**Annex 1:**

**The New Round of Overall Reform Work Plan to Improve the Business Environment of Dealing with Construction Permits in Shanghai to Meet the Standards of the World Bank**

(Draft Document for Review)

The business environment is the soil for the survival and development of enterprises. Dealing with construction permits is one of the critical indicators of Doing Business benchmarks. To further implement the key policies and decisions of the CPC Central Committee and the State Council on further optimizing business environment, according to the overall requirements of the Municipal Party Committee and the municipal government, the new round of Overall Reform work plan is arranged as follows to improve the Business Environment of Dealing with Construction Permits in Shanghai to meet the standards of the World Bank:

# Goals of Work Plan

## Overall Goal

To implement the essential directive spirit of general secretary Xi Jinping proposed at the second China International Import Expo, which is to "continue to foster an enabling business environment that bases on market principles, governed by law, and up to international standards," through coordinated planning and targeted efforts, we will adopt higher standards for this round of reform with high quality and efficiency to achieve 5 goals of “One”: **“enterprises only need to go to ‘one' place"**(i.e., enterprises only need to go to one authority which is review and approval center)，**" only ‘one’ counter to deal with”**(i.e., all the procedures that the enterprises have to deal with can get done at all-in-one counter)，“**only ‘one’ set of forms to be prepared”**(.e. enterprises only need to submit all required forms at one time at one counter)，**" only ‘one’ platform”**(i.e., enterprises only need to use one unified review and approval information system) and **“only ‘one’ authority”**(i.e., the review and approval center is the only authority that the enterprises need to interact with).

We strive to further improve the scores and ranking in the World Bank's Doing Business and maintain the leading position in the national assessment of the business environment. At the same time, taking low-risk industrial projects as the starting point of reform, based on consolidating reform achievements and reform measures, we will further extend the scope of reform to all of the projects with private investment.

## Specific Goals

**The first is to further focus on top-level design and overall planning to enhance the consistency and synergy of reform.** On the one hand, we will continue to focus on the implementation of existing policies; on the other hand. We will also focus on the improvement and optimization of follow-up policies. We will not only fully implement the national deployment and requirements of “streamlining the government, delegating power, and improving government services," but also take the advanced international rules and best practices as benchmarks to promote the overall reform by further strengthening the systematic integration.

**The second is to deepen the self-revolution and innovation further and to achieve breakthroughs at critical points and procedures.** We will focus on weaknesses and significant problems, promote the reform with accuracy, through improving the review and approval management system, strengthening the function of review and approval center, pushing the mode of “architects taking leading role in project management” and other measures, to get through the pains, difficulties, and blockages in the process of enterprises dealing with the construction permits.

**The third is to pay further attention to what the enterprises and people feel about the reform and continue to improve the sense of fulfillment and satisfaction regarding the reform.** We will continue to prepare the reform by widely listening to all related stakeholders and by taking into considerations the opinions and suggestions of the society through various channels and ways, further strengthen training and advertising and actively respond to the demands of enterprises, to continually enhance the sense of fulfillment from the enterprises and the society to the reform of optimizing business environment.

# The Scope of Implementation

The scope of implementation remains the same scope as in previous rounds of reform, that is new projects, alteration and addition works for existing projects with private investment in the Shanghai municipality (excluding the projects related to national security and ecological security, projects involving major productivity layout, strategic resource development, primary public interests and with particularly sophisticated technology, and projects involving landscape protection, protection of railways, inflammable and explosive features, etc.). Meanwhile, we will formulate differentiated reform measures based on the category of project risks and continue to intensify reform efforts for low-risk projects with private investment.

The low-risk projects with private investment referred in this work plan (hereinafter referred to as low-risk projects) are either new, alteration or expansion projects with private investment managed on a record-keeping basis in the Shanghai municipality, the gross construction area of a project is no more than 10000 square meters, the height is no more than 24 meters, the function is simple, and the construction technology is easy. However, projects involving inflammable, explosive, toxic, and harmful features and projects with significant ecological environment impact are excluded. Low-risk projects include low-risk industrial projects and low-risk non-industrial projects.

The low-risk industrial projects with private investment referred in this work plan (hereinafter referred to as low-risk industrial projects) are standardized factories, standard warehouses, and other industrial projects according to the three-layer system “industrial bases – industrial communities – scattered industrial plots” for the realization of industrial spatial layout.

