

# Doing Business 2016

## Measuring Regulatory Quality and Efficiency

### Economy Profile 2016

### China

responsabilité juridique

bureau de crédit **единое окно**

**прозрачность** — 一站式服务

**شفافية** — **توحيد مهل زمنية** **oficina de crédito**

balcão  
único

**collateral registry**

**single window liability**

نافذة موحد

transparency

**сроки**

**征信中心**

реестр залогового  
обеспечения

**مكتب الائتمان** **one stop shop**

**servicios en línea**

**services en ligne** **transparência**

реорганизация

credit  
bureau

**reorganización**

**سجل الضمانات**

**transparencia** **guichet unique** **设置办理时限**

**responsabilidade jurídica** **مسؤولية**

**重组** **reorganization**

**registro de garantías**

COMPARING BUSINESS REGULATION FOR DOMESTIC FIRMS IN 189 ECONOMIES



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## INTRODUCTION

*Doing Business* sheds light on how easy or difficult it is for a local entrepreneur to open and run a small to medium-size business when complying with relevant regulations. It measures and tracks changes in regulations affecting 11 areas in the life cycle of a business: starting a business, dealing with construction permits, getting electricity, registering property, getting credit, protecting minority investors, paying taxes, trading across borders, enforcing contracts, resolving insolvency and labor market regulation. *Doing Business 2016* does not present rankings of economies on labor market regulation indicators or include the topic in the aggregate distance to frontier score or ranking on the ease of doing business.

In a series of annual reports *Doing Business* presents quantitative indicators on business regulations and the protection of property rights that can be compared across 189 economies, from Afghanistan to Zimbabwe, over time. The data set covers 47 economies in Sub-Saharan Africa, 32 in Latin America and the Caribbean, 25 in East Asia and the Pacific, 25 in Eastern Europe and Central Asia, 20 in the Middle East and North Africa and 8 in South Asia, as well as 32 OECD high-income economies. The indicators are used to analyze economic outcomes and identify what reforms have worked, where and why.

This economy profile presents the *Doing Business* indicators for China. To allow useful comparison, it also provides data for other selected economies (comparator

economies) for each indicator. The data in this report are current as of June 1, 2015 (except for the paying taxes indicators, which cover the period January–December 2014).

The *Doing Business* methodology has limitations. Other areas important to business—such as an economy's proximity to large markets, the quality of its infrastructure services (other than those related to trading across borders and getting electricity), the security of property from theft and looting, the transparency of government procurement, macroeconomic conditions or the underlying strength of institutions—are not directly studied by *Doing Business*. The indicators refer to a specific type of business, generally a local limited liability company operating in the largest business city. Because standard assumptions are used in the data collection, comparisons and benchmarks are valid across economies. The data not only highlight the extent of obstacles to doing business; they also help identify the source of those obstacles, supporting policy makers in designing regulatory reform.

More information is available in the full report. *Doing Business 2016* presents the indicators, analyzes their relationship with economic outcomes and presents business regulatory reforms. The data, along with information on ordering *Doing Business 2016*, are available on the *Doing Business* website at <http://www.doingbusiness.org>.

## CHANGES IN *DOING BUSINESS 2016*

As part of a two-year update in methodology, *Doing Business 2016* expands the focus of five indicator sets (dealing with construction permits, getting electricity, registering property, enforcing contracts and labor market regulation), substantially revises the methodology for one indicator set (trading across borders) and implements small updates to the methodology for another (protecting minority investors).

The indicators on dealing with construction permits now include an index of the quality of building regulation and its implementation. The getting electricity indicators now include a measure of the price of electricity consumption and an index of the reliability of electricity supply and transparency of tariffs. Starting this year, the registering property indicators include an index of the quality of the land administration system in each economy in addition to the indicators on the number of procedures and the time and cost to transfer property. And for enforcing contracts an index of the quality and efficiency of judicial processes has been added while the indicator on the number of procedures to enforce a contract has been dropped.

The scope of the labor market regulation indicator set has also been expanded, to include more areas capturing aspects of job quality. The labor market regulation indicators continue to be excluded from the aggregate distance to frontier score and ranking on the ease of doing business.

The case study underlying the trading across borders indicators has been changed to increase its relevance. For each economy the export product and partner are now determined on the basis of the economy's comparative advantage, the import product is auto parts, and the import partner is selected on the basis of which economy has the highest trade value in that product. The indicators continue to measure the time and cost to export and import.

Beyond these changes there is one other update in methodology, for the protecting minority investors indicators. A few points for the extent of shareholder governance index have been fine-tuned, and the index now also measures aspects of the regulations applicable to limited companies rather than privately held joint stock companies.

For more details on the changes, see the "What is changing in *Doing Business?*" chapter starting on page 27 of the *Doing Business 2016* report. For more details on the data and methodology, please see the "Data Notes" chapter starting on page 119 of the *Doing Business 2016* report. For more details on the distance to frontier metric, please see the "Distance to frontier and ease of doing business ranking" chapter in this profile.

## THE BUSINESS ENVIRONMENT

For policy makers trying to improve their economy's regulatory environment for business, a good place to start is to find out how it compares with the regulatory environment in other economies. *Doing Business* provides an aggregate ranking on the ease of doing business based on indicator sets that measure and benchmark regulations applying to domestic small to medium-size businesses through their life cycle. Economies are ranked from 1 to 189 by the ease of doing business ranking. *Doing Business* presents results for 2 aggregate measures: the distance to frontier score and the ease of doing business ranking. The ranking of economies is determined by sorting the aggregate distance to frontier scores, rounded to two decimals. An economy's distance to frontier score is indicated on a scale from 0 to 100, where 0 represents the worst performance and 100 the frontier. (See the chapter on the distance to frontier and ease of doing business).

The ease of doing business ranking compares economies with one another; the distance to frontier score benchmarks economies with respect to regulatory best practice, showing the absolute distance to the best performance on each *Doing Business* indicator. When compared across years, the distance to frontier score shows how much the regulatory environment for local entrepreneurs in an economy has changed over time in absolute terms, while the ease of doing business ranking can show only how much the regulatory environment has changed relative to that in other economies.

The 10 topics included in the ranking in *Doing Business 2016*: starting a business, dealing with construction permits, getting electricity, registering property, getting credit, protecting minority investors, paying taxes, trading across borders, enforcing contracts and resolving insolvency. The labor market regulation indicators are not included in this year's aggregate ease of doing business ranking, but the data are presented in this year's economy profile.

### ECONOMY OVERVIEW

Region: East Asia & Pacific

Income category: Upper middle income

Population: 1,364,270,000

GNI per capita (US\$): 7,380

DB2016 rank: 84

DB2015 rank: 83\*

Change in rank: -1

DB 2016 DTF: 62.93

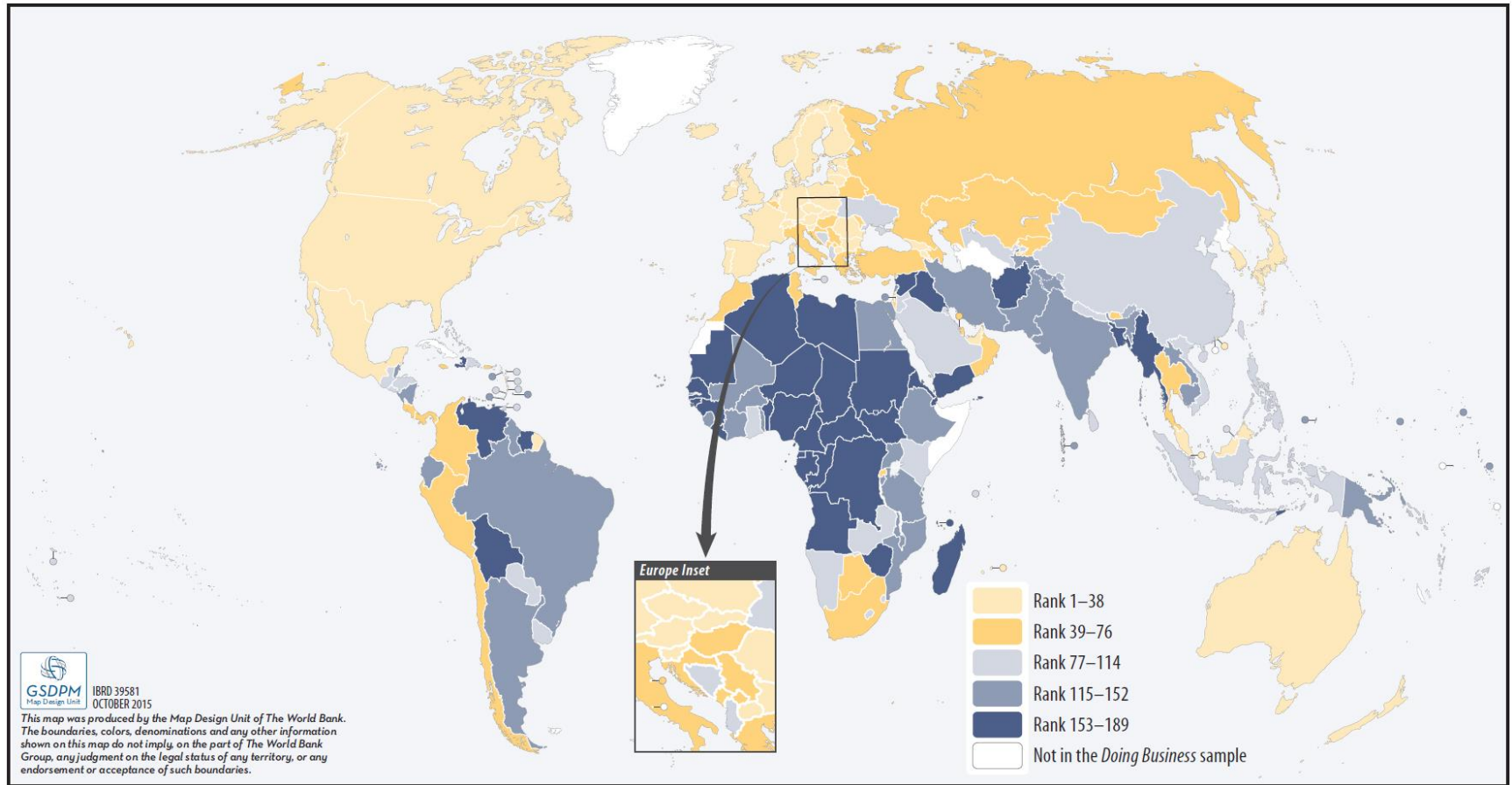
DB 2015 DTF: 62.81

Change in DTF: 0.12

\* DB2015 ranking shown is not last year's published ranking but a comparable ranking for DB2015 that captures the effects of such factors as data revisions and the changes in methodology. See the data notes starting on page 119 of the *Doing Business 2016* report for sources and definitions.

## THE BUSINESS ENVIRONMENT

Figure 1.1 Where economies stand in the global ranking on the ease of doing business



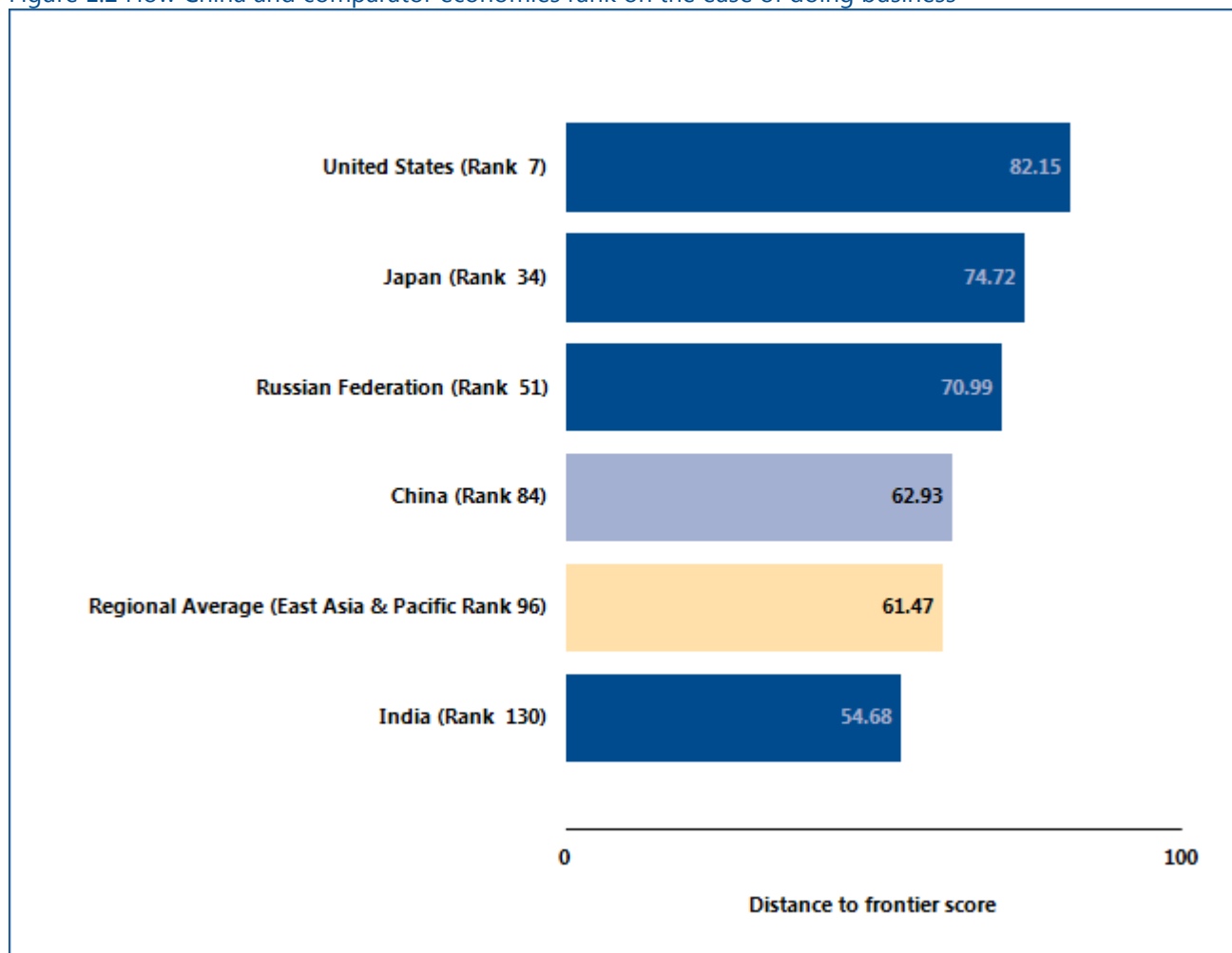
Source: *Doing Business* database.

## THE BUSINESS ENVIRONMENT

For policy makers, knowing where their economy stands in the aggregate ranking on the ease of doing business is useful. Also useful is to know how it ranks relative to comparator economies and relative to the

regional average (figure 1.2). The economy's rankings (figure 1.3) and distance to frontier scores (figure 1.4) on the topics included in the ease of doing business ranking provide another perspective.

Figure 1.2 How China and comparator economies rank on the ease of doing business



*Note:* The rankings are benchmarked to June 2015 and based on the average of each economy's distance to frontier (DTF) scores for the 10 topics included in this year's aggregate ranking. The distance to frontier score benchmarks economies with respect to regulatory practice, showing the absolute distance to the best performance in each *Doing Business* indicator. An economy's distance to frontier score is indicated on a scale from 0 to 100, where 0 represents the worst performance and 100 the frontier. For the economies for which the data cover 2 cities, scores are a population-weighted average for the 2 cities.

*Source:* *Doing Business* database.



## THE BUSINESS ENVIRONMENT

Figure 1.3 Rankings on *Doing Business* topics - China  
 (Scale: Rank 189 center, Rank 1 outer edge)

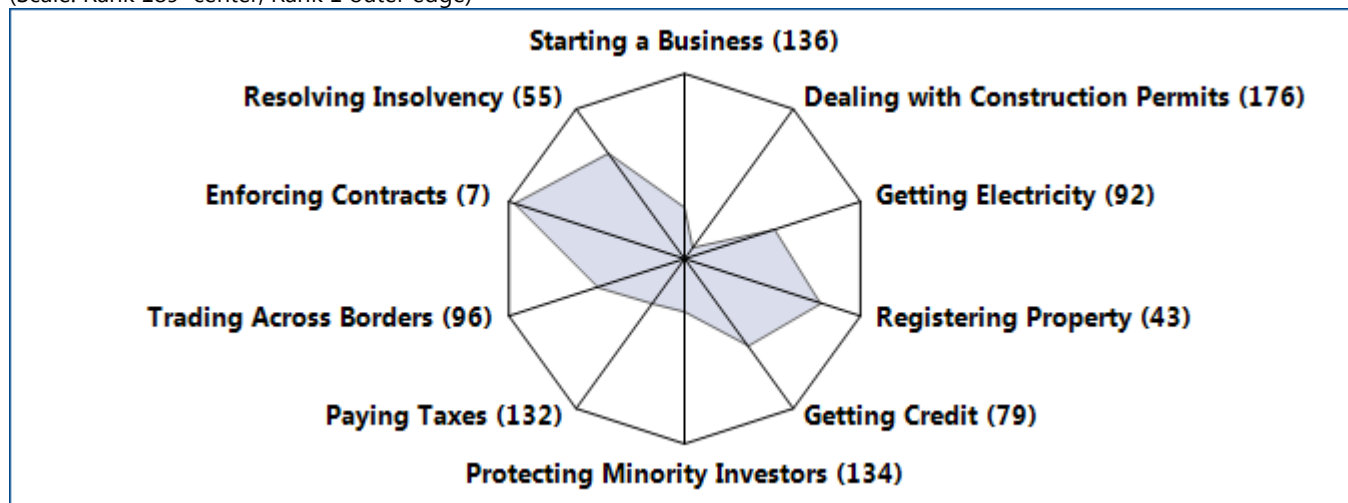
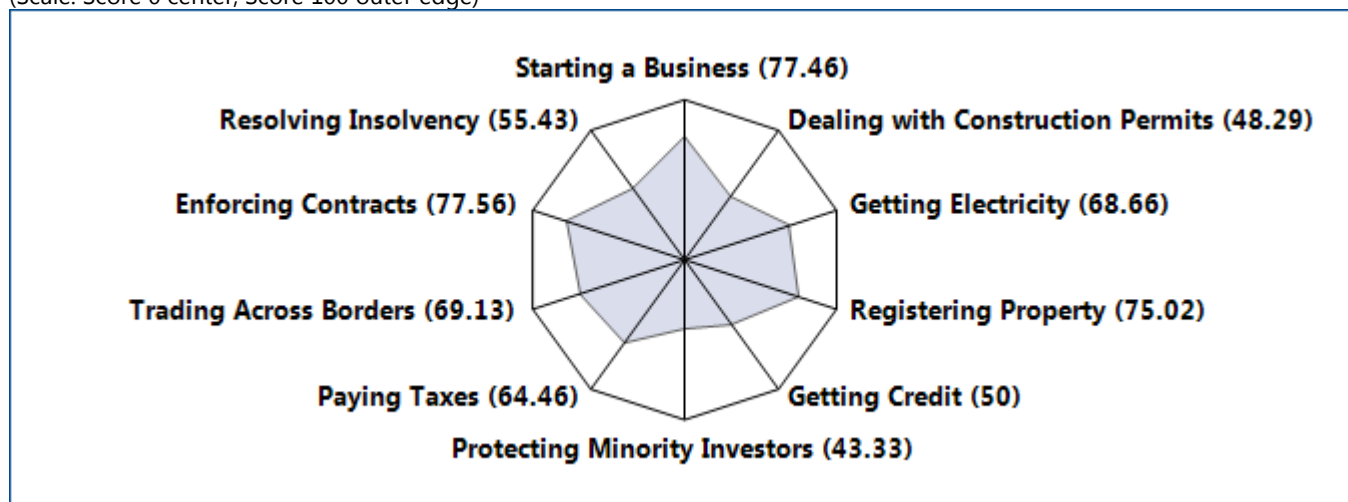


Figure 1.4 Distance to frontier scores on *Doing Business* topics - China  
 (Scale: Score 0 center, Score 100 outer edge)



Source: *Doing Business* database.

Note: The rankings are benchmarked to June 2015 and based on the average of each economy's distance to frontier (DTF) scores for the 10 topics included in this year's aggregate ranking. The distance to frontier score benchmarks economies with respect to regulatory practice, showing the absolute distance to the best performance in each *Doing Business* indicator. An economy's distance to frontier score is indicated on a scale from 0 to 100, where 0 represents the worst performance and 100 the frontier. For the economies for which the data cover 2 cities, scores are a population-weighted average for the 2 cities.

## THE BUSINESS ENVIRONMENT

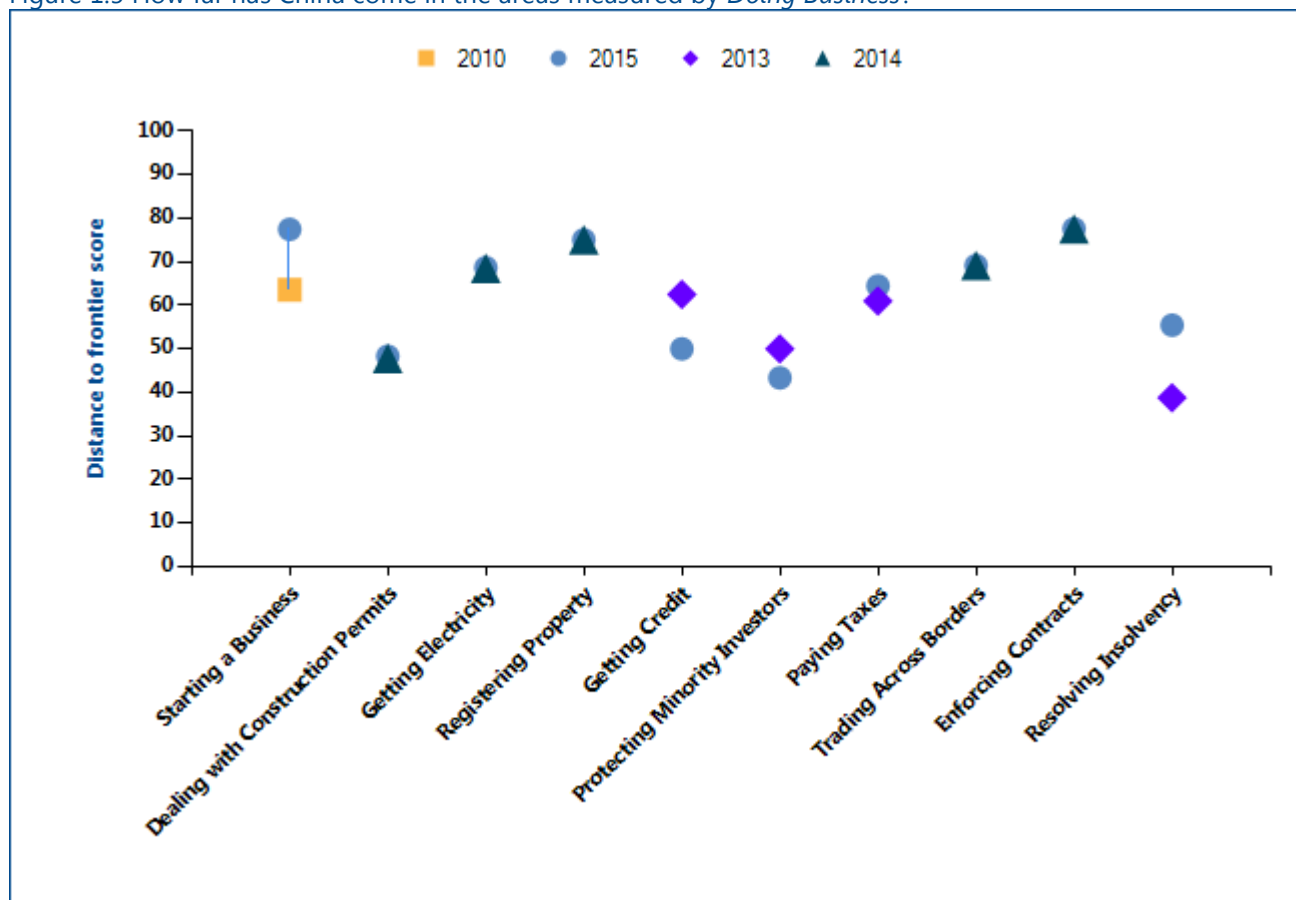
Just as the overall ranking on the ease of doing business tells only part of the story, so do changes in that ranking. Yearly movements in rankings can provide some indication of changes in an economy’s regulatory environment for firms, but they are always relative.

Moreover, year-to-year changes in the overall rankings do not reflect how the business regulatory environment in an economy has changed over time—or how it has changed in different areas. To aid in assessing such changes,

*Doing Business* introduced the distance to frontier score. This measure shows how far on average an economy is from the best performance achieved by any economy on each *Doing Business* indicator.

Comparing the measure for an economy at 2 points in time allows users to assess how much the economy’s regulatory environment as measured by *Doing Business* has changed over time—how far it has moved toward (or away from) the most efficient practices and strongest regulations in areas covered by *Doing Business* (figure 1.5).

Figure 1.5 How far has China come in the areas measured by *Doing Business*?



*Note:* The distance to frontier score shows how far on average an economy is from the best performance achieved by any economy on each *Doing Business* indicator. Starting a business is comparable to 2010. Getting credit, protecting minority investors, paying taxes and resolving insolvency had methodology changes in 2014 and thus are only comparable to 2013. Dealing with construction permits, registering property, trading across borders, enforcing contracts and getting electricity had methodology changes in 2015 and thus are only comparable to 2014. The measure is normalized to range between 0 and 100, with 100 representing the best performance (the frontier). See the data notes starting on page 119 of the *Doing Business 2016* report for more details on the distance to frontier score. *Source:* *Doing Business* database.

## THE BUSINESS ENVIRONMENT

The absolute values of the indicators tell another part of the story (table 1.1). The indicators, on their own or in comparison with the indicators of a good practice economy or those of comparator economies in the region, may reveal bottlenecks reflected in large numbers of procedures, long delays or high costs. Or they may reveal unexpected strengths in an area of business

regulation—such as a regulatory process that can be completed with a small number of procedures in a few days and at a low cost. Comparison of the economy's indicators today with those in the previous year may show where substantial bottlenecks persist—and where they are diminishing.

