

The parallel forum on "Community Innovation and Development and Property Law Construction" was successfully held

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On October 16, 2019, the parallel forum "Community Innovation and Development and Property Management Legal Construction" was grandly opened under the expectation of thousands of property colleagues. The forum was hosted by the China Property Management Association, undertaken by Fayan Yunlu Network Group Co., Ltd. and Henan Zhengmei Property Service Co., Ltd., and co-organized by China Property Management Magazine, China Property Association Legal Policy Working Committee, Gansu Property Management Industry Association, and Hainan Property Management Association. The forum specially invited Wang Peng, Vice President and Secretary General of China Property Association, Liang Zhijun, Vice President of China Property Association and President of Great Wall Property Group Co., Ltd., Lin Changqing, Vice President of China Property Association and Chairman of Fujian Yong'an Property Management Co., Ltd., Zhao Fulin, Deputy Secretary General of China Property Association and Editor-in-Chief of China Property Management Magazine, Yang Minzhao, Senior Advisor of China Property Association, President of Gansu Property

Management Industry Association and Chairman of Lanzhou Chengguan Property Service Group, Yang Jialin, Deputy Secretary General of China Property Association and CEO of Lanzhou Chengguan Property Service Group Co., Ltd., Wang Binhui, Professor of Law School of Hunan Normal University, Doctor of Law, Doctoral Supervisor, Visiting Scholar of Law School of University of British Columbia, Canada, Zhou Huabin, Member of Legal Policy Working Committee of China Property Association and Chairman of Fayan Yunlu Network Group, and Vice President of Shanghai Property Management Industry Association and Director of Shanghai Kerui Property Management Development Co., Ltd. Zhang Yimin, Director of the Property Management Association of Hunan Province, Pu Bin, Deputy General Manager of China Resources Property Technology Service Co., Ltd., Zhang Qiyun, Secretary General of Hainan Property Management Association, Lu Qinlian, Director of the Legal Service Center of Shenzhen Property Management Industry Association, Lu Jie, Vice President and Director of the Expert Committee of Shenyang Property Service Industry Association, and other guests attended the forum and spoke; Chen Rongshe, Director of Hunan Property Committee and Chairman of Hunan Zhonghao Property Management Co., Ltd., Ding Qiuhua, President of Qinghai Property Management Industry Association and Chairman of Qinghai Heyi Property Management Co., Ltd., Zhang Jing, Vice President and Secretary General of Xinjiang Uygur Autonomous Region Real Estate Industry Association, Zhang Yong, President of Lanzhou Property Management Industry Association and Chairman of Gansu Zhongcheng Yili Property Service Co., Ltd., Feng Jinxiang, President of Yinchuan Xingqing District Property Management Association and Executive General Manager of Yinchuan Zhongfang Property Group Co., Ltd., and other local association leaders also attended the forum. The forum was hosted by Li Xiaoyong, Founding Dean of Gejue Business School Property Management College, and the interactive forum was hosted by Yan Jingyi, Vice Dean of Gejue Business School Property Management College.



Wang Peng, Vice President and Secretary General of China Property Management
Association

Wang Peng, Vice President and Secretary General of China Property Association, first delivered a speech. Regarding promoting community innovation and development and property rule of law, he pointed out that, first, we must fully recognize the importance of rule of law construction, which is an important guarantee for the high-quality development of property management; second, we must increase the publicity and implementation of laws, regulations and policies, and enhance the legal awareness of all relevant subjects in property management. Third, we must actively promote the improvement of the industry's legal system. Vice President Wang Peng called on everyone to work together to carry out relevant rule of law construction work around the difficulties and pain points of the industry, actively provide advice and suggestions for the government's legislation and policy formulation, and jointly promote the process of rule of law construction in the industry!



Yang Minzhao, Senior Advisor of China Property Management Association
, President of Gansu Property Management Industry Association, and Chairman
of Lanzhou Chengguan Property Service Group

Yang Minzhao, senior consultant of China Property Association ,
president of Gansu Property Management Industry Association, and
chairman of Lanzhou Chengguan Property Service Group Co., Ltd.,
delivered a speech. He said that China's property industry came into
being with the pace of reform and opening up. The development of the
property industry is advancing in constant innovation, and it is a
history of continuous innovation of property people. This forum is in
line with the theme of innovation, and we look forward to gaining new
perspectives and new concepts in this forum.



