

ICS 01.040.03

CCS A 22



**NATIONAL STANDARD OF THE  
PEOPLE'S REPUBLIC OF CHINA**

**GB/T 45700-2025**

---

**Property management terminology**

物业管理术语

**Issued on: May 30, 2025**

**Implemented on: May 30, 2025**

---

**Issued by: State Administration for Market Regulation;  
Standardization Administration of the PRC**

## Table of Contents

|                                                                                             |     |
|---------------------------------------------------------------------------------------------|-----|
| Preface .....                                                                               | III |
| 1 Scope .....                                                                               | 1   |
| 2 Normative references .....                                                                | 1   |
| 3 Basic terminology .....                                                                   | 1   |
| 4 Terminology for the Property Management Project Acquisition Phase .....                   | 7   |
| 5 Terminology for the early intervention phase of property management projects .....        | 8   |
| 6 Terminology for the early management stage of property management projects .....          | 8   |
| 7 Terminology for daily service phase of property management project .....                  | 9   |
| 8 Terminology of the decommissioning management phase of property management projects ..... | 13  |
| Reference .....                                                                             | 15  |
| Index .....                                                                                 | 16  |

## Foreword

This document is in accordance with the provisions of GB/T 1.1-2020 "Guidelines for standardization work Part 1: Structure and drafting rules for standardization documents" Drafting.

Please note that some of the contents of this document may involve patents. The issuing organization of this document does not assume the responsibility for identifying patents.

This document is proposed and coordinated by the National Property Services Standardization Technical Committee (SAC/TC560).

This document was drafted by: Beijing Wendamins Property Management Service Co., Ltd., Beijing Zhongwan Zhidi Property Management Co., Ltd., Beijing Property Management Co., Ltd.

Property Management Industry Association, China Property Management Association, Beijing Forestry University, Xindazheng Property Group Co., Ltd., Tsinghua University Real Estate Research Institute Institute, Fujian Yong'an Property Management Co., Ltd., Chengyue Property Service Group Co., Ltd., Anhui Chenyuan Property Management Co., Ltd., Shangwu Museum Property Services Co., Ltd., Greentown Property Services Group Co., Ltd., and Shandong Mingde Property Management Group Co., Ltd.

The main drafters of this document are: Ai Bailu, Wang Jinsong, Liu Lihua, Liu Yinkun, Zhang Yang, Gao Wentian, Ji Rujin, Yang Yanmin, Lin Changqing, Gong Yaling, Liang Xiu

Ke, Zhang Ying Yuan, Yang Zhang Fa, Jin Yi, Zhang Min Nan, Liu Mei Jia.

Property Management Terminology

## 1 Scope

This document defines the basic terminology of property management and the role of property management in project acquisition, early involvement, early management, daily services, and decommissioning management.

A general term for stages such as management.

This document applies to the field of property management.

## 2 Normative references

This document has no normative references.

### 3.1.1 Property

Buildings, structures and their ancillary equipment, supporting facilities and related sites that have been completed and put into use.

### 3.1.2

The entire process of property from planning and design, construction, use to loss.

### 3.1.3 Property type

Property types classified according to the main functions of the property.

Note. From the perspective of property use function, it is divided into two categories. residential property and non-residential property.

### 3.1.4 residential property

Properties whose primary use is for living.

Note. Residential properties include ordinary houses, apartments, villas and other property types.

### 3.1.5 Non-residential property

Properties whose primary non-residential use is Note. Non-residential properties include office buildings, office buildings, schools, hospitals, venues, hotels, industrial parks, commercial complexes and other property types.

### **3.1.6 Exclusive partsexclusiveparts**

Within the building area, the part that has independence in structure and utilization can be clearly distinguished and the object of exclusive use.

Note. The exclusive part is the independent buildings and structures owned by the owner alone or jointly, such as houses, parking spaces, stalls and other entities and spaces, or The property rights refer to all parts of the interior of a building, including the building itself and proprietary facilities and equipment such as doors, windows, pipes, and wiring.

### **3.1.7 common parts**

In the building area, except for the exclusive parts of the owners, the buildings, structures, supporting facilities and equipment and related places jointly owned by the owners