Table 1.1 Summary of *Doing Business* indicators for China

Indicator	China DB2016	China DB2015	Shanghai DB2016	Beijing DB2016	India DB2016	Japan DB2016	Russian Federation DB2016	United States DB2016	Best performer globally DB2016
<b>Starting a Business (rank)</b>	136	127	--	--	155	81	41	49	New Zealand (1)
<b>Starting a Business (DTF Score)</b>	77.46	77.43	77.8	77.03	73.59	86.34	92.35	91.22	New Zealand (99.96)
<b>Procedures (number)</b>	11.0	11.0	11.0	11.0	12.9	8.0	4.4	6.0	New Zealand (1.00)*
<b>Time (days)</b>	31.4	31.4	30.0	33.0	29.0	10.2	10.5	5.6	New Zealand (0.50)
<b>Cost (% of income per capita)</b>	0.7	0.9	0.6	0.8	13.5	7.5	1.1	1.1	Slovenia (0.00)
<b>Paid-in min. capital (% of income per capita)</b>	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	105 Economies (0.00)*
<b>Dealing with Construction Permits (rank)</b>	176	177	--	--	183	68	119	33	Singapore (1)
<b>Dealing with Construction Permits (DTF Score)</b>	48.29	47.81	46.15	50.9	32.47	71.65	65.23	76.73	Singapore (92.97)
<b>Procedures (number)</b>	22.0	22.0	22.0	22.0	33.6	12.0	19.0	15.8	5 Economies (7.00)*

Indicator	China DB2016	China DB2015	Shanghai DB2016	Beijing DB2016	India DB2016	Japan DB2016	Russian Federation DB2016	United States DB2016	Best performer globally DB2016
Time (days)	244.3	244.3	274.0	208.0	191.5	197.0	263.5	80.6	Singapore (26.00)
Cost (% of warehouse value)	7.2	7.6	7.2	7.2	26.0	0.6	1.6	1.0	Qatar (0.00)
Building quality control index (0-15)	9.0	9.0	9.0	9.0	11.0	10.0	14.0	10.6	New Zealand (15.00)
Getting Electricity (rank)	92	86	--	--	70	14	29	44	Korea, Rep. (1)
Getting Electricity (DTF Score)	68.66	68.52	70.34	66.6	74.56	89.88	84.22	81.52	Korea, Rep. (99.88)
Procedures (number)	5.5	5.5	5.0	6.0	5.0	3.4	3.0	4.8	14 Economies (3.00)*
Time (days)	143.2	143.2	145.0	141.0	90.1	97.7	160.5	89.6	Korea, Rep. (18.00)*
Cost (% of income per capita)	413.3	459.4	413.1	413.5	442.3	0.0	93.1	24.6	Japan (0.00)
Reliability of supply and transparency of tariff index (0-8)	6.0	6.0	6.0	6.0	5.5	8.0	8.0	7.0	18 Economies (8.00)*
Registering Property (rank)	43	41	--	--	138	48	8	34	New Zealand (1)
Registering Property (DTF Score)	75.02	75.02	75.31	74.67	50.29	73.91	90.51	76.85	New Zealand (94.46)
Procedures (number)	4.0	4.0	4.0	4.0	7.0	6.0	3.0	4.4	4 Economies (1.00)*
Time (days)	19.5	19.5	28.0	9.0	47.0	13.0	15.0	15.2	3 Economies (1.00)*
Cost (% of property value)	3.4	3.4	3.6	3.1	7.5	5.8	0.2	2.4	Saudi Arabia (0.00)
Quality of the land administration index (0-30)	17.0	17.0	19.0	14.5	7.0	24.5	26.0	17.6	3 Economies (28.50)*

Indicator	China DB2016	China DB2015	Shanghai DB2016	Beijing DB2016	India DB2016	Japan DB2016	Russian Federation DB2016	United States DB2016	Best performer globally DB2016
Getting Credit (rank)	79	71	--	--	42	79	42	2	New Zealand (1)
Getting Credit (DTF Score)	50	50	50	50	65	50	65	95	New Zealand (100)
Strength of legal rights index (0-12)	4.0	4.0	4.0	4.0	6.0	4.0	6.0	11.0	3 Economies (12.00)*
Depth of credit information index (0-8)	6.0	6.0	6.0	6.0	7.0	6.0	7.0	8.0	26 Economies (8.00)*
Credit registry coverage (% of adults)	89.5	33.2	89.5	89.5	0.0	0.0	0.0	0.0	Portugal (100.00)
Credit bureau coverage (% of adults)	0.0	0.0	0.0	0.0	22.0	100.0	70.2	100.0	22 Economies (100.00)*
Protecting Minority Investors (rank)	134	133	--	--	8	36	66	35	Singapore (1)*
Protecting Minority Investors (DTF Score)	43.33	43.33	43.33	43.33	73.33	63.33	56.67	64.67	Singapore (83.33)*
Strength of minority investor protection index (0-10)	4.3	4.3	4.3	4.3	7.3	6.3	5.7	6.5	3 Economies (8.30)*
Extent of conflict of interest regulation index (0-10)	5.0	5.0	5.0	5.0	6.7	7.0	5.0	8.3	Singapore (9.30)*
Extent of shareholder governance index (0-10)	3.7	3.7	3.7	3.7	8.0	5.7	6.3	4.6	4 Economies (8.00)*
Paying Taxes (rank)	132	133	--	--	157	121	47	53	United Arab Emirates (1)*
Paying Taxes (DTF Score)	64.46	64.04	64.82	64.02	56.14	67.16	81.6	80.81	United Arab Emirates (99.44)*
Payments (number per	9.0	9.0	9.0	9.0	33.0	14.0	7.0	10.6	Hong Kong SAR,

Indicator	China DB2016	China DB2015	Shanghai DB2016	Beijing DB2016	India DB2016	Japan DB2016	Russian Federation DB2016	United States DB2016	Best performer globally DB2016
year)									China (3.00)*
Time (hours per year)	261.0	261.0	261.0	261.0	243.0	330.0	168.0	175.0	Luxembourg (55.00)
Total tax rate (% of profit)	67.8	68.5	67.2	68.5	60.6	51.3	47.0	43.9	Ireland (25.90)
Trading Across Borders (rank)	96	96	--	--	133	52	170	34	Denmark (1)*
Trading Across Borders (DTF Score)	69.13	69.13	70.52	67.42	56.45	85.9	37.39	92.01	Denmark (100)*
Time to export: Border compliance (hours)	26	26	23	29	109	48	96	2	15 Economies (0.00)*
Cost to export: Border compliance (USD)	522	522	602	425	413	306	1,125	175	18 Economies (0.00)*
Time to export: Documentary compliance (hours)	21	21	14	30	41	3	43	2	Jordan (0.00)
Cost to export: Documentary compliance (USD)	85	85	90	78	102	15	500	60	20 Economies (0.00)*
Time to import: Border compliance (hours)	92	92	72	117	287	48	96	2	19 Economies (0.00)*
Cost to import: Border compliance (USD)	777	777	790	760	574	337	1,125	175	28 Economies (0.00)*
Time to import: Documentary compliance (hours)	66	66	54	80	63	3	43	8	21 Economies (1.00)*
Cost to import: Documentary compliance (USD)	171	171	150	196	145	23	500	100	30 Economies (0.00)*
Enforcing Contracts	7	7	--	--	178	51	5	21	Singapore (1)

Indicator	China DB2016	China DB2015	Shanghai DB2016	Beijing DB2016	India DB2016	Japan DB2016	Russian Federation DB2016	United States DB2016	Best performer globally DB2016
(rank)									
<b>Enforcing Contracts (DTF Score)</b>	77.56	77.56	80.08	74.49	32.41	65.26	78.56	72.61	Singapore (84.91)
<b>Time (days)</b>	452.8	452.8	406.0	510.0	1,420.0	360.0	307.0	420.0	Singapore (150.00)
<b>Cost (% of claim)</b>	16.2	16.2	15.1	17.5	39.6	23.4	16.5	30.5	Iceland (9.00)
<b>Quality of judicial processes index (0-18)</b>	14.1	14.1	14.5	13.5	7.5	7.5	12.5	13.8	3 Economies (15.50)*
<b>Resolving Insolvency (rank)</b>	55	53	--	--	136	2	51	5	Finland (1)
<b>Resolving Insolvency (DTF Score)</b>	55.43	55.31	55.43	55.43	32.59	93.75	58.39	90.12	Finland (93.81)
<b>Recovery rate (cents on the dollar)</b>	36.2	36.0	36.2	36.2	25.7	92.9	41.7	80.4	Japan (92.90)
<b>Time (years)</b>	1.7	1.7	1.7	1.7	4.3	0.6	2.0	1.5	Ireland (0.40)
<b>Cost (% of estate)</b>	22.0	22.0	22.0	22.0	9.0	3.5	9.0	8.2	Norway (1.00)
<b>Outcome (0 as piecemeal sale and 1 as going concern)</b>	0	0	0	0	0	1	0	1	
<b>Strength of insolvency framework index (0-16)</b>	11.5	11.5	11.5	11.5	6.0	14.0	11.5	15.0	4 Economies (15.00)*

Source: *Doing Business* database.

Note: DB2015 rankings shown are not last year's published rankings but comparable rankings for DB2015 that capture the effects of such factors as data revisions and changes to the methodology. The global best performer on time for paying taxes is defined as the lowest time recorded among all economies in the DB2016 sample that levy the 3 major taxes: profit tax, labor taxes and mandatory contributions, and VAT or sales tax. If an economy has no laws or regulations covering a specific area—for example, insolvency—it receives a "no practice" mark. Similarly, an economy receives a "no practice" mark if regulation exists but is never used in practice or if a competing regulation prohibits such practice. Either way, a "no practice" mark puts the economy at the bottom of the ranking on the relevant indicator. \* Two or more economies share the top ranking on this indicator. A number shown in place of an economy's name indicates the number of economies that share the top ranking on the indicator. For a list of these economies, see the *Doing Business* website (<http://www.doingbusiness.org>).

## STARTING A BUSINESS

Formal registration of companies has many immediate benefits for the companies and for business owners and employees. Legal entities can outlive their founders. Resources are pooled as several shareholders join forces to start a company. Formally registered companies have access to services and institutions from courts to banks as well as to new markets. And their employees can benefit from protections provided by the law. An additional benefit comes with limited liability companies. These limit the financial liability of company owners to their investments, so personal assets of the owners are not put at risk. Where governments make registration easy, more entrepreneurs start businesses in the formal sector, creating more good jobs and generating more revenue for the government.

### What do the indicators cover?

*Doing Business* records all procedures officially required, or commonly done in practice, for an entrepreneur to start up and formally operate an industrial or commercial business, as well as the time and cost to complete these procedures and the paid-in minimum capital requirement. These procedures include obtaining all necessary licenses and permits and completing any required notifications, verifications or inscriptions for the company and employees with relevant authorities. The ranking of economies on the ease of starting a business is determined by sorting their distance to frontier scores for starting a business. These scores are the simple average of the distance to frontier scores for each of the component indicators.

To make the data comparable across economies, several assumptions about the business and the procedures are used. It is assumed that any required information is readily available and that the entrepreneur will pay no bribes. Assumptions about the business:

- Is a limited liability company (or its legal equivalent), located in the largest business city and is 100% domestically owned<sup>1</sup> with five owners, none of whom is a legal entity.
- Has at least 10 and up to 50 employees, all of them domestic nationals.
- Performs general commercial or industrial activities.

### WHAT THE STARTING A BUSINESS INDICATORS MEASURE

#### Procedures to legally start and operate a company (number)

Preregistration (for example, name verification or reservation, notarization)

Registration in the economy's largest business city<sup>1</sup>

Postregistration (for example, social security registration, company seal)

#### Time required to complete each procedure (calendar days)

Does not include time spent gathering information

Each procedure starts on a separate day (2 procedures cannot start on the same day). Procedures that can be fully completed online are recorded as ½ day.

Procedure completed once final document is received

No prior contact with officials

#### Cost required to complete each procedure (% of income per capita)

Official costs only, no bribes

No professional fees unless services required by law or commonly used in practice

#### Paid-in minimum capital (% of income per capita)

Deposited in a bank or with a notary before registration (or within 3 months)

- Has a start-up capital of 10 times income per capita and a turnover of at least 100 times income per capita.
- Has a company deed 10 pages long.
- Does not qualify for any special benefits.
- Leases the commercial plant or offices and is not a proprietor of real estate.

<sup>1</sup> For 11 economies the data are also collected for the second largest business city.



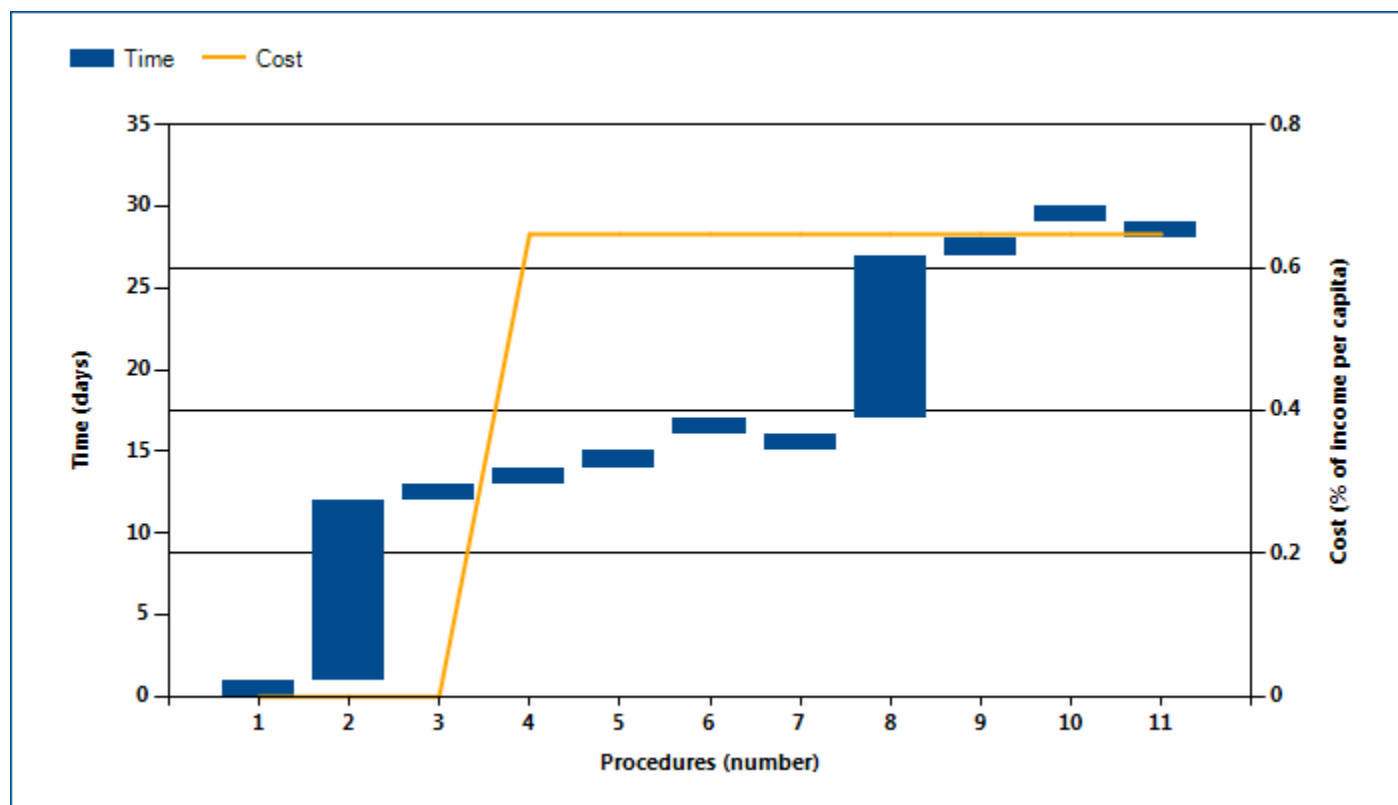
## STARTING A BUSINESS

### Where does the economy stand today?

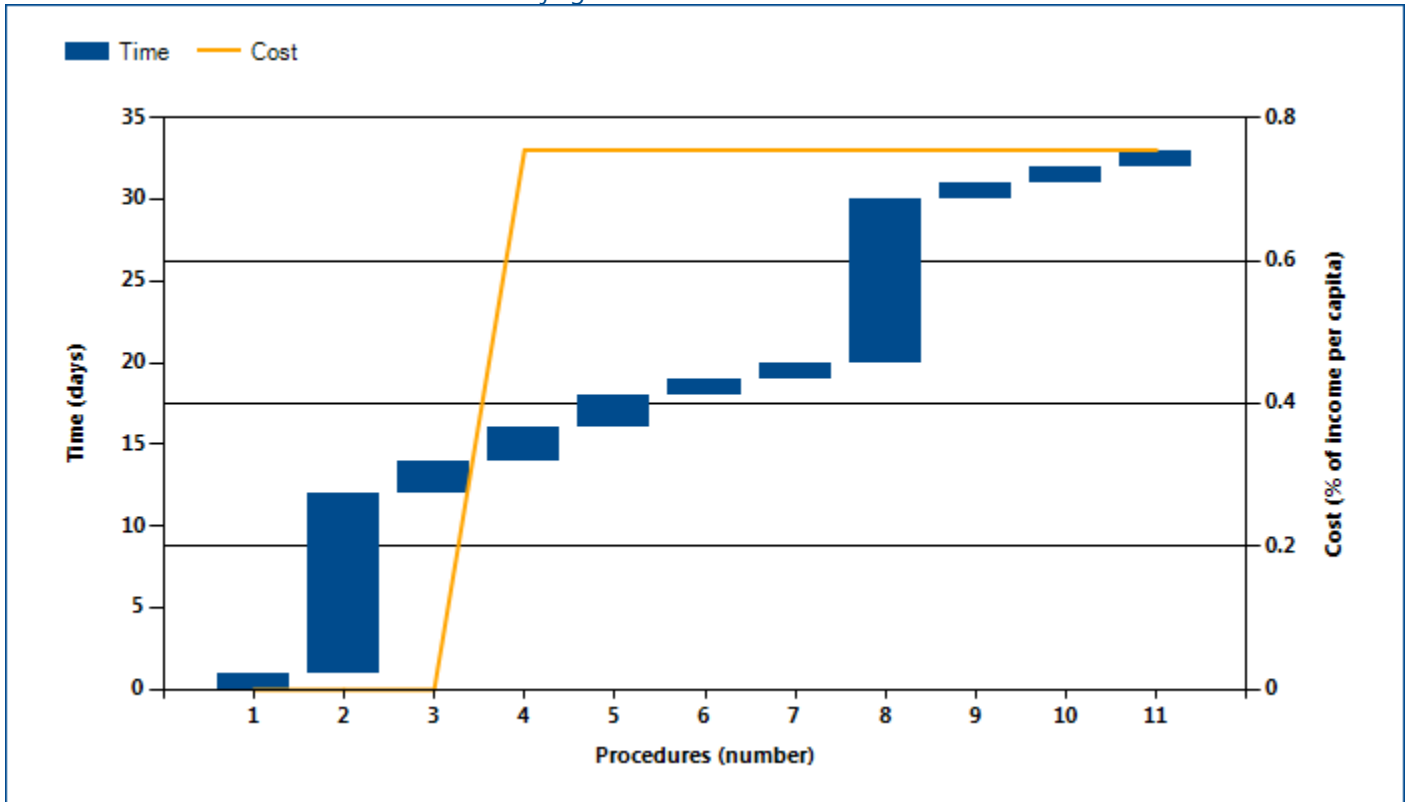
What does it take to start a business in China? According to data collected by *Doing Business*, starting a business there requires 11.00 procedures, takes 31.40 days, costs 0.70% of income per capita and requires paid-in minimum capital of 0.00% of income per capita (figure 2.1). Most indicator sets refer to a case scenario in the

largest business city of an economy, except for 11 economies for which the data are a population-weighted average of the 2 largest business cities. See the chapter on distance to frontier and ease of doing business ranking at the end of this profile for more details.

Figure 2.1 What it takes to start a business in China - Shanghai  
 Paid-in minimum capital (% of income per capita): 0.00



What it takes to start a business in China - Beijing



Source: *Doing Business* database.

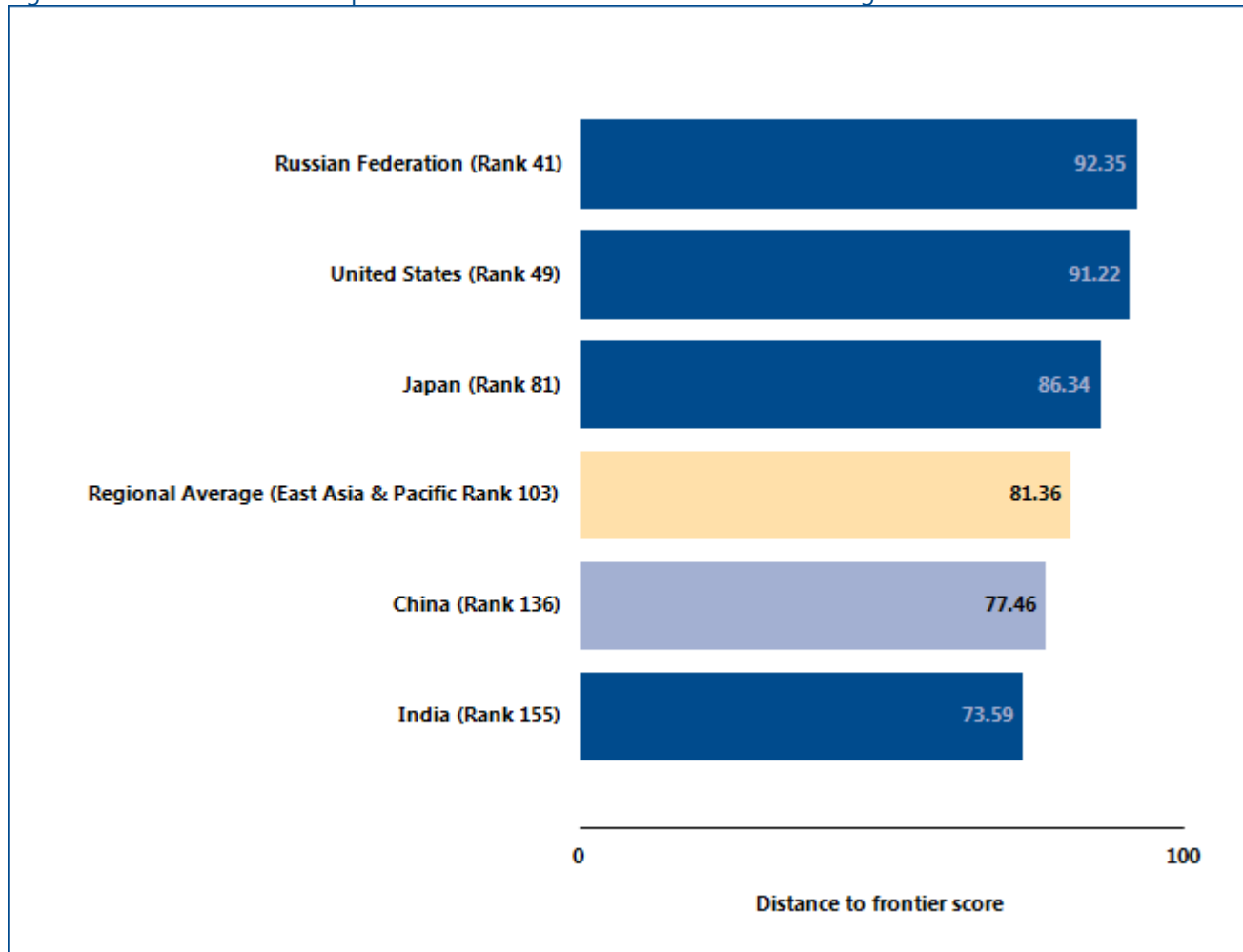
Note: Time shown in the figure above may not reflect simultaneity of procedures. Online procedures account for 0.5 days in the total time calculation. For more information on the methodology of the starting a business indicators, see the *Doing Business* website (<http://www.doingbusiness.org>). For details on the procedures reflected here, see the summary at the end of this chapter.

### STARTING A BUSINESS

Globally, China stands at 136 in the ranking of 189 economies on the ease of starting a business (figure 2.2). The rankings for comparator economies and the regional

average ranking provide other useful information for assessing how easy it is for an entrepreneur in China to start a business.

Figure 2.2 How China and comparator economies rank on the ease of starting a business



Source: Doing Business database.

## STARTING A BUSINESS

Economies around the world have taken steps making it easier to start a business—streamlining procedures by setting up a one-stop shop, making procedures simpler or faster by introducing technology and reducing or eliminating minimum capital requirements. Many have undertaken business registration reforms in stages—and

they often are part of a larger regulatory reform program. Among the benefits have been greater firm satisfaction and savings and more registered businesses, financial resources and job opportunities.

What business registration reforms has *Doing Business* recorded in China (table 2.1)?

Table 2.1 How has China made starting a business easier—or not?  
By *Doing Business* report year from DB2011 to DB2016

DB year	Reform
<b>DB2013</b>	China made starting a business less costly by exempting micro and small companies from paying several administrative fees from January 2012 to December 2014.
<b>DB2015</b>	China made starting a business easier by eliminating both the minimum capital requirement and the requirement to obtain a capital verification report from an auditing firm. This reform applies to both Beijing and Shanghai.

Source: *Doing Business* database.

Note: For information on reforms in earlier years (back to DB2005), see the *Doing Business* reports for these years, available at <http://www.doingbusiness.org>.

## STARTING A BUSINESS

### What are the details?

Underlying the indicators shown in this chapter for China is a set of specific procedures—the bureaucratic and legal steps that an entrepreneur must complete to incorporate and register a new firm. These are identified by *Doing Business* through collaboration with relevant local professionals and the study of laws, regulations and publicly available information on business entry in that economy. Following is a detailed summary of those procedures, along with the associated time and cost. These procedures are those that apply to a company matching the standard assumptions (the “standardized company”) used by *Doing Business* in collecting the data (see the section in this chapter on what the indicators measure).

