

Notice on Further Simplifying Completion Acceptance of Small Building Projects in Shanghai

HJJGL No. 118 (2019)

To relevant organizations:

To accelerate transformation of governmental functions, improve and optimize business operation environment in engineering construction field in Shanghai, completion acceptance procedures of small building projects in Shanghai shall be further simplified based on Implementation Scheme of Reformation of Approval System of Engineering Construction Project of Shanghai in Pilot Area, HFG No. 14 (2014), Methods for Comprehensive Completion Acceptance Management of Building Engineering Project in Shanghai, GZJGFL No. 10 (2018), as well as comments on World Bank's Assessment Report of 2019 Business Operation Environment. It is hereby to notify relevant requirements as follows:

I. Small building projects mentioned in this Notice refer to all new, renovated and expanded building projects, and non-transportation type municipal infrastructures being invested by the government, stated-owned enterprises,

governmental institutions, and the society. Such project shall have gross floor area of no more than 10,000m², height of no more than 24m in administration region of this city, as well as single function and simple technical requirements. Residence, public transportation facilities, indoor kids activity space, elderly care facility, special engineering, factory buildings, warehouse and other projects producing and storing flammable and explosive hazardous goods are excluded.

II. As-built acceptance of small building projects shall observe principle of one application form, one service window, simple acceptance and completion in stipulated time period.

III. Cancel fire protection acceptance and filing of small building project conducted by fire protection department.

IV. Acceptance of traffic police, transportation and landscaping and townscape departments, etc., is replaced with post supervision. Early site inspection is not required, and specialty acceptance and comments are not required.

V. Integrate four-party acceptance organized by Developer, and four-party acceptance supervision by construction management department and planning, land construction as-built acceptance by natural resource

department into six-party acceptance.

VI. Construction management department is responsible for on-site supervision of as-built acceptance organization, procedures, and implementation standards, etc., of small building projects. Planning and natural resource department is responsible for as-built acceptance of planning and land use, etc.

VII. Developer shall apply for as-built acceptance through Shanghai Construction Project Review and Acceptance Management System on the website of Shanghai government (i.e., Shanghai construction project joint-review platform, hereinafter referred to as “review management system”). The following conditions shall be achieved before application:

(I) As-built drawings have been completed.

(II) Relevant evaluation and inspection has been completed.

(III) Relevant surveying and mapping results have been completed and no error is found through comparison with as-built drawings.

VIII. After the Construction Management Department formally accepts the application materials through the review and approval management system, it shall organize the Planning and Natural Resource Department to

complete the completion acceptance within 5 business days. Upon completion of the acceptance, the Planning and Natural Resource Department will issue the acceptance opinions of "approved", "qualified with conditions" or "rejected" for the planning land. If the completion acceptance is approved, the review and approval management system will issue the notice of comprehensive completion acceptance (with the opinions on the acceptance of planning land) uniformly issued by the Construction Management Department, and inform the developer to download it by itself. Recording of completion acceptance of the Construction Management Department is cancelled.

IX. Developer may register the immovable property with the materials such as the notice of comprehensive completion acceptance. The completion acceptance information shall be simultaneously sent to the traffic police, traffic and greening and city appearance departments and other professional management departments to carry out post supervision.

X. Further strengthen the main responsibility of developer in small construction projects, encourage small construction projects to actively carry out the architect-responsible pilot, encourage developer to entrust

qualified project management departments to actively carry out the whole process of engineering consulting services, improve the professional level of project management, and ensure project quality and safety.

XI. This Notice shall take effect in the whole city as of April 1, 2019. The Notice on the issuance of <further deepening completion acceptance of municipal social investment project> by the leadership group of Shanghai municipal social investment project review and approval reform (HSSG〔2018〕2) shall be repealed at the same time.

Shanghai Housing and Urban& Rural Construction

Management Committee

Shanghai Traffic Committee

Shanghai Planning and Natural Resource Bureau

Shanghai Greening and City Appearance Manage

ment Bureau

Shanghai Fire Station

Traffic Police Corps of Shanghai Municipal Public

Security Bureau

February 15, 2019