Wang Binhui, Professor, Doctor of Law, Doctoral Supervisor, School of Law,
Hunan Normal University, Visiting Scholar, School of Law, University of
British Columbia, Canada

Wang Binhui, professor of law, doctor of law, and doctoral supervisor at Hunan Normal University, delivered a keynote speech entitled "The Legal Path for Property Companies to Participate in Community Governance." She stated that the main legal paths for property companies to participate in community governance are: first, property companies must position themselves well in community governance; second, property companies must serve as advisors to owners or owners' meetings, and participate in the formulation of community "soft laws"; third, property companies must exercise their powers well in community governance, and prevent inaction or misconduct; and fourth, property companies must accept authorization from the national government.



Zhou Huabin, member of the Legal Policy Working Committee of China Property Association and chairman of Fayan Cloud Law Network Group

Zhou Huabin, member of the Legal Policy Working Committee of the China Property Association and Chairman of Fayan Cloud Law Network Group, delivered a keynote speech entitled "Property Enterprises and Property Owners' Committees Co-build a New Model for Harmonious Communities". He explained the legal consequences of the unilateral termination of the property service contract, analyzed and clarified the various rights of the owners, and the situation of the property companies. He emphasized that property companies should strengthen learning and management, clarify their obligations and responsibilities, and promote the development of harmonious communities through the relationship between service, management, and operation. Chairman Zhou also emphasized that in 2020, Fayan Group will carry out 200 public welfare tour lectures across the country with the theme of "Beautiful Community Life".



On-site signing

During the on-site signing ceremony, Zhou Lilai, general manager of Gezhouba Property Management Co., Ltd., Peng Zaihua, chairman of Hubei Bosen Group, vice president unit of Hubei Property Service and Management Association, and Shen Jianghua, general manager of Xiangtan Yucheng Property Management Co., Ltd., reached a strategic cooperation with Fayan Group and signed a strategic cooperation agreement.



Liang Zhijun, Vice President of China Property Association and President
of Great Wall Property Group Co., Ltd.

Liang Zhijun, Vice President of China Property Association and President of Great Wall Property Group Co., Ltd., delivered a keynote speech entitled "Building a Community of Acquaintances with Quality of Heart" and shared his many years of experience in the property industry. He pointed out that technology + humanity is the only way for property service companies to build a beautiful community. Starting from the most fundamental problems of the community, solving them step by step, and ultimately returning to the key point of "heart", discovering problems from the heart, and solving problems from the heart. Build a bridge between hearts and create a humane property.



Lin Changqing, Vice President of China Property Association and Chairman of Fujian Yongan Property Management Co., Ltd.

Lin Changqing, Vice President of China Property Association and Chairman of Fujian Yongan Property Management Co., Ltd., delivered a keynote speech titled "Reshaping the Path of Healthy Development of the Property Industry". He proposed that the property industry should first be prepared for danger in times of peace, consider the risks of property enterprises and the significance of the rule of law in the property industry, and second, be prepared to be a company that knows, abides by and uses the law. Third, be prepared to avoid danger, and improve the competitiveness of enterprises through learning and training, evidence collection, timeliness awareness, and procedural awareness.



Pu Bin, Deputy General Manager of China Resources Property Technology
Services Co., Ltd.

Pu Bin, deputy general manager of China Resources Property Technology Service Co., Ltd., delivered a keynote speech with the keywords "Innovation leads development, and the rule of law lays the foundation". She pointed out that the trend of the property industry towards marketization and capitalization is an important background for property companies to seek transformation and adjust their business strategies; at the same time, she emphasized that the construction of the rule of law is the foundation for property companies to achieve quality growth, and will promote the maturity and progress of the industry. China Resources Property Technology will implement innovative practices in every aspect of corporate operations, fully open up the marketization process to pursue balanced development, build a product system around asset appreciation and customer needs, fulfill the responsibilities of central enterprises, focus on the improvement of the rule of law, and strive to become "China's most trustworthy asset manager."



