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**Document of the Housing and Urban-Rural Development  
Bureau of Panyu District, Guangzhou City**

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**Notice of the Housing and Urban-Rural Development Bureau of Panyu  
District, Guangzhou City on Printing and Distributing the “Management  
Measures for Talent Apartments in Panyu District, Guangzhou City”**

To all relevant units,

The “Management Measures for Talent Apartments in Panyu District, Guangzhou City” has been approved by the District Government and is hereby printed and distributed to you for implementation. Problems encountered in the implementation are suggested to be directly reported to the Housing and Urban-Rural Development Bureau of Panyu District.

Housing and Urban-Rural Development Bureau of Panyu District, Guangzhou City  
(Special seal for electronic official documents of the Housing and Urban-Rural Development  
Bureau of Panyu District, Guangzhou City)

June 14, 2023

# **Management Measures for Talent Apartments in Panyu District, Guangzhou City**

## **Chapter I General Rules**

**Article 1** In order to vigorously implement the talent-led development strategy and promote the construction of a high-level talent area with global influence, these Measures are formulated in accordance with the Regulations of Guangdong Province on Talent Development, the Management Measures for Talent Apartments in Guangzhou City (SJGZ [2019] No.17) and other relevant regulations, in addition to the actual situation of this District.

**Article 2** These Measures shall apply to the construction, collection, distribution, management and related activities of talent apartments within this administrative area.

**Article 3** The term “talent apartments” as mentioned in these Measures refers to the affordable rental housing that is constructed or collected by the government, the implementing agencies entrusted by the government, or other social forces, and supplied to qualified talents in this administrative area. The policy for talent housing with property rights shall be formulated separately.

The term “talents” as mentioned in these Measures refers to qualified talents who hold talent service cards (platinum cards, gold cards and silver cards) of Panyu District.

**Article 4** The Housing and Urban-Rural Development Bureau of Panyu District is responsible for policy formulation, policy guidance, planning, budgeting, supervision and management of talent apartments, and should make coordinated advances to the collection and construction of talent apartments.

The Human Resources and Social Security Bureau of Panyu District is responsible for reviewing the applicant's talent qualification.

The Planning and Natural Resources Bureau of Panyu District is responsible for reviewing the applicant's talent house property. It will arrange the land with the Land Development Department according to the District's talent apartment construction needs, and implement the talent apartment allocation task in the annual transfer of ordinary commercially available housing land by bidding, auction, or listing.

Finance Bureau (State-owned Assets Supervision and Administration Commission), Development and Reform Bureau, Bureau of Science, Technology, Industry, Commerce and Information Technology, Urban Renewal Bureau, Land Development Bureau, Investment Promotion Center, Government Affairs Data Administration and other departments of Panyu District shall do the work related to talent apartments within their respective areas of responsibility.

The implementing agency of talent apartments (hereinafter referred to as the implementing agency) is responsible for the development of the talent settlement data management system of Panyu District and shall render comprehensive services such as investment and financing, construction and collection, distribution management, and operation of talent apartments.

## **Chapter II Collection and Construction**

**Article 5** Talent apartments should be equipped with the necessary living facilities and equipment to meet the needs of talent's home life.

The planning and location of the talent apartment project should, considering the factors of city-industry integration and jobs-housing balance in addition to public support services such as education, healthcare and elderly care, prioritize areas with relatively convenient access to urban rail transit, relatively concentrated industrial layout, and relatively comprehensive public support facilities.

**Article 6** Talent apartments can be built as matching construction or centralized new construction, etc., and can also be collected through purchasing and leasing listing houses, taking over and utilizing government housing stock, accepting donated houses, and designating houses for lease on the market.

**Article 7** The collection of talent apartments, in principle, should be mainly to utilize the stock and encourage social participation, and the main collecting channels are as follows:

(1) Utilizing government stock of public houses. Among the government stock of public houses, the public housing eligible for use will be selected in a mapping exercise, and will be designated and transferred to talent apartments after approval by the District Government. The implementing agency will improve their quality as appropriate.

(2) Designating from the matching government housing. Among government

housing constructed to match ordinary commercially available housing and urban renewal projects, under the premise of meeting the needs of demolition and resettlement, the remaining houses will be transferred as talent apartments after being approved by the District Government. The implementing agency will improve their quality as appropriate.

(3) Utilizing listing houses. Implementing agencies can collect talent apartments by purchasing, leasing listing houses, cooperating with recognized operators of affordable rental housing, and other ways.

**Article 8** The construction of talent apartments, in principle, should mainly be matching construction, supplemented by centralized new construction. The main construction channels are as follows:

(1) Matching projects with talent apartments. A certain proportion of talent apartments can be built to match ordinary commercially available housing land in the annual transfer by bidding, auction, or listing and to match industrial parks, and the specific proportion can be determined according to the annual demand and the availability of housing.

