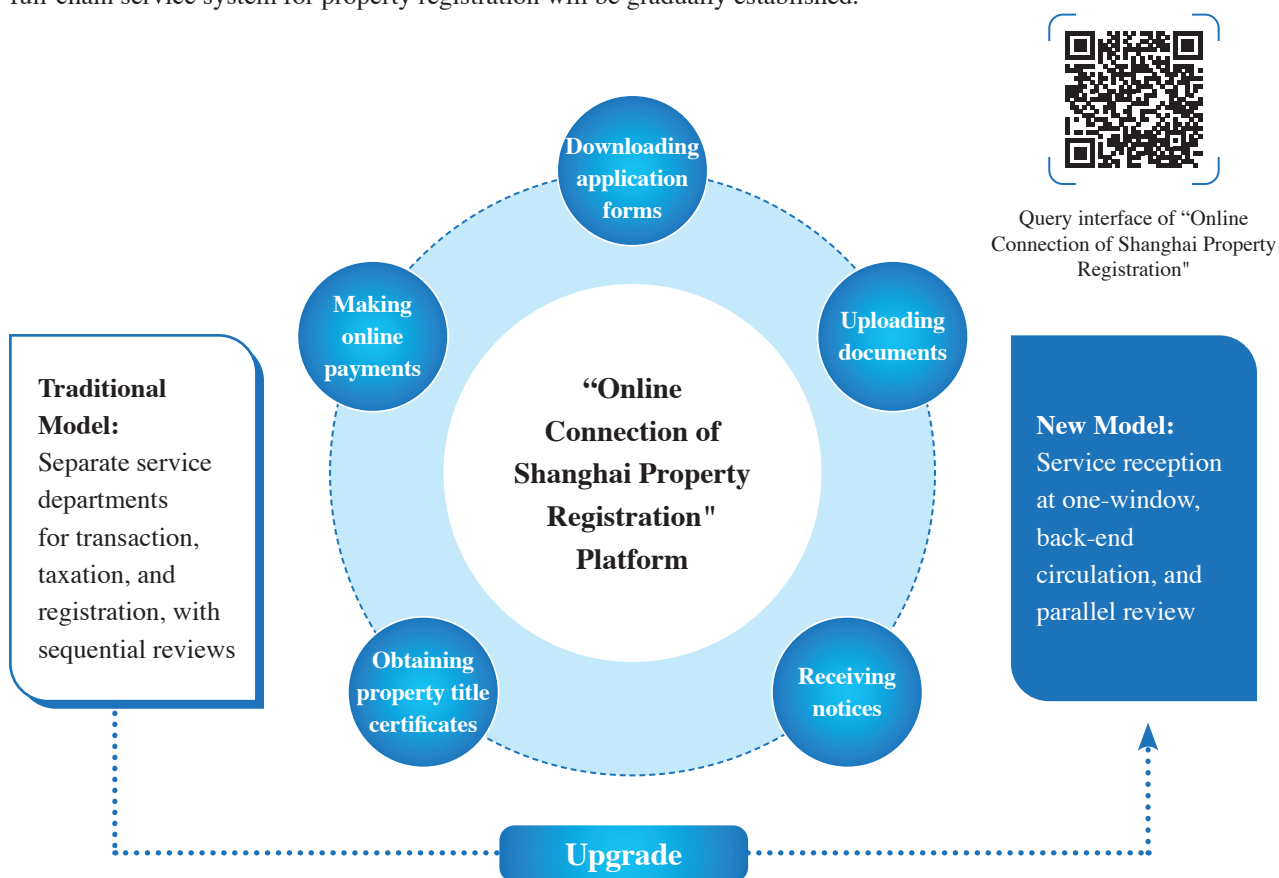
One-stop platform for due diligence check

All Property Registration Services Handled Online

The Government Online-Offline Shanghai platform has a “Online Connection of Shanghai Property Registration” section to provide public services for individuals and corporate entities:

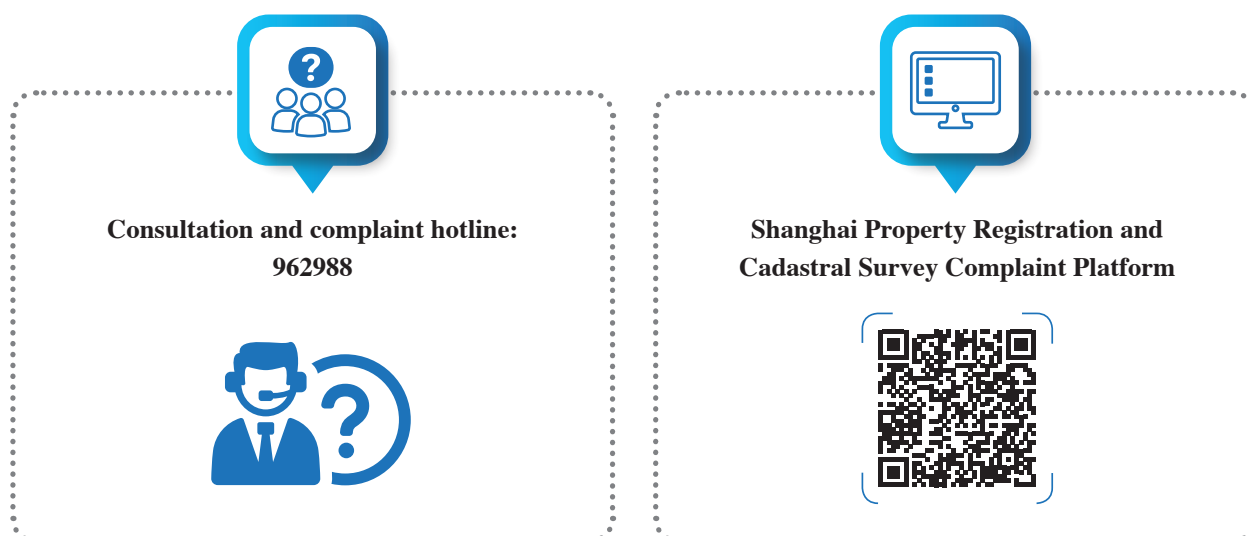


The “Online Connection of Shanghai Property Registration” section of the Government Online-Offline Shanghai platform integrates transaction, taxation, and registration and sequential reviews into an innovative model of “service reception at one-window, back-end circulation, and parallel reviews” for online and offline property registration. A full-chain service system for property registration will be gradually established.



● Property Registration Complaint Channels:

The Shanghai Municipal Bureau of Planning and Natural Resources has established diversified property registration complaint channels, including the “962988” consultation and complaint hotline and the Shanghai Property Registration and Cadastral Survey Complaint Platform (website), providing the public with a variety of online complaint methods and channels to respond to result inquiries.



3.3 Expansion of Online Services Supported by Increased Data Sharing and System Interconnection

3.3.1 1. Sharing Property Title and Cadastral Information

🕒 Interoperability Between the Land Registry and Other Service Agencies

Based on the data sharing infrastructure built by the municipal data authorities and national public service platforms, property registries in Shanghai have achieved data interoperability with various other agencies, allowing for a tiered, categorized and efficient information distribution and circulation. Information shared under this mechanism includes: information necessary for identity verification, which is commonly used by the public security, market supervision, government agency staffing and civil affairs departments, including the information of natural persons, legal persons and unincorporated organizations; information of businesses, including transaction and tax compliance records; and other information such as household registration, judicial decisions, marriage registration, public notary documents, medical certificates of death, certificates of birth, and records of final inspections upon project completion, etc.

To facilitate data sharing among land registry and other government service agencies, Shanghai has built

The Municipal Big Data Center that integrates information from various government agencies to provides data and application services to all government departments and agencies.



One date center:

One service platform:

The Government Online-Offline Shanghai platform that allows the property registry to access and use data from various government departments and agencies, including public security, market supervision, tax, civil affairs, and judicial authorities, so the registry can deliver data-based public services.



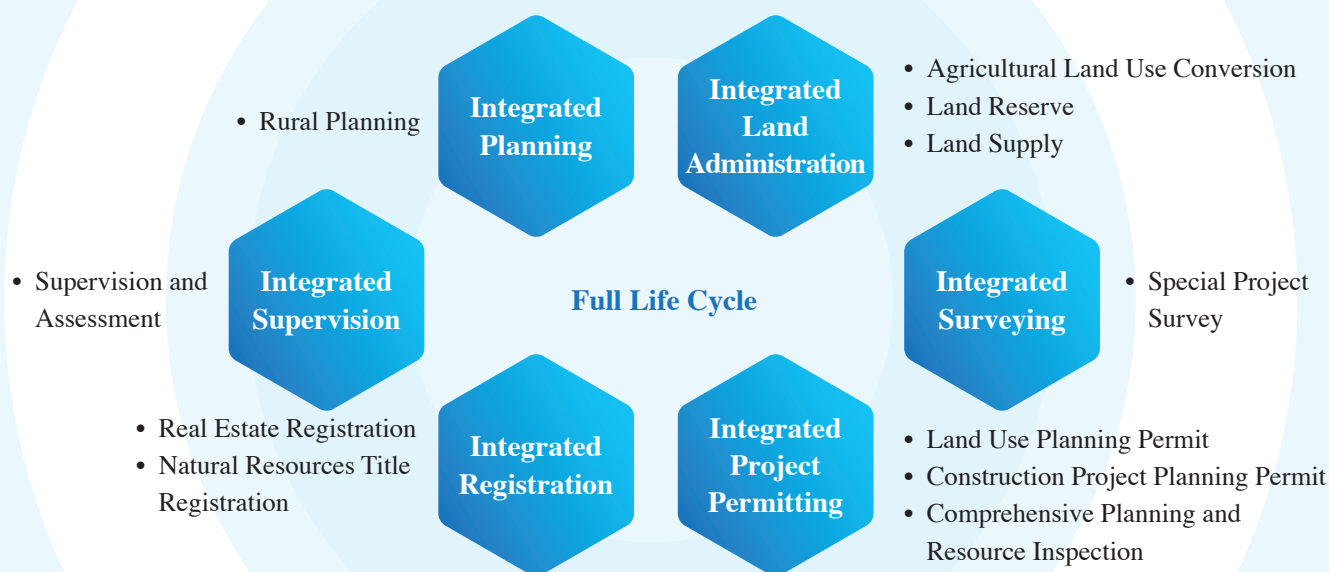
Interoperability with Other Service agencies:

- 🕒 The property registry works with the Shanghai High People's Court to streamline online identity verification for lawyers, assist lawyers in legal document services, and offer lawyers access to immovable property information;
- 🕒 The property registry sets up corporate bank accounts for intermediary agencies who can then apply for online property rights transfer on behalf of property owners/clients;
- 🕒 The property registry establishes two-way data sharing channels for public notaries, market supervisors, and tax authorities, allowing for real-time data verification and avoiding repeated data uploading.