Lu Jie, Vice President of Shenyang Property Management Industry Association and
Director of the Expert Committee

Lu Jie, vice president of Shenyang Property Management Industry Association and director of the expert committee, delivered a keynote speech entitled "Property Management from the Perspective of Property Rights". He explained that the property owner is the owner and manager of the property itself, and the property company only performs the management function that the owner cannot perform. Therefore, property companies should clarify their own responsibility boundaries and subject status.



Peng Cui'e, member of the Legal Policy Working Committee of China Property Association and city manager of Hubei Fayan Legal Consulting Co., Ltd.

Peng Cui'e, member of the Legal Policy Working Committee of the China Property Association and city manager of Hubei Fayan Legal Consulting Co., Ltd., delivered a keynote speech entitled "War and Peace - Exploration of Property Legal Consultant Services". She analyzed the current problems of legal advisers in the property industry from the aspects of garage parking space property rights disputes, public revenue disputes, and owner's right of revocation disputes, put forward the actual needs of legal advisers of property companies, and called on everyone to pay attention to the important role of the rule of law in dealing with risks.

The forum also specially arranged an interactive session on "Community Innovation and Development and Property Legal Construction". The interactive forum was hosted by Yan Jingyi, Vice Dean of the Property Management Business School of Geju Business School, and in-depth dialogues were held with Yang Jialin, Deputy Secretary-General of China Property Association and CEO of Lanzhou Chengguan Property Service Group Co., Ltd., Zhang Yimin, Vice President of Shanghai Property Management Industry Association and

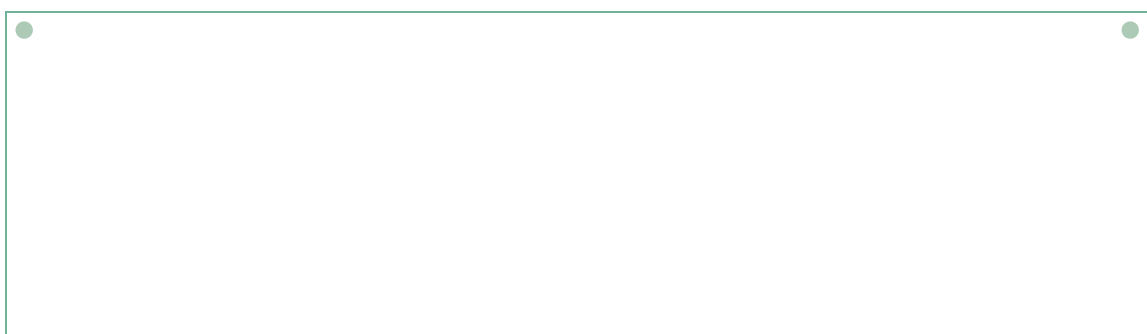
Chairman of Shanghai Kerui Property Management Development Co., Ltd.,
Lu Qinlian, Director of the Legal Service Center of Shenzhen Property
Management Industry Association, Jiang Hongfang, City Manager of
Ningbo Fayan Legal Consulting Co., Ltd., and Song Shenyu, Dean of
Fayan Education (Shenzhen) Co., Ltd.