If the relevant definitions of low-risk projects and low-risk industrial projects in the previously issued policy documents are inconsistent with definitions in this plan, this plan shall prevail.

# Main tasks

## Take low-risk industrial projects as the starting point and make efforts to improve reform measures

**1. Define the standards of low-risk project categorization scientifically and reasonably.** We will further enhance and unify the risk classification standards of construction projects in Shanghai, gradually expand the coverage of policies to more projects to be beneficial, expand the scope of low-risk projects from less than 3000 square meters to 10000 square meters, and further subdivide low-risk projects into low-risk industrial projects and non- industrial projects. For low-risk industrial projects, while strengthening the primary responsibilities of the developers, with reference to the advanced international experience, we will promote the mode of architects taking the leading role in project management, let the professional certifiers play an essential roles in helping simplify the approval process, reduce the processing cost and minimize the intermediary services. **(Responsible departments: Municipal Commission of Housing and Urban-rural Development, Municipal Commission of Development and Reform, Municipal Bureau of Planning and Natural Resources, Municipal Finance Bureau, Shanghai Water Authority, Shanghai Chengtou Water Group Co., Ltd.)**

**2. Make the geological survey fee exempted.** The Municipal Planning and Natural Resources Bureau shall actively publish the "Notification of Geological Information and Geological Disaster Prevention and Control Requirements" for 52 geological zones in Shanghai which are managed based on risk assessment for geological disaster control purposes on the Internet, inform the public and the land transferees of the geological conditions, geological resources and geological disaster prevention and control requirements of the corresponding plot. For a project that the land is newly transferred, it shall be written the land transfer contract the "Notification of Geological Information and Geological Disaster Prevention Requirements "; for a project to be constructed on a self-owned land, the developer can log in the website to download the "Notification of Geological Information and Geological Disaster Prevention Requirements." At the same time, for low-risk industrial projects that do need supplementary geological survey information for technical purposes, specific implementation rules shall be formulated for whether a project will be constructed on a self-owned land or a transferred land. For a project requiring new land transfer, the geological survey shall be completed before the land transfer, and the geological survey report shall be provided to the developer at the time of land transfer; for a project to be constructed on a self-owned land, the developer shall entrust a geological survey company on its own, and the construction administration department shall adopt the form of government subsidy to exempt the relevant fee. Besides, we will further optimize the quality of geological survey services, improve work efficiency, and reduce the time limit for a geological survey to less than 10 calendar days. **(Responsible departments: Municipal Commission of Housing and Urban-rural Development, Municipal Bureau of Planning and Natural Resources, Municipal Finance Bureau, people's governments of all districts, administrative committees of all particular areas)**

**3. Eliminate the requirement for developers to commission a review of construction drawings and design documents.** For low-risk industrial projects, we will further strengthen the professional responsibility of the design companies and the design leaders of projects. After a design company and the design leader of a project submit a written commitment in the stage of the one-stop application for a construction permit, it is no longer necessary to officially review the construction drawings and design documents. The review of construction drawings is no longer a precondition for the construction permit. Construction administration department commissions drawing review agencies to conduct full coverage online spot check on the quality of design drawings, and strengthen the supervision of the design quality during and after the procedures. **(Responsible departments: Municipal Commission of Housing and Urban-rural Development, Municipal Finance Bureau, people's governments of all districts, administrative committees of all particular areas)**

**4．Make the fee of hiring a supervision agency exempted.** For low-risk industrial projects, mandatory supervision agencies are no longer required, and the developers may adopt management modes such as self-management, whole process consultation, or architects taking the leading role in project management based on the principle of voluntariness. If a developer still hires a supervision agency to carry out on-site supervision and management, the government subsidy shall be applied to deduct the relevant expenses. The specific implementation rules and subsidy standards shall be studied and issued by the Municipal Commission of Housing and Urban-rural Development in cooperation with the Shanghai Engineering Consulting Trade Association. **(Responsible departments: Municipal Commission of Housing and Urban-rural Development, Municipal Finance Bureau, people's governments of all districts, administrative committees of all particular areas, Municipal Engineering Consulting Trade Association)**