#### STANDARDIZED COMPANY

**Legal form:** Limited Liability Company

**Paid-in minimum capital requirement:** CNY 0

**City:** Shanghai, Beijing

**Start-up Capital:** 10 times GNI per capita

Table 2.2 Summary of time, cost and procedures for starting a business in China - Shanghai

No.	Procedure	Time to complete	Cost to complete
1	<p><b>Obtain a notice of pre-approval of the company name</b></p> <p>The applicant picks up the application for company name pre-approval from the local Administration of Industry and Commerce (AIC), or otherwise, downloads the form from AIC’s Web site. The applicant can be the representative designated by all the shareholders or the agent entrusted by all the shareholders. The completed application form shall be signed by all shareholders of the company. The application form together with the business licenses or other registration certificates (if the shareholders are companies or other eligible entities) and the photocopy of the identity card of the individual shareholders shall be filed with the AIC. Effective July 1, 2004, enterprise name registration must follow the amended State Administration of Industry and Commerce (SAIC) rules (that is, the new Enterprise Name Registration Administration Implementing Measures, or qi ye ming cheng deng ji guan li shi shi ban fa). According to the new registration rules, if the applicant goes directly to the AIC, a proposed company name is approved or rejected on the spot. This is newly regulated by Article 24 of the aforementioned measures and is implemented in practice. However if the application is made through mail, fax, email, etc, the proposed company name will be approved or rejected within 15 days.</p> <p><i>Agency: Administration of Industry and Commerce</i></p>	1 day	no charge

No.	Procedure	Time to complete	Cost to complete
2	<p><b>Apply for registration certification "business license of enterprise legal person" with SAIC, the organization code certificate issued by the Quality and Technology Supervision Bureau and registration for both state and local tax with the tax bureau</b></p> <p>Since July 2010, it has been possible to use the "parallel application and review" process in most districts of Shanghai. The entrepreneur can submit the documents for business license, certificate for quality and technology and state and local tax at the same time at one window. All the application forms can be downloaded from SAIC's website. The agent at the window will scan all the documents and send them electronically to all relevant agencies. The business license is approved first and the two other agencies can give their approval immediately after. They are notified online once the business license has been approved. According to the Notice of the Ministry of Finance and the National Development and Reform Commission on Cancellation, Suspension and Exemption of Certain Administrative Charges issued on December 23, 2014 and effective on January 1, 2015, the registration fee for enterprise establishment has been cancelled since January 1, 2015.</p> <p>1/ BUSINESS LICENSE: To obtain registration certification, the company must file a completed application form along with the following documents:</p> <ul style="list-style-type: none"> <li>• Notice of approval of company name</li> <li>• Lease or other proof of company office.</li> <li>• Articles of association, executed by each shareholder</li> <li>• Representation authorization</li> <li>• Identity cards of shareholders and identification documents of officers</li> <li>• Appointment documents and identification documents (certifying name and address) of the directors, supervisors, and officers.</li> <li>• Appointment documents and identification documents of the company's legal representative</li> <li>• Other documents as required by the authorities</li> </ul> <p>According to the new administrative rules, application forms may be downloaded from the local government authorities' Web sites. Statutory time limits were introduced for acceptance of application documents and for registration decision making, which differs according to the form of application. Documentation requirements for company registration were standardized. The Registry is now required to publicly display them.</p> <p>According to Article 52, if an application is filed (by letter, telegraph, telex, fax, email, or electronic data exchange), the Company Registry must, within 5 days of receiving the relevant application documents and materials, decide whether to accept the application. If the application documents and materials are incomplete or do not meet the statutory requirements, the Registry must inform the applicant, within 5 days, of all contents subject to supplementation and correction.</p> <p>According to Article 54, if the organ in charge of company registration must verify the application documents and materials, it shall decide</p>	11 days	no charge

No.	Procedure	Time to complete	Cost to complete
	<p>whether to approve the registration within 15 days of acceptance. In other cases, the organ must decide whether to approve the registration on the spot or within 15 days of acceptance.</p> <p>According to Article 55, if the organ decides to approve a company registration, it shall issue a "notice on approval for establishment registration" and inform the applicant to collect its business license within 10 days.</p> <p>2/ ORGANIZATION CODE CERTIFICATE WITH THE QUALITY AND TECHNOLOGY SUPERVISION BUREAU:                      The company must apply for the organization code certificate within 30 days of obtaining the business license, by filing a completed application form with the Shanghai Organization Code Management Center (a branch of the Quality and Technology Supervision Bureau) along with the following documents:</p> <ul style="list-style-type: none"> <li>• Business license (original and one copy)</li> <li>• Identity card of the legal representative (one copy)</li> </ul> <p>The cost for Organization Code Certificate is exempted for micro or a small size companies. For other companies, the cost of CNY 120 shall apply, which includes a technical service fee of CNY 82, a production cost of IC Card of CNY 20 and a production fee for the original and duplicate copy of the certificate of CNY 10 and CNY 8, respectively.</p> <p>3/ REGISTRATION WITH LOCAL AND STATE TAXES:                      The tax registration procedures have been simplified since 2004 with the implementation of the Administration Measures of Tax Registration, issued by the State Taxation Bureau. Two separate taxation authorities still exist (the state taxation bureau and local taxation bureau). However, company founders are required to file tax registration only once, to either of these two authorities. The statutory time limit is 30 days from the date of receiving the registration application.</p> <p>The company must file the tax registration form and the initial tax reporting forms. Together with those forms, the company submits for review the following documents:</p> <ul style="list-style-type: none"> <li>• Business license certificate (original and one copy)</li> <li>• Organization Code Certificate (original and one copy)</li> <li>• Articles of Association and Shareholders' Agreement (one copy)</li> <li>• ID card, passport or other identification certificate of the legal representative and the head of the financial department (one copy)</li> <li>• lease or other proof of company office (original and one copy)</li> <li>• ID card or Business Licenses of each shareholder (original and a copy)</li> <li>• Tax Registration Form</li> <li>• Registration Form for Building, Land, Vehicle and Ship</li> </ul> <p><i>Agency: SAIC (Single window)</i></p>		

No.	Procedure	Time to complete	Cost to complete
3	<p><b>Obtain the approval to make a company seal from the police department</b></p> <p>If all the shareholders are individual investors, the registration file will include:</p> <p>(1) the original and duplicate of the business license of the company and their photocopies;  (2) a power of attorney issued by the company;  (3) a copy of the passport or identity card of the legal representative of the company; and  (4) the identity card of the person submitting the application documents.</p> <p>The Police Department will issue an approval certificate for making company seals to the company after the application is approved.</p> <p><i>Agency: Police Department</i></p>	1 day	no charge
4	<p><b>Make a company seal</b></p> <p>To make the company seal, the company shall designate a company possessing a Shanghai Special Industry Permit (company seal carving) (《上海市特种行业许可证》公章刻制业). This process costs CNY 300-1,000 depending on the design and the quality.</p> <p><i>Agency: Seal maker</i></p>	1 day	CNY 300
5	<p><b>Pay the fee for the organization code certificate issued by the Quality and Technology Supervision Bureau at the time of pick-up</b></p> <p>Prior to pick up the organization code certificate issued by the Quality and Technology Supervision Bureau and pay the fees, the entrepreneur had to obtain the company seal.</p> <p><i>Agency: Quality and Technology Supervision Bureau</i></p>	1 day	no charge
6	<p><b>Register with the local statistics bureau</b></p> <p>Within 30 days of obtaining the business license, the company must apply for statistics registration by submitting to the local statistics bureau a completed statistics registration form along with the following documents:</p> <ul style="list-style-type: none"> <li>• Business license (one copy)</li> <li>• Organization code certificate (one copy)</li> </ul> <p><i>Agency: Statistics bureau</i></p>	1 day	no charge



No.	Procedure	Time to complete	Cost to complete
7	<p><b>* Open a bank account of the company</b></p> <p>The procedures and required documents for opening a company bank account and transferring the registered capital to it may vary depending on each bank's practice.</p> <p><i>Agency: Bank</i></p>	<p>1 day, simultaneous with previous procedure</p>	<p>no charge</p>
8	<p><b>Apply for the authorization to print or purchase financial invoices/receipts</b></p> <p>The Shanghai State Tax Bureau and the Shanghai Local Tax Bureau have co-issued a circular ("Tax Circular") on February 25, 2013 providing that since January 2012, micro and small size companies no longer need to pay fees in respect of the purchase of invoices. After registering for state or local taxes and obtaining the tax registration certificate, the company must apply separately to the relevant authorities (that is, the state and local taxation offices) for approval to purchase and issue financial invoices/receipts. The taxation authority will issue the invoice purchasing book, if it agrees to grant the company such qualification, upon reviewing the following submitted documents:</p> <ul style="list-style-type: none"> <li>• Tax registration certificate (one copy)</li> <li>• Identity card of taxation personnel (one copy)</li> <li>• Application forms</li> <li>• Models of invoice seal</li> <li>• Company seal</li> </ul> <p><i>Agency: Tax Authority</i></p>	<p>10 days</p>	<p>no charge</p>
9	<p><b>Purchase uniform invoices</b></p> <p>The company must obtain and submit an application form to purchase uniform invoices (购用统一发票申请单). The form and the authorization book (from Procedure 8) must be submitted to the Tax Office.</p> <p>The VAT and ordinary invoices are published by the tax authority for anti-forgery reasons (with few exceptions). Taxpayers buy VAT and ordinary invoices from the tax authority.</p> <p>The Shanghai State Tax Bureau and the Shanghai Local Tax Bureau have co-issued a circular ("Tax Circular") on February 25, 2013 providing that since January 2012, micro and small size companies no longer need to pay fees in respect of the purchase of invoices.</p> <p><i>Agency: Tax Authority</i></p>	<p>1 day</p>	<p>no charge</p>

No.	Procedure	Time to complete	Cost to complete
10	<p><b>File for recruitment registration with local career service center</b></p> <p>Within 30 days of recruiting employees, a new company must register with the local career service center, sponsored by the local government. Relevant application forms which can be electronically downloaded or obtained from the local career service center shall be filled and submitted on the following website: <a href="http://www.12333sh.gov.cn">www.12333sh.gov.cn</a> . Companies can register online if they have already obtained the code from the local career service center.</p> <p><i>Agency: Career Service Center</i></p>	1 day	no charge
11	<p><b>* Register with Social Welfare Insurance Center</b></p> <p>Within 30 days of establishment, the company must register for the payment of employee social insurance with the local social insurance office by submitting a completed social insurance registration form and the following documents:</p> <ul style="list-style-type: none"> <li>- Organization Code Certificate (one copy with company seal)</li> <li>- Business License (one copy with company seal)</li> </ul> <p>To apply for Social Insurance Payment Card, the following documents should be submitted:</p> <ul style="list-style-type: none"> <li>- Application Forms;</li> <li>- Business License (one copy);</li> <li>- Organization Code Certificate (one copy);</li> <li>- Tax Registration Certificate (one copy);</li> <li>- ID card of the legal representative;</li> <li>- Bank Basic Deposit Account Opening Permit (one copy);"</li> </ul> <p>After all these documents have been verified, the authorities will issue a notice to open a social insurance account for the company. The company must then apply to open a special account at the designated bank or use the existing one. The local social insurance office will issue the social insurance registration card to the company on receiving bank notification of account opening.</p> <p><i>Agency: Social Welfare Insurance Center</i></p>	1 day, simultaneous with previous procedure	no charge

\* Takes place simultaneously with another procedure.

Source: *Doing Business* database.

Note: Online procedures account for 0.5 days in the total time calculation.

Summary of time, cost and procedures for starting a business in China - Beijing

No.	Procedure	Time to complete	Cost to complete
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No.	Procedure	Time to complete	Cost to complete
1	<p><b>Obtain a notice of pre-approval of the company name</b></p> <p>Business founders can obtain the application for company name pre-approval from the local Administration of Industry and Commerce (AIC) office or the AIC website. The completed application form should be signed by all shareholders of the company. The application form together with the business licenses or other registration certificates (if the shareholders are companies or other eligible entities) and the photocopy of the identity card of the individual shareholders should be filed with the AIC.</p> <p>Effective July 1, 2004, enterprise name registration must follow the amended State Administration of Industry and Commerce (SAIC) rules (that is, the new Enterprise Name Registration Administration Implementing Measures or <i>qi ye ming cheng deng ji guan li shi shi ban fa</i>). According to the new registration rules, if the applicant(s) goes directly to the AIC, a proposed company name is approved or rejected on the spot. This is newly regulated by Article 24 of the aforementioned measures and is implemented in practice. However if the application is sent by mail, fax, email, etc., the proposed company name will be approved or rejected within 15 days.</p> <p><i>Agency: Administration of Industry and Commerce</i></p>	1 day	no charge
2	<p><b>Apply for registration certification "business license of enterprise legal person" with SAIC, the organization code certificate issued by the Quality and Technology Supervision Bureau and registration for both state and local tax with the tax bureau</b></p> <p>The entrepreneur can submit the documents for business license, certificate for quality and technology and state and local tax at the same time at one window. All the application forms can be downloaded from SAIC's website. The agent at the window will scan all the documents and send them electronically to all relevant agencies. The business license is approved first and the two other agencies can give their approval immediately after. They are notified online once the business license has been approved. According to the Notice of the Ministry of Finance and the National Development and Reform Commission on Cancellation, Suspension and Exemption of Certain Administrative Charges issued on December 23, 2014 and effective on January 1, 2015, the registration fee for enterprise establishment has been cancelled since January 1, 2015.</p> <p>1/ BUSINESS LICENSE: To obtain registration certification, the company must file a completed application form along with the following documents:</p> <ul style="list-style-type: none"> <li>• Notice of approval of company name</li> <li>• Lease or other proof of company office.</li> <li>• Articles of association, executed by each shareholder</li> <li>• Representation authorization</li> <li>• Identity cards of shareholders and identification documents of officers</li> <li>• Appointment documents and identification documents (certifying</li> </ul>	11 days on average	no charge

No.	Procedure	Time to complete	Cost to complete
	<p>name and address) of the directors, supervisors, and officers.</p> <ul style="list-style-type: none"> <li>• Appointment documents and identification documents of the company's legal representative</li> <li>• If the initial contribution is in nonmonetary assets, the document certifying transfers of the property title of such assets</li> <li>• Other documents as required by the authorities</li> </ul> <p>According to the new administrative rules, application forms may be downloaded from the local government authorities' Web sites. Statutory time limits were introduced for acceptance of application documents and for registration decision making, which differs according to the form of application. Documentation requirements for company registration were standardized. The Registry is now required to publicly display them.</p> <ul style="list-style-type: none"> <li>• According to Article 52, if an application is filed (by letter, telegraph, telex, fax, email, or electronic data exchange), the Company Registry must, within 5 days of receiving the relevant application documents and materials, decide whether to accept the application. If the application documents and materials are incomplete or do not meet the statutory requirements, the Registry must inform the applicant, within 5 days, of all contents subject to supplementation and correction.</li> <li>• According to Article 54, if the organ in charge of company registration must verify the application documents and materials, it shall decide whether to approve the registration within 15 days of acceptance. In other cases, the organ must decide whether to approve the registration on the spot or within 15 days of acceptance.</li> <li>• According to Article 55, if the organ decides to approve a company registration, it shall issue a "notice on approval for establishment registration" and inform the applicant to collect its business license within 10 days.</li> </ul> <p>The Notice on the Exemption of Some Administrative Fees for Small and Micro Enterprises (CZ [2011] No.104), co-issued by the Ministry of Finance and the National Development and Reform Commission, exempts micro and small size companies from paying several administrative fees between January 1, 2012 and December 31, 2014. This includes the business registration fee (0.08% of the registered capital).</p> <p>2/ ORGANIZATION CODE CERTIFICATE WITH THE QUALITY AND TECHNOLOGY SUPERVISION BUREAU:                  The company must apply for the organization code certificate within 30 days of obtaining the business license, by filing a completed application form with the Organization Code Management Center (a branch of the Quality and Technology Supervision Bureau) along with the following documents:</p> <ul style="list-style-type: none"> <li>• Business license (original and one copy)</li> <li>• Identity card of the legal representative (one copy)</li> </ul> <p>The Notice on the Exemption of Some Administrative Fees for Small</p>		

No.	Procedure	Time to complete	Cost to complete
	<p>and Micro Enterprises (CZ [2011] No.104), co-issued by the Ministry of Finance and the National Development and Reform Commission, exempts micro and small size companies from paying several administrative fees between January 1, 2012 and December 31, 2014. The production cost of CNY 18 for Organization Code Certificate is exempted for a micro or a small size company. The remaining amount CNY 102 still needs to be paid to Quality and Technology Supervision Bureau for the technical service and production cost of IC card.</p> <p>3/ REGISTRATION WITH LOCAL AND STATE TAXES: The tax registration procedures have been simplified since 2004 with the implementation of the Administration Measures of Tax Registration, issued by the State Taxation Bureau. Two separate taxation authorities still exist (the state taxation bureau and local taxation bureau). However, company founders are required to file tax registration only once, to either of these two authorities. The statutory time limit is 30 days from the date of receiving the registration application.</p> <p>The company must file the tax registration form and the initial tax reporting forms. Together with those forms, the company submits for review the following documents:</p> <ul style="list-style-type: none"> <li>• Business license duplicate (original and one copy)</li> <li>• Organization code certificate (original and one copy)</li> <li>• Identification card of the legal representative (original and one copy)</li> <li>• Identification card of the taxation personnel (original and one copy)</li> <li>• Company seal and financial seal</li> <li>• Office lease agreement and receipt(s) for rent paid</li> <li>• Articles of association (original and one copy) and bank-issued account-opening certificate (original and one copy)</li> <li>• Photocopy of property ownership certificate</li> <li>• Land use right certificate</li> <li>• Commitment letter regarding the authenticity of the documents submitted</li> </ul> <p><i>Agency: SAIC (Single window)</i></p>		
<p><b>3</b></p>	<p><b>Obtain the approval to make a company seal from the police department</b></p> <p>If all the shareholders are individual investors, the registration file will include:</p> <p>(1) the original and duplicate of the business license of the company and their photocopies;                  (2) a power of attorney issued by the company;                  (3) a copy of the passport or identity card of the legal representative of the company; and                  (4) the identity card of the person submitting the application documents.</p> <p>The Police Department will issue an approval certificate for making</p>	<p>2 days</p>	<p>no charge</p>

No.	Procedure	Time to complete	Cost to complete
	<p>company seals to the company after the application is approved.</p> <p><i>Agency: Police Department</i></p>		
4	<p><b>Make a company seal</b></p> <p>Business founders can make a company seal at the Seal maker for CNY 200-500.</p> <p><i>Agency: Seal maker</i></p>	2 days	CNY 200-500
5	<p><b>Pay the fee for the organization code certificate issued by the Quality and Technology Supervision Bureau at the time of pick-up</b></p> <p>Prior to picking up the organization code certificate issued by the Quality and Technology Supervision Bureau and paying the associated fees, the entrepreneur must obtain a company seal. According to the Notice of the Ministry of Finance and the National Development and Reform Commission on Cancellation, Suspension and Exemption of Certain Administrative Charges issued on December 23, 2014 and effective on January 1, 2015, the cost for Organization Code Certificate is exempted for micro or a small size companies.</p> <p><i>Agency: Quality and Technology Supervision Bureau</i></p>	2 days	no charge (the cost for Organization Code Certificate is exempted for micro and small size companies)
6	<p><b>Register with the local statistics bureau</b></p> <p>Within 30 days of obtaining the business license, the company must apply for statistics registration by submitting to the local statistics bureau a completed statistics registration form along with the following documents:</p> <ul style="list-style-type: none"> <li>• Business license</li> <li>• Organization code certificate</li> </ul> <p><i>Agency: Statistics bureau</i></p>	1 day	no charge
7	<p><b>* Open a bank account</b></p> <p>The procedures and required documents for opening a company bank account and depositing the registered capital therein may vary depending on each bank's practice.</p> <p><i>Agency: Bank</i></p>	1 day (simultaneous with previous procedure)	no charge

No.	Procedure	Time to complete	Cost to complete
8	<p><b>Apply for the authorization to print or purchase financial invoices/receipts</b></p> <p>After registering for state and local taxes and obtaining a Tax Registration Certificate, the company must apply separately to the State and Local Taxation Offices (respectively) for approval to purchase and issue financial invoices/receipts. The Taxation Authority will issue an invoice purchasing book, if it agrees to grant the company such a qualification, upon reviewing the following submitted documents:</p> <ul style="list-style-type: none"> <li>• Tax registration certificate</li> <li>• Identity card of taxation personnel</li> <li>• Application forms</li> <li>• Models of invoice seal</li> </ul> <p><i>Agency: Tax Authority</i></p>	10 days	no charge
9	<p><b>Purchase uniform invoices</b></p> <p>The company must obtain and submit an application form to purchase uniform invoices (购用统一发票申请单). The form and the authorization book (from Procedure 10) must be submitted to the Tax Office.</p> <p>The VAT and ordinary invoices are published by the Tax Authority for anti-forgery reasons (with a few exceptions). Taxpayers buy VAT and ordinary invoices from the tax authority.</p> <p>The Notice on the Exemption of Some Administrative Fees for Small and Micro Enterprises (CZ [2011] No.104), co-issued by the Ministry of Finance and the National Development and Reform Commission, exempts micro and small size companies from paying several administrative fees between January 1, 2012 and December 31, 2014.</p> <p><i>Agency: Tax Authority</i></p>	1 day	no charge
10	<p><b>File for recruitment registration with the Ministry of Human Resources and Social Security</b></p> <p>Within 30 days of recruiting employees, a new company must register with the Ministry of Human Resources and Social Security. Relevant application forms can be electronically downloaded or obtained from the office.</p> <p><i>Agency: Ministry of Human Resources and Social Security</i></p>	1 day	no charge

No.	Procedure	Time to complete	Cost to complete
11	<p><b>* Register with Social Welfare Insurance Center</b></p> <p>Within 30 days of establishment, the company must register for the payment of employee social insurance with the local social insurance office by submitting a completed social insurance registration form and the following documents:</p> <ul style="list-style-type: none"> <li>• Company seal</li> <li>• Duplicate of business license (original and one copy)</li> <li>• Organization code certificate (original and one copy)</li> </ul> <p>After all of these documents have been verified, the authorities will issue a notice to open a social insurance account for the company. The company must then apply to open a special account at the designated bank or use the existing one. The local social insurance office will issue the social insurance registration card to the company upon receiving bank notification of account opening.</p> <p><i>Agency: Social Welfare Insurance Center</i></p>	<p>1 day (simultaneous with previous procedure)</p>	<p>no charge</p>

\* Takes place simultaneously with another procedure.

Note: Online procedures account for 0.5 days in the total time calculation.

Source: Doing Business database.



## DEALING WITH CONSTRUCTION PERMITS

Regulation of construction is critical to protect the public. But it needs to be efficient, to avoid excessive constraints on a sector that plays an important part in every economy. Where complying with building regulations is excessively costly in time and money, many builders opt out. They may pay bribes to pass inspections or simply build illegally, leading to hazardous construction that puts public safety at risk. Where compliance is simple, straightforward and inexpensive, everyone is better off.

### What do the indicators cover?

*Doing Business* records all procedures required for a business in the construction industry to build a warehouse along with the time and cost to complete each procedure. In addition, this year *Doing Business* introduces a new measure, the building quality control index, evaluating the quality of building regulations, the strength of quality control and safety mechanisms, liability and insurance regimes, and professional certification requirements.

The ranking of economies on the ease of dealing with construction permits is determined by sorting their distance to frontier scores for dealing with construction permits. These scores are the simple average of the distance to frontier scores for each of the component indicators.

To make the data comparable across economies, several assumptions about the construction company, the warehouse project and the utility connections are used.

### Assumptions about the construction company

The construction company (BuildCo):

- Is a limited liability company (or its legal equivalent).
- Operates in the economy's largest business city. For 11 economies the data are also collected for the second largest business city.
- Is 100% domestically and privately owned.
- Has five owners, none of whom is a legal entity.
- Is fully licensed and insured to carry out construction projects, such as building warehouses.

### WHAT THE DEALING WITH CONSTRUCTION PERMITS INDICATORS MEASURE

#### Procedures to legally build a warehouse (number)

Submitting all relevant documents and obtaining all necessary clearances, licenses, permits and certificates

Submitting all required notifications and receiving all necessary inspections

Obtaining utility connections for water and sewerage

Registering and selling the warehouse after its completion

#### Time required to complete each procedure (calendar days)

Does not include time spent gathering information

Each procedure starts on a separate day. Procedures that can be fully completed online are recorded as ½ day

Procedure considered completed once final document is received

No prior contact with officials

#### Cost required to complete each procedure (% of warehouse value)

Official costs only, no bribes

#### Building quality control index (0-15)

Sum of the scores of six component indices:

Quality of building regulations (0-2)

Quality control before construction (0-1)

Quality control during construction (0-3)

Quality control after construction (0-3)

Liability and insurance regimes (0-2)

Professional certifications (0-4)

The construction company (BuildCo) (*continued*):

- Has 60 builders and other employees, all of them nationals with the technical expertise and professional experience necessary to obtain construction permits and approvals.
- Has at least one employee who is a licensed architect or engineer and registered with the local association of architects or engineers. BuildCo is not assumed to have any other employees who are technical or licensed experts, such as geological or topographical experts.
- Has paid all taxes and taken out all necessary insurance applicable to its general business activity (for example, accidental insurance for construction workers and third-person liability).
- Owns the land on which the warehouse will be built and will sell the warehouse upon its completion.
- Is valued at 50 times income per capita.

#### **Assumptions about the warehouse**

The warehouse:

- Will be used for general storage activities, such as storage of books or stationery. The warehouse will not be used for any goods requiring special conditions, such as food, chemicals or pharmaceuticals.
- Will have two stories, both above ground, with a total constructed area of approximately 1,300.6 square meters (14,000 square feet). Each floor will be 3 meters (9 feet, 10 inches) high.
- Will have road access and be located in the periurban area of the economy's largest business city (that is, on the fringes of the city but still within its official limits). For 11 economies the data are also collected for the second largest business city.
- Will not be located in a special economic or industrial zone. Will be located on a land plot of approximately 929 square meters (10,000 square feet) that is 100% owned by BuildCo and is accurately registered in the cadastre and land registry.

- Will be a new construction (there was no previous construction on the land), with no trees, natural water sources, natural reserves or historical monuments of any kind on the plot.
- Will have complete architectural and technical plans prepared by a licensed architect. If preparation of the plans requires such steps as obtaining further documentation or getting prior approvals from external agencies, these are counted as procedures.
- Will include all technical equipment required to be fully operational.
- Will take 30 weeks to construct (excluding all delays due to administrative and regulatory requirements).

#### **Assumptions about the utility connections**

The water and sewerage connections:

- Will be 150 meters (492 feet) from the existing water source and sewer tap. If there is no water delivery infrastructure in the economy, a borehole will be dug. If there is no sewerage infrastructure, a septic tank in the smallest size available will be installed or built.
- Will not require water for fire protection reasons; a fire extinguishing system (dry system) will be used instead. If a wet fire protection system is required by law, it is assumed that the water demand specified below also covers the water needed for fire protection.
- Will have an average water use of 662 liters (175 gallons) a day and an average wastewater flow of 568 liters (150 gallons) a day. Will have a peak water use of 1,325 liters (350 gallons) a day and a peak wastewater flow of 1,136 liters (300 gallons) a day.
- Will have a constant level of water demand and wastewater flow throughout the year.
- Will be 1 inch in diameter for the water connection and 4 inches in diameter for the sewerage connection.