(2) Using government reserve land and stock land for centralized construction. The District Government's reserve land for affordable housing projects can be used for the centralized construction of talent apartments upon approval. State-owned enterprises in the District are encouraged to use the stock of land in line with urban and rural planning and overall land use planning to build talent apartments to serve the talents in the District. Besides, talent apartments can also be constructed by the government itself or by attracting investment and other ways.

**Article 9** The principle of talent apartments is to meet the living needs of talents at different levels. Newly built talent apartments should provide a variety of unit types, with the floor area of a single unit mainly being less than 90 square meters, and in principle not more than 120 square meters. For high-level talents, the floor area of a single unit of talent apartments shall be implemented in accordance with the relevant provisions of the treatment for high-level talents.

### **Chapter III Security Measures**

**Article 10** Eligible talent service card holders of Panyu District can apply for talent

apartments in the District and enjoy preferential treatment according to the following criteria. The rent of the talent apartment is calculated based on the floor area, and the rent standard is determined by the owning entity of the talent apartment or the implementing agency with reference to the market rent standard of the same area, quality and type of housing. The rent standard of the talent apartment is reported to the Development and Reform Bureau of the District.

(1) Platinum card holders can choose to apply for renting a talent apartment and enjoy the rent subsidy or apply for a rent subsidy for renting a listing house separately. Renting a talent apartment will be subsidized up to 120 square meters per person for a maximum of 5 years at 100% of the rent, with payment of rent to be made first. Renting a listing house will be subsidized up to RMB 4,000 per month for a maximum of 5 years.

(2) Gold card holders can apply for renting a talent apartment and will be subsidized up to 90 square meters per person for a maximum of 2 years at 50% of the rent, with payment of rent to be made first.

(3) Silver card holders can apply for renting a talent apartment and will be subsidized up to 45 square meters per person for a maximum of 2 years at 20% of the rent, with payment of rent to be made first.

**Article 11** For Nobel laureates, academicians of both the Chinese Academy of Sciences and the Chinese Academy of Engineering, academicians of developed countries, electees of national major talent projects, personnel who make breakthroughs in “bottleneck” core technologies in key fields and other global high-end talents or other special personnel, their housing needs can be met through the case-by-case approval system. The specific plan shall be formulated by the Bureau of Talent Work of the Panyu District Committee of the Communist Party of China in conjunction with the Housing and Urban-Rural Development Bureau of the District and reported to the District Government for approval.

**Article 12** The Finance Department of the District will arrange special funds every year for the subsidies and related expenses required for talent housing security.

#### **Chapter IV Application and Allocation**

**Article 13** Talent Apartments shall serve the holders of the Panyu Talent Service

cards. Talents holding the platinum cards or the gold cards can apply for renting talent apartments by individuals (families) or as a whole by the unit; In principle, talents holding the silver cards can apply for renting talent apartments as a whole by the unit.

Talents who apply for talent apartments must meet the following conditions at the same time:

(1) Working in enterprises and public institutions in the District (whose commercial registration location, tax collection and management relations and statistical relations are located in this administrative area).

(2) The applicant, his/her spouse and minor children do not own any house with private ownership in this city.

(3) The applicant is not currently enjoying the relevant house purchasing subsidies and housing subsidy policies in the administrative area.

**Article 14** The qualified talents can only apply for leasing one talent apartment; if both spouses meet the application requirements, in principle, they can apply for leasing a talent apartment as a family, and the rental subsidy is subject to the greater amount and is not cumulative.

**Article 15** Talent apartments shall be utilized in accordance with the principle of “Supply and Demand Balance, Dynamic Adjustment”. The implementing agency may dynamically adjust the allocation plan of talent apartments according to the implementation results of the allocation plan to improve the efficiency of talent apartments.

(1) Centralized allocation. Each allocation of affordable rental housing collected or recognized by the implementing agency will be given priority to qualified talents.

(2) Routine allocation. After the centralized allocation, if there are still remaining houses, a certain number of houses will be reserved for routine allocation of talent apartments according to the application sequence of talents, and the houses occupied by talents will be identified as talent apartments.

(3) Allocation of the remaining housing. If there is a certain number of houses left after the reservation for routine allocation, the implementing agency may transfer the remaining houses to other affordable rental housing (not talent apartments) for operation.

**Article 16** The procedure for the allocation of talent apartments is as follows:

(1) Centralized allocation.

1. Formulating the allocation plan. The implementation agency will formulate the allocation plan by taking into account the urban construction, industrial development needs and housing supply, and submit it to the Housing and Urban-Rural Development Bureau of the District for examination and release. The first distribution plan shall be published and implemented after being reported by the Housing and Urban-Rural Development Bureau of the District to the District Government for review.

2. Submitting an application. Eligible applicants or units shall submit applications to the implementation agency in accordance with the regulations, provide relevant supporting materials and select the intended houses.