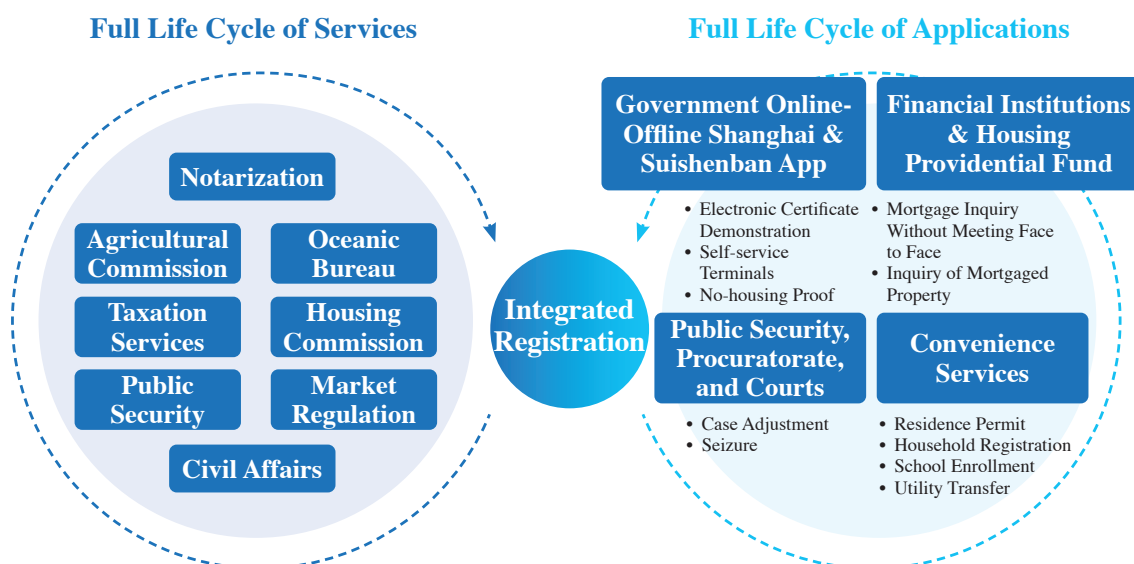
Thanks to government institutional reform, various registration-related functions are consolidated, and an initiative was launched to promote Internet-based land registration led by the Ministry of Natural Resources since 2018. Subsequently, more efforts have been invested in restructuring and digitalizing the government registry system to leverage data interoperability to deliver more convenient public services.

Shanghai's registry function is transformed to embrace:

1) Internal Circulation: Agencies under the Municipal Bureau of Planning and Natural Resources will form an information consortium while performing their respective roles, including land surveying, registration, planning and supervision, depending on connection, analysis and demonstration of long-term accumulated data, realizing smooth data circulation within the Bureau and ensuring informed decisions and strategy making.



2) External Circulation: The land and property registry will deepen collaboration with the Municipal Commission of Housing and Urban-Rural Development, the Municipal Tax Service, the Municipal Oceanic Bureau, the Municipal Agricultural and Rural Committee, the Municipal Finance Bureau, the Municipal Public Security Bureau, the Municipal Bureau of Justice and other departments and agencies outside the Shanghai Municipal Bureau of Planning and Natural Resources, facilitating data-driven cross-departmental service processing to streamline public services and foster a good business environment.



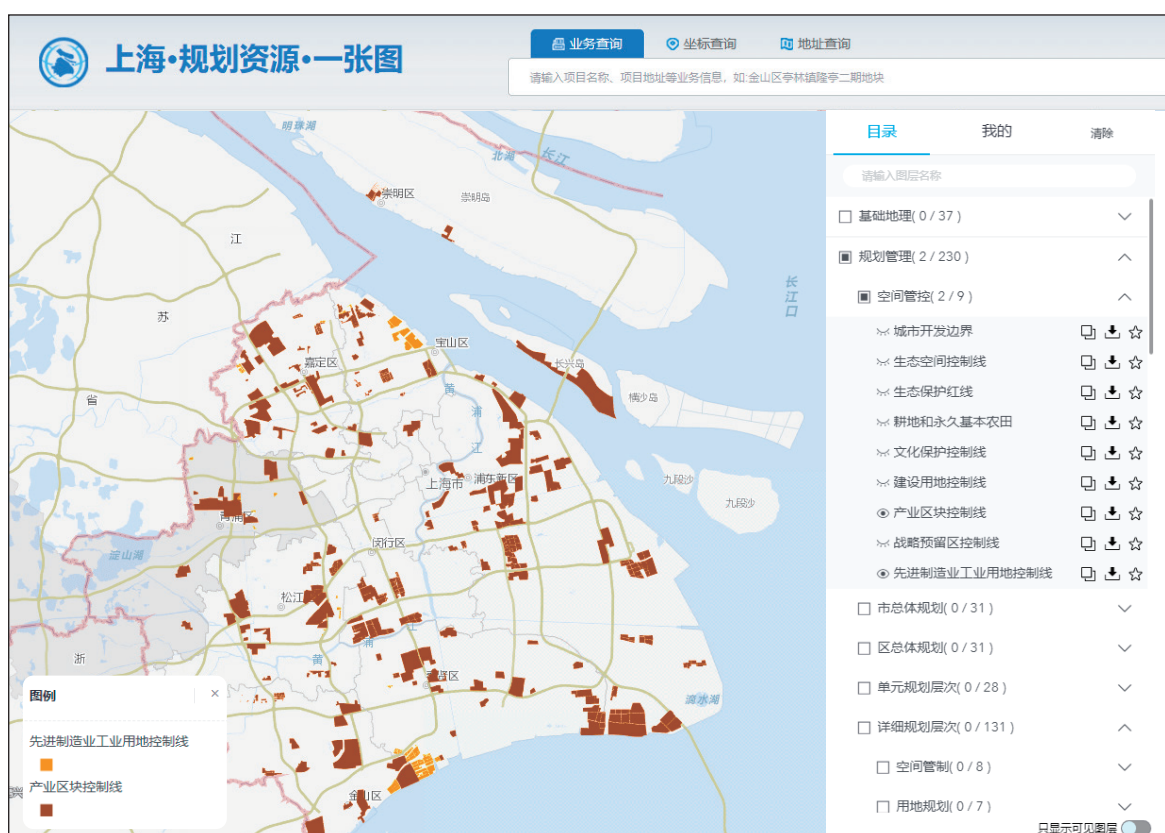
◎ Interoperability Between the Land Registry and the Cadaster

In 2003, Shanghai built its Geographical Information System (GIS) according to the national standards, a cadastral system for managing the city's housing and land data and providing access to details of both non-spatial property rights and corresponding spatial and location information.