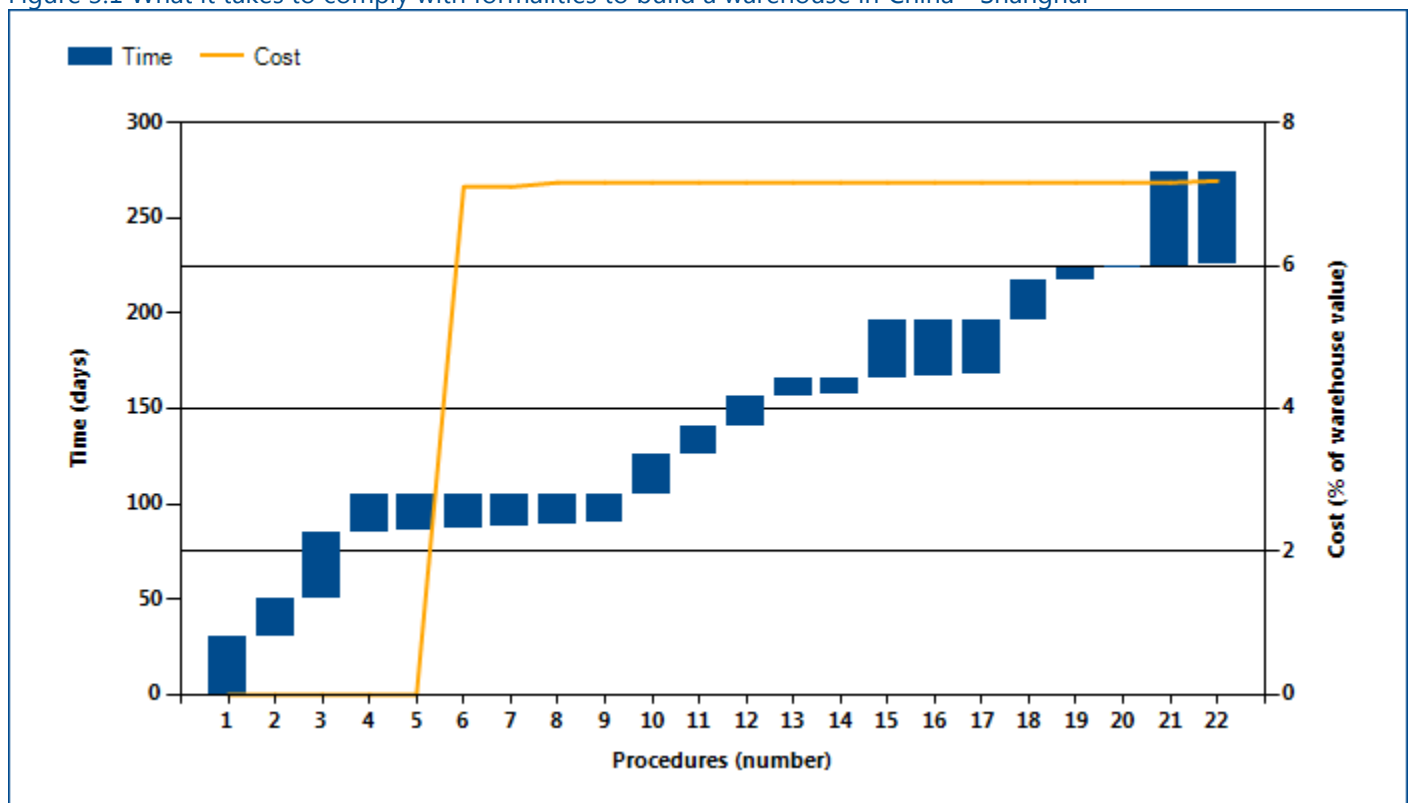
## DEALING WITH CONSTRUCTION PERMITS

### Where does the economy stand today?

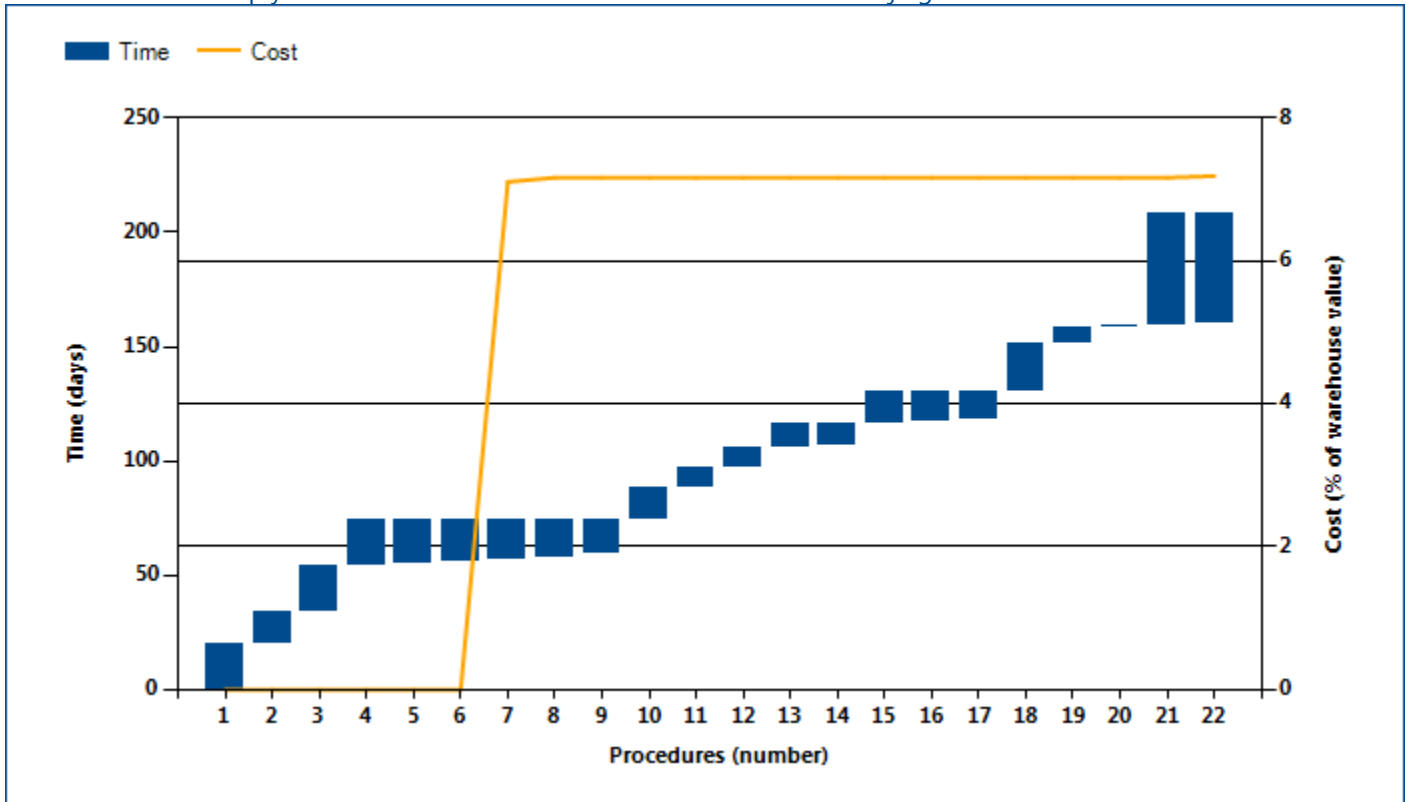
What does it take to comply with the formalities to build a warehouse in China? According to data collected by *Doing Business*, dealing with construction permits there requires 22.00 procedures, takes 244.30 days and costs 7.20% of the warehouse value (figure 3.1). Most indicator sets refer to a case scenario in the largest

business city of an economy, except for 11 economies for which the data are a population-weighted average of the 2 largest business cities. See the chapter on distance to frontier and ease of doing business ranking at the end of this profile for more details.

Figure 3.1 What it takes to comply with formalities to build a warehouse in China - Shanghai



What it takes to comply with formalities to build a warehouse in China - Beijing



Source: *Doing Business* database.

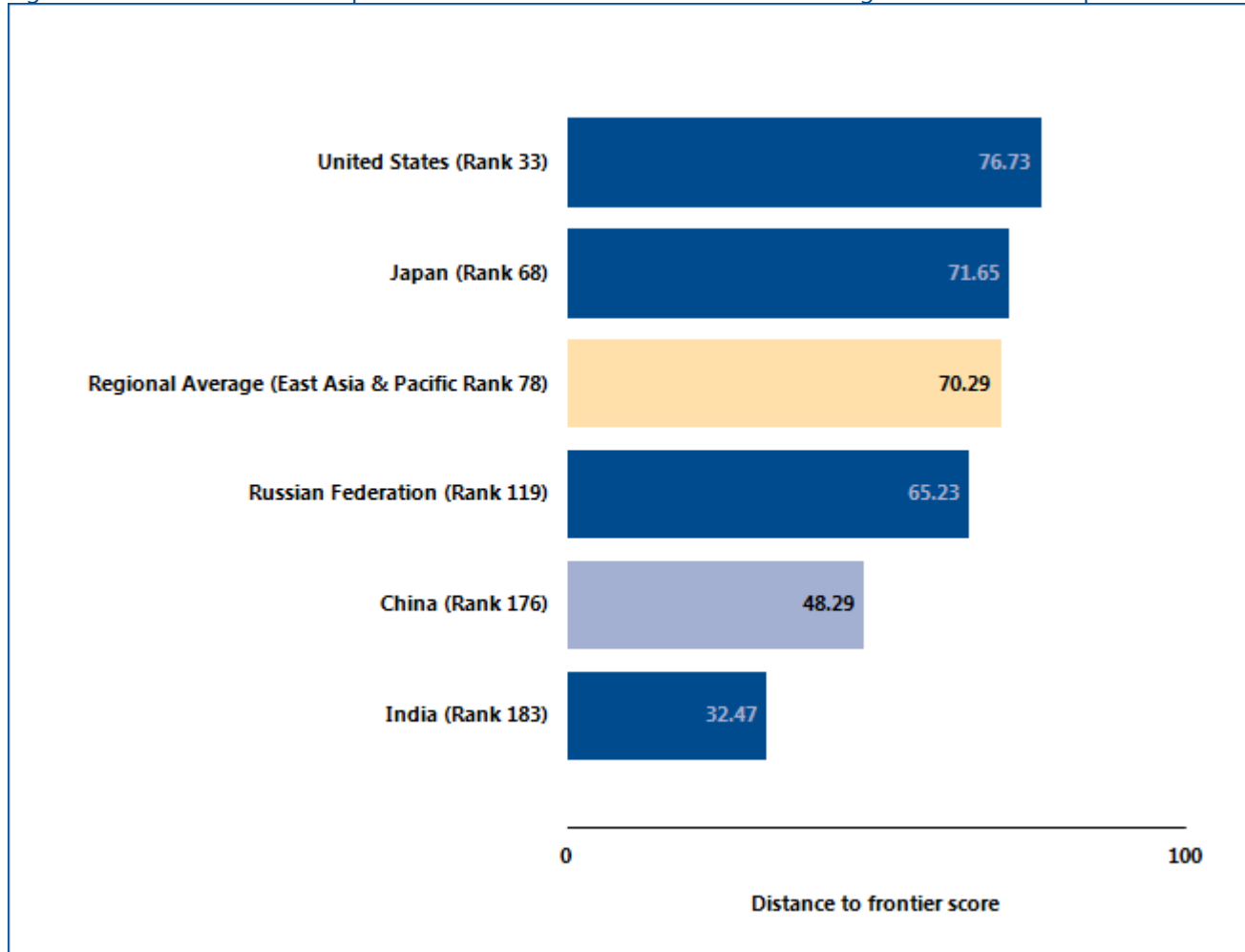
Note: Time shown in the figure above may not reflect simultaneity of procedures. Online procedures account for 0.5 days in the total time calculation. For more information on the methodology of the dealing with construction permits indicators, see the *Doing Business* website (<http://www.doingbusiness.org>). For details on the procedures reflected here, see the summary at the end of this chapter.

### DEALING WITH CONSTRUCTION PERMITS

Globally, China stands at 176 in the ranking of 189 economies on the ease of dealing with construction permits (figure 3.2). The rankings for comparator

economies and the regional average ranking provide other useful information for assessing how easy it is for an entrepreneur in China to legally build a warehouse.

Figure 3.2 How China and comparator economies rank on the ease of dealing with construction permits



Source: Doing Business database.

## DEALING WITH CONSTRUCTION PERMITS

Smart regulation ensures that standards are met while making compliance easy and accessible to all. Coherent and transparent rules, efficient processes and adequate allocation of resources are especially important in sectors where safety is at stake. Construction is one of them. In

an effort to ensure building safety while keeping compliance costs reasonable, governments around the world have worked on consolidating permitting requirements. What construction permitting reforms has *Doing Business* recorded in China (table 3.1)?

Table 3.1 How has China made dealing with construction permits easier—or not?  
By *Doing Business* report year from DB2011 to DB2016

DB year	Reform
<b>DB2013</b>	China simplified the process of obtaining a construction permit by streamlining and centralizing preconstruction approvals.

Source: *Doing Business* database.

Note: For information on reforms in earlier years (back to DB2006), see the *Doing Business* reports for these years, available at <http://www.doingbusiness.org>.

## DEALING WITH CONSTRUCTION PERMITS

### What are the details?

The indicators reported here for China are based on a set of specific procedures—the steps that a company must complete to legally build a warehouse—identified by *Doing Business* through information collected from experts in construction licensing, including architects, civil engineers, construction lawyers, construction firms, utility service providers and public officials who deal with building regulations. These procedures are those that apply to a company and structure matching the standard assumptions used by *Doing Business* in collecting the data (see the section in this chapter on what the indicators cover).

#### BUILDING A WAREHOUSE

**Estimated value of warehouse :** CNY 2,317,928

**City :** Shanghai, Beijing

The procedures, along with the associated time and cost, are summarized below.

Table 3.2 Summary of time, cost and procedures for dealing with construction permits in China - Shanghai

No.	Procedure	Time to complete	Cost to complete
1	<p><b>Request and obtain an environmental evaluation</b></p> <p>In the case considered here, BuildCo must submit an environmental impact assessment (环境影响报告表). Effective January 1, 2006, the approval of environmental evaluation form can be obtained at no cost in 30 days.</p> <p>The following documents are required for application:</p> <ul style="list-style-type: none"> <li>- Application form for environmental impact assessment</li> <li>- Business license</li> <li>- Filing opinion and statement of situation</li> <li>- Topographical map</li> <li>- Ichonographical map</li> <li>- Environmental impact assessment form</li> <li>- Opinions of related units, experts and the public, if the project may affect the environment greatly</li> <li>- The location opinion issued by the planning authorities</li> <li>- Request of planning and design</li> <li>- Opinion of industry administration department</li> <li>- Drainage license or drainage certificate; sewage treatment certificate if others are appointed to transport sewage</li> </ul> <p><i>Agency: Bureau of Environmental Protection</i></p>	30 days	no charge
2	<p><b>Request and obtain land use and various planning conditions approvals</b></p> <p>As of 2011, the Shanghai Urban Construction and Communications Commission obtains the approvals for the project proposal, project planning and design, notification on the review of the design plan, and two planning permits for using land on behalf of the applicant.</p> <p>The following documents are required to apply for these</p>	20 days	no charge

No.	Procedure	Time to complete	Cost to complete
	<p>approvals:</p> <ul style="list-style-type: none"> <li>• Application form, planning and design project for construction</li> <li>• Topographical map (地形图)</li> <li>• Ichnographic map (平面图)</li> <li>• Scheme drawing (方案图) and instruction of design</li> <li>• Form, Area of layers (分层面积表)</li> <li>• Approval of the feasibility study report or other relevant approval</li> <li>• Approval of request of construction project planning and design (建设工程规划设计要求通知单)</li> <li>• Other relevant documents and drawings required in the notice of request for construction project planning and design</li> </ul> <p><i>Agency: Shanghai Urban Construction and Communications Commission</i></p>		
3	<p><b>Request and obtain construction project planning permit</b></p> <p>Documents needed for construction on self-owned land include the following:</p> <ul style="list-style-type: none"> <li>- Application form</li> <li>- Construction project commitment letter</li> <li>- 1/500 or 1/1000 site-plan and 1/500 or 1/1000 (1/2000 for suburbs) terrain map</li> <li>- Working drawing</li> <li>- Form of strata area</li> <li>- Groundwork construction ichnographic map, groundwork detail drawing and piling plan drawing</li> <li>- Ichnographic sketch map used for public purposes</li> <li>- Construction budget plan</li> <li>- Preliminary design documents that are approved</li> <li>- Reply on planning design proposal and attached drawings</li> <li>- Opinion on review and filing of design documents and acceptance letter for drawing review</li> </ul> <p><i>Agency: Shanghai Bureau of Planning and Land and Resources</i></p>	35 days	no charge
4	<p><b>Obtain review of building drawings by a building drawing examiner authorized by the Shanghai Construction Project Document Review Center (Construction Committee) and obtain a letter of notice</b></p> <p>The building drawing review and fee collection occur simultaneously with the issuance of the construction project planning permit.</p> <p>As of 2012, the Shanghai District Construction Commission accepts the building drawings and coordinates the review among the various agencies, including the Fire Protection Bureau, the Shanghai Police and Traffic Police District Level Team and Shanghai City Appearance &amp; Environmental Sanitation Administration Bureau.</p> <p><i>Agency: Shanghai Construction Project Document Review Center</i></p>	20 days	no charge



No.	Procedure	Time to complete	Cost to complete
5	<p><b>* Register construction drawings at the Civil Defense Office</b></p> <p>Commercial warehouses do not need approval by the Civil Defense Office. However, the builder still needs to present the design of the warehouse for registration and filing. This needs to be prepared by an authorized supervision agency.</p> <p><i>Agency: Civil Defense Office</i></p>	10 days	no charge
6	<p><b>* Hire an authorized supervision agency</b></p> <p>BuildCo must hire a supervision agency to supervise and ensure the quality and safety of the construction.</p> <p>There is no uniform price for hiring a supervisor. The cost should be calculated as follows:</p> <p>1. Designing step: if the budgetary estimate of the project design is less than CNY 5,000,000.00, the cost is calculated as 0.44 % (1,279,322 x 0.44%= CNY 5,629) of the budgetary estimate of the project design.</p> <p>2. Building and repairing step: if the budgetary estimate of the project building and repairing is less than CNY 5,000,000.00, the cost is calculated as 3.3% (1,279,322 x 3.3% = CNY 42,217.6) of the budgetary estimate. The new value is CNY 42,217.6 + CNY 5,629 = CNY 47,846.6. Additionally builders need to pay CNY 78,036.00 (CNY 60.00 per square meter) for designs to be presented to the People's Civil Defense office.</p> <p>These calculations are according to the Notice on the Standard of Industry-Directed Price for the Construction Supervision Agency Fees of Shanghai' (Hu Jiang Jiang Xiezi [2001], No. 20, effective January 1, 2002).</p> <p><i>Agency: Authorized Supervision Agency</i></p>	1 day	CNY 164,727
7	<p><b>* Request and obtain evidence of capital from bank</b></p> <p><i>Agency: Commercial Bank</i></p>	1 day	no charge
8	<p><b>* Register for direct contracting of design and construction</b></p> <p><i>Agency: District Tendering Office</i></p>	1 day	CNY 1,363

No.	Procedure	Time to complete	Cost to complete
9	<p><b>* Have the building contractor and supervisor seal the application form</b></p> <p><i>Agency: Building Contractor and Supervisor</i></p>	1 day	no charge
10	<p><b>Request and obtain building permit</b></p> <p>To request a building permit, BuildCo must file the following documents:</p> <ul style="list-style-type: none"> <li>- Application form for building construction permit</li> <li>- "IC Card of Shanghai Construction Project"</li> <li>- Land use permit for construction purpose or title certificates of land or property</li> <li>- Planning permit for the construction project</li> <li>- Evidence of payment to the general contractor through project specialized account</li> <li>- Construction contract with contractor</li> <li>- Bid winning notice for construction</li> <li>- Customer Receipt of the Opening Account for the salary of the workers of the general contractor</li> <li>- Certificate of quality and safety operation of Shanghai Construction Project</li> <li>- The statement form for the site of the construction project</li> <li>- Document evidencing that the site has completed building relocation (项目场地内完成动迁的证明材料)</li> </ul> <p>The office registers on BuildCo's behalf for quality and safety monitoring and issues a notice. The statutory time limit for this procedure is 15 working days.</p> <p><i>Agency: Shanghai Urban Construction and Communications Commission</i></p>	21 days	no charge
11	<p><b>Request and receive fire department inspection upon building completion</b></p> <p>The application can be submitted directly to the Shanghai District Construction Commission which now coordinates all inspections. But the inspections are still conducted by each individual agency.</p> <p><i>Agency: Fire Department</i></p>	15 days	no charge

No.	Procedure	Time to complete	Cost to complete
12	<p><b>Request and obtain certificate of the completed construction from the fire department</b></p> <p>Pursuant to "Administration Rules on Supervision of Construction Project Fire Prevention" (effective from May 1, 2009) 《建设工程消防监督管理规定》, BuildCo must request the certificate of the completed construction from the Fire Department within 7 days from the time of inspection. The documents required for submission are:</p> <ul style="list-style-type: none"> <li>- Application form for certificate of the completed construction</li> <li>- Voucher for filing documents of fire design (建设工程消防设计备案检查材料受理凭证) and certificate for examination of building map of construction project (建设工程施工图设计审查通过证书) ;</li> <li>- Inspection report for fire facility of construction (上海市建筑消防设施检测报告)</li> <li>- Notice on examination of sampling of decoration material (室内装修材料见证取样检验结果通知单)</li> <li>- Quality inspection report on fire-proof spraying of steel structure 钢结构防火喷涂工程施工质量检测报告</li> <li>- List of fire products</li> <li>- BuildCo's business license</li> <li>- License of construction, supervision and test companies</li> </ul> <p><i>Agency: Fire Department</i></p>	15 days	no charge
13	<p><b>Receive inspection of the completed construction from the Shanghai Bureau of Planning and Land and Resources</b></p> <p>To request a final inspection, BuildCo must submit the following documents:</p> <ul style="list-style-type: none"> <li>- Report on completed construction (建设工程竣工测量成果报告书)</li> <li>- Planning permit for the construction project and attached drawings (plan, vertical view and cutaway view)</li> <li>- Qualified acceptance certificate of files of construction project (建设项目档案验收合格证)</li> <li>- Qualified acceptance form of civil defense project</li> </ul> <p>However, this application can be submitted directly to the Shanghai District Construction Commission which now coordinates all inspections. But the inspections are still conducted by each individual agency.</p> <p><i>Agency: Shanghai Bureau of Planning and Land and Resources</i></p>	10 days	no charge
14	<p><b>* Receive "Four-Party" inspection</b></p> <p>This procedure is called a four-party inspection (四方验收). The four parties include the site inspector, the designer, the builder, and the supervisor.</p> <p><i>Agency: Site Inspector, Designer, Builder, and Agency Supervisor</i></p>	1 day	no charge

No.	Procedure	Time to complete	Cost to complete
15	<p><b>Receive inspection of the completed construction from the Environmental Protection Department</b></p> <p>To receive a final environmental inspection, BuildCo must submit these required documents:</p> <ul style="list-style-type: none"> <li>- Application for completed construction inspection</li> <li>- Environment inspection report</li> <li>- Business license or personal ID</li> <li>- Trial operation approval document (if applicable)</li> <li>- Approval of environmental impact assessment</li> <li>- Evidencing document for sewage treatment</li> <li>- Application form for disassembling, using and disposing electronic waste</li> </ul> <p>The time limit is 30 days from the receipt of application, according to the Environment Protection Bureau Web site. However, this application can be submitted directly to the Shanghai District Construction Commission which now coordinates all inspections. But the inspections are still conducted by each individual agency.</p> <p><i>Agency: Environmental Protection Department</i></p>	30 days	no charge
16	<p><b>* Request opinion on whether construction project is lightning-proof</b></p> <p>To obtain an opinion, BuildCo must submit the following documents:</p> <ul style="list-style-type: none"> <li>- Application form</li> <li>- Project approval</li> <li>- Examination opinion of design of lightning-proof facilities</li> <li>- Inspection report of lightning-proof project of construction project</li> <li>- As-constructed drawing of lightning-proof facilities</li> <li>- Testing report of lightning-proof products issued by qualified testing institution</li> <li>- Project contract with professional lightning-proof company</li> </ul> <p><i>Agency: Shanghai Lightning Protection Center</i></p>	14 days	no charge
17	<p><b>* Request and receive inspection on construction completion (竣工备案) from the Shanghai Urban Construction and Communications Commission</b></p> <p>This procedure must be completed on the day of application, provided that the documents required for submission are complete. There is no charge for this procedure.</p> <p><i>Agency: Shanghai Urban Construction and Communications</i></p>	1 day	no charge

No.	Procedure	Time to complete	Cost to complete
	<i>Commission</i>		
18	<p><b>Request and obtain certificate of completion and certificate of final inspection from the Shanghai Urban Construction and Communications Commission</b></p> <p>Within 15 days after the building passes the inspection, BuildCo must file the following documents with the Shanghai Urban Construction and Communications Commission:</p> <ul style="list-style-type: none"> <li>- Inspection report of the completed construction</li> <li>- Acknowledgement or authority from the planning bureau</li> <li>- Acceptance certificate or opinion on acceptance of fire-prevention inspection</li> <li>- Acknowledgement from the environmental protection bureau</li> <li>- Acknowledgement from the city construction dossier department</li> <li>- Opinion on acceptance of lightning-proof construction project issued by Shanghai Lightning Protection Center</li> <li>- Proof of payment of engineering section</li> <li>- Opinion on acceptance of completed civil defense project</li> </ul> <p><i>Agency: Shanghai Urban Construction and Communications Commission</i></p>	21 days	no charge
19	<p><b>Obtain water connection inquiry and request water and sewage connection</b></p> <p>BuildCo must first apply for a water connection inquiry (接水前期征询手续) from the Municipal Water Bureau who will approve the application within 7 days after receiving all required documents. Afterwards, BuildCo may apply for the water connection.</p> <p><i>Agency: Municipal Water Bureau</i></p>	7 days	no charge
20	<p><b>Receive water and sewage inspection</b></p> <p>Upon receiving the water supply application, the water service crew conducts on-site surveys within 7 days. The completion of water supply is determined by construction conditions. As for sewage licensing, the Municipal Water Bureau needs 20 days after BuildCo submits the project approval and other documents on the sewage facility design to conduct a preliminary inspection. After completing the inspection and trial operation, the bureau requires 20 days to examine the results of the facility and grant approval. These timeframes are taken into account in the following procedure.</p> <p><i>Agency: Municipal Water Bureau</i></p>	1 day	no charge

No.	Procedure	Time to complete	Cost to complete
21	<p><b>Receive connection to water and sewage services</b></p> <p>Agency: <i>Municipal Water Bureau</i></p>	49 days	no charge
22	<p><b>* Register building with Real Estate Registry</b></p> <p>The warehouse considered here should fall into the category of nonresidential real property, in which case the registry procedure will take 20 working days from receipt of the application. Pursuant to Notice on Relevant Issues on Calculating Methods and Fee Standards of the House Registration Fee (effective on Apr 25, 2008) 《上海市物价局、上海市财政局关于规范本市房屋登记费计费方式和收费标准等有关问题的通知》, for nonresidential real property, the registration fee is CNY 550. Before selling the building, the property must be registered and the certificate obtained.</p> <p>Agency: <i>Shanghai District Real Estate Registry</i></p>	30 days	CNY 550

\* Takes place simultaneously with another procedure.

Source: *Doing Business* database.

Note: Online procedures account for 0.5 days in the total time calculation.

