Beijing Municipal Commission of Urban Planning and Land and Resources Management

SGHGTH [2018] No. 1198

**Regulation of Beijing Municipal Commission of Urban Planning and Land and Resources Management on Carrying out the Whole Process Supervision over Construction Projects**

To each branch bureau:

To thoroughly implement the requirements of the municipal Party committee and the municipal government for optimizing the business environment and reforming the administrative approval process, and to faithfully ensure the implementation of the whole process supervision over construction projects according to the regulation spirits of the *Regulation on Further Optimizing the Business Environment and Deepening the Reform of Administrative Approval Process for Construction Projects* (SGHGTF [2018] No. 69), the *Regulation on Strengthening the Whole Process Supervision over Construction Projects* (SGHGTF [2018] No. 86, hereinafter referred to as “Regulation No. 86”), we give the following regulation:

**I. Scope of application**

According to the spirit of the *Regulation on Further Specifying the Scope of Application of the Policies on Optimizing the Business Environment* (SGHGTF [2018] No. 159), the whole process supervision measures are applicable to all construction projects in our city. Based on the reality of the work of our commission, we supervise the construction projects in a categorized manner:

(I) For construction projects of social investment to which the handling flow chart of optimization of the business environment applies, overall supervision shall be carried out in strict accordance with the requirements.

(II) For construction projects that are not included in the whole process supervision and to which the flow chart in the *Regulation on Further Optimizing the Approval Process and Measures for Investment Projects (trial)* (JZBH [2013] No.86) printed and issued by the General Office of the Municipal Government applies, the verification department shall be responsible for the supervision over the implementation of review of construction drawing design documents, compliance of engineering construction with the planning and performance of land transfer contracts.

(III) Refer to (I) and (II) for the supervision over municipal (construction engineering) projects.

(IV) Municipal (linear engineering) projects shall be supervised after policies, standards and procedures relevant to the verification work are specified, and are not included in the scope of the whole process supervision temporarily.

**II. Division of power**

The verification office shall be responsible for the whole process supervision over construction projects with building permits approved and issued by the commission organs; and the verification department of the branch bureau shall be responsible for the whole process supervision over construction projects with building permits approved and issued by the branch bureau.

**III. A specially-assigned person is responsible for the whole process tracking**

After the verification department receives the push information of the building permit, the construction project enters the whole process supervision stage. In this stage, a person is specially assigned. That is to say, the assigned handling personnel shall contact the development organization to inform that this project has entered the whole process supervision stage, and shall be responsible for the whole process services and supervision of this project and the entry of contents of each communication with the development organization into the whole process supervision management system. If the handling personnel is replaced due to work shift and transfer, the development organization shall be informed in time so that the supervision services can be ensured in place.

**IV. Establishment of a whole process supervision management system**

**(I) Whole process supervision system for construction projects**

Our commission will establish a “whole process supervision system for construction projects”. The verification department shall make records on relevant situations in the whole process, and share relevant information with relevant units. Main functions are as follows:

1. Service records

According to system setting, the handling personnel shall communicate with the development organization regularly about the relevant situations, so as to know its needs, complete relevant information, record the key points of information in the whole process, and grasp the progress of the construction project in real time.

2. Supervision contents

In the process of communicating with the development organization, the handling personnel shall obtain the progress of the construction project, record the completion of supervision contents in the system (in the meantime, keep the paper document and form a whole process supervision file which shall be merged into the previous approval file of the “integration of plans” after the completion of the supervision), and share information with each committee, office and bureau. Main contents of the whole process supervision:

(1) Implementation of review of construction drawing design documents.

The verification department shall be responsible for reminding the development organization to declare on the Declaration Platform of Integration of Reviews on Construction Drawings of Beijing Municipal Housing Construction Engineering (website: <http://210.75.211.183/>) after obtaining the building permit, so as to choose and determine the comprehensive review organization which shall carry out the technical review. The development organization shall obtain the review compliance certificate before floor construction according to the requirements of the “legal person commitment system”, and organize the implementation according to the reviewed construction drawing design documents.

(2) Implementation of various evaluation measures.

The verification department shall be responsible for reminding the development organization to complete various evaluations in time according to the requirements of each committee, office and bureau (energy saving assessment, environmental impact assessment, water impact assessment, traffic impact assessment, seismic safety evaluation, archaeological investigation and exploration of cultural relics, etc.). Under general conditions, it is only responsible for reminding the development organization to complete this work, and not for the evaluation, supervision and guidance of specific contents and implementation. The implementation of each evaluation is subject to the provisions and requirements of relevant laws and regulations of each committee, office and bureau.

