Appendix 2

Specification on Generation of Electronic Licenses for Real Property Registration in Beijing

**Article I.** The Beijing Municipal Commission of Planning and Natural Resources shall be in charge of the management and maintenance of the electronic license catalogue for real property registration.

**Article II.** The Beijing Municipal Commission of Planning and Natural Resources shall be in charge of compiling a catalogue of electronic licenses for real property registration in Beijing, and specifying the name of the license, issuing department, type of the license, license holder, template and surface information.

**Article III.** The Beijing Municipal Commission of Planning and Natural Resources shall be in charge of the information collection and review, production, issuance and cancellation of electronic licenses for real property registration, as well as for the completeness, accuracy and timeliness of licenses.

**Article IV.** The Beijing Municipal Commission of Planning and Natural Resources shall be responsible for formulating business rules for the generation and cancellation of electronic licenses for real property registration, and standardizing the whole life-cycle management of these licenses.

Electronic licenses are generated synchronously at the entry step of real property registration. At the first registration, transfer registration, change registration or correction registration of real property ownership, the electronic real property ownership certificate will be generated. At the entry step of real estate ownership cancellation, the electronic real estate ownership certificate will be automatically cancelled.

At advance notice registration, mortgage registration, dissidence registration or easement registration, the electronic real property registration certificate will be generated. At the entry step of cancellation of advance notice registration, mortgage registration, dissidence registration or easement registration, the electronic real property registration certificate will be automatically cancelled.

**Article V.** The paper real property ownership certificate and real property registration certificate produced by the Beijing Municipal Commission of Planning and Natural Resources in the process of real property registration, including the whole-process management information such as the issuance and cancellation of the ownership certificate and registration certificate, shall be updated synchronously with the electronic real property license.

**Article VI.** In accordance with the requirements of the *Electronic Signature Law of the People's Republic of China* an electronic signature and an electronic seal shall be used for the issuance of an electronic license for real property registration.

**Article VII.** If the Beijing Municipal Commission of Planning and Natural Resources cannot issue or cancel any electronic license in time due to force majeure, it shall take emergency measures promptly and complete the issuance and cancellation of the electronic license for real property registration within 3 working days after troubleshooting.