#### Summary of time, cost and procedures for dealing with construction permits in China - Beijing

No.	Procedure	Time to complete	Cost to complete
1	<p><b>Request and obtain an environmental evaluation</b></p> <p>In the case considered here, BuildCo must submit an environmental impact assessment (环境影响报告表). Effective January 1, 2006, the approval of environmental evaluation form can be obtained at no cost in 30 days.</p> <p>The following documents are required for application:</p> <ul style="list-style-type: none"> <li>- Application form for environmental impact assessment</li> <li>- Business license</li> <li>- Filing opinion and statement of situation</li> <li>- Topographical map</li> <li>- Ichonographical map</li> <li>- Environmental impact assessment form</li> <li>- Opinions of related units, experts and the public, if the project may affect the environment greatly</li> <li>- The location opinion issued by the planning authorities</li> <li>- Request of planning and design</li> <li>- Opinion of industry administration department</li> <li>- Drainage license or drainage certificate; sewage treatment certificate if others are appointed to transport sewage</li> </ul> <p>Agency: <i>Bureau of Environmental Protection</i></p>	20 days	no charge

No.	Procedure	Time to complete	Cost to complete
2	<p><b>Request and obtain land use and various planning conditions approvals</b></p> <p>As of 2011, the Beijing Urban Construction and Communications Commission obtains the approvals for the project proposal, project planning and design, notification on the review of the design plan, and two planning permits for using land on behalf of the applicant.</p> <p>The following documents are required to apply for these approvals:</p> <ul style="list-style-type: none"> <li>• Application form, planning and design project for construction</li> <li>• Topographical map (地形图)</li> <li>• Ichnographic map (平面图)</li> <li>• Scheme drawing (方案图) and instruction of design</li> <li>• Form, Area of layers (分层面积表)</li> <li>• Approval of the feasibility study report or other relevant approval</li> <li>• Approval of request of construction project planning and design (建设工程规划设计要求通知单)</li> <li>• Other relevant documents and drawings required in the notice of request for construction project planning and design</li> </ul> <p><i>Agency: Beijing Urban Construction and Communications Commission</i></p>	14 days	no charge
3	<p><b>Request and obtain construction project planning permit</b></p> <p>Documents needed for construction on self-owned land include the following:</p> <ul style="list-style-type: none"> <li>- Application form</li> <li>- Construction project commitment letter</li> <li>- 1/500 or 1/1000 site-plan and 1/500 or 1/1000 (1/2000 for suburbs) terrain map</li> <li>- Working drawing</li> <li>- Form of strata area</li> <li>- Groundwork construction ichnographic map, groundwork detail drawing and piling plan drawing</li> <li>- Ichnographic sketch map used for public purposes</li> <li>- Construction budget plan</li> <li>- Preliminary design documents that are approved</li> <li>- Reply on planning design proposal and attached drawings</li> <li>- Opinion on review and filing of design documents and acceptance letter for drawing review</li> </ul> <p><i>Agency: Beijing Bureau of Planning and Land and Resources</i></p>	20 days	no charge
4	<p><b>Obtain review of building drawings by a building drawing examiner authorized by the Beijing Construction Project Document Review Center (Construction Committee) and obtain a letter of notice</b></p> <p>The building drawing review and fee collection occur simultaneously with the issuance of the construction project planning permit.</p> <p>As of 2012, the Beijing District Construction Commission accepts the building drawings and coordinates the review among the various agencies, including the Fire Protection Bureau, the Beijing Police and</p>	20 days	no charge

No.	Procedure	Time to complete	Cost to complete
	<p>Traffic Police District Level Team and Beijing City Appearance &amp; Environmental Sanitation Administration Bureau.</p> <p><i>Agency: Beijing Construction Project Document Review Center</i></p>		
5	<p><b>* Register construction drawings at the Civil Defense Office</b></p> <p>Commercial warehouses do not need approval by the Civil Defense Office. However, the builder still needs to present the design of the warehouse for registration and filing. This needs to be prepared by an authorized supervision agency.</p> <p><i>Agency: Civil Defense Office</i></p>	10 days	no charge
6	<p><b>* Request and obtain evidence of capital from bank</b></p> <p><i>Agency: Commercial Bank</i></p>	1 day	no charge
7	<p><b>* Hire an authorized supervision agency</b></p> <p>There is no uniform price for hiring a supervisor. The cost should be calculated as follows:</p> <ol style="list-style-type: none"> <li>1. Designing step: if the budgetary estimate of the project design is less than CNY 5,000,000.00, the cost is calculated as 0.44% of the budgetary estimate of the project design.</li> <li>2. Building and repairing step: if the budgetary estimate of the project building and repairing is less than CNY 5,000,000.00, the cost is calculated as 3.3% of the budgetary estimate.</li> <li>3. Additionally builders need to pay CNY 60.00 per square meter for designs to be presented to the People's Civil Defense office.</li> </ol> <p>These calculations are according to the Notice on the Standard of Industry-Directed Price for the Construction Supervision Agency Fees of Beijing' (Hu Jiang Jiang Xiezi [2001], No. 20, effective January 1, 2002).</p> <p><i>Agency: Authorized Supervision Agency</i></p>	1 day	CNY 164,727
8	<p><b>* Register for direct contracting of design and construction</b></p> <p><i>Agency: District Tendering Office</i></p>	1 day	CNY 1,363
9	<p><b>* Have the building contractor and supervisor seal the application form</b></p> <p><i>Agency: Building Contractor and Supervisor</i></p>	1 day	no charge



No.	Procedure	Time to complete	Cost to complete
10	<p><b>Request and obtain building permit</b></p> <p>To request a building permit, BuildCo must file the following documents:</p> <ul style="list-style-type: none"> <li>- Application form for building construction permit</li> <li>- IC Card of Beijing Construction Project</li> <li>- Land use permit for construction purpose or title certificates of land or property</li> <li>- Planning permit for the construction project</li> <li>- Evidence of payment to the general contractor through project specialized account</li> <li>- Construction contract with contractor</li> <li>- Bid winning notice for construction</li> <li>- Customer Receipt of the Opening Account for the salary of the workers of the general contractor</li> <li>- Certificate of quality and safety operation of Beijing Construction Project</li> <li>- The statement form for the site of the construction project</li> <li>- Document evidencing that the site has completed building relocation (项目场地内完成动迁的证明材料)</li> </ul> <p>The office registers on BuildCo's behalf for quality and safety monitoring and issues a notice. The statutory time limit for this procedure is 15 working days.</p> <p><i>Agency: Beijing Urban Construction and Communications Commission</i></p>	14 days	no charge
11	<p><b>Request and receive Fire Department inspection upon building completion</b></p> <p>The application can be submitted directly to the Beijing District Construction Commission which now coordinates all inspections. But the inspections are still conducted by each individual agency.</p> <p><i>Agency: Fire Department</i></p>	9 days	no charge
12	<p><b>Request and obtain certificate of the completed construction from the Fire Department</b></p> <p>Pursuant to "Administration Rules on Supervision of Construction Project Fire Prevention" (effective from May 1, 2009) 《建设工程消防监督管理规定》, BuildCo must request the certificate of the completed construction from the Fire Department within 7 days from the time of inspection. The documents required for submission are:</p> <ul style="list-style-type: none"> <li>- Application form for certificate of the completed construction</li> <li>- Voucher for filing documents of fire design (建设工程消防设计备案检查材料受理凭证) and certificate for examination of building map of construction project</li> </ul>	9 days	no charge

No.	Procedure	Time to complete	Cost to complete
	<p>(建设工程施工图设计审查通过证书) ;</p> <ul style="list-style-type: none"> <li>- Inspection report for fire facility of construction (上海市建筑消防设施检测报告)</li> <li>- Notice on examination of sampling of decoration material (室内装修材料见证取样检验结果通知单)</li> <li>- Quality inspection report on fire-proof spraying of steel structure 钢结构防火喷涂工程施工质量检测报告</li> <li>- List of fire products</li> <li>- BuildCo's business license</li> <li>- License of construction, supervision and test companies</li> </ul> <p><i>Agency: Fire Department</i></p>		
13	<p><b>Receive inspection of the completed construction from the Beijing Bureau of Planning and Land and Resources</b></p> <p>To request a final inspection, BuildCo must submit the following documents:</p> <ul style="list-style-type: none"> <li>- Report on completed construction (建设工程竣工测量成果报告书)</li> <li>- Planning permit for the construction project and attached drawings (plan, vertical view and cutaway view)</li> <li>- Qualified acceptance certificate of files of construction project (建设项目档案验收合格证)</li> <li>- Qualified acceptance form of civil defense project</li> </ul> <p>However, this application can be submitted directly to the Beijing District Construction Commission which now coordinates all inspections. But the inspections are still conducted by each individual agency.</p> <p><i>Agency: Beijing Bureau of Planning and Land and Resources</i></p>	10 days	no charge
14	<p><b>* Receive "Four-Party" inspection</b></p> <p>This procedure is called a four-party inspection (四方验收). The four parties include the site inspector, the designer, the builder, and the supervisor.</p> <p><i>Agency: Site Inspector, Designer, Builder, and Agency Supervisor</i></p>	1 day	no charge
15	<p><b>Request opinion on whether construction project is lightning-proof</b></p> <p>To obtain an opinion, BuildCo must submit the following documents:</p> <ul style="list-style-type: none"> <li>- Application form</li> <li>- Project approval</li> <li>- Examination opinion of design of lightning-proof facilities</li> <li>- Inspection report of lightning-proof project of construction project</li> <li>- As-constructed drawing of lightning-proof facilities</li> <li>- Testing report of lightning-proof products issued by qualified testing institution</li> <li>- Project contract with professional lightning-proof company</li> </ul>	14 days	no charge

No.	Procedure	Time to complete	Cost to complete
	<i>Agency: Beijing Lightning Protection Center</i>		
16	<p><b>* Receive inspection of the completed construction from the Environmental Protection Department</b></p> <p>To receive a final environmental inspection, BuildCo must submit these required documents:</p> <ul style="list-style-type: none"> <li>- Application for completed construction inspection</li> <li>- Environment inspection report</li> <li>- Business license or personal ID</li> <li>- Trial operation approval document (if applicable)</li> <li>- Approval of environmental impact assessment</li> <li>- Evidencing document for sewage treatment</li> <li>- Application form for disassembling, using and disposing electronic waste</li> </ul> <p>The time limit is 30 days from the receipt of application, according to the Environment Protection Bureau Web site. However, this application can be submitted directly to the Beijing District Construction Commission which now coordinates all inspections. But the inspections are still conducted by each individual agency.</p> <p><i>Agency: Environmental Protection Department</i></p>	10 days	no charge
17	<p><b>* Request and receive inspection on construction completion (竣工备案) from the Beijing Urban Construction and Communications Commission</b></p> <p>This procedure must be completed on the day of application, provided that the documents required for submission are complete. There is no charge for this procedure.</p> <p><i>Agency: Beijing Urban Construction and Communications Commission</i></p>	1 day	no charge
18	<p><b>Request and obtain certificate of completion and certificate of final inspection from the Beijing Urban Construction and Communications Commission</b></p> <p>Within 15 days after the building passes the inspection, BuildCo must file the following documents with the Beijing Urban Construction and Communications Commission:</p> <ul style="list-style-type: none"> <li>- Inspection report of the completed construction</li> <li>- Acknowledgement or authority from the planning bureau</li> <li>- Acceptance certificate or opinion on acceptance of fire-prevention inspection</li> <li>- Acknowledgement from the environmental protection bureau</li> <li>- Acknowledgement from the city construction dossier department</li> <li>- Opinion on acceptance of lightning-proof construction project issued by Beijing Lightning Protection Center</li> <li>- Proof of payment of engineering section</li> <li>- Opinion on acceptance of completed civil defense project</li> </ul>	21 days	no charge

No.	Procedure	Time to complete	Cost to complete
	<i>Agency: Beijing Urban Construction and Communications Commission</i>		
19	<p><b>Obtain water connection inquiry and request water and sewage connection</b></p> <p>BuildCo must first apply for a water connection inquiry (接水前期征询手续) from the Municipal Water Bureau who will approve the application within 7 days after receiving all required documents. Afterwards, BuildCo may apply for the water connection.</p> <p><i>Agency: Municipal Water Bureau</i></p>	7 days	no charge
20	<p><b>Receive water and sewage inspection</b></p> <p>Upon receiving the water supply application, the water service crew conducts on-site surveys within 7 days. The completion of water supply is determined by construction conditions. As for sewage licensing, the Municipal Water Bureau needs 20 days after BuildCo submits the project approval and other documents on the sewage facility design to conduct a preliminary inspection. After completing the inspection and trial operation, the bureau requires 20 days to examine the results of the facility and grant approval. These timeframes are taken into account in the following procedure.</p> <p><i>Agency: Municipal Water Bureau</i></p>	1 day	no charge
21	<p><b>Receive connection to water and sewage services</b></p> <p><i>Agency: Municipal Water Bureau</i></p>	49 days	no charge
22	<p><b>* Register building with Real Estate Registry</b></p> <p>The warehouse considered here should fall into the category of nonresidential real property, in which case the registry procedure will take 20 working days from receipt of the application. Pursuant to Notice on Relevant Issues on Calculating Methods and Fee Standards of the House Registration Fee (effective on Apr 25, 2008) 《上海市物价局、上海市财政局关于规范本市房屋登记费计费方式和收费标准等有关问题的通知》, for nonresidential real property, the registration fee is CNY 550. Before selling the building, the property must be registered and the certificate obtained.</p> <p><i>Agency: Beijing District Real Estate Registry</i></p>	30 days	CNY 550

\* Takes place simultaneously with another procedure.

Source: *Doing Business* database.

Note: Online procedures account for 0.5 days in the total time calculation.

## DEALING WITH CONSTRUCTION PERMITS

### Building Quality Control Index

The building quality control index is the sum of the scores on the quality of building regulations, quality control before construction, quality control during construction, quality control after construction, liability and insurance regimes, and professional certifications indices.

The index ranges from 0 to 15, with higher values indicating better quality control and safety mechanisms in the construction permitting system.

The indicator is based on the same case study assumptions as the measures of efficiency.

Source: Doing Business database.

Table 3.3 Summary of time quality control and safety mechanisms in China

	Answer (Shanghai)	Score (Shanghai)	Answer (Beijing)	Score (Beijing)
Building quality control index (0-15)		9.00		9.00
Quality of building regulations index (0-2)		1.00		1.00
In what way are the building regulations (including the building code) or any regulations dealing with construction permits made available? (0-1)	Available online; Free of charge.	1.0	Available online; Free of charge.	1.0
Which requirements for obtaining a building permit are clearly specified by the building regulations or by any accessible website, brochure or pamphlet? (0-1)	List of required documents; Required preapprovals.	0.0	List of required documents; Required preapprovals.	0.0
Quality control before construction index (0-1)		1.00		1.00
Who is part of the committee or team that reviews and approves building permit applications in the relevant permit-issuing agency? (0-1)	Licensed architect.	1.0	Licensed architect.	1.0
Quality control during construction index (0-3)		2.00		2.00
What types of inspections (if any) are required by law to be carried out during construction? (0-2)	Inspections by external engineer or firm.	1.0	Inspections by external engineer or firm.	1.0
Do legally mandated inspections occur in practice during construction? (0-1)	Mandatory inspections are always done in practice.	1.0	Mandatory inspections are always done in practice.	1.0
Quality control after construction index (0-3)		3.00		3.00
Is there a final inspection required by law to verify that the building was built in accordance with the approved plans and regulations? (0-2)	Yes, final inspection is done by	2.0	Yes, final inspection is done by	2.0

	Answer (Shanghai)	Score (Shanghai)	Answer (Beijing)	Score (Beijing)
	government agency.		government agency.	
Do legally mandated final inspections occur in practice? (0-1)	Final inspection always occurs in practice.	1.0	Final inspection always occurs in practice.	1.0
Liability and insurance regimes index (0-2)		2.00		2.00
Which parties (if any) are held liable by law for structural flaws or problems in the building once it is in use? (0-1)	Architect or engineer; Professional in charge of the supervision; Construction company.	1.0	Architect or engineer; Professional in charge of the supervision; Construction company.	1.0
Which parties (if any) are required by law to obtain an insurance policy to cover possible structural flaws or problems in the building once it is in use? (0-1)	Construction company.	1.0	Construction company.	1.0
Professional certifications index (0-4)		0.00		0.00
What are the qualification requirements for the professional responsible for verifying that the architectural plans or drawings are in compliance with existing building regulations? (0-2)	Being a registered architect or engineer.	0.0	Being a registered architect or engineer.	0.0
What are the qualification requirements for the professional who supervises the construction on the ground? (0-2)	Minimum number of years of experience; Passing a certification exam.	0.0	Minimum number of years of experience; Passing a certification exam.	0.0

Source: Doing Business database.

## GETTING ELECTRICITY

Access to reliable and affordable electricity is vital for businesses. To counter weak electricity supply, many firms in developing economies have to rely on self-supply, often at a prohibitively high cost. Whether electricity is reliably available or not, the first step for a customer is always to gain access by obtaining a connection.

### What do the indicators cover?

*Doing Business* records all procedures required for a local business to obtain a permanent electricity connection and supply for a standardized warehouse, as well as the time and cost to complete them. These procedures include applications and contracts with electricity utilities, clearances from other agencies and the external and final connection works. In addition, this year *Doing Business* adds two new measures: the reliability of supply and transparency of tariffs index (included in the aggregate distance to frontier score and ranking on the ease of doing business) and the price of electricity (omitted from these aggregate measures). The ranking of economies on the ease of getting electricity is determined by sorting their distance to frontier scores for getting electricity. These scores are the simple average of the distance to frontier scores for each of the component indicators. To make the data comparable across economies, several assumptions are used.

### Assumptions about the warehouse

The warehouse:

- Is owned by a local entrepreneur.
- Is located in the economy's largest business city. For 11 economies the data are also collected for the second largest business city.
- Is located in an area where similar warehouses are typically located. In this area a new electricity connection is not eligible for a special investment promotion regime (offering special subsidization or faster service, for example).
- Is located in an area with no physical constraints. For example, the property is not near a railway.
- Is a new construction and is being connected to electricity for the first time.

### WHAT THE GETTING ELECTRICITY INDICATORS MEASURE

#### Procedures to obtain an electricity connection (number)

- Submitting all relevant documents and obtaining all necessary clearances and permits
- Completing all required notifications and receiving all necessary inspections
- Obtaining external installation works and possibly purchasing material for these works
- Concluding any necessary supply contract and obtaining final supply

#### Time required to complete each procedure (calendar days)

- Is at least 1 calendar day
- Each procedure starts on a separate day
- Does not include time spent gathering information
- Reflects the time spent in practice, with little follow-up and no prior contact with officials

#### Cost required to complete each procedure (% of income per capita)

- Official costs only, no bribes
- Excludes value added tax

#### The reliability of supply and transparency of tariffs index

- Sum of the scores of six component indices:
  - Duration and frequency of outages
  - Tools to monitor power outages
  - Tools to restore power supply
  - Regulatory monitoring of utilities' performance
  - Financial deterrents aimed at limiting outages
  - Transparency and accessibility of tariffs

#### Price of electricity (cents per kilowatt-hour)\*

- Price based on monthly bill for commercial warehouse in case study

*\*Price of electricity is not included in the calculation of distance to frontier nor ease of doing business ranking*



The warehouse (*continued*):

- Has two stories, both above ground, with a total surface area of approximately 1,300.6 square meters (14,000 square feet). The plot of land on which it is built is 929 square meters (10,000 square feet).
- Is used for storage of goods.

#### **Assumptions about the electricity connection**

The electricity connection:

- Is a permanent one.
- Is a three-phase, four-wire Y, 140-kilovolt-ampere (kVA) (subscribed capacity) connection (where the voltage is 120/208 V, the current would be 400 amperes; where it is 230/400 B, the current would be nearly 200 amperes).
- Is 150 meters long. The connection is to either the low-voltage or the medium-voltage distribution network and either overhead or underground, whichever is more common in the area where the warehouse is located.
- Requires works that involve the crossing of a 10-meter road (such as by excavation or overhead lines) but are all carried out on public land. There is no crossing of other owners' private property because the warehouse has access to a road.
- Includes only a negligible length in the customer's private domain.
- Will supply monthly electricity consumption of 26,880 kilowatt-hours (kWh).
- Does not involve work to install the internal electrical wiring. This has already been completed, up to and including the customer's service panel or switchboard and installation of the meter base.

#### **Assumptions about the monthly consumption**

- It is assumed that the warehouse operates 8 hours a day for 30 days a month, with equipment utilized at 80% of capacity on average, and that there are no electricity cuts (assumed for simplicity). The subscribed capacity of the warehouse is 140 kVA, with a power factor of 1 (1 kVA = 1 kW). The monthly energy consumption is therefore 26,880 kWh, and the hourly consumption 112 kWh (26,880 kWh/30 days/8 hours).
- If multiple electricity suppliers exist, the warehouse is served by the cheapest supplier.
- Tariffs effective in March of the current year are used for calculation of the price of electricity for the warehouse.

## GETTING ELECTRICITY

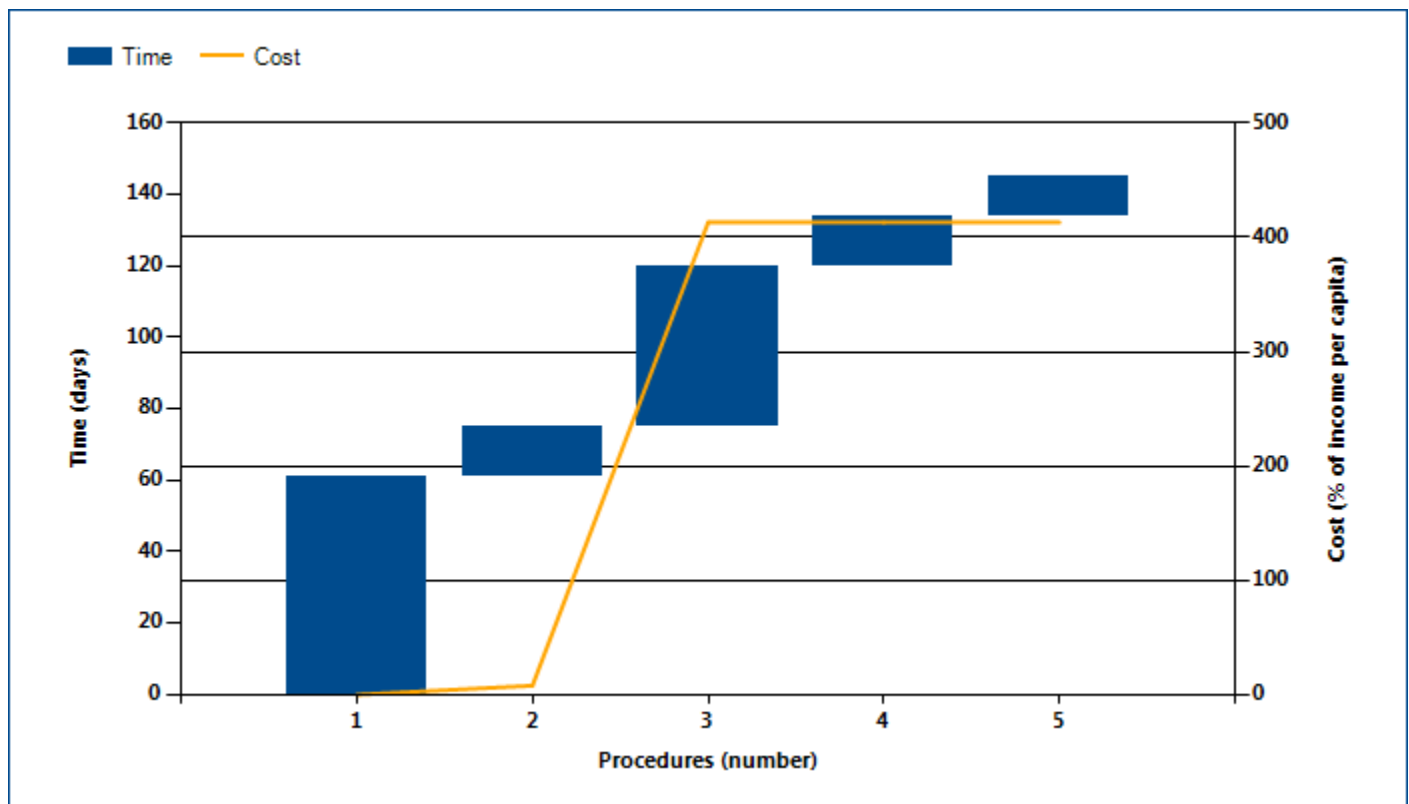
### Where does the economy stand today?

What does it take to obtain a new electricity connection in China? According to data collected by *Doing Business*, getting electricity there requires 5.50 procedures, takes 143.20 days and costs 413.30% of income per capita (figure 4.1).

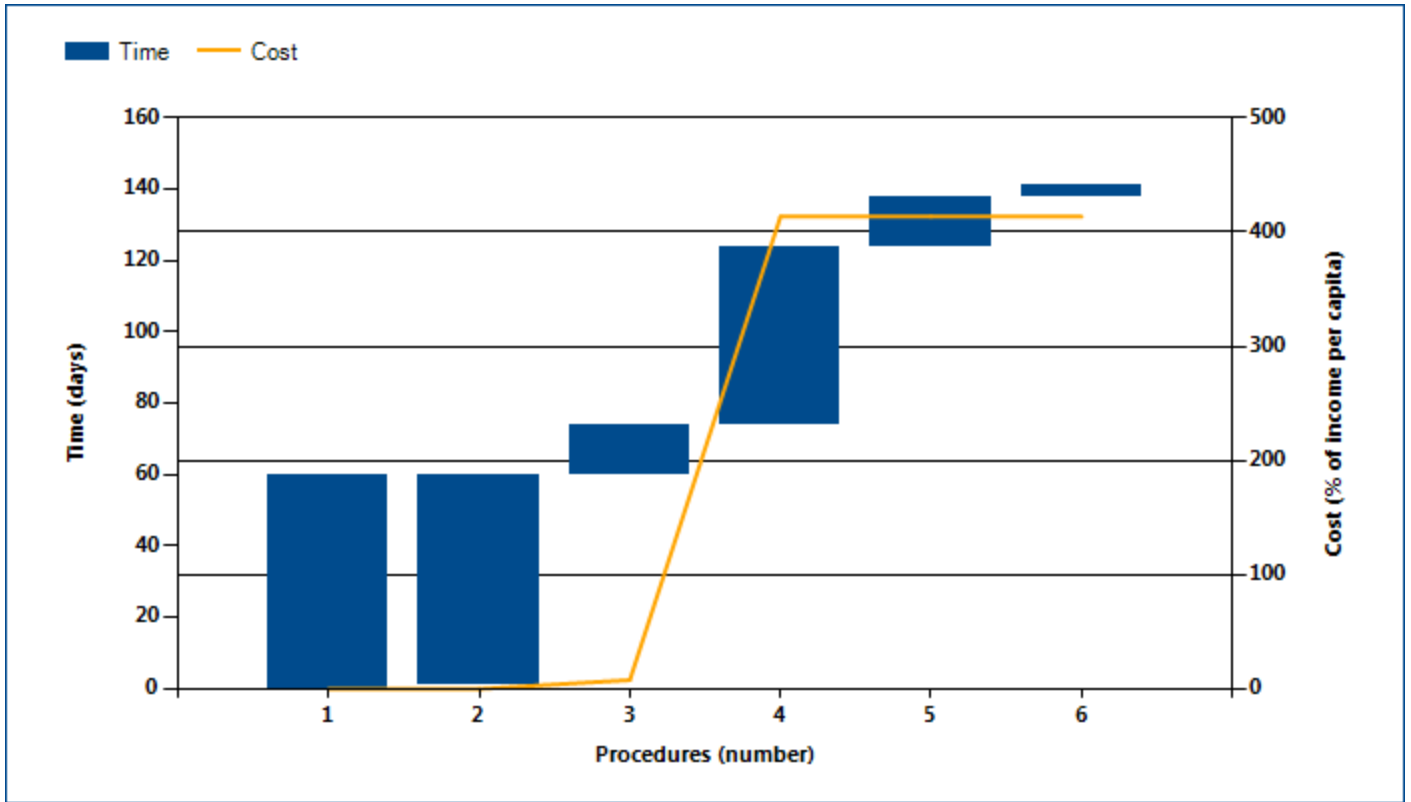
business city of an economy, except for 11 economies for which the data are a population-weighted average of the 2 largest business cities. See the chapter on distance to frontier and ease of doing business ranking at the end of this profile for more details.

Most indicator sets refer to a case scenario in the largest

Figure 4.1 What it takes to obtain an electricity connection in China - Shanghai



What it takes to obtain an electricity connection in China - Beijing



Source: *Doing Business* database.

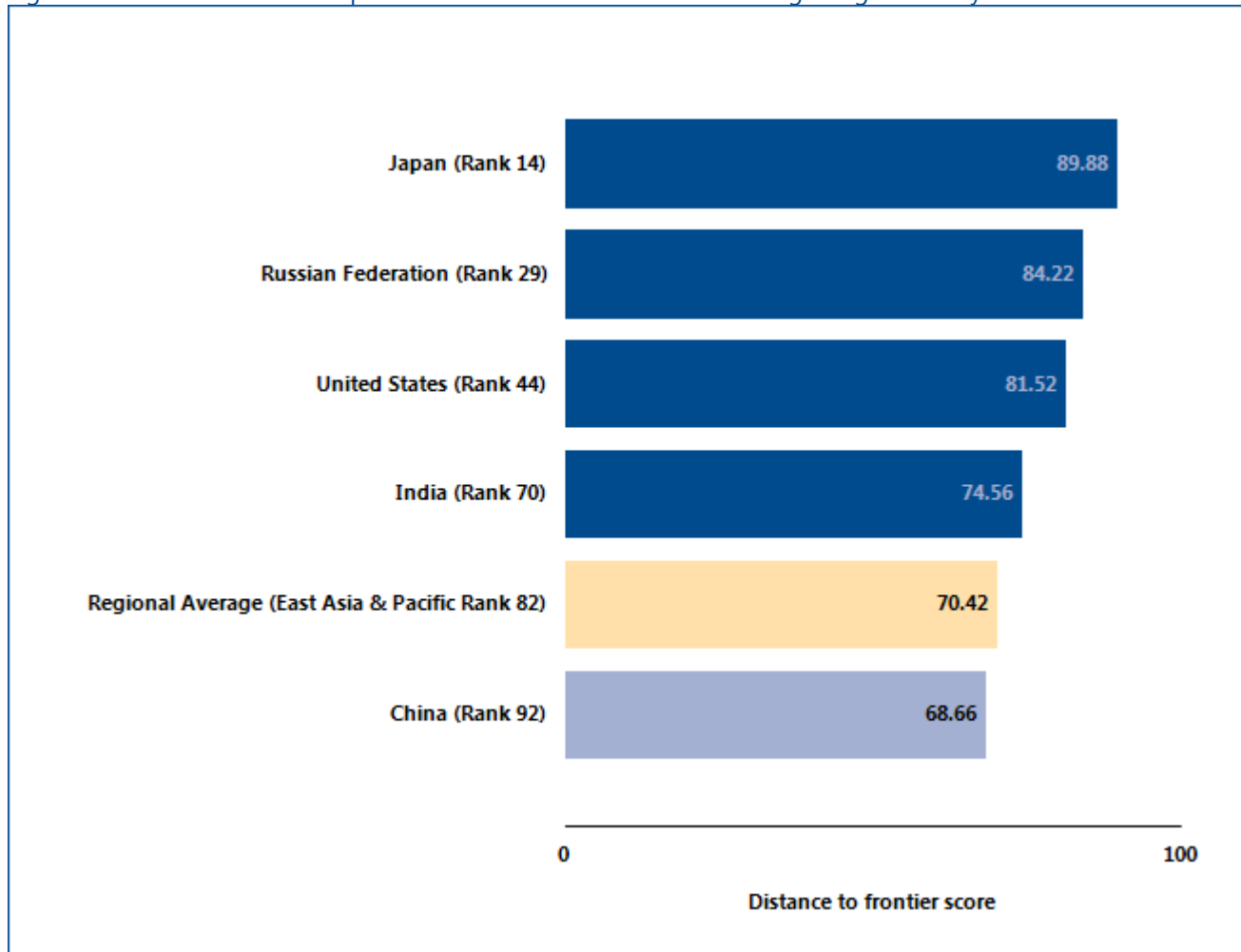
Note: Time shown in the figure above may not reflect simultaneity of procedures. For more information on the methodology of the getting electricity indicators, see the *Doing Business* website (<http://www.doingbusiness.org>). For details on the procedures reflected here, see the summary at the end of this chapter.