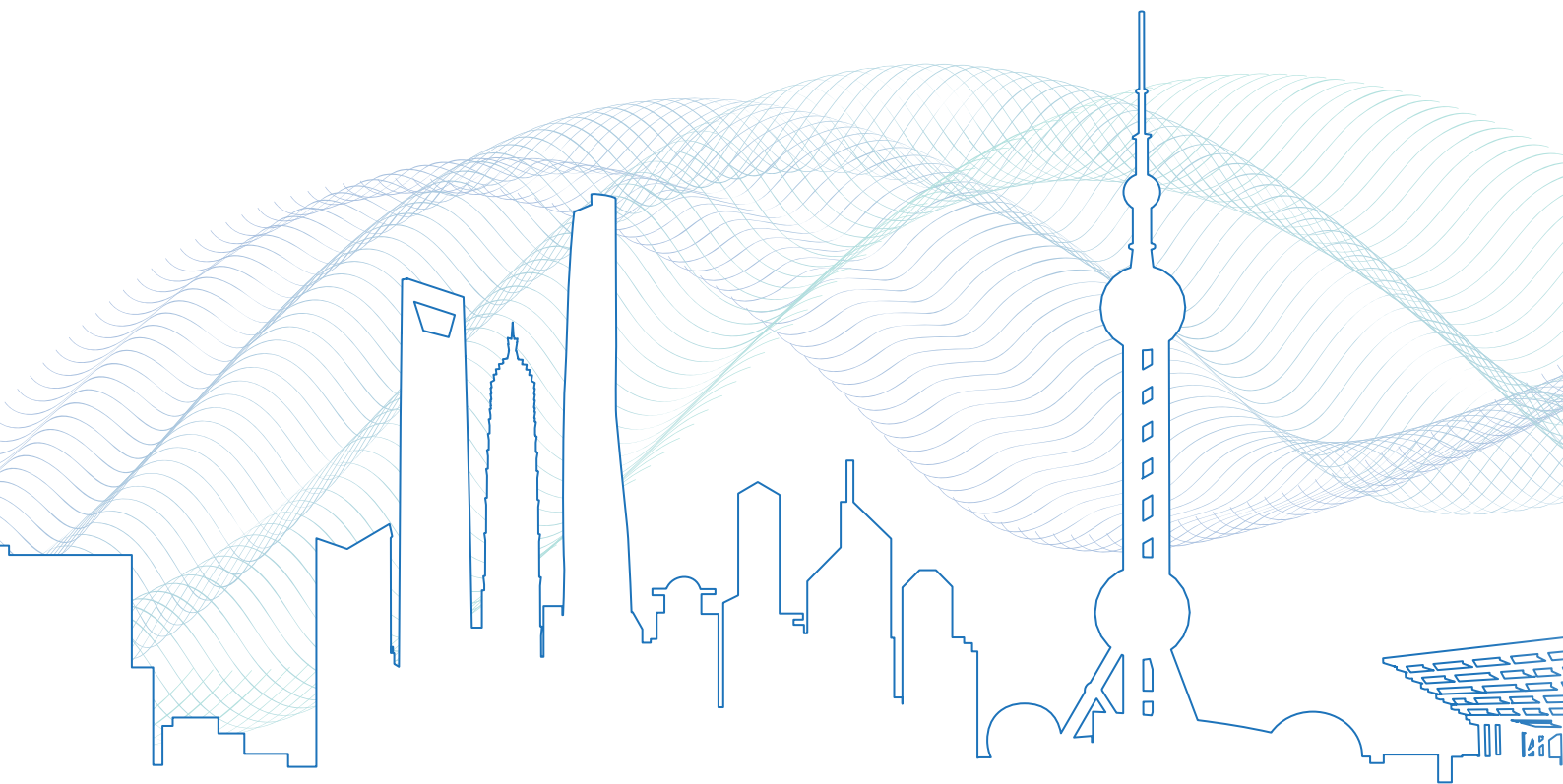
Shanghai's property registry system is built with the same database standard for the Cadaster, storing and sharing relevant certificates, proofs and attachments (cadastral and housing floor plans) in OFD format on the cloud. This approach ensures synchronization between property and cadastral information. In 2023, Shanghai's integrated registry system was officially put into use, realizing the smart interoperability of the land registry and cadaster.

◎ Interoperability Across Divisions

Based on the GIS system, the Shanghai Municipal Bureau of Planning and Natural Resources has built an "Integrated Map" to update and share all planning data and information, strengthening the integration and thus improving efficiency of various services. This Integrated Map supports planning disclosure, and shares data to competent authorities, land rights holders, investors and other stakeholders to improve transparency.



上海 Integrated Map of Planning and Natural Resources



4

Heightening the Satisfaction of Market Entities through Increased Work Efficiency

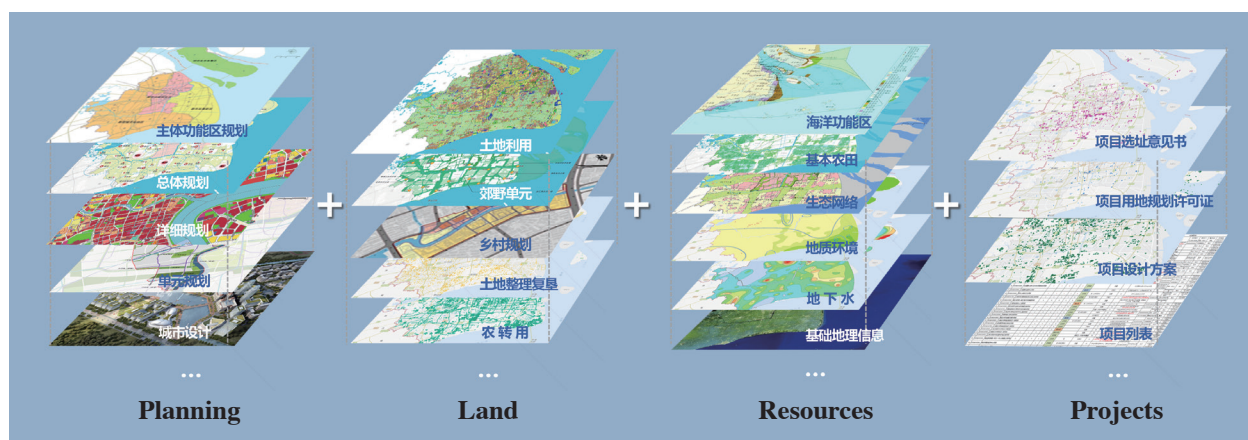
Since 2018, in accordance with the overall arrangements of CPC Shanghai Municipal Committee and Municipal People's Government, the Municipal Bureau of Planning and Natural Resources, the Municipal Commission of Housing and Urban-Rural Development, and the Municipal Bureau of Ecology and Environment have applied innovative methodologies, strengthened coordination and planning, and updated the management system. Efforts have been intensified to streamline the service process while fostering a better business environment. For example, many service links have been reduced, consolidated or allowed to proceed simultaneously, thus facilitating and accelerating the building permitting, environmental permitting and property title registration processes while enhancing service quality.

4.1 Building/Occupation Permit: Reform Measures and Achievements

4.1.1 Reform Measures

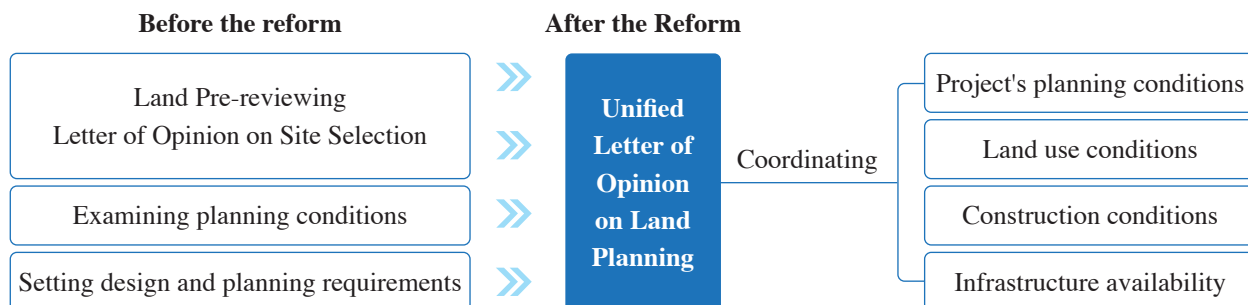
1 "One Blueprint" Coordinate Project Construction

The database system is a unified territory spatial planning system that integrates and updates information of master plans, detailed plans, and special plans. This system, showing the "One Blueprint" (National Spatial Planning Database), is open and accessible to various urban governance authorities, providing guidance on planning and allowing for space planning coordination. Furthermore, based on the "One Blueprint", a plan-integrating workbench has been built, for which preliminary research has been strengthened and progress is being made steadily.



2 "Four-in-one" Project Pre-condition

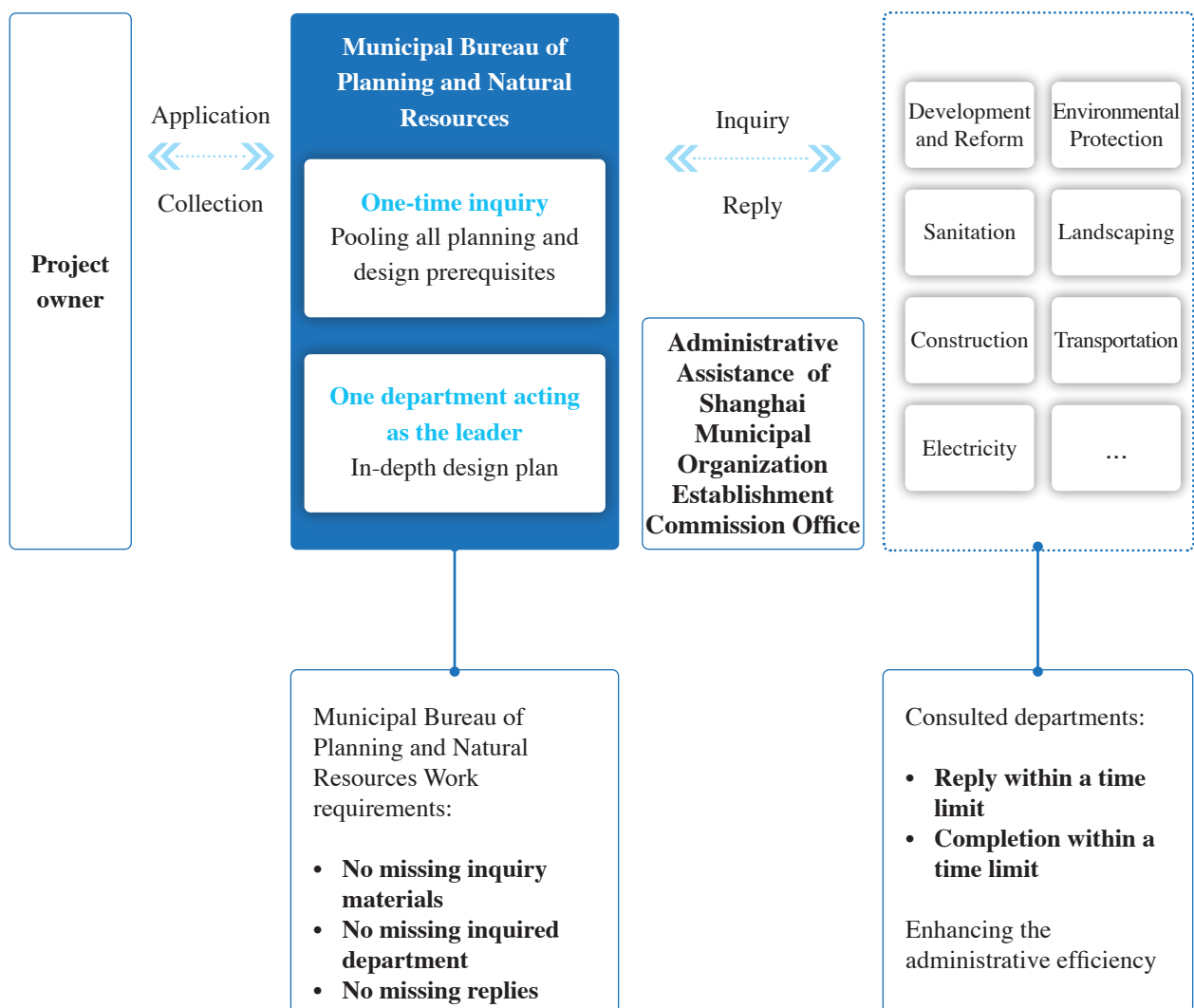
Letters of opinion on site selection and land pre-auditing are merged into a unified letter of opinion on land use. By coordinating relevant administration agencies, this integration aims to create a "four-in-one" document that encapsulates the project's planning conditions, land use conditions, construction conditions, and supporting conditions.



