Provisions on the Administration of Urban Real Estate Development and Management of the PRC

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Unofficial English translation prepared for reference only. The official Chinese text prevails.

Adopted on January 3, 2000; Amended on January 6, 2011

Effective: March 1, 2000; Amended 2011

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Article 1 — These Provisions are formulated in accordance with the Urban Real Estate Administration Law of the PRC to regulate real estate development operations.

Article 2 — Real estate development enterprises shall obtain qualification certificates. No enterprise may engage in development without a certificate.

Article 3 — The housing department under the State Council shall be responsible for qualification administration nationwide.

Article 4 — Qualifications are classified into Grade 1, 2, 3, 4 and Provisional with conditions for registered capital, personnel and performance.

Article 5 — Grade 1 shall be approved by the State Council housing department; Grade 2 and below by provincial departments.

Article 6 — Enterprises shall operate within their qualification grade scope.

Article 7 — Qualifications shall be subject to periodic inspection. Failing enterprises face downgrading or revocation.

Article 8 — Foreign-invested real estate development enterprises shall comply with these Provisions.

Article 9 — Violations shall be penalized with fines, downgrading or revocation per law.

Article 10 — These Provisions shall become effective on March 1, 2000. Amended January 6, 2011.

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