### GETTING ELECTRICITY

Globally, China stands at 92 in the ranking of 189 economies on the ease of getting electricity (figure 4.2). The rankings for comparator economies and the regional

average ranking provide another perspective in assessing how easy it is for an entrepreneur in China to connect a warehouse to electricity.

Figure 4.2 How China and comparator economies rank on the ease of getting electricity



Source: Doing Business database.

## GETTING ELECTRICITY

### What are the details?

The indicators reported here for China are based on a set of specific procedures—the steps that an entrepreneur must complete to get a warehouse connected to electricity by the local distribution utility—identified by *Doing Business*. Data are collected from the distribution utility, then completed and verified by electricity regulatory agencies and independent professionals such as electrical engineers, electrical contractors and construction companies. The electricity distribution utility surveyed is the one serving the area (or areas) in which warehouses are located. If there is a choice of distribution utilities, the one serving the largest number of customers is selected.

The procedures are those that apply to a warehouse and electricity connection matching the standard assumptions used by *Doing Business* in collecting the data (see the section in this chapter on what the indicators cover). The procedures, along with the associated time and cost, are summarized below.

#### OBTAINING AN ELECTRICITY CONNECTION\*

<b>Name of utility - Beijing:</b>	<b>State Grid Beijing Electric Power Company</b>
<b>Name of utility - Shanghai:</b>	<b>Shanghai Municipal Electric Power Company</b>
<b>Price of electricity (US cents per kWh) - Beijing:</b>	<b>14</b>
<b>Price of electricity (US cents per kWh) - Shanghai:</b>	<b>15</b>
<b>City:</b>	<b>Shanghai, Beijing</b>

\*Price is calculated as a monthly consumption of 26,880 kWh for business customers, based on a standardized case study adopted by the Getting Electricity methodology. *Doing Business* measures the price of electricity but does not include these data when calculating the distance to frontier score for getting electricity or the ranking on the ease of getting electricity.

Table 4.2 Summary of time, cost and procedures for getting electricity in China

No.	Procedure	Time to complete	Cost to complete
1	<p><b>Submit application to utility and await power supply plan and estimate</b></p> <p>Documents to be submitted along with application - One copy of each business license, tax registration certificate and organizational code registration certificate, Clearance certificate from Planning Authority.</p> <p><i>Agency: Shanghai Municipal Electric Power Company</i></p>	61 calendar days	CNY 0
2	<p><b>Pay estimate and get design for external connection reviewed</b></p> <p>Costs include - cable-laying work: for example cable-laying on supports along the walls, 3-phase and 5-level Y, voltage 220/380V, 140 kVA, normally need 4×70+1×35 bus, YJV200 Model armored installation, flame retardant, about 324 Yuan/meter Electricity meter and installation,</p>	14 calendar days	CNY 3,700

No.	Procedure	Time to complete	Cost to complete
	Mutual inductor: 3 sets are needed, 200:5. Three-phase mains: one 250A, ABB or Schneider Model, Power distribution box.  <i>Agency: Shanghai Municipal Electric Power Company</i>		
3	<b>Purchase material and carry out installation</b>  Materials to be purchased by customer include Transformer, high-voltage switch cabinet, low-voltage switch cabinet, wires, cable and other accessories. Materials are available locally in Shanghai but it takes 30-45 days to produce the tailor-made high and low voltage switch cabinets.  <i>Agency: Electrical Contractor</i>	45 calendar days	CNY 187,790
4	<b>Submit report to utility and await final internal and external inspection</b>  Shanghai Municipal Electric Power Company staff provides internal wiring inspection and inspection of external installation.  <i>Agency: Shanghai Municipal Electric Power Company</i>	14 calendar days	CNY 0
5	<b>Receive meter installation and connection to grid</b>  Shanghai Municipal Electric Power Company provides meter installation and connection to grid.  <i>Agency: Shanghai Municipal Electric Power Company</i>	11 calendar days	CNY 0

\* Takes place simultaneously with another procedure.

Source: *Doing Business* database.

#### Summary of time, cost and procedures for getting electricity in China - Beijing

No.	Procedure	Time to complete	Cost to complete
1	<b>Submit application to utility and await power supply plan and estimate</b>  Documents to be submitted along with application - One copy of each business license, tax registration certificate and organizational code registration certificate, Clearance certificate from Planning Authority.  <i>Agency: State Grid Beijing Electric Power Company</i>	60 calendar days	CNY 0

No.	Procedure	Time to complete	Cost to complete
2	<p><b>* Receive external site inspection by utility</b></p> <p>The electricity company conducts an external site visit to determine the estimated cost for labor and will specify the material to be purchased by the client.</p> <p><i>Agency: State Grid Beijing Electrical Power Company</i></p>	11 calendar days	CNY 0
3	<p><b>Pay estimate and get design for external connection reviewed</b></p> <p>The cost estimate provided to the customer includes - cable-laying work: for example cable-laying on supports along the walls, 3-phase and 5-level Y, voltage 220/380V, 140 kVA, normally need 4×70+1×35 bus, YJV200 Model armored installation, flame retardant, Electricity meter and installation, Mutual inductor: 3 sets are needed, 200:5. Three-phase mains: one 250A, ABB or Schneider Model, Power distribution box.</p> <p><i>Agency: State Grid Beijing Electric Power Company</i></p>	14 calendar days	CNY 3,600
4	<p><b>Purchase material and carry out installation</b></p> <p>Materials to be purchased by customer include Transformer, high-voltage switch cabinet, low-voltage switch cabinet, wires, cable and other accessories.</p> <p><i>Agency: Customer's electrical contractor</i></p>	50 calendar days	CNY 188,100
5	<p><b>Submit report to utility and await final external inspection</b></p> <p>State Grid Beijing Electric Power Company staff provides an inspection of external installation.</p> <p><i>Agency: State Grid Beijing Electric Power Company</i></p>	14 calendar days	CNY 0
6	<p><b>Receive meter installation and connection to grid</b></p> <p>State Grid Beijing Electric Power Company installs the meter and the connection to the grid.</p> <p><i>Agency: State Grid Beijing Electric Power Company</i></p>	3 calendar days	CNY 0

\* Takes place simultaneously with another procedure.

Source: Doing Business database.

## GETTING ELECTRICITY

### Reliability of supply and transparency of tariffs index

The reliability of supply and transparency of tariffs index encompasses quantitative data on the duration and frequency of power outages as well as qualitative information on the mechanisms put in place by the utility for monitoring power outages and restoring power supply, the reporting relationship between the utility and the regulator for power outages, the transparency and accessibility of tariffs and whether the utility faces a financial deterrent aimed at limiting outages (such as a requirement to compensate customers or pay fines when outages exceed a certain cap).

The index ranges from 0 to 8, with higher values indicating greater reliability of electricity supply and greater transparency of tariffs.

*Doing Business* uses the system average interruption duration index (SAIDI) and the system average interruption frequency index (SAIFI) to measure the duration and frequency of power outages in the largest business city of each economy (for 11 economies the data are also collected for the second largest business city). SAIDI is the average total duration of outages over the course of a year for each customer served, while SAIFI is the average number of service interruptions experienced by a customer in a year. Annual data (covering the calendar year) are collected from distribution utility companies and national regulators on SAIDI and SAIFI. Both SAIDI and SAIFI estimates include load shedding.

Table 4.3 Reliability of Supply and Transparency of Tariff Index in China

	Answer (Shanghai)	Score (Shanghai)	Answer (Beijing)	Score (Beijing)
Reliability of supply and transparency of tariff index (0-8)		6.00		6.00
Total duration and frequency of outages per customer a year (0-3)		2.00		2.00
System average interruption duration index (SAIDI)	1.4		1.2	
System average interruption frequency index (SAIFI)	0.2		0.6	
Mechanisms for monitoring outages (0-1)		1.0		1.0
Does the distribution utility use automated tools to monitor outages?	Yes		Yes	
Mechanisms for restoring service (0-1)		1.0		1.0
Does the distribution utility use automated tools to restore service?	Yes		Yes	
Regulatory monitoring (0-1)		1.00		1.00
Does a regulator—that is, an entity separate from the utility—monitor the utility's performance on reliability of supply?	Yes		Yes	



	Answer (Shanghai)	Score (Shanghai)	Answer (Beijing)	Score (Beijing)
Financial deterrents aimed at limiting outages (0-1)		0.00		0.00
Does the utility either pay compensation to customers or face fines by the regulator (or both) if outages exceed a certain cap?	No		No	
Communication of tariffs and tariff changes (0-1)		1.00		1.00
Are effective tariffs available online?	Yes		Yes	
Link to the website, if available online	<a href="http://sh.bendibao.com/cyfw/2015526/132966.shtml">http://sh.bendibao.com/cyfw/2015526/132966.shtml</a> ; <a href="http://www.95598.cn/static/html/sas/bm05003_2013000918321096.shtml">http://www.95598.cn/static/html/sas/bm05003_2013000918321096.shtml</a>		<a href="http://www.bjpc.gov.cn/tztg/201401/p020140122588312628468.doc">http://www.bjpc.gov.cn/tztg/201401/p020140122588312628468.doc</a>	
Are customers notified of a change in tariff ahead of the billing cycle?	Yes		Yes	

Source: *Doing Business* database.

Note: If data on power outages is not collected or if the SAIFI index or SAIDI index are above the threshold of 100, the economy is not eligible to obtain a score in the Reliability of Supply and Transparency of Tariff Index. If SAIDI and SAIFI are 12 (equivalent to an outage of one hour each month) or below, a score of 1 is assigned. If SAIDI and SAIFI are 4 (equivalent to an outage of one hour each quarter) or below, 1 additional point is assigned. Finally, if SAIDI and SAIFI are 1 (equivalent to an outage of one hour per year) or below, 1 more point is assigned. *Doing Business* measures the price of electricity but does not include these data when calculating the distance to frontier score for getting electricity or the ranking on the ease of getting electricity. The price of electricity is measured in cents per kilowatt-hour. On the basis of the assumptions about monthly consumption, a monthly bill for a commercial warehouse in the largest business city of the economy is computed for the month of March (for 11 economies the data are also collected for the second largest business city). As noted, the warehouse uses electricity 30 days a month, from 9:00 a.m. to 5:00 p.m., so different tariff schedules may apply if a time-of-use tariff is available.

## REGISTERING PROPERTY

Ensuring formal property rights is fundamental. Effective administration of land is part of that. If formal property transfer is too costly or complicated, formal titles might go informal again. And where property is informal or poorly administered, it has little chance of being accepted as collateral for loans—limiting access to finance.

### What do the indicators cover?

*Doing Business* records the full sequence of procedures necessary for a business to purchase property from another business and transfer the property title to the buyer's name. The transaction is considered complete when it is opposable to third parties and when the buyer can use the property, use it as collateral for a bank loan or resell it. In addition, this year *Doing Business* adds a new measure to the set of registering property indicators, an index of the quality of the land administration system in each economy. The ranking of economies on the ease of registering property is determined by sorting their distance to frontier scores for registering property. These scores are the simple average of the distance to frontier scores for each of the component indicators. To make the data comparable across economies, several assumptions about the parties to the transaction, the property and the procedures are used.

The parties (buyer and seller):

- Are limited liability companies, 100% domestically and privately owned and perform general commercial activities and are located in the economy's largest business city<sup>2</sup>.
- Have 50 employees each, all of whom are nationals.

The property (fully owned by the seller):

- Has a value of 50 times income per capita. The sale price equals the value and entire property will be transferred.
- Is registered in the land registry or cadastral, or both, and is free of title disputes.

### WHAT THE REGISTERING PROPERTY INDICATORS MEASURE

#### Procedures to legally transfer title on immovable property (number)

Preregistration (for example, checking for liens, notarizing sales agreement, paying property transfer taxes)

Registration in the economy's largest business city<sup>2</sup>

Postregistration (for example, filing title with the municipality)

#### Time required to complete each procedure (calendar days)

Does not include time spent gathering information

Each procedure starts on a separate day. Procedures that can be fully completed online are recorded as ½ day.

Procedure considered completed once final document is received

No prior contact with officials

#### Cost required to complete each procedure (% of property value)

Official costs only, no bribes

No value added or capital gains taxes included

#### Quality of land administration index (0-30)

- Is located in a periurban commercial zone, and no rezoning is required.
- Has no mortgages attached, has been under the same ownership for the past 10 years.
- Consists of 557.4 square meters (6,000 square feet) of land and a 10-year-old, 2-story warehouse of 929 square meters (10,000 square feet). The warehouse is in good condition and complies with all safety standards, building codes and legal requirements. There is no heating system.

<sup>2</sup> For the 11 economies with a population of more than 100 million, data for a second city have been added.

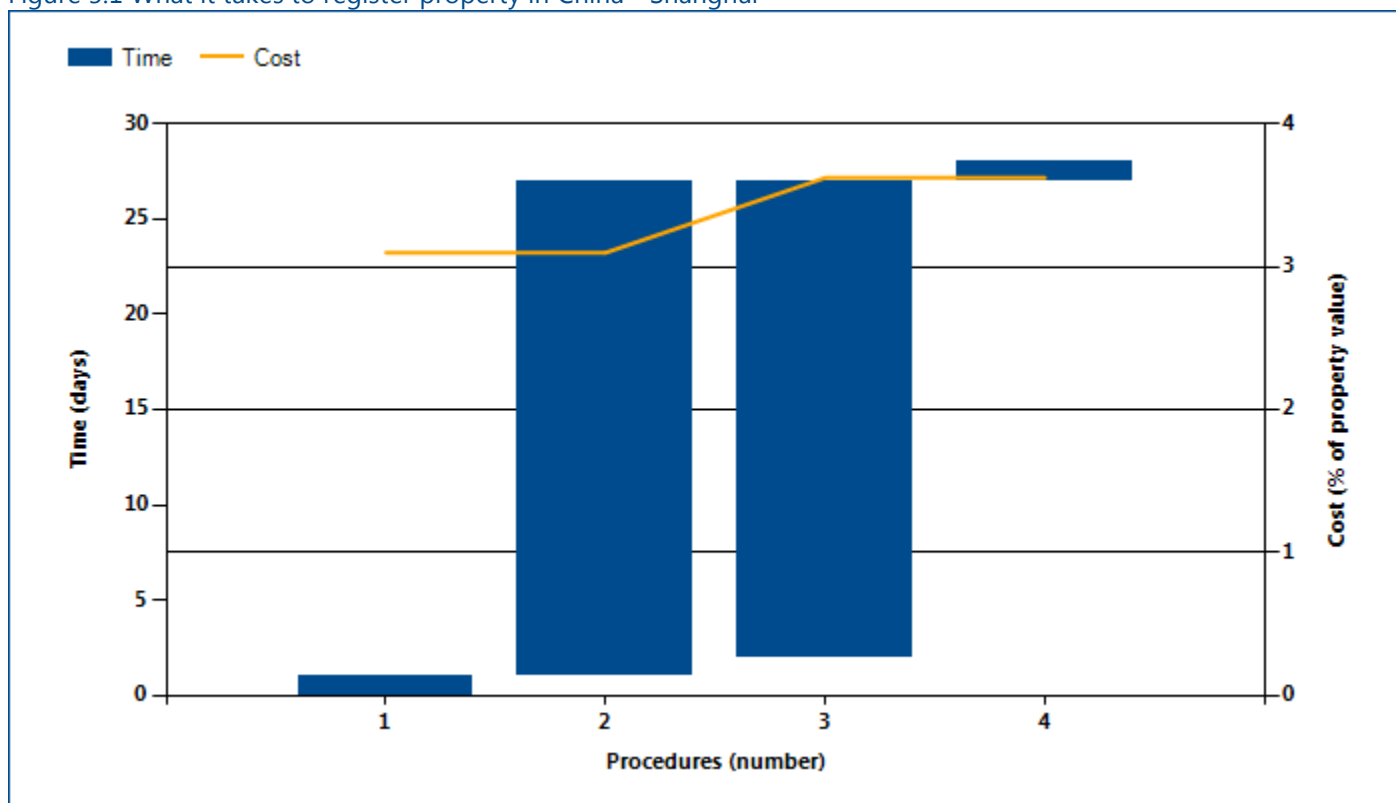
## REGISTERING PROPERTY

### Where does the economy stand today?

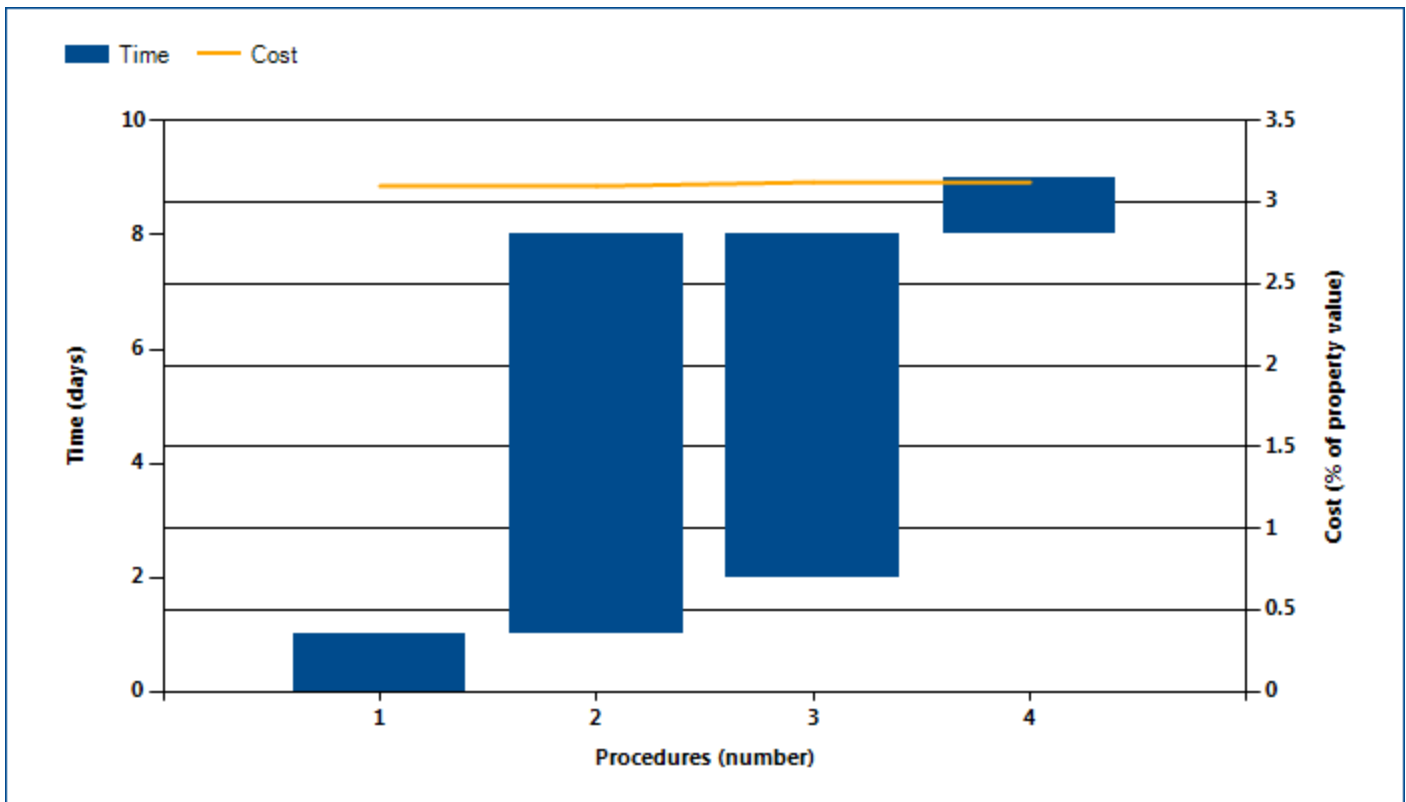
What does it take to complete a property transfer in China? According to data collected by *Doing Business*, registering property there requires 4.00 procedures, takes 19.50 days and costs 3.40% of the property value (figure 5.1).

Most indicator sets refer to a case scenario in the largest business city of an economy, except for 11 economies for which the data are a population-weighted average of the 2 largest business cities. See the chapter on distance to frontier and ease of doing business ranking at the end of this profile for more details.

Figure 5.1 What it takes to register property in China - Shanghai



What it takes to register property in China - Beijing



Source: *Doing Business* database.

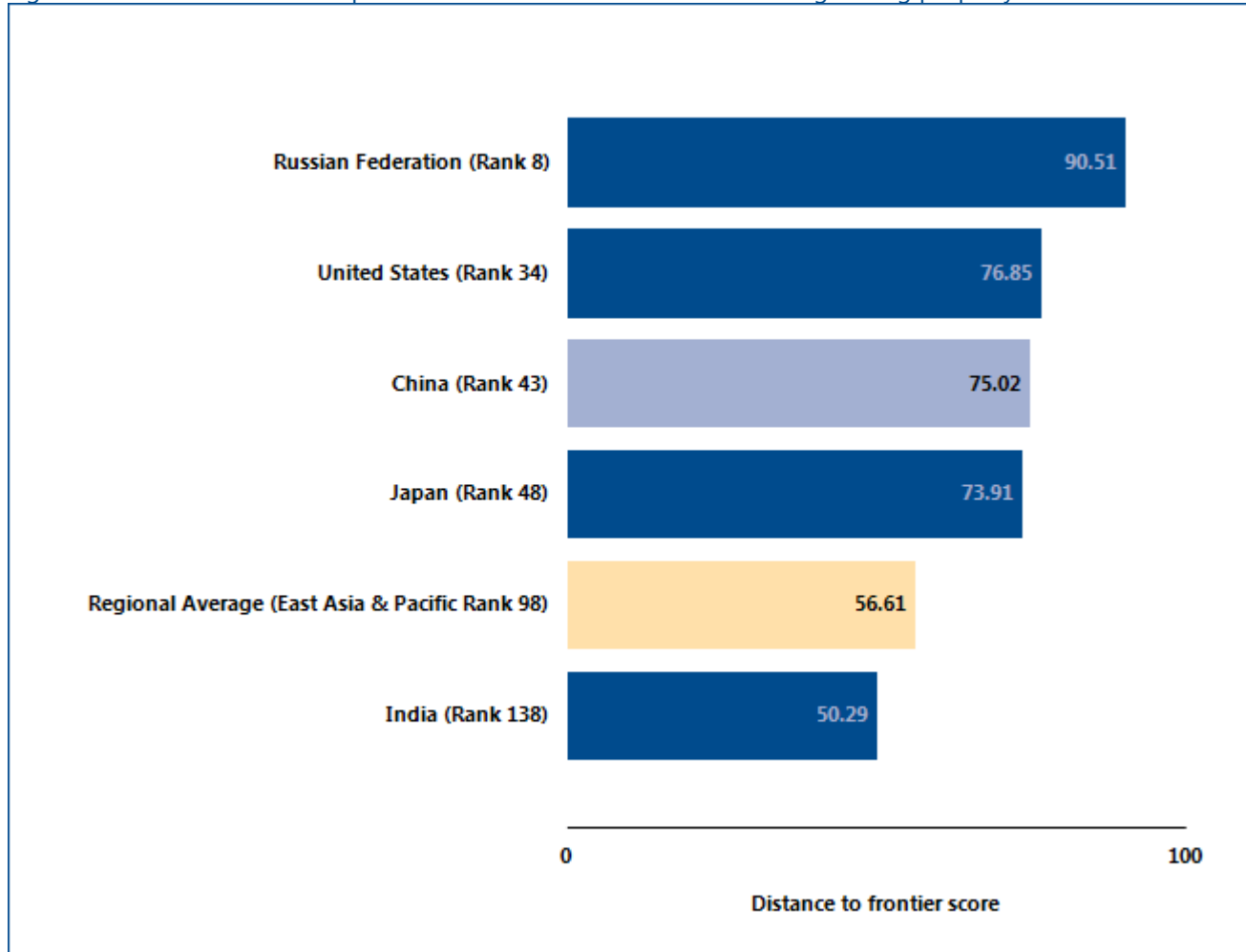
Note: Time shown in the figure above may not reflect simultaneity of procedures. Online procedures account for 0.5 days in the total time calculation. For more information on the methodology of the registering property indicators, see the *Doing Business* website (<http://www.doingbusiness.org>). For details on the procedures reflected here, see the summary at the end of this chapter.

### REGISTERING PROPERTY

Globally, China stands at 43 in the ranking of 189 economies on the ease of registering property (figure 5.2). The rankings for comparator economies and the

regional average ranking provide other useful information for assessing how easy it is for an entrepreneur in China to transfer property.

Figure 5.2 How China and comparator economies rank on the ease of registering property



Source: *Doing Business* database.

## REGISTERING PROPERTY

### What are the details?

The indicators reported here are based on a set of specific procedures—the steps that a buyer and seller must complete to transfer the property to the buyer’s name—identified by *Doing Business* through information collected from local property lawyers, notaries and property registries. These procedures are those that apply to a transaction matching the standard assumptions used by *Doing Business* in collecting the data (see the section in this chapter on what the indicators cover). The procedures, along with the associated time and cost, are summarized below.