**5. Integrate the filing of project investment with the Development and Reform Commission.** For low-risk industrial projects, for projects that the lands are newly transferred, developers shall sign the land transfer contracts, file the projects and project codes shall be assigned; for projects that use self-owned lands, filing of projects, assigning codes and opinion letter of land planning shall be processed as one combined procedure. The detailed implementation rules shall be studied and issued by the Municipal Commission of Development and Reform, together with the Municipal Bureau Planning and Natural Resources. **(Responsible departments: Municipal Commission of Development and Reform, Municipal Bureau of Planning and Natural Resources, people's governments of all districts, administrative committees of all particular areas)**

**6. Fully implement a one-stop process for the construction permit.** Relying on the Shanghai Construction Projects Review and Approval Management System under the municipal government's portal website, "Shanghai China," it’s implemented the one-stop application for and processing construction permits for low-risk industrial projects. After the developers apply to the review and approval center, all related departments should complete online review and approval within 9 calendar days upon application confirmation, 3 procedures which are construction project planning permit, construction project construction permit and application for water supply and sewage should be processed at the same period, and the construction project planning permit and construction permit should be issued online at the same time. If the developers demand hard copies of permits, they shall be couriered by review and approval center. It’s encouraged to adopt the mode of architects taking the leading role in project management for low-risk industrial projects. **(Responsible departments: Municipal Commission of Housing and Urban-rural Development, Municipal Commission of Development and Reform, Municipal Bureau of Planning and Natural Resources, Shanghai Water Authority, Shanghai Chengtou Water Group Co., Ltd., Municipal Big Data Center, people's governments of all districts, administrative committees of all particular areas)**

**7. Fully implement a one-stop process for the integrated final inspection of completed construction and the real estate registration.** We will further improve the final inspection of completed construction, based on the elimination of final inspection by the fire department, and the "Four-party inspection" will be eliminated. Instead, the final inspection shall be organized by the developer and participated by other related companies, and the construction administration department will no longer attend the final inspection anymore. For low-risk industrial projects, relying on the Shanghai Construction Projects Review and Approval Management System under the municipal government's portal website, "Shanghai China," it’s implemented a one-stop process for the integrated final inspection and the real estate registration. After a developer accepts the completed construction, it shall apply online to the review and approval center for final inspection, the review and approval center shall organize construction administration department and department of planning and natural resources to carry out integrated final inspection, if the final inspection passes, planning and natural resource certificate for project completion, quality supervision report, Letter of Compliance for Integrated Final Inspection and Completion of Construction Project and ownership certificate of real estate shall be issued immediately online on spot. We will integrate the filing of final inspection result and construction completion required by the construction administration department, and the final inspection result and real estate registration required by the department planning and natural resources, these procedures shall be processed no more than 7 calendar days. For other construction projects not falling in the category of low-risk industrial projects, in addition to construction administration department and planning and natural resources department, there are other departments involved such as landscape, civil defense, transportation, traffic police and etc., the specific final inspection procedure shall follow the existing procedure of integrated final inspection. **(Responsible departments: Municipal Commission of Housing and Urban-rural Development, Municipal Bureau of Planning and Natural Resources, Municipal Big Data Center, Municipal Transportation Commission, Traffic Police Corps of Municipal Public Security Bureau, Municipal Landscaping and City Appearance Administrative Bureau, Municipal Civil Defense Office, Municipal Health Commission, Municipal Weather Bureau, people's governments of all districts, administration committees of all particular areas)**

**8. Implement joint supervision and inspection during the construction.** For low-risk industrial projects, the review and approval center shall organize a one-time on-site supervising inspection jointly attended by the staff from construction administration department, planning and natural resources department and water supply department based in the review and approval center, the procedure of on-site verification for water supply and sewage will be eliminated. Departments attending the inspection should share site inspection materials and information; the inspection result shall be released to the public. **(Responsible departments: Municipal Commission of Housing and Urban-rural Development, Municipal Bureau of Planning and Natural Resources, Shanghai Water Authority, Shanghai Chengtou Water Group Co., Ltd., people's governments of all districts, administrative committees of all particular areas)**