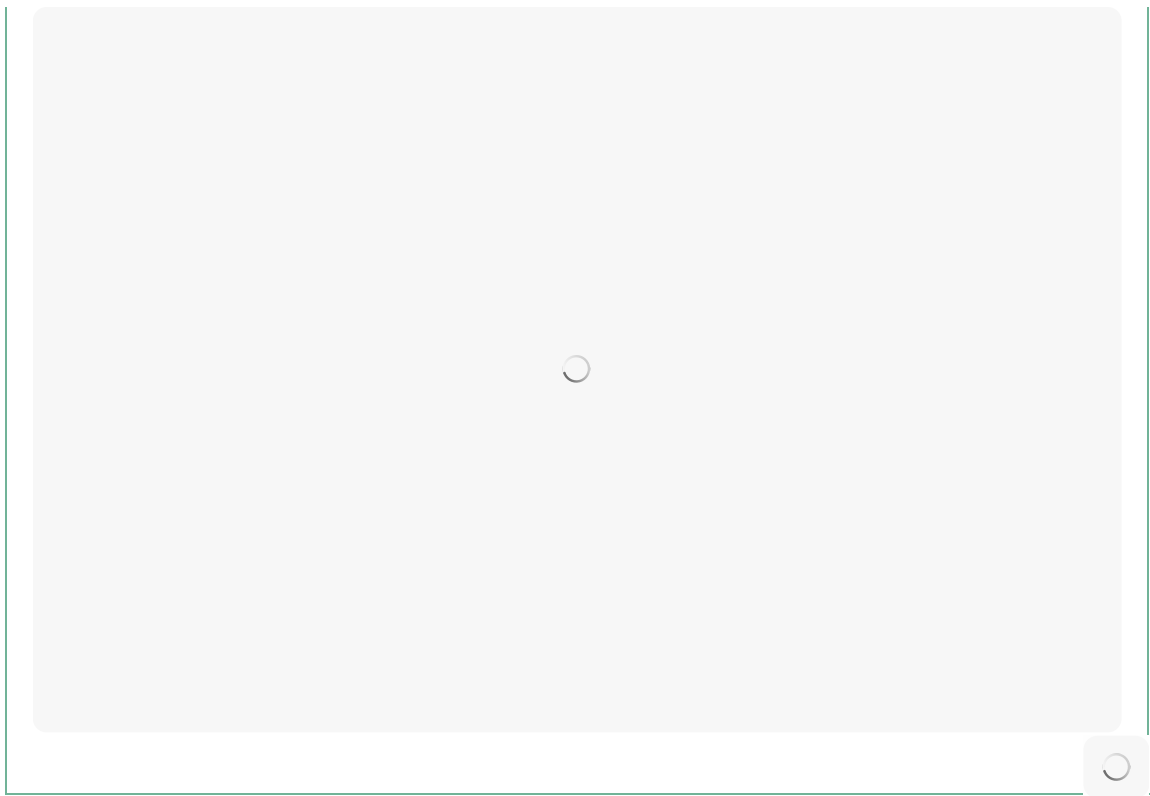


From left to right: Yan Jingyi, Lu Qinlian, Yang Jialin, Zhang Yimin, Jiang Hongfang,
Song Shenyu

Zhang Yimin, Vice President of Shanghai Property Management Industry
Association and Chairman of Shanghai Kerui Property Management

Development Co., Ltd., talked about the need to use the rule of law to safeguard the construction of a market-oriented community service ecosystem and promote the healthy development of enterprises. Yang Jialin, Deputy Secretary-General of China Property Association and CEO of Lanzhou Chengguan Property Service Group Co., Ltd., talked about the reflections on the legal system brought by the boundaries of risk and responsibility, and emphasized that property practitioners should pay attention to risks in their consciousness, improve legal concepts, and establish legal awareness and contractual spirit. Lawyer Jiang Hongfang, City Manager of Ningbo Fayan Legal Consulting Co., Ltd., talked about procedural justice. The community is promoting some measures that benefit the people's livelihood and are in line with the interests of most owners. However, due to various reasons, it is difficult to implement them. So how to ensure that such decisions can be implemented smoothly and effectively? She emphasized the importance of attaching importance to the participation of owners, the normative role of temporary regulations and rules of procedure, and the principle of openness and transparency of information symmetry in exchange for trust, etc., to ensure the fairness, justice and openness of decision-making. Song Shenyu, Dean of Fayan Education (Shenzhen) Co., Ltd., proposed to attach importance to the management regulations of the autonomy of property enterprises, and to carry out institutional innovation, model innovation, and innovation in people's thinking and cognition. Finally, Lu Qinlian, director of the Legal Service Center of Shenzhen Property Management Industry Association, interpreted the latest content of the "Property Management Regulations of Shenzhen Special Economic Zone": further strengthening the party's guidance and guidance on property management, clarifying the scope of shared properties, and clarifying the property rights agreements for parking spaces and garages.





At this point, the parallel forum on "Community Innovation and Development and Property Law Construction" came to a perfect end. At this time, the venue still gathered thousands of eyes, wandering and lingering attentively and reluctantly. The successful holding of this forum is of great significance: it has strengthened the legal awareness of property people, promoted the harmonious, efficient and healthy development of property companies, promoted the rule of law and legalization of the property industry, and is in line with the general trend of the country to build a better life together.



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