3 Unified Review of Design Scheme

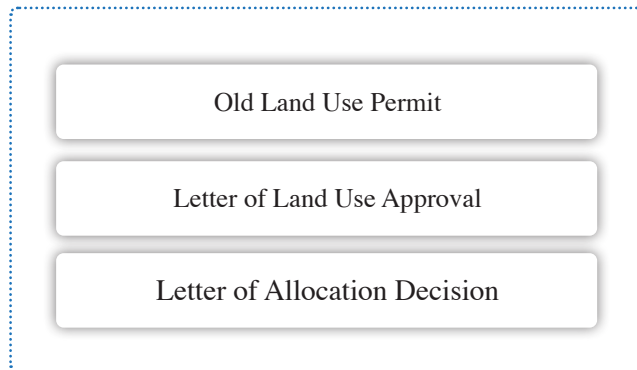
The reviewing process for construction project schemes has been reformed from a system where multiple departments reviewed and approved plans separately to a unified process where a single window accepts applications and internal consultations are conducted. Following the principle of one-time/integrated clearance, the Shanghai Municipal Planning and Resources Bureau works as the leader, coordinating with other competent authorities, including transportation, traffic policing, urban landscaping, and fire protection authorities. This streamlines the permitting process by combining multiple reviews into one.

Leading departments take the initiative to inquire, render it unnecessary for project owner to go back and forth



4 "Three-in-one" Construction Land Use Permitting

The land use permit and the letter of land use approval are merged into a new construction land use planning permit, officially known as Construction Land Planning Permit. If the right to use State-owned land is obtained through allocation, the content of the allocation decision will be included in the final land use permit, and a separate State-owned construction land allocation decision will no longer be issued.



Construction Land Use Planning Permit

5 "Two-certificates-in-one" for Planning Permitting

Through efforts to consolidate multiple certificates of approval for land use and construction projects, Shanghai has found ways to merge the construction land use planning permit with the construction planning permit and promote its application to a wider scope across the city, thus streamlining the permitting process.

Construction Land Use Planning Permit



Construction Planning Permit



Construction Project Planning Permit

Combined Planning Permits

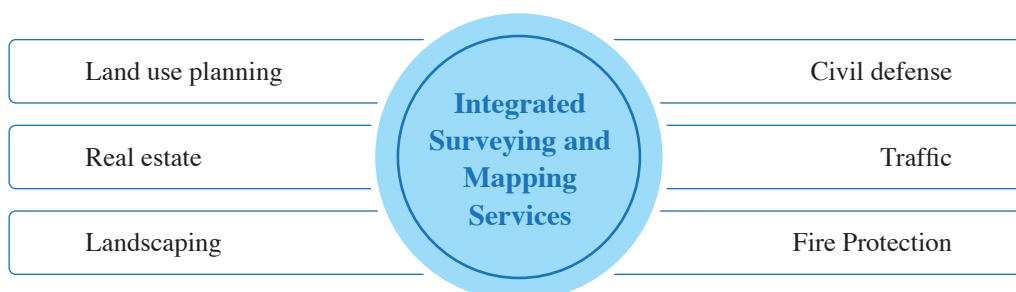
On March 15, 2022, the Administration Committee of the Lin-gang Special Area of the China (Shanghai) Pilot Free Trade Zone issued the "Decision on the Issuance of Construction Project Planning Permit and Construction Project Planning Permit for the 06-03 Primary School Project in Plot PDC1-0302 , Neighborhoods 04 and 05 of the Lin-gang New City" to Shanghai Lin-gang New City Investment and Construction Co., Ltd. This was a pioneering move nationwide to merge the Construction Land Planning Permit and the Engineering Construction Planning Permit, achieving a one-stop planning permitting process.

6 One-stop Construction Permitting

For projects without government investment, the project owner can apply for construction planning permit and construction permit through the Government Online-Offline Shanghai platform. The planning authority and the engineering construction administration will handle the application in parallel and issue their own certificates, so the project owner can obtain electronic certificates of construction planning permit and construction permit at once.

7 Integrated Surveying and Mapping Services

During the completion and final inspection phase of construction projects, there used to be multiple surveying and mapping requests for administrative licensing purposes, including land use planning, real estate, landscaping, civil defense, which are now consolidated into one unified service flow by sharing measuring results.



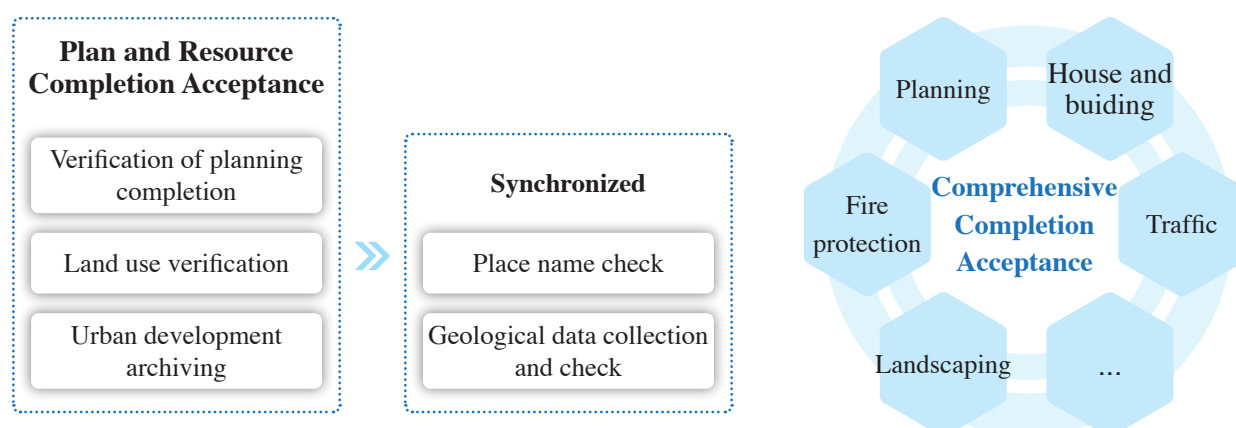
Surveying and mapping services are consolidated into one unified service flow by sharing measuring results

8 Comprehensive Completion Acceptance

Steps including planning verification, land use verification and urban development archiving are integrated into a unified service, officially known as "construction planning and natural resources inspection upon completion". Actions will then be taken to collect geological data from all parties involved and check the viability of the structure name.

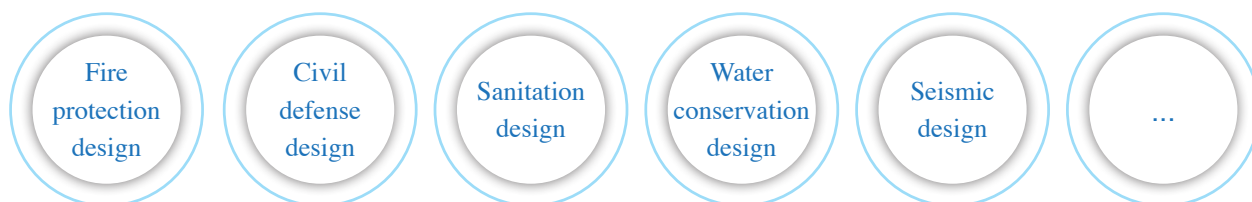
Plan and resource completion acceptance is incorporated into the **Comprehensive Completion Acceptance**, which integrates a whole range of inspection matters, including engineering quality, fire protection, planning and natural resources, health, traffic policing, transportation, civil defense, landscaping, and meteorology.

If any single building has been completed and can function normally, it can be submitted for inspected separately, which means **the final inspection of construction projects can be implemented in batches**.



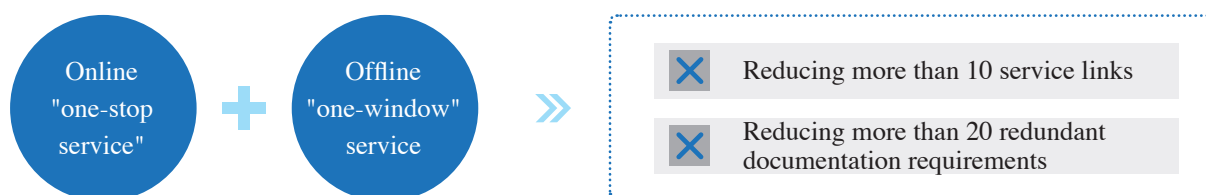
9 Joint Review of Construction Drawings

In new, modified and expanded projects, various matters subject to inspection including fire protection design, civil defense design, sanitation design, water conservation design and seismic design, etc. are merged into a unified drawing review process. After accepting the review request and conducting the review, the drawing reviewing agency will issue a unified opinion, which will be regarded as the opinion of the licensing departments, streamlining the permitting procedures and saving time, and allowing for the construction project to start as soon as possible.