(3) Compliance of engineering construction with the planning.

The verification department shall carry out substantive supervision, including gray line stage, positive and negative zero stage, structural roof-sealing stage, and planning acceptance stage. Specific supervision work is achieved via the “Technical Service System of the Whole Process Supervision over Construction Projects”.

(4) Performance of land transfer contracts.

The verification department shall be responsible for reminding the development organization to fulfill relevant obligations according to the planning permission requirements and the content of the land transfer contract that has been signed, and notifying the development organization to make a supplementary payment for the government land revenues before joint acceptance. The construction projects for which the organization defaults on its supplementary payment shall not enter the joint acceptance. For specific situations, contact with the land use department of the commission organ and the branch bureau.

After completing all of the supervision contents above, the development organization shall declare for planning acceptance (see Article 5 below for specific ways). After passing the planning acceptance, the project shall enter the joint acceptance stage.

3. Consultation records

If there is a problem in the project construction process, the verification department shall take the lead in coordination and solving of the problem with relevant departments, and record the consultation situations in the system.

**(II) Technical service system of the whole process supervision over construction projects**

A third-party service agency (hereinafter referred to as the “third party”) shall be entrusted to complete some technical work according to “Regulation No. 86”. This system is primarily used to provide technical services for the third party. The third party shall, according to the construction nodes of construction engineering (i.e. gray line stage, positive and negative zero stage, structural roof-sealing stage and planning acceptance stage), make actual measurements, take photos and make records in the field, form the *Measurement Report* and the *Investigation Report*, and give timely feedback in the system.

The verification department may inquire this system in real time, to know the implementation of the planning permission contents, and record relevant results in the system.

**V. Relationship between the whole process supervision over construction projects and the planned line checking and the planning acceptance**

For construction projects on the way that are not included in the whole process supervision, the planned line checking and the planning acceptance shall be carried out according to the original way.

For construction projects over which the whole process supervision has been carried out and completed according to the reform policy of the business environment, the planning acceptance shall be conducted after the completion of the project. The application materials for planning acceptance include application forms, letters of entrustment and completion drawings. Generally, the development organization is not required to provide other materials separately, including appendices and attached drawings to the *Building Permits* and the *Land Use Permits*, *Construction Commencement Permits*, *Registration Forms of Completion Files of Urban Construction Projects*, surveying and mapping reports, elevation photos, etc. For construction projects passing the planning acceptance, the *Regulation on Planning Verification (Acceptance) of Construction Projects (notice of compliance)* shall be issued.

**VI. Issues on third-party services**

(I) The Municipal Institute of Surveying and Mapping shall be responsible for the third-party technical service work, and the Municipal Commission of Urban Planning and Land and Resources Management shall arrange to solve issues relevant to service fees uniformly.

(II) According to the progress of the project, the verification department shall assign work tasks to the third party and complete the project entrustment form (made in duplicate. Each copy shall be kept on file by the verification department and the third party respectively. See details in the appendix), and supervise and urge the third party to carry out the technical service work.

This Regulation shall entry into force upon issuance.

Appendix: Entrustment Form of Technical Services of the Whole Process Supervision over Construction Projects

Beijing Municipal Commission of Urban Planning and Land and Resources Management

May 31, 2018

(Contact person: Lu Xi Contact number: 88073413)

CC: Research Laboratory, Office of Legislative Affairs and Science and Technology Information Office of the Municipal Commission of Urban Planning and Land and Resources Management

Appendix: Entrustment Form of Handover Business to the Third Party

**Entrustment Form of Technical Services of the Whole Process Supervision over Construction Projects**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Entrusting organization | Name |  | | | |
| Contact person |  | | Contact number/  phone number |  |
| Development organization | Name |  | | | |
| Contact person |  | | Contact number/  phone number |  |
| Name of construction project |  | | | | |
| Building permit number |  | | | | |
| Work requirements | Conduct the work according to the requirements of the *Technical Service Programme on the Whole Process Supervision over Construction Projects* and the technical design documents, and provide the measurement reports and investigation reports. | | | | |
| List of license files | 1. Appendices and attached drawings to building permits and land use permits;  (Is there an electronic edition. Yes/No)  2. Other materials  (Is there an electronic edition. Yes/No) | | | | |
| Entrusting organization (seal):  Date: MMDDYY | | | Beijing Institute of Surveying and Mapping (seal):  Date: MMDDYY | | |