**Document of Beijing Municipal Commission of Planning and Natural Resources**

Jing Gui Zi Fa [2019] No. 170

**Beijing Municipal Commission of Planning and Natural Resources**

**The Regulation on Implementing the Whole-process Service Supervision Work for Construction Projects** **of New Simple and Low-risk Construction Projects with Private Investment**

To relevant units,

To carry forward the spirit of *Regulation on Optimizing the Examination and Approval Service for New Simple and Low-risk Construction Projects with Private Investment* (Jing Zheng Ban Fa [2019] No. 10, hereinafter referred to as “ the Regulation”) of General Office of People’s Government of Beijing Municipality, it’s hereby to implement the whole-process service supervision work for construction projects of new simple and low-risk construction projects with private investment according to the requirement of the *Regulation on Strengthening the Whole-Process Supervision of Construction Projects* (Shi Gui Hua Guo Tu Fa [2018] No. 86) of Beijing Municipal Commission of Urban Planning, Land and Resources. The specific requirements are as follows:

**I. Scope of application**

According to the requirement of the Regulation, the new simple and low-risk construction projects with private investment that have obtained the construction project planning license shall be incorporated into the scope of whole-process service supervision.

**II. Contents of supervision**

The original five supervision items will be simplified into two items, i.e., “the compliance of project construction with planning” and “the fulfillment of the land transfer contract”. The original “four links” of compliance of project construction with planning will be simplified into “two links”, i.e., focusing on obtaining the mapping data and surrounding environmental conditions of the gray line and completion links; the fulfillment of the land transfer contract focuses on prompting and supervising the entity in charge of construction to timely sign the land transfer contract and pay or make supplementary payment of fees for the assignment of land use rights.

**III. Mode of supervision**

The mode of supervision will remain unchanged, i.e., 1) Designate specific personnel in charge. The handling personnel of the inspection departments of the branches of Beijing Municipal Commission of Planning and Natural Resources shall actively inform the entity in charge of construction by phone that the project has already entered the whole-process service supervision stage, and it shall be responsible for tracking the whole-process construction of the project, provide policy consultation and coordination services when necessary, urge and prompt the entity in charge of construction to execute “the legal person commitment system”; 2) The third party agency employed by the government shall collect the mapping data and surrounding environmental information at the gray line stage and the completion stage, and send data to the “whole-process service supervision system of construction projects of Beijing”.

The handling person is responsible for inputting the service communication contents into the “whole-process service supervision system of construction projects of Beijing”.

**IV. Supervision process**

1. After the simple and low-risk project obtains the construction project planning license, relevant information will be sent to the “whole-process service supervision system of construction projects of Beijing”.

2. The inspection departments of the branches of Beijing Municipal Commission of Planning and Natural Resources shall designate the project’s handling person to provide follow-up and supervision services; the handling person shall actively inform the entity in charge of construction of relevant service contents and contacts;

3. After the project is completed according to laws and regulations, the *Planning Verification Opinions* will be automatically generated and relevant information will be sent to the joint acceptance platform.

**V. Information sharing**

According to the requirement of optimizing business environment, relevant information and the document number of construction project planning license necessary to obtain during the whole-process service supervision are key fields that shall be addressed through information sharing among departments, not provided by the entity in charge of construction.

1. The information of certification of construction will be sent to our commission’s “whole-process service supervision system of construction projects of Beijing” by Beijing Municipal Commission of Housing and Urban-Rural Development.

2. In case that the construction project has obtained the construction license or received the report of results at the gray line stage from the third-party technology service agency, relevant information will be sent to the construction drawing review and management department for it to carry out subsequent work.

3. The management of construction drawing design documents is subject to the in-process spot check supervision. The handling person is responsible for reminding the entity in charge of construction to timely upload the construction drawing design document (electronic version) involved in this project to the digital graphic review system of Beijing Digital Review System (http://web.bjsgtsc.cn/). The entity in charge of construction will inquire and access relevant inspection results online through the drawing review system.

4. After the project is completed according to laws and regulations, the *Planning Verification Opinions* will be automatically generated and relevant information will be sent externally to the housing and urban-rural development department and the public security authority; and internally to the land use agency and the real estate registration departments of various districts.

Beijing Municipal Commission of Planning and Natural Resources

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