**9. Continue to accelerate the reform of water supply and sewage connection services.** The application for water supply connection services has been included in the procedure of a one-stop application for a construction permit, and the off-line service counter has been moved to the review and approval center. The center will handle the application on behalf of the enterprise free of charge throughout the process. The developer shall simultaneously submit the design plan that meets the technical codes and specifications for the connection to water supply and sewage on the Construction Project Review and Approval Management System during the stage of the one-stop application for a construction permit. For low-risk industrial projects, the procedure of on-site verification for water supply and sewage will be eliminated, and be included in the joint on-site supervising inspection organized by the review and approval center during the construction, The procedure of getting connected to water supply and sewage will be kept, and the processing time shall not be more than 6 days (excluding road excavation and occupancy approval), department processing road excavation and occupancy approval must use the Construction Project Review and Approval Management System to complete road excavation and occupancy approval, the processing time limit is 5 days. For small-scale projects that apply for water supply and sewage (the diameter of pipes supplying water is DN40 or below for non-residential users, and the sewage pipe is connected a project with construction area of 3000 square meters or below), the cost of outdoor pipe works will continue to be free of charge, and the developers don't need to pay for costs of outdoor pipe works and road repair. **(Responsible departments: Shanghai Water Authority, Municipal Finance Bureau, Shanghai Chengtou Water Group Co., Ltd., Municipal Transportation Commission, Municipal Landscaping and City Appearance Administrative Bureau, Traffic Police Corps of Municipal Public Security Bureau, people's governments of all districts, administrative committees of all particular areas)**

## Take the review and approval center as the breakthrough point, expand the reform coverage

**1. Strengthen the operating mechanism of district review and approval centers.** The acceptance scope of the review and approval centers should cover projects with private investment, and gradually extend to projects with investment from state-owned enterprises. All districts shall further improve the relevant work system, counter setup, and staffing. Under the premise that the existing review and approval function of each department isn’t changed, all related departments shall draft staff to work at centers. For projects with private investment, the review and approval centers shall take the lead in interacting with the enterprises. All staff drafted from review and approval departments work together at the centers should perform review, approval, and supervision activities according to their functional roles and strengthen the synergy. **(Responsible departments: people's governments of all districts, administration committees of all particular areas, Municipal Commission of Housing and Urban-rural Development, Municipal Commission of Development and Reform, Municipal Bureau of Planning and Natural Resources, Municipal Transportation Commission, Shanghai Water Authority, Municipal Landscaping and City Appearance Administrative Bureau, Traffic Police Corps of Municipal Public Security Bureau, Municipal Civil Defense Office, Municipal Health Commission)**

**2. Promote the delegation of municipal approval authority and streamline the levels of approval.** All municipal departments shall comprehensively investigate and sort out relevant administrative approvals, for projects with private investment, we will continue to strengthen the delegation of approval authority by reference to the leading departments in the four stages of construction projects and their division of work at municipal and district levels. District review and approval centers shall organize district approval departments to carry out unified implementation. In the meantime, each approval department shall optimize and adjust its internal approving process, further streamline approval levels, in principle, there should not be more than 3 internal approval levels, service counter staff who process approvals and site inspectors should be fully authorized. We will strive to establish a review and approval system which is unified, flat, and efficient in Shanghai and to better meet the needs of "one-stop" review and approval services. The detailed implementation rules of the delegation of municipal approval authorities will be formulated respectively by the Municipal Bureau of Planning and Natural Resources and the Municipal Commission of Housing and Urban-rural Development according to the work division in the four stages of construction projects. **(Responsible departments: Municipal Commission of Housing and Urban-rural Development, Municipal Review and Approval Reform Office, Municipal Development and Reform Commission, Municipal Bureau of Planning and Natural Resources, Shanghai Water Authority, Municipal Transportation Commission, Traffic Police Corps of Municipal Public Security Bureau, Municipal Landscaping and City Appearance Administrative Bureau, Municipal Civil Defense Office, Municipal Health Commission, Municipal Bureau of Ecology and Environment, people's governments of all districts, administrative committees of all particular areas)**