10 Joint Application for Installation of Public Utilities

Shanghai has unified applications for installing public utilities, including water, gas, electricity and Internet access, into a single application form, reducing documentation submission requirements and establishing online "one-stop service" and offline "one-window" service standards by transmitting project data online and promoting data sharing. Therefore, the review of public utility installation applications is conducted in parallel, and the results are issued simultaneously. According to statistics, the joint application and review for installing public utilities can reduce more than 10 service links and more than 20 redundant documentation requirements for businesses.

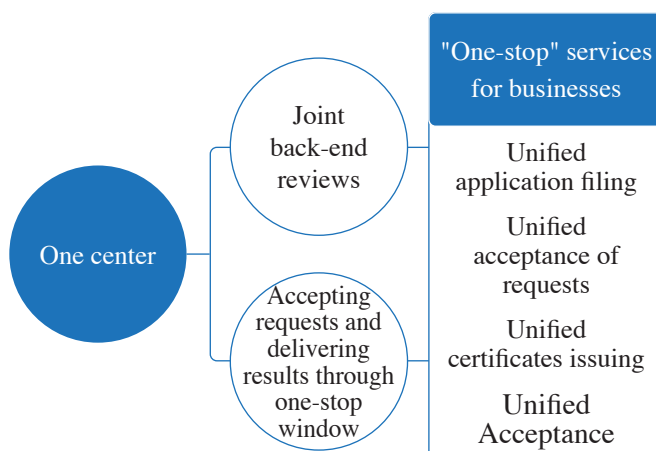


11 Allowing Pile Foundation to Be Laid Down First

To speed up construction projects, the practice of allowing pile foundation to be laid down first has been promoted beyond high-value construction projects and projects key industries to construction projects of all kinds across the city. According to statistics, this approach can shorten the construction duration by 2 to 3 months on average.

12 Offline "One-stop" Government Services

Committed to the "Whole-of-Government" philosophy, Shanghai is dedicated to consolidating various licensing authorities without adjusting the scope of their power, including establishing comprehensive construction project permitting centers at the municipal and district levels. These centers function as one-stop windows to coordinate a wide range of licensing matters, with their service windows responsible for collecting and circulating service requests while back-end personnel conducting reviews. All in all, this mechanism gives businesses a lot of convenience in filing applications, streamlining documentation requirements and delivering results at a single service window.



4.1.2 Achievements



Time to Obtain Permits:

Thanks to the aforementioned reform measures since 2018:

The permitting process for construction projects has been shortened to within **100 working days**, in which:



The time to obtain planning permits is shortened to **5 working days**;

The time to obtain construction permits to **3 working days**.



The final inspection of low-risk construction projects is reduced to **5 working days** and other projects **15 working days**.

Documentation requirements and processing steps have been reduced by more than

50%



Cost to Obtain Permits:

No fees are charged for any administrative licensing service, including the process to obtain **building permits** and **comprehensive completion acceptance**, as Shanghai has been working to lower government service costs, improve public service experience and improve the business environment.

Q

How to apply for building permits and comprehensive completion acceptance?

A: Please scan the QR code to find the application site and the service instructions.



4.2 Environmental Permit: Reform Measures and Achievements

4.2.1 Reform Measures

Shanghai has taken a comprehensive and systematic approach to reform its government service procedures regarding environmental permits, implementing an initiative to build a "1+8+5+X" network that covers the entire chain of EIA and pollution control. This initiative is based on the overall arrangements of the municipal government, covering 8 aspects of building and environmental and emissions permitting including classified management, extensive public participation, and strengthened supervision during and after construction. It has rolled out 5 measures ranging from the preparation of EIA documents to industry-specific environmental protection guidelines. Additionally, it includes supplementary policies like the linkage between EIA and pollution management, and carbon emissions assessments.

1 Strengthening Top-level Design

As a pioneer for implementing full life-cycle EIAs, Shanghai has adopted measures to overhaul EIA procedures and waste permit issuance, focusing on important links involved in these two items, including the "three lines and one list" ecological environment zoning control, planning EIA, project environment and emissions permits, and ex-post and ex-ante supervision.

01

Taking a zone-specific environmental control approach, implementing seamless procedures to strengthen the synergy between environmental permitting and planning;

02

Taking the initiative to track the realization of planning and environmental measures within key entities (industrial parks) under supervision;

03

Enhancing the efficiency of permitting and supervision by reforming the environmental clearance system and adopting tiered and classified management, thus reducing the burden of EIAs from the onset.

2 Integrating Two Permits into One



July 2020

The Lin-gang Special Area launched an innovative management model that unifies two permits into one (EIA and discharge permit), requiring a "single set of documentations, one application form, one-window acceptance, synchronous review, and completion at one time".



July 2023

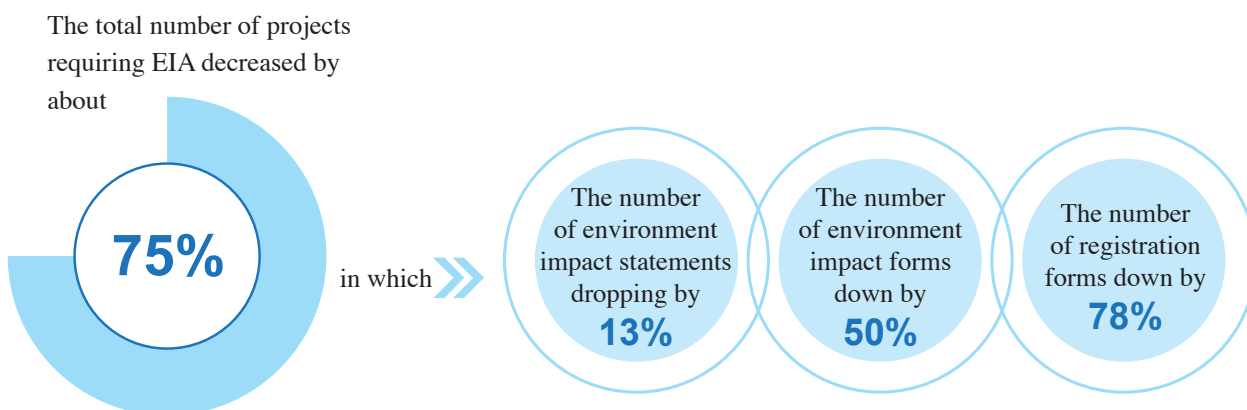
The "two-permits-in-one" policy was fully implemented across the city, effectively reducing time and costs for businesses involved, and making it possible for company to start construction and go into operation at the same time.

3 "Loosening and Strengthening Control" Significantly Improve the Effectiveness of Policies

Shanghai strengthens control over high-risk industries, while loosening control over others, resulting in a significant drop in the number of matters requiring licensing:

- Strict permitting requirements for projects with significant potential negative environmental impacts, while simplifying the procedures for others;
- Simplified project permitting through collaborating with industry parks, saving time and cost;
- Simplified content requirement to facilitate public participation and streamline EIA compilation.

Compared with 2018, in 2023



4 EIA for Key Projects

Shanghai's environmental protection authorities at all levels use "three books" to handle environment permitting of major projects, providing "one-on-one" services, regularly tracking the progress of environmental clearance, and proactively helping to solve technical bottlenecks. Efforts have also been made to ensure a smooth environmental clearance process through early involvement in technical assessments, simultaneous publicity and review, city-wide emissions coordination, and accepting incomplete application materials.

Case: Accelerated EIA for Moderna

2023: The pharmaceutical giant Moderna kicked off the construction of its first plant in China, the Moderna (China) R&D and Production Center project. To ensure high-quality and fast completion of environmental permitting for Moderna:

September 19, 2023

The Minhang District Bureau of Ecology and Environment accepted its EIA application despite incomplete filing;

October 9, 2023

Moderna submitted all necessary materials;

October 10, 2023

The Minhang District Bureau of Ecology and Environment granted the environment license to the project, setting a new record in the speed of environmental clearance in Minhang District, Shanghai.



Accepting incomplete filing, planning linkage, and targeted services to empower environmental clearance

4.2.2 Achievements: Saving Time and Cost



Time to Obtain Permits:

Aligning with the overall requirements of comprehensively deepening reform, the Shanghai Municipal Bureau of Ecology and Environment has optimized EIA process, strengthened EIA standards, and further shortened the time to obtain environmental permits.

The promised time limits

of reviewing environmental impact statements and forms for construction projects in Shanghai are **15 working days** and **7 working days** from the date of acceptance (excluding the statutory publicity time and the technical evaluation time), and the commitment notification will be completed **on the spot**.

Throughout 2023, the actual average processing time for environmental impact forms and statements was only **3.1/7.5 working day** respectively (excluding statutory publicity time and the technical evaluation time).



Cost to Obtain Permits:

In accordance with the law, the Shanghai Municipal Bureau of Ecology and Environment **does not charge any fees** at any stage when processing EIA documents for construction projects, greatly lowering the cost for businesses to obtain environmental permits for construction projects.

Q

How to apply for an environmental permit?