3. Reviewing qualifications. After receiving the application, the implementing agency, in conjunction with the relevant functional departments, will examine the information submitted by the applicant or unit, and those who meet the application conditions will be included in the leasing security object; those who do not meet the application conditions will receive the explanation of the reasons.

4. Public announcement of allocation. The implementation agency will coordinate the allocation of rent according to the allocation plan, and the allocation results will be publicized on the official website of the People's Government of Panyu District.

5. Signing and moving in. If there is no objection to the allocation results during the public announcement period, the implementing agency will sign the lease contract with the applicant or unit and go through the occupation procedures.

(2) Routine allocation. The allocation procedures shall be carried out in accordance with the above-mentioned item 2 to item 5 of the centralized allocation.

If a unit applies for a talent apartment by way of an overall lease, the implementation agency will sign an overall lease contract with the unit, and the employer will sign a housing lease contract with its employees who meet the requirements after examination, and report the allocation results to the implementation agency.

**Article 17** The Housing and Urban-Rural Development Bureau of the District

takes the lead in organizing the allotment of the talent apartment rental subsidy once a year. Tenants who meet the conditions for receiving the subsidy shall submit materials according to the declaration guidelines issued each year; the Housing and Urban-Rural Development Bureau of the District, in conjunction with the Human Resources and Social Security Bureau of the District and other relevant departments, shall examine and determine the list of subsidy recipients and the amount of allotment; the Housing and Urban-Rural Development Bureau of the District shall allocate the funds to those whose applications for rent subside have been approved; the Housing and Urban-Rural Development Bureau of the District, in conjunction with the relevant departments, shall conduct a review of the eligibility of the tenants who have been included in the leasing security object every year, and continue to give subsidies to the tenants who still meets the conditions.

## **Chapter V Management and Supervision**

**Article 18** The implementation agency will take the lead in establishing the talent settlement data management system in Panyu District and connect it with the high-level talents management system in Panyu District to realize the functions of applicant identity verification, data transmission and statistical analysis, as well as online application, acceptance, inquiry, public announcement, complaint and supervision of policies related to talent settlement, and promote the sharing of information on the identity, household registration, civil status, family, employment, social insurance and housing situation of talents in the District.

**Article 19** Individuals or units that have been allocated rental houses, if they fail to sign the lease contract on time and go through the relevant occupation procedures without justifiable reasons, are regarded as abandoning the lease. If an individual or unit has abandoned the lease or surrendered the lease within 3 months, the relevant tenant shall not apply for a talent apartment within 12 months from the date of abandonment or surrender.

**Article 20** The maximum term of the talent apartment lease contract shall not exceed 5 years. After the expiration of the term, if the tenant still meets the conditions for renewal of the talent apartment and wants to renew the lease, the lease can be renewed after approval, and the rent shall be paid according to the rental standard of the talent apartment during the renewal period. The tenant shall apply for renewal of



the lease to the implementation agency within 3 months before the expiration of the contract. If the tenant fails to apply for renewal of the lease within the specified period, the tenant shall settle the relevant fees and vacate the apartment within 60 days after the expiration of the contract.

The lease contract shall set out the basic conditions of the housing, rent standards, rent collection methods, lease term, use management, contract termination, liability for breach of contract and the rights and obligations of both parties.

**Article 21** The tenant shall comply with the management statute of the residential area where the house is located and the management system of the property service enterprise, and shall pay on time the rent and other charges for water, electricity, gas, network, cable TV, property services, etc. in the process of use. The tenant shall be responsible for repairing or compensating for any damage to the house or the attached facilities caused by improper use.

The implementation agency shall do the routine inspection, record keeping and maintenance of the talent apartment, and complete the rectification in time when problems are found.

**Article 22** The tenant shall not sublet, sublease or transfer the talent apartment, the unit who rent as a whole shall not arrange for unqualified personnel to move in, and they all shall not change the structure and use of the housing without permission, or renovate the housing without permission, and shall not use the housing for other business activities. In the event of the above-mentioned situation, the implementation agency shall take back the housing.

**Article 23** If the tenant fails to meet the application requirements, or to falsify, provide false materials or bribery and other improper means to obtain talent apartments or rental subsidies, the implementation agency will terminate the lease contract, recover the arrears, and take back the housing, and the Housing and Urban-Rural Development Bureau of the District will recover the illegal enjoyment of rental subsidies, the tenant shall not apply for talent apartments again.

**Article 24** If the relevant administrative departments, implementing agencies and their staff violate the provisions of these measures or fail to perform their duties in accordance with the law, the competent authorities shall order them to correct, and

punish the personnel responsible according to law; anyone who commits a crime shall be investigated according to the law for legal liability.

## **Chapter VI Supplementary Provisions**

**Article 25** Those who meet the housing security preferential policies for talents at higher levels at the same time will be subsidized according to the principle of “subjecting to the greater amount without cumulating”, except as otherwise provided.

**Article 26** These measures shall come into force on the date of issue and shall remain in force for 5 years.

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