**3. Include the integrated final inspection for the general projects in the one-stop process of the review and approval centers.** In addition to the low-risk industrial projects, we will expand the implementation scope of the integrated final inspection to other construction projects (any new construction, alteration, or expansion building construction projects and municipal infrastructure projects excluding transportation projects). After the enterprises accept the construction, they may apply for the integrated final inspection online on the Construction Project Review and Approval Management System, and then, the review and approval centers shall lead and organize the related specialized departments such as construction administration, planning and natural resources, health, civil defense, traffic police, transportation, landscaping and city appearance, weather and other departments involved to perform on-site integrated final inspection. After a project passes the final inspection, it should be issued immediately online the Letter of Compliance for Integrated Final Inspection and Completion of Construction Project and all inspection opinions of specialized departments as appendixes. **(Responsible departments: Municipal Commission of Housing and Urban-rural Development, Municipal Bureau of Planning and Natural Resources, Municipal Transportation Commission, Traffic Police Corps of Municipal Public Security Bureau, Municipal Landscaping and City Appearance Administrative Bureau, Municipal Civil Defense Office, Municipal Health Commission, Municipal Weather Bureau, people's governments of all districts, administration committees of all particular areas)**

## Take the improvement of the convenience and transparency of review and approval services as a starting point, strengthen the development of "one system"

**1. Improve and enhance the functionalities of the review and approval management system.** We will continue to upgrade and improve the functionalities of the Shanghai Construction Projects Review and Approval Management System under the government portal website "Shanghai China," to optimize the existing modules such as integrated final inspection, access to water supply and sewage, construction drawings review, online consultation, and others, moreover, we will add modules like efficiency supervision, performance appraisal, and statistics, to achieve the management of review and approval more thoughtfully-designed and scientific throughout the process, and eventually to establish a closed management method that procedures for projects can be dealt with at one administration window and processed simultaneously, the project information can be passed on a real-time basis, and all procedures are monitored and supervised throughout the whole process. **(Responsible departments: Municipal Commission of Housing and Urban-rural Development, Municipal Big Data Center, Municipal Development and Reform Commission, Municipal Bureau of Planning and Natural Resources, Shanghai Water Authority, Municipal Transportation Commission, Municipal Landscaping and City Appearance Administrative Bureau, Traffic Police Corps of Municipal Public Security Bureau, Municipal Civil Defense Office, Municipal Health Commission, Shanghai Chengtou Water Group Co., Ltd.)**

**2. Develop the system to be more connected and easier for sharing.** We will further develop the Construction Project Review And Approval Management System to be more connected with the systems of all review and approval departments for data exchange and coordinated processing. Based on better data exchange and sharing, we aim to achieve that all procedures can be processed digitally online, to speed up the reform of “one platform for all administrative procedures” and to reach the goal of review and approval services that “one platform processes all the procedures." **(Responsible departments: Municipal Big Data Center, Municipal Commission of Housing and Urban-rural Development, Municipal Development and Reform Commission, Municipal Bureau of Planning and Natural Resources, Shanghai Water Authority)**

**3. Make the Measures for the Management of Shanghai Construction Projects Review and Approval Management System.** According to the requirements of “one platform that can process all the procedures,” we will stipulate the positioning the system, duties and responsibilities, rules for data exchange and processing, operation services and other rules, to guarantee that the system operates and functions well and to provide more convenient services for the enterprises. **(Responsible departments: Municipal Commission of Housing and Urban-rural Development, Municipal Big Data Center)**

## Take efforts to optimize the management and control mechanism, to realize scientific and systematic supervision and management

**1. Further improve the risk-based supervision mechanism.** On the premise of ensuring project quality and safety, we will actively learn the best practices worldwide, adjust management methods, improve the risk matrix according to the objective facts like project type, scale, technical complexity and credit status of all participating parties in the project, and implement differentiated supervision based on the risk levels. (**Responsible departments: Municipal Commission of Housing and Urban-rural Development, Municipal Bureau of Planning and Natural Resources, Shanghai Water Authority, people's governments of all districts, administrative committees of all particular areas)**

**2. Further clarify and require all the construction-participated parties to assume their responsibilities.** While vigorously promoting the reform of “streamlining the government, delegating power, and improving government services," we will speed up the development of credit system in construction market in Shanghai, revise and improve the credit evaluation standards for construction companies, start to make the credit evaluation standards for geological survey companies, design companies, and testing companies, improve the data collection and application of personal credit data, and strive to establish a credit system that covers all kinds enterprises like developers, geological survey, design, construction, supervision and testing, and people like registered professionals, to promote a full-coverage credit management. We will also strengthen the exchange and sharing of credit data among all the departments and explore to build up a credit system in the Yangtze River Delta, to increase the unified punishment for dishonesty cross the regions and the departments and to increase the cost for defaults and dishonesty. **(Responsible departments: Municipal Commission of Housing and Urban-rural Development, Shanghai Water Authority, Municipal Landscaping and City Appearance Administrative Bureau, Municipal Civil Defense Office, Municipal Transportation Commission)**

