

MINISTRY OF CONSTRUCTION

Ministry of Construction Notice on Further Strengthening Management over Real Estate Surveying and the Calculation and Planning of Housing Space

To the construction committees (construction departments) of all provinces, autonomous regions, and directly administered municipalities, the housing bureaus of directly administered municipalities, cities separately listed by plans, and county capital cities, and the Xinjiang Production and Construction Corps:

The State Council has recently further defined the division of functions of departments that manage commercial housing space, that is, that “real estate departments are responsible for managing commercial housing space, formulating the relevant policies, investigating and dealing with illegal behavior in the management of commercial housing space, and putting forward initial opinions for reviews of the credentials of commercial housing space surveying institutions” and “quality and technology supervisory departments are responsible for supervision over the instruments for measuring commercial housing space, and for investigating and dealing with actions of illegally using measuring instruments that do not conform to standards.” The National Quality and Technical Supervision Bureau has also issued the circular “Quality and Technical Supervision Bureau Circular” (2000) no. 17 and decided to terminate implementation of the originally released “Real

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Estate Sales Area Measurement and Calculation Measuring and Technical Specifications” and the “Measures for the Supervision and Management of Commercial Housing Sales Area Measurement Methods.” To further strengthen and standardize management over real estate surveys and housing area calculations, the relevant issues are hereby communicated as follows:

1. The construction (real estate) administration departments in all localities are to fulfill their statutory duties in accordance with the law, properly manage the work of real estate surveying and housing space calculation, uphold the seriousness and stability of the work of real estate surveying and housing space calculation, and take the initiative in coordinating well with the relevant departments.
2. The construction (real estate) administration departments in all localities are to closely focus on the major concern of optimizing the market environment and fostering the housing consumer environment, truly change the departments’ style of work, enhance their awareness of rendering services, conscientiously ensure the quality of commercial housing area measurements, and accelerate the issuance of certifications.
3. Pay close attention to researching the work of decoupling real estate surveying institutions from government departments. In accordance with instructions from the leadership, the Ministry of Construction will in the near future conduct joint studies in conjunction with the State Commission Office for Public Sector Reform, the State Council Legislative Affairs Office, the National Mapping Bureau, and the State Quality and Technical Supervision Bureau. All localities are to, in relation to their own conditions, begin initial preparatory work for decoupling government departments from real estate surveying agencies.
4. Improve legislation, unify standards, and regulate real estate measurement actions. The “National Standards for Real Estate Surveying” are about to be released, and the relevant measures for the management of real estate surveying will also be launched in the near future. After the “Housing Measurement Standards” and the measures for the management of real estate surveying are launched, the construction (real estate) administrative departments in all localities are to promptly organize studies by the relevant personnel and are to effectively implement said documents.

All localities are requested to do a conscientious job of implementation in accordance with requirements in this circular and to promptly report issues and problems that arise in the course of implementation to the Ministry’s Department of Housing and Real Estate.

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