A: Please scan the QR code to find the application portal and service instructions:



4.3 Property Registration: Reform Measures and Achievements

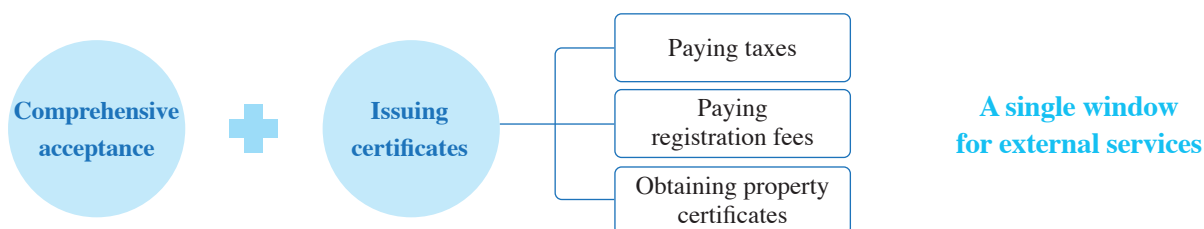
4.3.1 Reform Measures

Since the launch of online government services in 2018, the property registration process has been restructured many times, with service efficiency and quality improving greatly. Shanghai's efforts to move property registration online has reduced processing steps, improved the efficiency of property registration, including transaction and tax payment, and enhanced the public's service experience through process streamlining, system upgrade and resource integration.

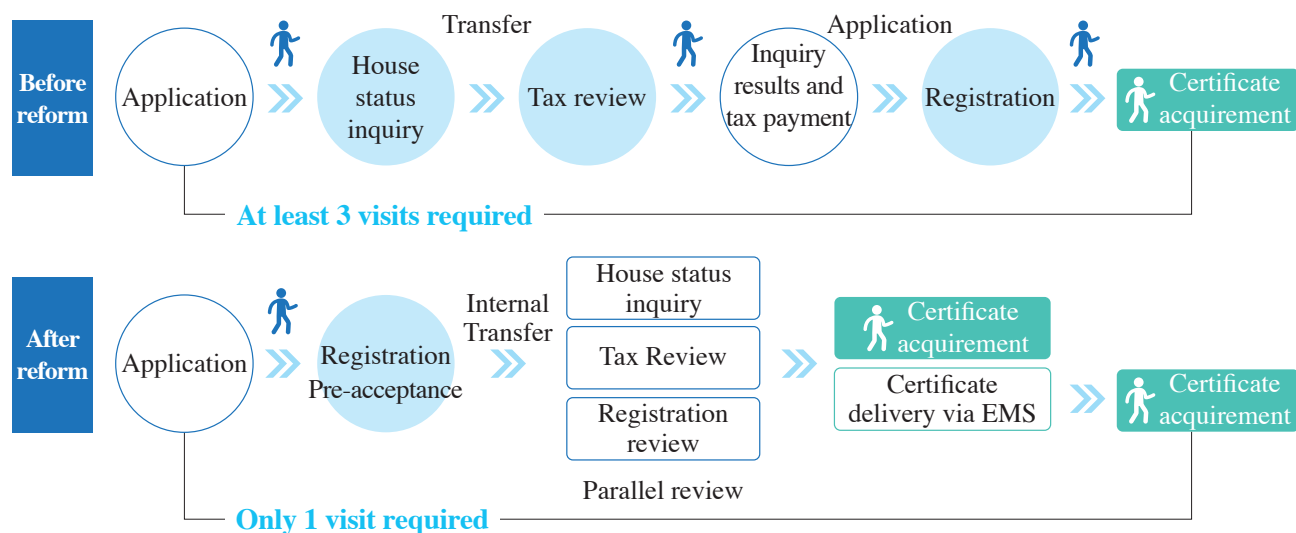
One-window Acceptance and Parallel Review

By reforming the service processes, promising time limits, and reforming the handling mechanisms, the original model, featuring offline model of accepting applications and documentations at separate windows and conducting sequential reviews for transactions, tax compliance and registration, has been transformed into an online one of "reception at one window, back-end circulation and parallel review" for property registration, shortening the overall processing time for all matters.

Real Estate Registration "All-Network-Through" Service Reform



Taking the Sale of Existing Housing as an Example



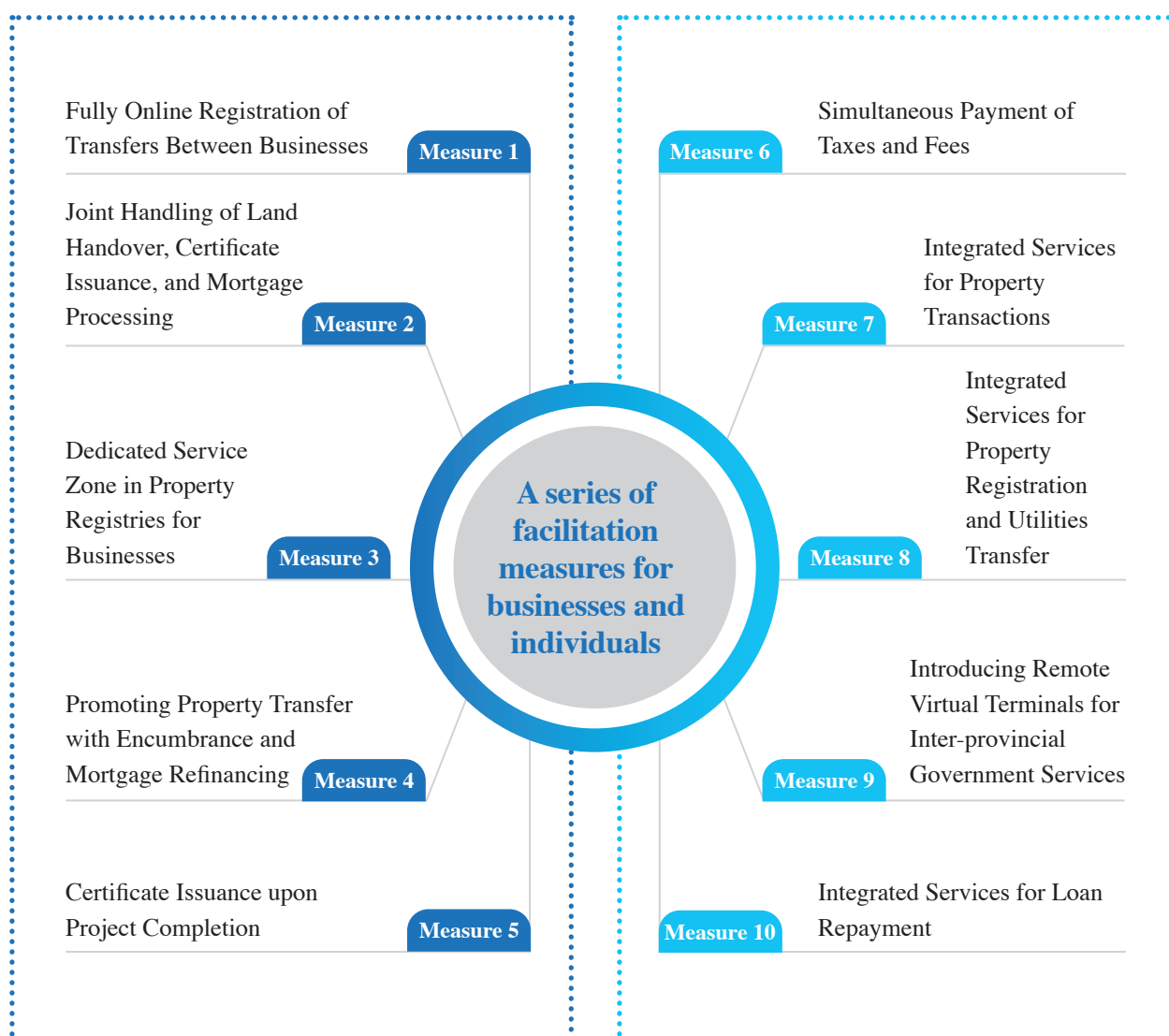
Full-process Online Services and Inter-provincial Government Services

High-frequency services for property registration, for which online services were available and one-time offline settlement was promised, are now restructured to be completed all online after efforts were doubled to strengthen cross-department collaboration to build a unified registry system. Shanghai aims to become a pioneer in the broader Yangtze River Delta by promoting full-process online service supplemented by offline services where necessary, in order to realize integrated development in the Yangtze River Delta.

These efforts come as great example of how Shanghai has been reforming its public services to ensure greater convenience and efficiency in property registration for both business entities and individuals.

Facilitation Measures for Businesses

Facilitation Measures for Individuals



Facilitation Measures for Businesses

1 Fully Online Registration of Transfers Between Businesses

There is high demand from businesses and individuals to register property transactions, which involve various departments, processes, and documentation requirements. In order to provide efficient services, Shanghai has strengthened inter-departmental collaboration, developed integrated systems, and implemented measures to exempt document submission, upgrading from "online processing with one visit (to the offline site) at most" to "one-stop all online processing".

Case: Shanghai's first case of one-stop all online non-residential property transfer between businesses

In May 2024, the Natural Resources Affirmation and Registration Center in Baoshan District completed Shanghai's first case of one-stop all online non-residential property transfer between businesses on the Government Online-Offline Shanghai platform. An electronic land title certificate was issued for a container service company in Shanghai for a newly built office building.



Achievements

01

Zero Visit to Service Centers

One-stop all online processing:

Shifting to one-stop all online processing, businesses can obtain land title certificates online without having to pay any visit to offline service centers.

Original model:

Both parties to the transaction are required to submit paper materials to the offline service center.

02

Reducing Documentation Requirements

One-stop all online processing:

Parties to the transaction are exempted from submitting some materials.

Original model:

For offline processing, both parties also need to provide a power of attorney and the agent's ID certificates, etc.