STANDARD PROPERTY TRANSFER	
<b>Property value:</b>	<b>CNY 2,317,928</b>
<b>City:</b>	<b>Shanghai, Beijing</b>

Table 5.2 Summary of time, cost and procedures for registering property in China Shanghai

No.	Procedure	Time to complete	Cost to complete
1	<p><b>Parties enter into contract and pay taxes</b></p> <p>The property transfer procedure in Shanghai and most other cities starts from following steps:</p> <ol style="list-style-type: none"> <li>1. The parties negotiate and agree on a sale and purchase contract relating to the transfer of property. There is a standard sale and purchase contract formulated by government authorities but the parties can revise the contract by supplementary terms or supplementary agreement. However, the standard sale and purchase contract can be revised or supplemented with the supplementary terms or a supplementary agreement as appendix.</li> <li>2. The parties file the agreed contract online and the contract will be registered at the real estate registry via internet. Then the parties shall print out the contract at the designated printer available at the real estate registry office or licensed real estate brokers for further process.</li> <li>3. The officials in real estate registry will review the contract to make sure the price is generally in line with the market price, and the parties shall pay the taxes as mentioned above at the tax bureau window (the local tax authorities might have a window in most real estate registry offices in Shanghai) based on the reviewed purchase price.</li> </ol> <p>For online registration of contract : Measures on the Online Registration of Shanghai Municipality Existing Real Estate Broker Contract and Transfer Contract (<a href="http://www.fangdi.com.cn/News/ZCFG/200694164606.htm">http://www.fangdi.com.cn/News/ZCFG/200694164606.htm</a>)</p> <p>Taxes to be paid by the seller and buyer while transferring a property.</p> <p>A. Tax to be paid by the buyer:</p> <ol style="list-style-type: none"> <li>i. deed tax: 3% of property value;</li> <li>ii. stamp duty: 0.05% of the property value.</li> </ol> <p>B. Tax to be paid by the seller:</p>	1 day	<p>Deed tax: 3% of property value to be paid by the buyer</p> <p>Stamp duty: 0.05% of property value to be paid by buyer and seller separately (total 0.1%)</p>

No.	Procedure	Time to complete	Cost to complete
	<p>i. Business tax: 5% of the property value (not counted in cost calculations);</p> <p>ii. stamp duty: 0.05% of the property value;</p> <p>Additional business tax to be paid by seller:</p> <p>iii. educational surtax, to be 3% of the levied business tax (not counted in cost calculations);</p> <p>iv. local education surcharge: 2% of the levied business tax (not counted in cost calculations);</p> <p>v. land appreciation tax: 30% to 60% (as the case may be) of the added-value of the land, [or 3% of property value subject to the tax office's instruction in practice] (not counted in cost calculations);</p> <p>vi. urban maintenance and construction tax to be 1% to 7% of the levied business tax (not counted in cost calculations)</p> <p>vii. construction and installation business tax: 3% on the transfer price (not counted in cost calculations);</p> <p>viii. river maintenance fee: 1% of the levied business tax (not counted in cost calculations).</p> <p>ix. enterprise income tax: 20% of the profit from the selling property (which may be levied on the financial year end);</p> <p>The legislation for the major taxes to be paid by the seller and buyer can be found here:</p> <p>1. For Land Appreciation tax : Interim Regulations of the People's Republic of China on Land Appreciation Tax (<a href="http://www.mlr.gov.cn/zwgk/flfg/tdglflfg/200601/t20060119_642173.htm">http://www.mlr.gov.cn/zwgk/flfg/tdglflfg/200601/t20060119_642173.htm</a>);</p> <p>2. For business tax : Interim Regulations of the People's Republic of China on Business Tax (<a href="http://www.gov.cn/zwgk/2008-11/14/content_1149510.htm">http://www.gov.cn/zwgk/2008-11/14/content_1149510.htm</a>);</p> <p>3. For Urban Maintenance Construction Tax : Interim Regulations of the People's Republic of China on Urban Maintenance Construction Tax (<a href="http://www.gov.cn/banshi/2005-08/19/content_24817.htm">http://www.gov.cn/banshi/2005-08/19/content_24817.htm</a>)</p> <p>4. For educational surtax : Interim Provisions on Collecting the Educational Surtax (<a href="http://www.gov.cn/gongbao/content/2011/content_1860811.htm">http://www.gov.cn/gongbao/content/2011/content_1860811.htm</a>)</p> <p><i>Agency: Real Estate Registry</i></p>		
2	<p><b>Parties file the application at the Real Estate Registry</b></p> <p>Private ownership of land is not permitted in China; all land is subject to either State ownership or collective ownership. However, a private party is entitled to obtain the right to use the land. Regarding the State-owned land, there are two types of land use rights, the "granted land use right" and the "allocated land use right". The difference is that the granted land use right is limited in time against payment, whereas the allocated land use right is usually given for free with no time limit, but for specific purposes only. A private party also may transfer to another private party the granted land use right. The allocated land use right cannot be commercially transferable before being converted into granted land use</p>	26 calendar days (simultaneous with procedure 3)	no cost

No.	Procedure	Time to complete	Cost to complete
	<p>right. In this case, the land is used for commercial purposes. Usually land for commercial use is owned by the State, and the relevant land use right is the State-owned land use right. As to the term of the land use right in this case the buyer, who will use the land for commercial purposes, will only get 40 years as the initial term (as maximum unless it extends the granted land use rights at the end of the 40 year period by paying to the State the additional land price) minus the period from the granting date from the State to the date of the transfer to ABC. If the land is zoned for industrial use or warehousing use rather than for commercial use, the maximum land tenure should be 50 years.</p> <p>There is a standard form sale and purchase agreement formulated by government authorities and is required to be used in practice. The contents of the standard form agreement may be revised or supplemented by way of a supplemental agreement attached to the standard form agreement as appendix. The sale and purchase agreement needs to be printed at designated printers. Such printers are only available at licensed real estate brokers and the property registry offices. Property Ownership Certificate and Land Use Right Certificate are combined into one certificate in Shanghai, which is called "Real Estate Title Certificate".</p> <p>The documentation shall include:                      The seller and the buyer should submit one original real estate sales and purchase contract (duly signed) and a writing representation of the seller and buyer regarding the title transfer. There is no standard form of the contract (except for newly constructed commercial residential properties) nor is the participation of a lawyer/notary required.</p> <p>The seller should submit the below documents:                      (i) The original copy of the Property Ownership Certificate and Land Use Right Certificate "Real Estate Title Certificate" (already in possession of the seller); (ii) The original copy of the Business License or Organization Code Certificate; (iii) The original copy of the Board resolution approving the sales of the real estate;                      (iv) District Branch-dedicated Form for proof of legal representative's authority, and photocopy of the identification card (or passport) of the legal representative; and                      (v) Photocopy of the identification card of the individual authorized to handle the actual Procedures, and the original copy of Power of Attorney.</p> <p>The buyer should submit the below documents: (i) Real Estate Ownership Registration Form;                      (ii) The original copy of the Business License or Organization Code Certificate; (iii) The original copy of the Board resolution approving the purchase of the real estate;                      (iv) District Branch-dedicated Form for proof of legal representative's authority, and photocopy of the identification card (or passport) of the legal representative; And                      (v) Photocopy of the identification card of the individual authorized to handle the actual Procedures, and the original copy of Power of</p>		



No.	Procedure	Time to complete	Cost to complete
	<p>Attorney.</p> <p>Agency: Real Estate Registry</p>		
3	<p><b>* Parties pay registration fee</b></p> <p>The registration fee is paid at a separate window from that where one picks up the new title certificate. The Ministry of Finance and State Development and Reform Commission issued a notice, effective from May 1st 2008, to standardize the registration fees for real estate property. The registration fee is set at CNY 80 for one piece of residential housing and CNY 550 for one piece of non-residential building.</p> <p>The registration fee is decided by piece, not value of the property. The transaction handling fee of 0.5% of the transaction price shall be paid by the buyer, together with registration fees, according to No.hfdj[1996]744 Notice from Shanghai Building and Land Administration Bureau dated Sept 17,1996. The handling fee is mandatory and is made at the same time when the registration fee is paid. The payment is received by the Real Estate Registry.</p> <p>Agency: Real Estate Registry</p>	<p>1 day (simultaneous with procedure 2)</p>	<p>CNY 550 + transaction handling fee of 0.5% of sales price</p>
4	<p><b>Parties pick up new title certificate</b></p> <p>After paying the registration fee, along with the receipt, the buyer obtains the new Real Estate Title Certificate. In Shanghai the former Property Ownership Certificate and the Land Use Right Certificate have been combined into one certificate, the Real Estate Title Certificate. The title transfer Procedure will be complete upon the issuance of the new Real Estate Title Certificate.</p> <p>Agency: Real Estate Registry</p>	<p>1 day</p>	<p>no cost</p>

\* Takes place simultaneously with another procedure.

Source: Doing Business database.

Note: Online procedures account for 0.5 days in the total time calculation.

Summary of time, cost and procedures for registering property in China Beijing

No.	Procedure	Time to complete	Cost to complete
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No.	Procedure	Time to complete	Cost to complete
1	<p><b>Parties enter into contract and pay taxes</b></p> <p>The property transfer procedure in Beijing and most other cities starts from following steps:</p> <ol style="list-style-type: none"> <li>The parties negotiate and agree on a sale and purchase contract relating to the transfer of property. There is a standard sale and purchase contract formulated by government authorities but the parties can revise the contract by supplementary terms or supplementary agreement. However, the standard sale and purchase contract can be revised or supplemented with the supplementary terms or a supplementary agreement as appendix.</li> <li>The parties request the Online Appointment of Title Transfer Application in Chaoyang Housing Bureau 朝阳区过户申请手续的网上预约. This step is called the online contract execution(网签合同) or the Qualification Review (资格审查). The procedure should be handled only before the Agency. The online filing for the contract can be done at: <a href="http://210.75.213.188/shh/portal/bjjs/index.aspx">http://210.75.213.188/shh/portal/bjjs/index.aspx</a>.</li> </ol> <p>The parties should submit the following documents to the Real Estate Registry:</p> <ol style="list-style-type: none"> <li>Identification documents of the applicants (both seller and buyer). If company is involved as applicant, the business license and/or organization code certificate should be submitted;</li> <li>Property Title Certificate; and</li> <li>Land Use Right Certificate.</li> </ol> <p>Upon the completion of the review the Real Estate Agency will revert and inform the parties whether the buyer is qualified to make the purchase.</p> <ol style="list-style-type: none"> <li>The officials in real estate registry will review the contract to make sure the price is generally in line with the market price, and the parties shall pay the taxes as mentioned above at the tax bureau window (the local tax authorities might have a window in most real estate registry offices in Shanghai) based on the reviewed purchase price.</li> </ol> <p>Taxes to be paid by the seller and buyer while transferring a property.</p> <p>A. Tax to be paid by the buyer:</p> <ol style="list-style-type: none"> <li>deed tax: 3% of property value;</li> <li>stamp duty: 0.05% of the property value.</li> </ol> <p>B. Tax to be paid by the seller:</p> <ol style="list-style-type: none"> <li>Business tax: 5% of the property value (not counted in cost calculations);</li> <li>stamp duty: 0.05% of the property value;</li> </ol> <p>Additional business tax to be paid by seller:</p> <ol style="list-style-type: none"> <li>educational surtax, to be 3% of the levied business tax (not counted in cost calculations);</li> <li>local education surcharge: 2% of the levied business tax (not counted in cost calculations);</li> </ol>	1 day	<p>Deed tax: 3% of property value to be paid by the buyer Stamp duty: 0.05% of property value to be paid by buyer and seller separately (total 0.1%)</p>

No.	Procedure	Time to complete	Cost to complete
	<p>v. land appreciation tax: 30% to 60% (as the case may be) of the added-value of the land, [or 3% of property value subject to the tax office's instruction in practice] (not counted in cost calculations);</p> <p>vi. urban maintenance and construction tax to be 1% to 7% of the levied business tax (not counted in cost calculations)</p> <p>vii. construction and installation business tax: 3% on the transfer price (not counted in cost calculations);</p> <p>viii. river maintenance fee: 1% of the levied business tax (not counted in cost calculations).</p> <p>ix. enterprise income tax: 20% of the profit from the selling property (which may be levied on the financial year end);</p> <p>The legislation for the major taxes to be paid by the seller and buyer can be found here:</p> <p>1. For Land Appreciation tax : Interim Regulations of the People's Republic of China on Land Appreciation Tax (<a href="http://www.mlr.gov.cn/zwgk/flfg/tdglflfg/200601/t20060119_642173.htm">http://www.mlr.gov.cn/zwgk/flfg/tdglflfg/200601/t20060119_642173.htm</a>);</p> <p>2. For business tax : Interim Regulations of the People's Republic of China on Business Tax (<a href="http://www.gov.cn/zwgk/2008-11/14/content_1149510.htm">http://www.gov.cn/zwgk/2008-11/14/content_1149510.htm</a>);</p> <p>3. For Urban Maintenance Construction Tax : Interim Regulations of the People's Republic of China on Urban Maintenance Construction Tax (<a href="http://www.gov.cn/banshi/2005-08/19/content_24817.htm">http://www.gov.cn/banshi/2005-08/19/content_24817.htm</a>)</p> <p>4. For educational surtax : Interim Provisions on Collecting the Educational Surtax (<a href="http://www.gov.cn/gongbao/content/2011/content_1860811.htm">http://www.gov.cn/gongbao/content/2011/content_1860811.htm</a>)</p> <p><i>Agency: Real Estate Registry</i></p>		
2	<p><b>Parties file the application at the Real Estate Registry</b></p> <p>Private ownership of land is not permitted in China; all land is subject to either State ownership or collective ownership. However, a private party is entitled to obtain the right to use the land. Regarding the State-owned land, there are two types of land use rights, the "granted land use right" and the "allocated land use right". The difference is that the granted land use right is limited in time against payment, whereas the allocated land use right is usually given for free with no time limit, but for specific purposes only. A private party also may transfer to another private party the granted land use right. The allocated land use right cannot be commercially transferable before being converted into granted land use right.</p> <p>In this case, the land is used for commercial purposes. Usually land for commercial use is owned by the State, and the relevant land use right is the State-owned land use right. As to the term of the land use right in this case the buyer, who will use the land for commercial purposes, will only get 40 years as the initial term (as maximum unless it extends the granted land use rights at the end of the 40 year period by paying to the</p>	7 days (simultaneous with procedure 3)	No cost

No.	Procedure	Time to complete	Cost to complete
	<p>State the additional land price) minus the period from the granting date from the State to the date of the transfer to ABC. If the land is zoned for industrial use or warehousing use rather than for commercial use, the maximum land tenure should be 50 years.</p> <p>The parties should submit the following documents to the Real Estate Registry:</p> <ul style="list-style-type: none"> <li>(1)The original copy of the application form;</li> <li>(2) identification document of the applicant(s) (if a company is involved as the applicant, the business licence should be submitted);</li> <li>(3)The original copy of theLand Use Right Certificate and Property Title Certificate;</li> <li>(4)The original real estate sales and purchase contract(duly signed);</li> <li>(5) Two copies of the Real Estate Registration form and the floor plan;</li> <li>(6) Documents indicate that deed tax is fully paid or documents to prove that a tax reduction or exemption is applicable; and</li> <li>(7)Other materials that are necessary for the application.</li> </ul> <p><i>Agency: Real Estate Registry</i></p>		
3	<p><b>* Parties pay registration fee</b></p> <p>The registration fee is paid at a separate window from that where one picks up the new title certificate. The Ministry of Finance and State Development and Reform Commission issued a notice, effective from May 1st 2008, to standardize the registration fees for real estate property. The registration fee is set at CNY 80 for one piece of residential housing and CNY 550 for one piece of non-residential building. The registration fee is decided by piece, not value of the property.</p> <p><i>Agency: Commercial bank located in the House and Land Resources Bureau</i></p>	<p>1 day (simultaneous with procedure 2)</p>	<p>CNY 550</p>
4	<p><b>Parties submit the tax receipt and pick up new title certificate</b></p> <p>After paying the registration fee, along with the receipt, the buyer obtains the new Real Estate Title Certificate.</p> <p><i>Agency: Real Estate Registry</i></p>	<p>1 day</p>	<p>No cost</p>

\* Takes place simultaneously with another procedure.

Note: Online procedures account for 0.5 days in the total time calculation.

Source: Doing Business database.

## REGISTERING PROPERTY

### Quality of land administration

The quality of land administration index is the sum of the scores on the reliability of infrastructure, transparency of information, geographic coverage and land dispute resolution indices.

The index ranges from 0 to 30, with higher values indicating better quality of the land administration system.

If private sector entities were unable to register property transfers in an economy between June 2014 and June 2015, the economy receives a “no practice” mark on the procedures, time and cost indicators. A “no practice” economy receives a score of 0 on the quality of land administration index even if its legal framework includes provisions related to land administration.

Table 5.3 Summary of quality of land administration in China

	Answer (Shanghai)	Score (Shanghai)	Answer (Beijing)	Score (Beijing)
Quality of the land administration index (0-30)		19.00		14.50
Reliability of infrastructure index (0-8)		4.00		3.00
What is the institution in charge of immovable property registration?	Shanghai Real Estate Trade Center		Real Estate Registry Bureau for property	
In what format are the majority of title or deed records kept in the largest business city—in a paper format or in a computerized format (scanned or fully digital)?	Computer/Scanned	1.0	Computer/Scanned	1.0
Is there an electronic database for checking for encumbrances (liens, mortgages, restrictions and the like)?	Yes	1.0	Yes	1.0
Institution in charge of the plans showing legal boundaries in the largest business city:	Shanghai Real Estate Surveying and Mapping Administration Department		Beijing Municipal Bureau of Land and Resources	
In what format are the majority of maps of land plots kept in the largest business city—in a paper format or in a computerized format (scanned or fully digital)?	Computer/Scanned	1.0	Computer/Scanned	1.0
Is there an electronic database for recording boundaries, checking plans and providing cadastral information (geographic information system)?	Yes	1.0	No	0.0
Is the information recorded by the immovable property registration agency and the cadastral or mapping	Separate	0.0	Separate	0.0

	Answer (Shanghai)	Score (Shanghai)	Answer (Beijing)	Score (Beijing)
agency kept in a single database, in different but linked databases or in separate databases?	databases		databases	
Do the immovable property registration agency and cadastral or mapping agency use the same identification number for properties?	No	0.0	No	0.0
Transparency of information index (0–6)		3.50		2.00
Who is able to obtain information on land ownership at the agency in charge of immovable property registration in the largest business city?	Only intermediaries and interested parties	0.0	Only intermediaries and interested parties	0.0
Is the list of documents that are required to complete any type of property transaction made publicly available—and if so, how?	Yes, online	0.5	Yes, online	0.5
Link for online access:	<a href="http://www.shfg.gov.cn/jy/dj/ysxk/">http://www.shfg.gov.cn/jy/dj/ysxk/</a>		<a href="http://www.bjjs.gov.cn/publish/portal0/tab4103/">http://www.bjjs.gov.cn/publish/portal0/tab4103/</a>	
Is the applicable fee schedule for any property transaction at the agency in charge of immovable property registration in the largest business city made publicly available—and if so, how?	Yes, on public boards	0.5	Yes, online	0.5
Link for online access:			<a href="http://www.bjjs.gov.cn/publish/portal0/tab4062/">http://www.bjjs.gov.cn/publish/portal0/tab4062/</a>	
Does the agency in charge of immovable property registration commit to delivering a legally binding document that proves property ownership within a specific time frame—and if so, how does it communicate the service standard?	Yes, online	0.5	Yes, online	0.5
Link for online access:	<a href="http://www.shfg.gov.cn/jy/dj/djzn/ywgz/329463.html">http://www.shfg.gov.cn/jy/dj/djzn/ywgz/329463.html</a>		<a href="http://www.bjjs.gov.cn/publish/portal0/tab4062/">http://www.bjjs.gov.cn/publish/portal0/tab4062/</a>	
Is there a specific and separate mechanism for filing complaints about a problem that occurred at the	Yes	1.0	No	0.0

	Answer (Shanghai)	Score (Shanghai)	Answer (Beijing)	Score (Beijing)
agency in charge of immovable property registration?				
Contact information:	Online through the following website link: <a href="http://www.fangdi.com.cn/feedback.asp?action=AddNew">http://www.fangdi.com.cn/feedback.asp?action=AddNew</a> ; Telephone hotline: 86-21-962269			
Are there publicly available official statistics tracking the number of transactions at the immovable property registration agency?	Yes	0.5	Yes	0.5
Number of property transfers in the largest business city in 2014:	<a href="http://www.fangdi.com.cn/MarketAnalysis.asp">http://www.fangdi.com.cn/MarketAnalysis.asp</a>		The data on the number of various transactions is published on monthly basis.	
Who is able to consult maps of land plots in the largest business city?	Only intermediaries and interested parties	0.0	Records are not publicly available	0.0
Is the applicable fee schedule for accessing maps of land plots made publicly available—and if so, how?	Yes, on public boards	0.5	No	0.0
Link for online access:				
Does the cadastral or mapping agency commit to delivering an updated map within a specific time frame—and if so, how does it communicate the service standard?	No	0.0	No	0.0
Link for online access:				
Is there a specific and separate mechanism for filing complaints about a problem that occurred at the	No	0.0	No	0.0

	Answer (Shanghai)	Score (Shanghai)	Answer (Beijing)	Score (Beijing)
cadastral or mapping agency?				
Contact information:				
Geographic coverage index (0–8)		4.00		2.00
Are all privately held land plots in the economy formally registered at the immovable property registry?	No	0.0	No	0.0
Are all privately held land plots in the largest business city formally registered at the immovable property registry?	Yes	2.0	Yes	2.0
Are all privately held land plots in the economy mapped?	No	0.0	No	0.0
Are all privately held land plots in the largest business city mapped?	Yes	2.0	No	0.0
Land dispute resolution index (0–8)		7.50		7.50
Does the law require that all property sale transactions be registered at the immovable property registry to make them opposable to third parties?	Yes	1.5	Yes	1.5
Is the system of immovable property registration subject to a state or private guarantee?	Yes	0.5	Yes	0.5
Is there a specific compensation mechanism to cover for losses incurred by parties who engaged in good faith in a property transaction based on erroneous information certified by the immovable property registry?	Yes	0.5	Yes	0.5
Does the legal system require a control of legality of the documents necessary for a property transaction (e.g., checking the compliance of contracts with requirements of the law)?	Yes	0.5	Yes	0.5
If yes, who is responsible for checking the legality of the documents?	Registrar.		Registrar.	
Does the legal system require verification of the identity of the parties to a property transaction?	Yes	0.5	Yes	0.5
If yes, who is responsible for verifying the identity of the parties?	Registrar; Notary.		Registrar; Notary.	
Is there a national database to verify the accuracy of identity documents?	Yes	1.0	Yes	1.0
For a standard land dispute between two local	District level		District	



	Answer (Shanghai)	Score (Shanghai)	Answer (Beijing)	Score (Beijing)
businesses over tenure rights of a property worth 50 times gross national income (GNI) per capita and located in the largest business city, what court would be in charge of the case in the first instance?	court		level court	
How long does it take on average to obtain a decision from the first-instance court for such a case (without appeal)?	Less than a year	3.0	Less than a year	3.0
Are there any statistics on the number of land disputes in the first instance?	No	0.0	No	0.0
Number of land disputes in the largest business city in 2014:				

Source: *Doing Business* database.

## GETTING CREDIT

Two types of frameworks can facilitate access to credit and improve its allocation: credit information systems and borrowers and lenders in collateral and bankruptcy laws. Credit information systems enable lenders' rights to view a potential borrower's financial history (positive or negative)—valuable information to consider when assessing risk. And they permit borrowers to establish a good credit history that will allow easier access to credit. Sound collateral laws enable businesses to use their assets, especially movable property, as security to generate capital—while strong creditors' rights have been associated with higher ratios of private sector credit to GDP.

### What do the indicators cover?

*Doing Business* assesses the sharing of credit information and the legal rights of borrowers and lenders with respect to secured transactions through 2 sets of indicators. The depth of credit information index measures rules and practices affecting the coverage, scope and accessibility of credit information available through a credit registry or a credit bureau. The strength of legal rights index measures whether certain features that facilitate lending exist within the applicable collateral and bankruptcy laws. *Doing Business* uses two case scenarios, Case A and Case B, to determine the scope of the secured transactions system, involving a secured borrower and a secured lender and examining legal restrictions on the use of movable collateral (for more details on each case, see the Data Notes section of the *Doing Business 2016* report). These scenarios assume that the borrower:

- Is a private limited liability company.
- Has its headquarters and only base of operations in the largest business city. For the 11 economies with a population of more than 100 million, data for a second city have been added.

### WHAT THE GETTING CREDIT INDICATORS MEASURE

#### Strength of legal rights index (0–12)

Rights of borrowers and lenders through collateral laws

Protection of secured creditors' rights through bankruptcy laws

#### Depth of credit information index (0–8)

Scope and accessibility of credit information distributed by credit bureaus and credit registries

#### Credit bureau coverage (% of adults)

Number of individuals and firms listed in largest credit bureau as percentage of adult population

#### Credit registry coverage (% of adults)

Number of individuals and firms listed in credit registry as percentage of adult population

- Has up to 50 employees.
- Is 100% domestically owned, as is the lender.

The ranking of economies on the ease of getting credit is determined by sorting their distance to frontier scores for getting credit. These scores are the distance to frontier score for the strength of legal rights index and the depth of credit information index.

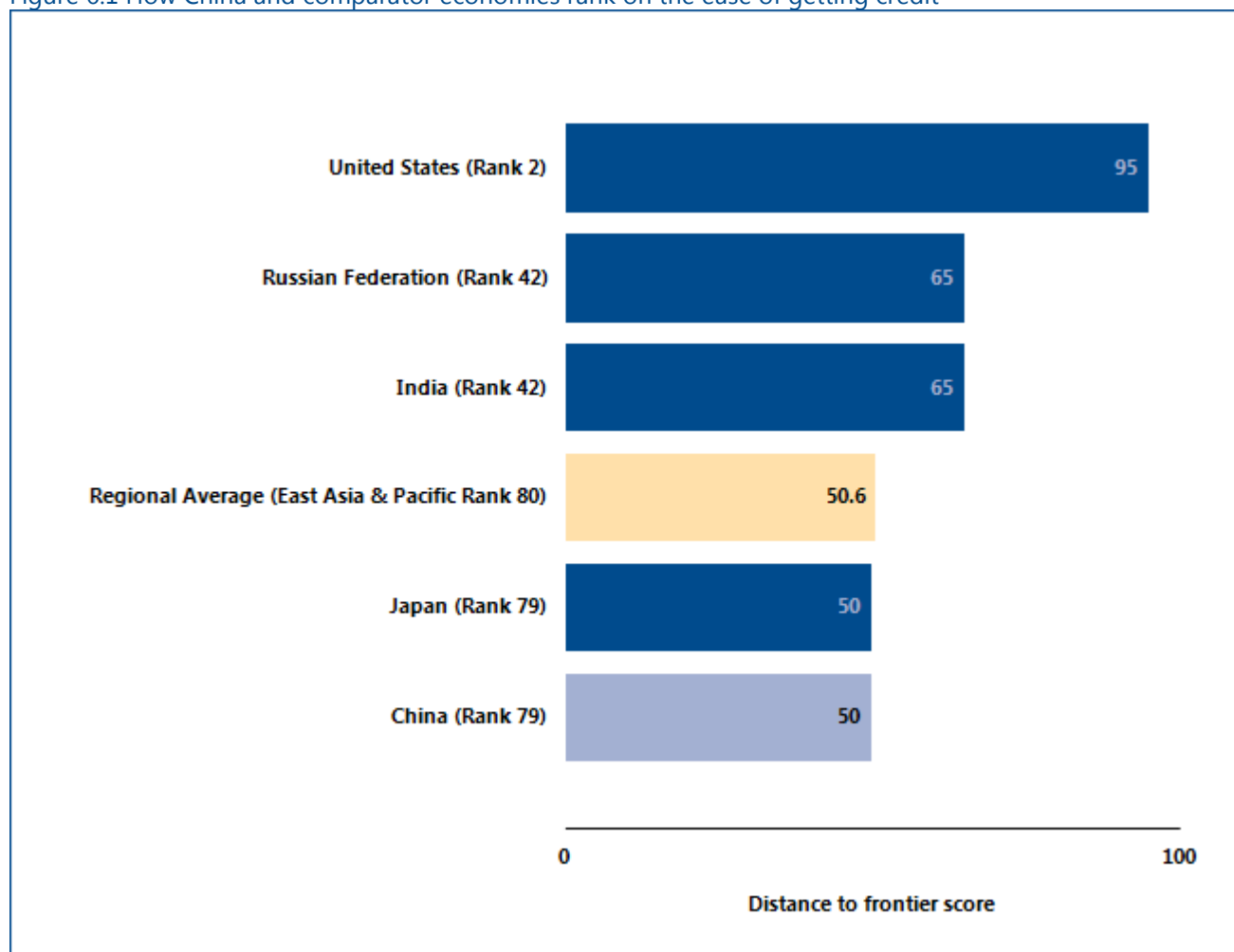
## GETTING CREDIT

### Where does the economy stand today?

How well do the credit information system and collateral and bankruptcy laws in China facilitate access to credit? The economy has a score of 6.00 on the depth of credit information index and a score of 4.00 on the strength of legal rights index (see the summary of scoring at the end of this chapter for details). Higher scores indicate more credit information and stronger legal rights for borrowers and lenders.

Globally, China stands at 79 in the ranking of 189 economies on the ease of getting credit (figure 6.1). The rankings for comparator economies provide useful information for assessing how well regulations and institutions in China support lending and borrowing.