## Improve the services to enhance the satisfaction and sense of fulfillment of the enterprises.

**1. Upgrade the online consultation service.** We will further improve various online and off-line consultation approaches such as the service counters at review and approval centers, consultation hotline, WeChat, etc., improve the professionalism of service staff and quality of services, to provide all-round and all-time authoritative professional consultation services for the enterprises. **(Responsible departments: Municipal Review and Approval Reform Office, Municipal Commission of Housing and Urban-rural Development, Municipal Development and Reform Commission, Municipal Bureau of Planning and Natural Resources, Shanghai Water Authority, Municipal Transportation Commission, Municipal Landscaping and City Appearance Administrative Bureau, Traffic Police Corps of Municipal Public Security Bureau, Municipal Civil Defense Office, Municipal Health Commission, Municipal Weather Bureau, people's governments of all districts, administrative committees of all particular areas)**

**2. Improve training and advertising.** We will adopt policy interpretation, organized training sessions, process guidance, and other approaches to provide themed training from multiple aspects and covering all issues for the civil servants, the enterprises, and the designers, to interpret the policies with accuracy and to ensure the training quality and effects. Also, we will make pictorials about the policies and reformed process flows, advertise the reform measures widely, and make the policies more readable and understandable. **(Responsible departments: Municipal Commission of Housing and Urban-rural Development, Municipal Development and Reform Commission, Municipal Bureau of Planning and Natural Resources, Shanghai Water Authority, Municipal Transportation Commission, Municipal Landscaping and City Appearance Administrative Bureau, Traffic Police Corps of Municipal Public Security Bureau, Municipal Civil Defense Office, Municipal Health Commission, Municipal Weather Bureau, Shanghai Chengtou Water Group Co., Ltd., people's governments of all districts, administration committees of all particular areas)**

**3. Boost the reform of intermediary services for construction projects subject to administrative review and approval.** According to requirements of *Several Opinions on Promoting the Reform of Intermediary Services for Construction Projects Subject to Administrative Review and Approval in Shanghai* (HJSG [2019] No.5), following the principle of “some services to be eliminated, some to be combined, and some to be simplified and standardized," we will fully sort out the intermediary services for construction projects subject to administrative review and approval in Shanghai, and promote the list-based, standardized and categorized management. We will speed up the transformation of government functions, further clarify the relationship between the government and market in the field of intermediary services, strengthen the primary responsibilities of the developers, and establish and improve the intermediary services system to be more unified and open, with orderly competition, fair and equal, transparent and efficient. **(Responsible departments: Municipal Commission of Housing and Urban-rural Development, Municipal Review and Approval Reform Office, municipal authorities in charge of relevant intermediary services)**

**4. Foster the professional agencies.** We will actively cultivate and support some professional consulting agencies to have excellent work knowledge, strong abilities and high quality, continuously strengthen the training and educating agents to improve their abilities for work, let them be able to actively provide consulting guidance, to assist the enterprises who meet requirements to deal with review and approval procedures, to provide all-round high-quality agency services for enterprises, and to track and assist the projects throughout the whole process. **(Responsible departments: people's governments of all districts, and administrative committees of all particular areas, Municipal Commission of Housing and Urban-rural Development, Municipal Development and Reform Commission, Municipal Bureau of Planning and Natural Resources, Shanghai Water Authority, Shanghai Chengtou Water Group Co., Ltd.)**

# Supportive Measures

## Take efforts to achieve the implementation of measures “in the last mile," cultivate good practices from reform cases

We will promote the review and approval departments at municipal and district levels to implement the reform policies strictly according to the spirits and requirements of the reform and achieve no other procedures in addition to the procedures after the reform. We will find out thoroughly all the projects in Shanghai, promptly promote the project construction per local conditions. Together with the promotion of industrial projects (note: to accelerate one batch of industrial projects to start construction and another batch of projects to complete), we will strengthen organizational coordination and establish a long-term work mechanism. For districts that have more reform cases and more mature practices, they can be models to introduce their experiences and practices to other districts in Shanghai. We will also pay more attention to record the management process and results and thoughtfully prepare the reform cases and backstage data, which can be checked and verified according to the World Bank standards. **(Responsible departments: Municipal Commission of Economy and Informatization, Municipal Commission of Housing and Urban-rural Development, Municipal Development and Reform Commission, Municipal Bureau of Planning and Natural Resources, Shanghai Water Authority, Shanghai Chengtou Water Group Co., Ltd., people's governments of all districts, administrative committees of all particular areas)**

