

List of Notifications Concerning Small-Scale and Low-Risk Construction Projects with Non-Government Investment

(Tentative Version)

I. Approval Basis

1. *Construction Law of the People's Republic of China*;
2. *Measures for the Administration of Construction Permits for Construction Projects* (Order of the Ministry of Housing and Urban-Rural Development of the People's Republic of China No. 18);
3. *Measures of Beijing Municipal for Construction Permits for Construction Projects* (Order of the People's Government of Beijing Municipality No. 139);
4. *Circular on Printing and Distributing the Opinions on Improving the Examination and Approval Services for Simple and Low-Risk Construction Projects* (Jing Gui Zi Fa [2019] No. 439);
5. *Circular Concerning Further Improving the Examination and Approval of Construction Permits for Construction Projects* (Jing Jian Fa[2019]No. 559);
6. *Circular on Issuing the Opinions on Combining the Application for Planning Permit and Construction Permit of Simple and Low-Risk Construction Projects with Non-Government Investment* (Jing Gui Zi Fa [2020] No. 242).

II. Legal Conditions

The following conditions are required for the application of a construction permit:

1. Having gone through the approval formalities for construction project land use;
2. Having obtained a construction project planning permit in accordance with law, if necessary;
3. Where dismantlement is necessary, the progress of dismantlement complies with the requirements of construction;
4. A constructing enterprise for the project has been identified;
5. Funds, working drawings and technical data required for construction are in place; and
6. Specific measures are available for ensuring the quality and security of construction.

III. Application Materials

1. Application Form for Handling of Construction Project SJ-123;
2. Letter of Commitment for Simple, Small-Scale and Low-Risk Construction Projects with Non-Government Investment;
3. Confirmation of the builder;
4. Construction Project Planning Permit (tolerance application, the result will be pushed to the construction permit approval authority via “One-Stop Express” service system).

IV. Handling Standards

1. The application materials are complete, have been filled in properly and signed validly, and conform to the legal form;
2. The application materials are prepared in PDF format, and the original scanned copies have been uploaded; and
3. The construction project planning permit has been pushed to the construction permit approval authority via “One-Stop Express” service system.

V. Handling Time Limit

It will be processed promptly.

VI. Other Notifications

1. Term of validity of the construction permit for construction projects: The project owner shall commence construction within 3 months as of obtaining the construction permit. If the project owner cannot commence construction within the above-mentioned time limit, it

shall apply to the approval authority for delay before the said time limit expires. The delay shall be allowed twice at most, and each delay is up to 3 months. If the project owner neither commences construction nor applies for delay or exceeds the times and time limit for delay, the construction permit shall be automatically revoked.

2. Alteration: For a project that has obtained the construction permit, if the project owner or builder has changed, it is necessary to apply for a new construction permit; if any other condition has changed, it is necessary to inform the approval authority within 10 days as of change via the relevant system and print the notification receipt.
3. Suspension and resumption management: Where a project under construction is suspended due to certain reasons, the project owner shall report to the approval authority in writing within 1 month as of the date of suspension, including the time and reason of suspension, construction progress, and maintenance & management measures, and maintain and manage the works in accordance with relevant provisions. When the construction project is resumed, the project owner shall report to the approval authority. Before the construction project which has been suspended for 1 year is resumed, the project owner shall also submit the construction permit to the approval authority for verification.

VII. Supervision and Legal Liabilities

1. The project owner shall read carefully and be aware of all the contents published on the platform, or informed in the application process, by the approval and supervision authorities, fill in and submit materials according to the standards approved by the approval authority, and have met corresponding conditions, standards and requirements.
2. The approval authority shall, within 3 months after granting the construction permit, make spot check to determine whether the commitments made by the project owner are true. If it is found that the project owner fails to perform any of its commitments, the approval authority shall order it to make correction within the prescribed time limit; if the project owner fails to meet relevant conditions after correction, the construction permit will be revoked and the relevant information will be uploaded to the local credit information platform; if it is found that the project owner makes any false commitment, the construction permit shall be directly revoked

and the relevant information will be uploaded to the local credit information platform.

3. Where the construction permit is revoked, the approval authority will impose punishment according to Article 13 of *Measures for the Administration of Construction Permits for Construction Projects* and the project owner will not be able to apply for a construction permit within 2 years according to the notification commitment system of the construction permit after punishment.