03

Improving Efficiency

One-stop all online processing model:

Parties to the transaction can obtain electronic land title certificates after completing tax payment online.

Original model:

Parties to the transaction Enterprises need to wait offline for 90 minutes for the certificate to be issued.



2 Joint Handling of Land Handover, Certificate Issuance, and Mortgage Processing

Relying on the Government Online-Offline Shanghai platform, the Shanghai Municipal Bureau of Planning and Natural Resources further improved the Internet-based property registration model to serve more market entities, completing land handover, certificate issuance, and mortgage processing on a fast chain.

Reform Measures:

- 1 After parties sign the land transfer contract, they can log in to the Government Online-Offline Shanghai platform and choose the "Certificate Issuance upon Land Handover" service, which can automatically access information such as the land transfer contract, land transfer payment, deed tax payment, and the cadastral map.
- 2 Banks can request online mortgage services through the Government Online-Offline Shanghai platform. Then, the competent authorities will process the request synchronously, resulting in the issuance of an electronic document.



Achievements:

- The seamless connection between the land handover, certificate issuance and mortgage processing has been made a reality. After mortgage registration and obtaining the certificate, banks can immediately disburse the loan, bringing substantial benefits to businesses:
- Solving challenges such as the financing difficulty, the slow process, and the high costs;
- Reducing the liquidity burden on businesses;
- Accelerating project progress and helping businesses reduce costs and increase efficiency.

3 Dedicated Service Zones in Property Registries for Businesses

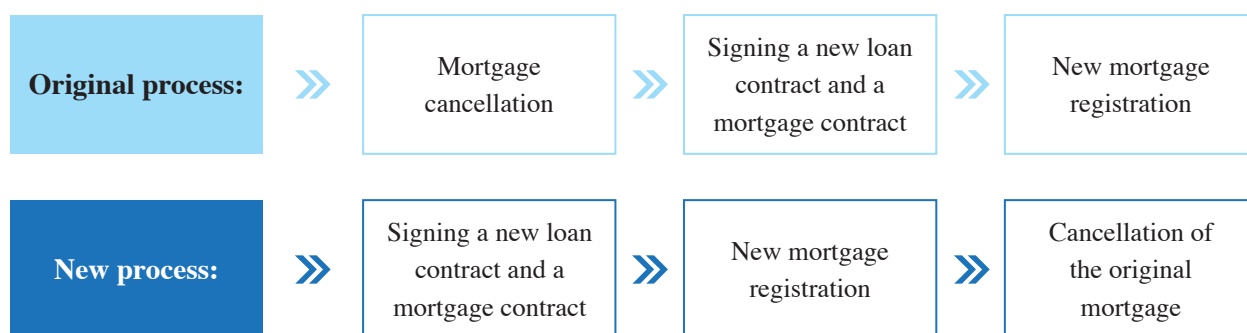
In 2018, Shanghai set up a dedicated service window in property registration centers for businesses to give them more convenience in obtaining business locations and handling property registration. In 2019, through the reform of property registration procedures to realize on-the-spot registration of transactions of plants and warehouses, the registration categories were further expanded, and dedicated service zones for corporate taxpayers are established in registration centers to further streamline the processes for businesses. Among them, all types of non-residential property transfer registration between businesses were completed on the spot after payments are made.

4 Promoting Property Transfer with Encumbrance and Mortgage Refinancing

The Shanghai Municipal Bureau of Planning and Natural Resources is proactively involved in promoting the "property transfer with encumbrance" and "mortgage transfer with encumbrance" in property transactions, reducing transaction costs.

Property transfer with encumbrance: This innovative approach allows individuals or businesses to transfer mortgaged properties without the prerequisite of repaying the existing loans or canceling the mortgage registration. Under this model, the transfer, re-mortgaging, and the procurement of new loans can be accomplished concurrently. This streamlined process not only maintains an effective link between property and mortgage registration but also significantly reduces the burden of administrative compliance and financing cost on the parties involved.

Mortgage transfer with encumbrance: This model addresses the challenges faced by businesses and individuals in securing funds to repay existing loans during the transfer of property with an outstanding mortgage. **By streamlining the process,** it facilitates the high-quality growth of inclusive finance, supports the real economy, and helps to lower the costs associated with financing.



5 Certificate Issuance Upon Project Completion

For projects that do not involve the division of property rights or the allocation of shared areas, the final inspection and property registration can be synchronized after the project is completed. By sharing multiple surveying and mapping results, the processes of final inspection and property registration are optimized, reducing the steps and time.

Case: Shanghai's first industrial project benefiting from the new policy of "Certificate Issuance Upon Completion"

In August 2023, following the receipt of planning and natural resources inspection results and the notice of acceptance through the comprehensive completion acceptance, Shanghai Shanqian Intelligent Technologies Co., Ltd. obtained the land title certificate from the Jinshan District Property Rights Confirmation and Registration Center. This marked the first instance of "Certificate Issuance Upon Completion" for an industrial project in Shanghai's Jinshan District. Additionally, it was the inaugural project in the district to be completed under the innovative policy initiated by the Municipal Bureau of Planning and Natural Resources, which facilitates the sharing of surveying and mapping services and their outcomes.



Scan the QR code to read related reports

Facilitation Measures for Individuals

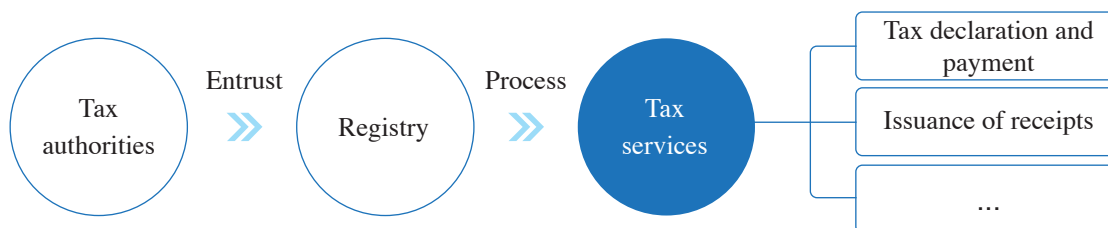
6 Simultaneous Payment of Taxes and Fees

In recent years, Shanghai has further enhanced the integration of property registration and tax payment functions, achieving "instant processing and certificate issuance at one window", and has realized "simultaneous payment of taxes and fees".

Through the Government Online-Offline Shanghai platform, payable taxes (deed tax, value added tax, and personal income tax, etc.) and administrative fees (such as property registration fees) are combined, so applicants only need to make one payment to achieve tax compliance.

Combining Registration and Tax Payment; simultaneous payment of taxes and fees

Registration windows handle tax payment and registration matters at the same time, all in one step.

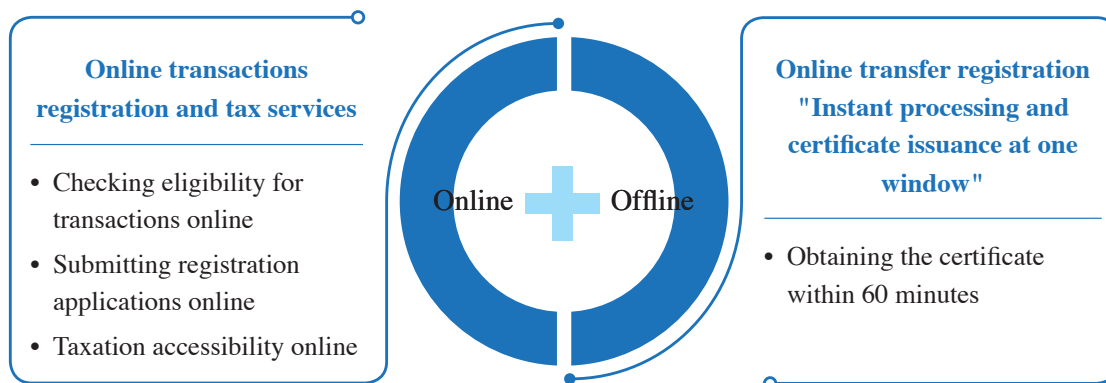


At the same time, a one-time payment and back-end clearing approach is used to achieve the simultaneous payment of taxes and fees for property registration.

7 Integrated Services for Property Transactions

Shanghai provides integrated online-offline services for house transactions registration through the Government Online-Offline Shanghai platform. Applicants can choose to pay taxes and fees and get the certificate on the spot. After submitting their online application, they only need to go to the transaction registration center once, as transfer registration, tax payment, and certificate issuance can be completed within one day on the spot, realizing "instant processing and certificate issuance at one window". Instant certificate service requiring no more than one visit is also available for issuing land title certificates.

Combining Registration and Tax Payment; simultaneous payment of taxes and fees



The online application platform kicks off the service of "Integrated Services for Property Transactions"

8 Integrated Services for Property Registration and Transfer of Utilities (Water, Electricity, Gas, and Cable TV)

The Shanghai Municipal Bureau of Planning and Natural Resources, in conjunction with the city's water, electricity, and gas supply authorities, has re-engineered the process from application preconditions, application methods, application acceptance, review to certificate issuance, as well as the administrative framework. Multiple services such as property registration and water, electricity, and gas transfers are integrated into one single matter. Users no longer need to travel around or log in to multiple platforms to handle water, electricity, and gas transfers, achieving "one-stop" processing.

New property owners do not need to check identity information and submit documents repeatedly. They only need to log in to the Government Online-Offline Shanghai platform, and the property registration and water, electricity, and gas transfers can be processed at the same time, including synchronized verification and parallel reviews, to complete the inspection and transfer quickly.