## Enhance the legal guarantee, upgrade the level of legislation

**We will revise and improve the issued reform policies and documents.** All municipal departments should sort out policies thoroughly and systematically, accelerate to formulate the revisions and supplements for reform policies that need improvement. All municipal departments should sort out all the related laws and regulations, form a list of laws and regulations to be “formulated, revised and repealed," start the revision work in time if it belongs to the legislative right of Shanghai, and report to the relevant national departments for authorization if it belongs to national legislation. We will issue measures of optimizing the business environment regarding dealing with construction permits in Shanghai when the time is appropriate in the form of municipal government documents, to further consolidate the reform results and to elevate the level of policies. And we will make unified guidance, manuals, and forms for all review and approval matters, correct and update the guidance and manuals on “Shanghai China” and relevant information systems according to the latest reform documents. We will also make unified application forms and list of requirements, particularly for two "one-stop" services and provide the detailed steps to go through the process. **(Responsible departments: Municipal Commission of Housing and Urban-rural Development, Municipal Review and Approval Reform Office, Municipal Bureau of Justice, Municipal Big Data Center, Municipal Development and Reform Commission, Municipal Bureau of Planning and Natural Resources, Shanghai Water Authority, Municipal Transportation Commission, Traffic Police Corps of Municipal Public Security Bureau, Municipal Landscaping and City Appearance Administrative Bureau, Municipal Civil Defense Office, Municipal Health Commission, Municipal Weather Bureau, Municipal Bureau of Ecology and Environment, Shanghai Chengtou Water Group Co., Ltd.)**

## Set up a think tank for optimizing the business environment，facilitate the communications with industry experts

We prepare to reserve a group of industry experts who are familiar with reform work and situations in the industry, create their files in the think tank for optimizing the business environment. We will regularly organize salons, meetings, and other ways of communication, invite experts to come to discuss reform policies, introduce the reform measures and effects to the experts, and at the same time, collect thoughts and suggestions for creating a better business environment. Through the participation of industry experts, they may actively contribute their wisdom and knowledge to the reform. **(Responsible departments: Municipal Commission of Housing and Urban-rural Development, Municipal Bureau of Justice, Municipal Development and Reform Commission, Municipal Bureau of Planning and Natural Resources, Shanghai Water Authority, Shanghai Chengtou Water Group Co., Ltd., people's governments of all districts, administration committees of all particular areas, Shanghai Bar Association)**

## Strengthen the supervision of the implementation of the reform policies, put in place long-term mechanisms

We will strengthen the supervision of the implementation of the reform policies and reform effects, improve the evaluation mechanism for all districts, set up encouragement and incentive mechanism. Social satisfaction and sense of fulfillment of the enterprises will be an essential basis for the evaluation of reform effects. The Leading Group of the Reform Works of Review and Approval System for the Construction Projects will take the leading role to carry out the supervision and evaluation of the district governments and administrative committees, put the reform measures which are recognized by the World Bank and are not exactly implemented on the list of issues that needs to be supervised with particular attention. The results of the evaluation will be reported to the municipal leaders and all the district governments. The departments that don’t implement the reform policies well will be named and shamed publicly, to ensure that all the reform measures will be implemented 100% and to push all the significant problems and difficulties are defused and solved. **(Responsible departments: General Affairs Office of Municipal Government, Municipal Review and Approval Reform Office, Municipal Commission of Housing and Urban-rural Development, Municipal Development and Reform Commission, Municipal Bureau of Planning and Natural Resources, Shanghai Water Authority, people's governments of all districts, administrative committees of all particular areas)**

This plan shall come into force as of the date of issuance.

Appendix: Work Allocation of the New Round of Overall Reform Work Plan to Improve the Business Environment of Dealing with Construction Permits in Shanghai to Meet the Standards of the World Bank