Regulation

of

Beijing Municipal Commission of Housing and Urban-Rural Development

Jing Jian Fa [2018] No. 186

Regulation of

Beijing Municipal Commission of Housing and Urban-Rural Development

on Further Improving and Optimizing Supervision on Projects in Beijing

To all concerned units:

To further improve and optimize the business environment of Beijing, speed up the transformation of governmental functions, and give full play to the function and effect of projects supervision, in accordance with the *Regulation on the Quality of Construction Projects of Beijing*, the *Regulation on the Scope and Scale Standards of Construction Supervision*, and other laws and regulations, and based on the actual situation of the city, the regulation to further improve and optimize the projects supervision work of Beijing is given as follows:

I. Decide the supervision contracting mode independently. According to the *Regulation on Construction Projects Where a Bidding Is Legally Required* (Order No.16 of NDRC), the supervision service is out of the bidding scope, the construction company shall decide the contracting mode on its own.

II. For public service projects with the total investment under 30 million yuan (excluding school, cinema, theater, and stadium projects), residential building projects developed on large plot with the construction scale below 50,000 square meters, and real estate development projects that are not supported by national investment and banking loans, if the construction company has similar project management experience and technical personnel and is able to independently assume the responsibility for project quality and safety, self-management mode may be applied instead of project construction supervision. Construction company is encouraged to adopt innovative management modes such as whole-process project consulting service.

III. Simplify supervision bidding formalities. For any project that is subject to supervision bidding according to law, the record filing of its pre-qualification documents, bidding documents, written report of bidding, and contracts can be simplified as informative filing to the extent the quality of bidding work is guaranteed.

IV. For any construction project that may be exempted from project construction supervision according to law and to which the self-management mode is applicable, the construction company shall assume the legal responsibilities and obligations of project construction supervision. The competent authorities of housing and urban-rural developments at both city and district levels shall strengthen the inspection on law enforcement concerning the safety and quality of such projects during construction.

V. The Regulation shall be implemented as from June 1, 2018.

It is hereby notified.

Beijing Municipal Commission of Housing and Urban-Rural Development

April 23, 2018

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