Integrated services for transfer of utilities (water, electricity and gas)



In the past:
**"One matter,
one process"**



Separate processing in the past

One matter required one process, so applicants had to pay multiple visits. Also given the repeated submission of materials, the entire process was time-consuming and troublesome.

Launch of integrated channel for property registration and transfer of utilities (water, electricity, gas)

Now:
**All matters are
handled together**



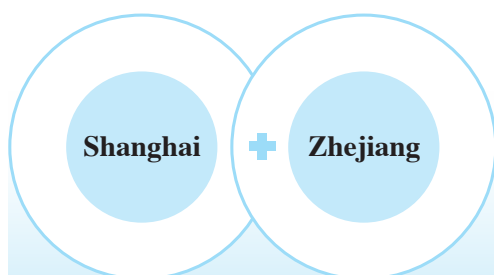
Combined processing now

Utility transfers are now consolidated and managed seamlessly online, with paperwork eliminated, and everything completed in a single step. There's no need to stress over single-party transfers. The process is simple and fast.

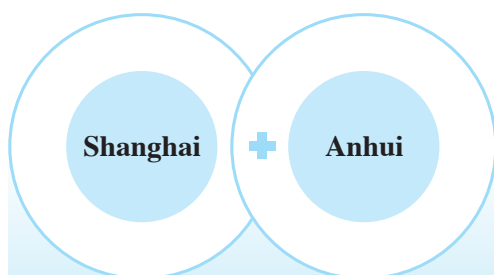
9 Introducing Remote Virtual Terminals for "Inter-provincial Collaborative Government Services"

Since 2020, Shanghai has proactively participated in the establishment of an inter-provincial government collaboration mechanism to handle property registration services in the Yangtze River Delta. Internet-based property registration has been accelerated, and a special offline window delivering "inter-provincial government services" has been set up. Offline assistance is provided to complete "inter-provincial government services", creating an integrated model primarily based on online services and supplemented by offline assistance, which has yielded positive results.

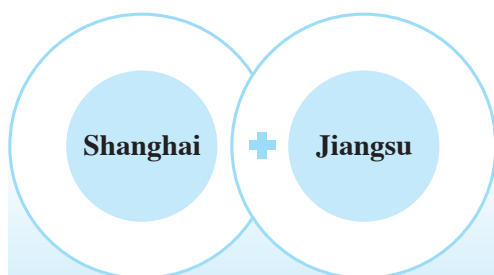
Case: Shanghai collaborating with Jiangsu, Zhejiang, and Anhui provinces to create an innovative model of inter-provincial collaborative registration services in the Yangtze River Delta



On April 25, 2024, Changning District of Shanghai and Hangzhou of Zhejiang province completed the first case of property transfer registration under the new model of inter-provincial collaborative government services.



On May 16, 2024, Pudong New Area of Shanghai and Chuzhou of Anhui province completed the first case of tax registration for property transfer under the "inter-provincial collaborative government services" model.



On May 21, 2024, Changning District of Shanghai and Suzhou of Jiangsu province completed the case of mortgage registration under the "inter-provincial government services" model.



10 Integrated Services for Loan Repayment

The Shanghai Municipal Bureau of Planning and Natural Resources, collaborating with banks and guarantee companies, has launched the one-stop loan repayment service. To avoid frequent trips and save the processing time for mortgage cancellation registration after loan repayment, three important measures have been implemented to realize one-stop online mortgage loan repayment. One-stop online service eliminates offline trips, streamlines procedures and reduces documentation requirements, realizing intelligent instant clearance. These measures have reduced processes, time, offline visits and document submission requirements.

Measures

- 1 Eliminating the demand for offline trips through the one-stop online service platform:** The mortgagor initiates the application online, the mortgagee confirms the information and files the application online, various authorities review the application on the Government Online-Offline Shanghai platform together, and the results are fed back to the applicants in real time also through the platform. The entire process is handled online, and the mortgagor does not need to visit offline windows.
- 2 Streamlining procedures and reducing documentation requirements:** Through seamless data connection between various authorities, the entire process is digitalized. After process optimization, the mortgagor does not need to submit paper materials, and the mortgagee does not need to provide power of attorney documents, eliminating the step of appointing an agent to submit the application for registration.
- 3 Saving time with intelligent instant processing:** The entire process of registering any cancellation that meets the conditions is fully automated, with "instant approval" given from the back office. This effectively shortens the processing time and reduces the risk of errors.

Achievements



Integrated loan repayment

4.3.2 Achievements



Time to Transfer Property:

Beginning in 2018, Shanghai's efforts to reform property registration services have optimized the procedures, improved the business environment and created convenience for both businesses and individuals. Through process re-engineering and information sharing, the service steps and time have been greatly reduced.

The time for property registration has been reduced from 41 days to **5 working days**, or **even can be completed within the same day**:

- The registration of property transfer between businesses is completed with one step within 90 minutes, with tax payment and registration completed on the spot.
- For individuals, property transfer registration is handled offline under the "instant processing and certificate issuance at one window" model, meaning that certificates are available for pickup immediately, with only one visit required.
- The entire process is handled on the Government Online-Offline Shanghai platform, which supports the transfer of mortgage, issuance of certificates upon land handover, and the joint transfer of water, electricity, and gas.



Cost to Transfer Property:

In order to reduce the costs of property registration and improve service experience, Shanghai began to implement new fee rates in 2017. Now, the city **charges lower rates, exempting the registration fee and the documentation review fee, only charging the certificate cost to the applicant**, to reduce overall property registration cost.



Rates of property registration charges



Q**How can I register a property?**

A: Please scan the QR code to find the application portal and service instructions:



The property registration process is as follows:

Registration of Property Transfers Between Businesses

- 1 Applicants can submit applications (declarations) together with supporting materials for property transactions registration and tax payment at a dedicated service zone for businesses in property registration centers.
- 2 A department in charge will lead the reviewing process and the review will be completed on the spot.
- 3 The applicant can pay taxes and fees and receive the property title certificate on the spot.

Registration of House Transactions Between Individuals

- 1 Applicants can apply online for house transaction verification, property title registration, and tax payment.
- 2 The transaction, registration and tax authorities will check the eligibility after receiving the electronic materials submitted online.
- 3 After confirmation, applicants can go to the offline registration center.
- 4 Applicants can submit paper materials at the one-stop window in registration centers.
- 5 The registration staff checks the consistency of online submitted materials with offline submissions.
- 6 If consistency is confirmed, taxes are paid at the same window, and the property title certificate is issued on-site.

Summary and Outlook

Looking back, since the reform initiative began in 2018, Shanghai has significantly bolstered its organizational framework. Tailoring its approach to the city's specific conditions, a suite of effective policies has been established. The reform has been implemented in a cohesive and orderly fashion, with each year focusing on distinct themes. The scope of reform has broadened from targeting investment projects to encompassing all sectors. There has been a strategic shift in management philosophy, evolving from departmental reform to a more holistic government-wide approach. To date, seven rounds of reform plans have been unveiled, fostering a gradual and iterative transformation.

Concerning building permits, since 2018, Shanghai has revolutionized the permitting process by implementing classified management, streamlining procedures, and enacting institutional reforms. Innovations in administrative approaches, the legal framework, and technical methods have transformed service delivery. Various reviews and inspections have been integrated into streamlined, one-stop processes, a unified system has been built for issuing multiple certificates, and a regional assessment model has been adopted. Additionally, Shanghai has implemented a land use pre-approval checklist system, a joint review mechanism for construction drawings, and a policy allowing pile foundations to be laid down in advance. These measures are aimed at significantly enhancing service efficiency and the overall experience for corporate taxpayers.

As regards environmental clearance, Shanghai has worked to streamline processes by introducing classified management, optimizing public engagement, regulating third-party service providers, and bolstering intelligent management services. These measures are designed to significantly reduce the time, complexity, and difficulty associated with environmental impact assessments.

In the aspect of property registration, since the launch of the reform aiming at "all-online" services in 2018, Shanghai has upgraded from "Internet-based property registration" to "one-stop online processing and inter-provincial collaborative government services". All processes are now integrated into one to be handled in the dedicated service zone for business in registration centers. Offering instant services for house transaction registration, promising "one visit at most" for individuals, issuing certificates upon land handover, joint mortgage processing, and issuing property title certificates upon completion. These measures have improved the service experience and the efficiency of clearances.

In 2024, Shanghai opened a new chapter and embarks on a new journey to optimize its business environment, using the World Bank's B-Ready methodologies. As the only expert sample city in China, Shanghai bears a glorious mission and significant responsibilities. The Municipal Bureau of Planning and Natural Resources, the Municipal Commission of Housing and Urban-Rural Development, and the Municipal Bureau of Ecology and Environment will grasp the underlying logic of the World Bank's B-Ready evaluation methodologies, focusing on "transparent and open regulatory rules, efficient and coordinated public services, and saving time and costs for businesses". They will advance reform in key areas, shifting from case-by-case benchmarking to comprehensive and inclusive reform, and upgrading from simply reducing processes, documentation requirements, and costs to enhancing integration and collaboration through process re-engineering. The aim is to align with international standards and create new advantages in international competition with an attractive business environment.

Based on the progress made in improving the business environment over the past six years, the Municipal Bureau of Planning and Natural Resources, the Municipal Commission of Housing and Urban-Rural Development, and the Municipal Bureau of Ecology and Environment will work towards new international standards, taking multiple measures to promote overall optimization. They will focus on addressing the concerns of business entities, enhancing the relevance of policies and services, and marching towards a market-oriented, law-based, and international business environment. These efforts will contribute to Shanghai's ambition to create a fertile ground for the growth of businesses, injecting strong impetus into high-quality development, and accelerating China's Modernization.

We're committed to the continuous improvement of our business environment, striving for excellence on an endless journey towards betterment.