Figure 6.1 How China and comparator economies rank on the ease of getting credit



Source: Doing Business database.

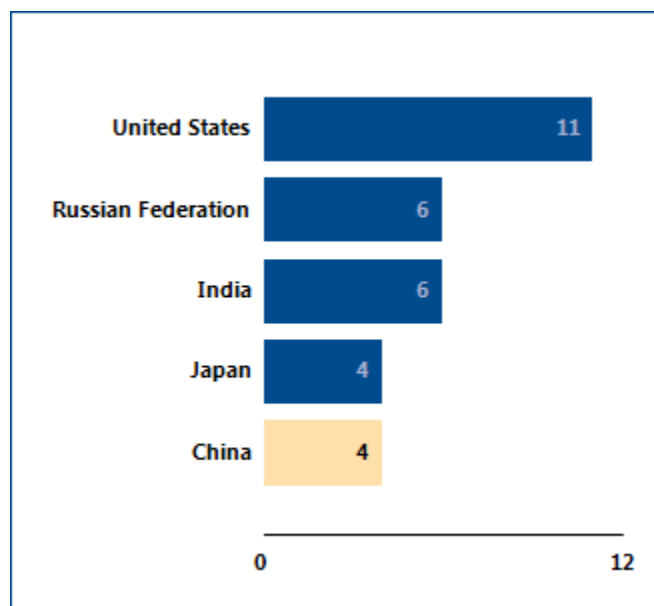
### GETTING CREDIT

One way to put an economy’s score on the getting credit indicators into context is to see where the economy stands in the distribution of scores across economies. Figure 6.2 highlights the score on the strength of legal

rights index for China and shows the scores for comparator economies as well as the regional average score. Figure 6.3 shows the same for the depth of credit information index.

Figure 6.2 How strong are legal rights for borrowers and lenders?

Economy scores on strength of legal rights index

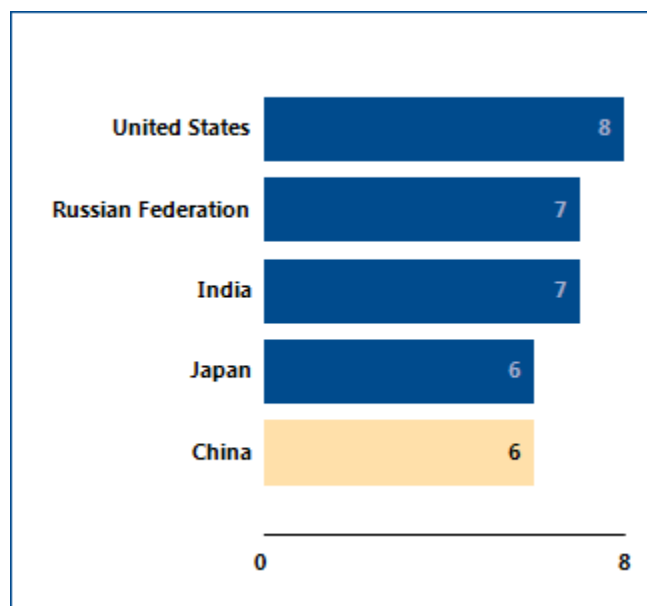


Source: Doing Business database.

Note: Higher scores indicate that collateral and bankruptcy laws are better designed to facilitate access to credit.

Figure 6.3 How much credit information is shared—and how widely?

Economy scores on depth of credit information index



Source: Doing Business database.

Note: Higher scores indicate the availability of more credit information, from either a credit registry or a credit bureau, to facilitate lending decisions. If the credit bureau or registry is not operational or covers less than 5% of the adult population, the total score on the depth of credit information index is 0.

## GETTING CREDIT

When economies strengthen the legal rights of lenders and borrowers under collateral and bankruptcy laws, and increase the scope, coverage and accessibility of credit

information, they can increase entrepreneurs' access to credit. What credit reforms has *Doing Business* recorded in China (table 6.1)?

Table 6.1 How has China made getting credit easier—or not?  
By *Doing Business* report year from DB2011 to DB2016

DB year	Reform
<b>DB2014</b>	China improved its credit information system by introducing credit information industry regulations, which guarantee borrowers' right to inspect their data.

Source: *Doing Business* database.

Note: For information on reforms in earlier years (back to DB2005), see the *Doing Business* reports for these years, available at <http://www.doingbusiness.org>.

## GETTING CREDIT

### What are the details?

The getting credit indicators reported here for China are based on detailed information collected in that economy. The data on credit information sharing are collected through a survey of a credit registry and/or credit bureau (if one exists). To construct the depth of credit information index, a score of 1 is assigned for each of 8 features of the credit registry or credit bureau (see summary of scoring below).

The data on the legal rights of borrowers and lenders are gathered through a survey of financial lawyers and verified through analysis of laws and regulations as well as public sources of information on collateral and bankruptcy laws. For the strength of legal rights index, a score of 1 is assigned for each of 10 aspects related to legal rights in collateral law and 2 aspects in bankruptcy law.

<b>Strength of legal rights index (0–12)</b>	<b>Shanghai</b> Index score: 4.00	<b>Beijing</b> Index score: 4.00
Does an integrated or unified legal framework for secured transactions that extends to the creation, publicity and enforcement of functional equivalents to security interests in movable assets exist in the economy?	No	No
Does the law allow businesses to grant a non possessory security right in a single category of movable assets, without requiring a specific description of collateral?	No	No
Does the law allow businesses to grant a non possessory security right in substantially all of its assets, without requiring a specific description of collateral?	Yes	Yes
May a security right extend to future or after-acquired assets, and may it extend automatically to the products, proceeds or replacements of the original assets?	No	No
Is a general description of debts and obligations permitted in collateral agreements; can all types of debts and obligations be secured between parties; and can the collateral agreement include a maximum amount for which the assets are encumbered?	Yes	Yes
Is a collateral registry in operation for both incorporated and non-incorporated entities, that is unified geographically and by asset type, with an electronic database indexed by debtor's name?	No	No
Does a notice-based collateral registry exist in which all functional equivalents can be registered?	No	No
Does a modern collateral registry exist in which registrations, amendments, cancellations and searches can be performed online by any interested third party?	No	No
Are secured creditors paid first (i.e. before tax claims and employee claims) when a debtor defaults outside an insolvency procedure?	Yes	Yes

<b>Strength of legal rights index (0–12)</b>	<b>Shanghai Index score: 4.00</b>	<b>Beijing Index score: 4.00</b>
Are secured creditors paid first (i.e. before tax claims and employee claims) when a business is liquidated?	Yes	Yes
Are secured creditors subject to an automatic stay on enforcement when a debtor enters a court-supervised reorganization procedure? Does the law protect secured creditors' rights by providing clear grounds for relief from the stay and/or sets a time limit for it?	No	No
Does the law allow parties to agree on out of court enforcement at the time a security interest is created? Does the law allow the secured creditor to sell the collateral through public auction and private tender, as well as, for the secured creditor to keep the asset in satisfaction of the debt?	No	No

<b>Depth of credit information index (0–8)</b>	<b>Credit bureau</b>	<b>Credit registry</b>	<b>Index score: 6.00</b>
Are data on both firms and individuals distributed?	No	Yes	1
Are both positive and negative credit data distributed?	No	Yes	1
Are data from retailers or utility companies - in addition to data from banks and financial institutions - distributed?	No	No	0
Are at least 2 years of historical data distributed? (Credit bureaus and registries that distribute more than 10 years of negative data or erase data on defaults as soon as they are repaid obtain a score of 0 for this component.)	No	Yes	1
Are data on loan amounts below 1% of income per capita distributed?	No	Yes	1
By law, do borrowers have the right to access their data in the credit bureau or credit registry?	No	Yes	1
Can banks and financial institutions access borrowers' credit information online (for example, through an online platform, a system-to-system connection or both)?	No	Yes	1
Are bureau or registry credit scores offered as a value-added service to help banks and financial institutions assess the creditworthiness of borrowers?	No	No	0

*Note:* An economy receives a score of 1 if there is a "yes" to either bureau or registry. If the credit bureau or registry is not operational or covers less than 5% of the adult population, the total score on the depth of credit information index is 0.

Coverage	Credit bureau	Credit registry
Number of firms	0	20,240,115
Number of individuals	4,600,000	868,598,636
Total	4,600,000	888,838,751
Total percentage of adult population	0.00	89.50

Source: *Doing Business* database.



## PROTECTING MINORITY INVESTORS

Protecting minority investors matters for the ability of companies to raise the capital they need to grow, innovate, diversify and compete. Effective regulations define related-party transactions precisely, promote clear and efficient disclosure requirements, require shareholder participation in major decisions of the company and set detailed standards of accountability for company insiders.

### What do the indicators cover?

*Doing Business* measures the protection of minority investors from conflicts of interest through one set of indicators and shareholders' rights in corporate governance through another. The ranking of economies on the strength of minority investor protections is determined by sorting their distance to frontier scores for protecting minority investors. These scores are the simple average of the distance to frontier scores for the extent of conflict of interest regulation index and the extent of shareholder governance index. To make the data comparable across economies, a case study uses several assumptions about the business and the transaction.

The business (Buyer):

- Is a publicly traded corporation listed on the economy's most important stock exchange (or at least a large private company with multiple shareholders).
- Has a board of directors and a chief executive officer (CEO) who may legally act on behalf of Buyer where permitted, even if this is not specifically required by law.

The transaction involves the following details:

- Mr. James, a director and the majority shareholder of the company, proposes that the company purchase used trucks from another company he owns.
- The price is higher than the going price for used trucks, but the transaction goes forward.
- All required approvals are obtained, and all required disclosures made, though the transaction is prejudicial to Buyer.
- Shareholders sue the interested parties and the members of the board of directors.

### WHAT THE PROTECTING MINORITY INVESTORS INDICATORS MEASURE

#### Extent of disclosure index (0–10)

Review and approval requirements for related-party transactions; Disclosure requirements for related-party transactions

#### Extent of director liability index (0–10)

Ability of minority shareholders to sue and hold interested directors liable for prejudicial related-party transactions; Available legal remedies (damages, disgorgement of profits, fines, imprisonment, rescission of the transaction)

#### Ease of shareholder suits index (0–10)

Access to internal corporate documents; Evidence obtainable during trial and allocation of legal expenses

#### Extent of conflict of interest regulation index (0–10)

Simple average of the extent of disclosure, extent of director liability and ease of shareholder indices

#### Extent of shareholder rights index (0–10)

Shareholders' rights and role in major corporate decisions

#### Extent of ownership and control index (0–10)

Governance safeguards protecting shareholders from undue board control and entrenchment

#### Extent of corporate transparency index (0–10)

Corporate transparency on ownership stakes, compensation, audits and financial prospects

#### Extent of shareholder governance index (0–10)

Simple average of the extent of shareholders rights, extent of ownership and control and extent of corporate transparency indices

#### Strength of investor protection index (0–10)

Simple average of the extent of conflict of interest regulation and extent of shareholder governance indices

## PROTECTING MINORITY INVESTORS

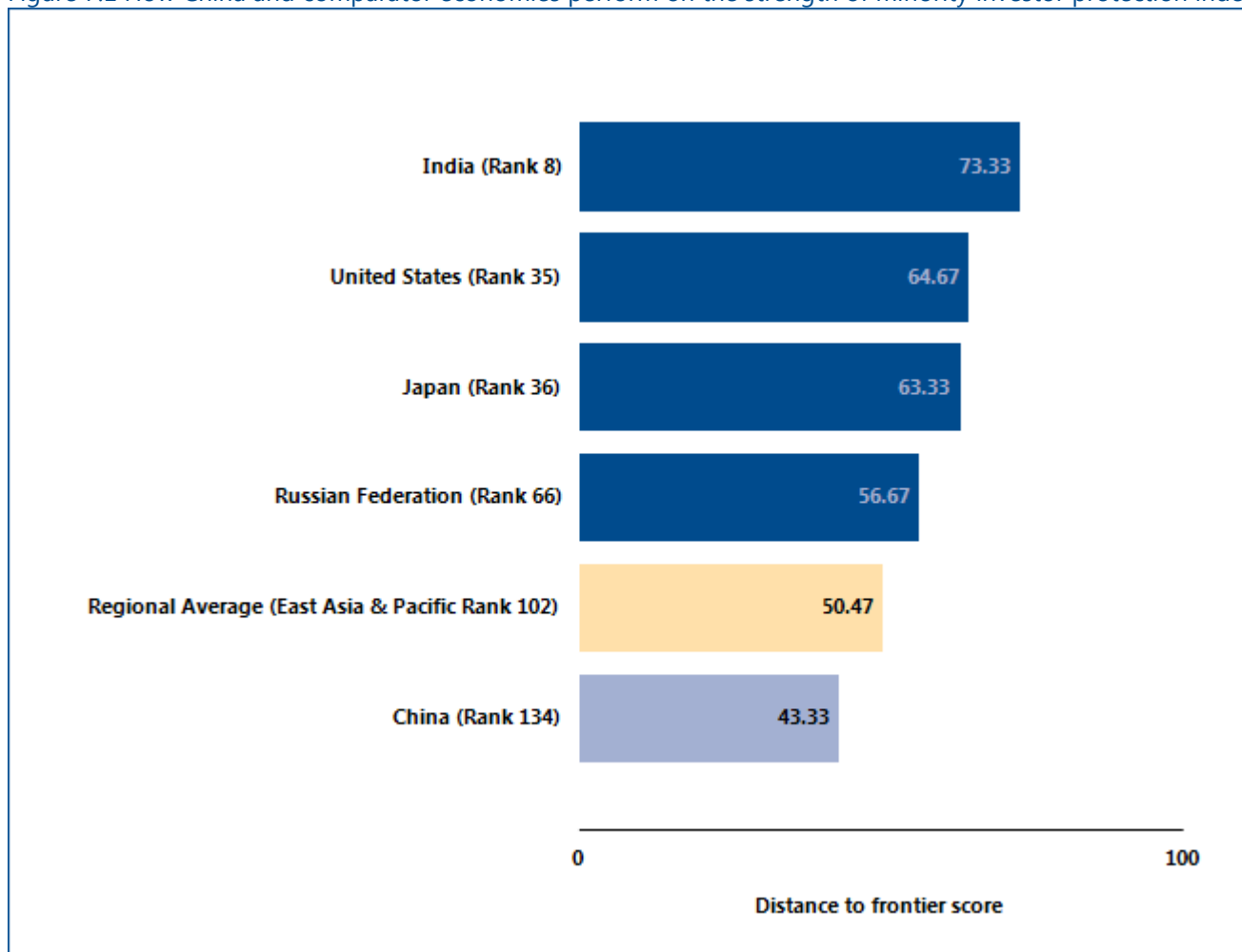
### Where does the economy stand today?

How strong are minority investor protections against self-dealing in China? The economy has a score of 4.30 on the strength of minority investor protection index, with a higher score indicating stronger protections.

Globally, China stands at 134 in the ranking of 189 economies on the strength of minority investor

protection index (figure 7.1). While the indicator does not measure all aspects related to the protection of minority investors, a higher ranking does indicate that an economy's regulations offer stronger minority investor protections against self-dealing in the areas measured.

Figure 7.1 How China and comparator economies perform on the strength of minority investor protection index



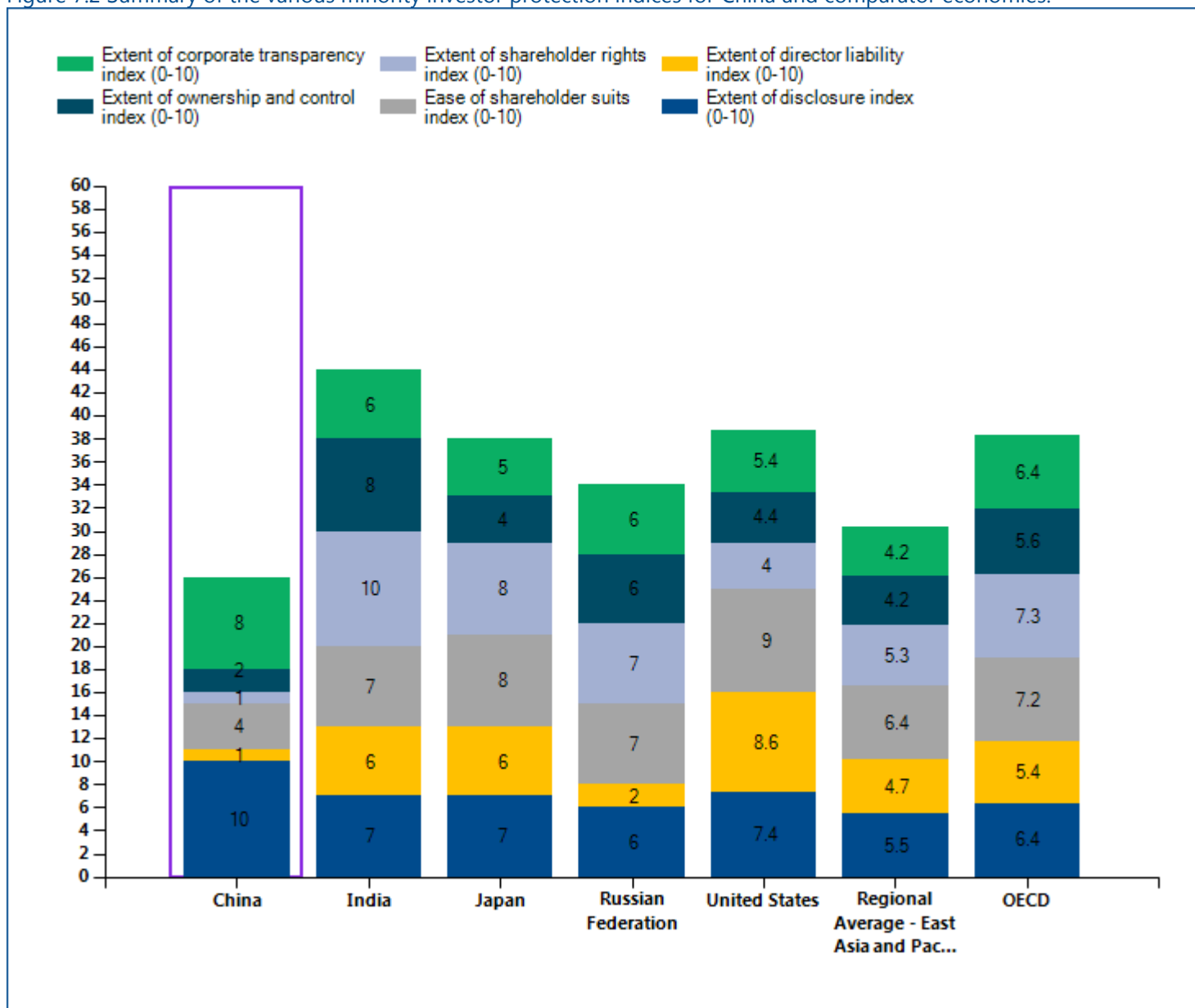
Source: Doing Business database.

### PROTECTING MINORITY INVESTORS

One way to put an economy's scores on the protecting minority investors indicators into context is to see where the economy stands in the distribution of scores across comparator economies. Figure 7.2 highlights the scores on the various minority investor protection indices for China.

A summary of scoring for the protecting minority investors indicators at the end of this chapter provides details on how the indices were calculated.

Figure 7.2 Summary of the various minority investor protection indices for China and comparator economies.



Source: Doing Business database.

## PROTECTING MINORITY INVESTORS

### What are the details?

The protecting minority investors indicators reported here for China are based on detailed information collected through a survey of corporate and securities lawyers about securities regulations, company laws and court rules of evidence and procedure. To construct the six indicators on minority investor protection, scores are assigned to each based on a range of conditions relating

to disclosure, director liability, shareholder suits, shareholder rights, ownership and control and corporate transparency in a standard case study (for more details, see the Data Notes section of the *Doing Business 2016* report). The summary below shows the details underlying the scores for China.

Table 7.2 Summary of scoring for the protecting minority investors indicators in China

	Answer (Shanghai)	Score (Shanghai)	Answer (Beijing)	Score (Beijing)
<b>Strength of minority investor protection index (0-10)</b>		4.30		4.30
<b>Extent of conflict of interest regulation index (0-10)</b>		5.00		5.00
<b>Extent of disclosure index (0-10)</b>		10.00		10.00
Which corporate body can provide legally sufficient approval for the Buyer-Seller transaction? (0-3)	Shareholders excluding interested parties	3.0	Shareholders excluding interested parties	3.0
Is disclosure by the interested director to the board of directors required? (0-2)	Full disclosure of all material facts	2.0	Full disclosure of all material facts	2.0
Is disclosure of the transaction in published periodic filings (annual reports) required? (0-2)	Disclosure on the transaction and on the conflict of interest	2.0	Disclosure on the transaction and on the conflict of interest	2.0
Is immediate disclosure of the transaction to the public and/or shareholders required? (0-2)	Disclosure on the transaction and on the conflict of interest	2.0	Disclosure on the transaction and on the conflict of interest	2.0
Must an external body review the terms of the transaction before it takes place? (0-1)	Yes	1.0	Yes	1.0
<b>Extent of director liability index (0-10)</b>		1.00		1.00
Can shareholders sue directly or derivatively for the damage caused by the Buyer-Seller transaction to the company? (0-1)	Yes	1.0	Yes	1.0
Can shareholders hold the interested director liable for the damage caused by the transaction to the company? (0-2)	Not liable	0.0	Not liable	0.0
Can shareholders hold members of the approving body liable for the damage caused by the transaction to the company? (0-2)	Not liable	0.0	Not liable	0.0
Must the interested director pay damages for the harm caused to the company upon a successful claim by a shareholder plaintiff? (0-1)	No	0.0	No	0.0
Must the interested director repay profits made from the transaction upon a successful claim by a shareholder	No	0.0	No	0.0

plaintiff? (0-1)				
Is the interested director fined and imprisoned or disqualified upon a successful claim by the shareholder plaintiff? (0-1)	No	0.0	No	0.0
Can a court void the transaction upon a successful claim by a shareholder plaintiff? (0-2)	Only in case of fraud or bad faith	0.0	Only in case of fraud or bad faith	0.0
<b>Ease of shareholder suits index (0-10)</b>		4.00		4.00
Before filing suit, can shareholders owning 10% of the company's share capital inspect the transaction documents? (0-1)	Yes	1.0	Yes	1.0
Can the plaintiff obtain any documents from the defendant and witnesses during trial? (0-3)	No	0.0	No	0.0
Can the plaintiff request categories of documents from the defendant without identifying specific ones? (0-1)	No	0.0	No	0.0
Can the plaintiff directly question the defendant and witnesses during trial? (0-2)	Yes	2.0	Yes	2.0
Is the level of proof required for civil suits lower than that of criminal cases? (0-1)	Yes	1.0	Yes	1.0
Can shareholder plaintiffs recover their legal expenses from the company? (0-2)	At the discretion of the court	0.0	At the discretion of the court	0.0
<b>Extent of shareholder governance index (0-10)</b>		3.70		3.70
<b>Extent of shareholder rights index (0-10)</b>		1.00		1.00
Does the sale of 51% of Buyer's assets require shareholder approval?	No	0.0	No	0.0
Can shareholders representing 10% of Buyer's share capital call for an extraordinary meeting of shareholders?	No	0.0	No	0.0
Must Buyer obtain its shareholders' approval every time it issues new shares?	No	0.0	No	0.0
Do shareholders automatically receive preemption rights every time Buyer issues new shares?	No	0.0	No	0.0
Must shareholders approve the election and dismissal of the external auditor?	No	0.0	No	0.0
Must changes to the voting rights of a class of shares be approved only by the holders of the affected shares?	No	0.0	No	0.0
Assuming that Buyer is a limited company, does the sale of 51% of Buyer's assets requires shareholder approval?	No	0.0	No	0.0
Assuming that Buyer is a limited company, can shareholders representing 10% of Buyer's share capital call for an extraordinary meeting of shareholders?	No	0.0	No	0.0
Assuming that Buyer is a limited company, must Buyer obtain its shareholders' approval every time it issues new shares?	No	0.0	No	0.0
Assuming that Buyer is a limited company, do shareholders automatically receive preemption rights every time Buyer issues new shares?	Yes	1.0	Yes	1.0
<b>Extent of ownership and control index (0-10)</b>		2.00		2.00
Is the CEO prohibited from also being chair of the board of directors?	No	0.0	No	0.0
Must the board of directors include independent and nonexecutive board members?	Yes	1.0	Yes	1.0

Can shareholders remove members of Buyer's board of directors without cause before the end of their term?	No	0.0	No	0.0
Must Buyer's board of directors include a separate audit committee?	No	0.0	No	0.0
Must a potential acquirer make a tender offer to all shareholders upon acquiring 50% of Buyer?	Yes	1.0	Yes	1.0
Must Buyer pay dividends within a maximum period set by law after the declaration date?	No	0.0	No	0.0
Is a subsidiary prohibited from acquiring shares issued by its parent company?	No	0.0	No	0.0
Assuming that Buyer is a limited company, can shareholders remove members of Buyer's board of directors without cause before the end of their term?	No	0.0	No	0.0
Assuming that Buyer is a limited company, must a potential acquirer make a tender offer to all shareholders upon acquiring 50% of Buyer?	No	0.0	No	0.0
Assuming that Buyer is a limited company, must Buyer pay dividends within a maximum period set by law after the declaration date?	No	0.0	No	0.0
<b>Extent of corporate transparency index (0-10)</b>		<b>8.00</b>		<b>8.00</b>
Must Buyer disclose direct and indirect beneficial ownership stakes representing 5%?	Yes	1.0	Yes	1.0
Must Buyer disclose information about board members' other directorships as well as basic information on their primary employment?	Yes	1.0	Yes	1.0
Must Buyer disclose the compensation of individual managers?	Yes	1.0	Yes	1.0
Must a detailed notice of general meeting be sent 30 days before the meeting?	No	0.0	No	0.0
Can shareholders representing 5% of Buyer's share capital put items on the agenda for the general meeting?	Yes	1.0	Yes	1.0
Must Buyer's annual financial statements be audited by an external auditor?	Yes	1.0	Yes	1.0
Must Buyer disclose its audit reports to the public.	Yes	1.0	Yes	1.0
Assuming that Buyer is a limited company, must a detailed notice of general meeting be sent 30 days before the meeting?	No	0.0	No	0.0
Assuming that Buyer is a limited company, can shareholders representing 5% of Buyer's share capital put items on the agenda for the general meeting?	Yes	1.0	Yes	1.0
Assuming that Buyer is a limited company, must Buyer's annual financial statements be audited by an external auditor?	Yes	1.0	Yes	1.0

Source: Doing Business database.

## PAYING TAXES

Taxes are essential. The level of tax rates needs to be carefully chosen—and needless complexity in tax rules avoided. Firms in economies that rank better on the ease of paying taxes in the *Doing Business* study tend to perceive both tax rates and tax administration as less of an obstacle to business according to the World Bank Enterprise Survey research.

### What do the indicators cover?

Using a case scenario, *Doing Business* records the taxes and mandatory contributions that a medium-size company must pay in a given year as well as measures of the administrative burden of paying taxes and contributions. This case scenario uses a set of financial statements and assumptions about transactions made over the year. Information is also compiled on the frequency of filing and payments as well as time taken to comply with tax laws. The ranking of economies on the ease of paying taxes is determined by sorting their distance to frontier scores on the ease of paying taxes. These scores are the simple average of the distance to frontier scores for each of the component indicators, with a threshold and a nonlinear transformation applied to one of the component indicators, the total tax rate<sup>3</sup>. All financial statement variables are proportional to 2012 income per capita. To make the data comparable across economies, several assumptions are used.

- TaxpayerCo is a medium-size business that started operations on January 1, 2013.
- The business starts from the same financial position in each economy. All the taxes and mandatory contributions paid during the second year of operation are recorded.
- Taxes and mandatory contributions are measured at all levels of government.

### WHAT THE PAYING TAXES INDICATORS MEASURE

#### Tax payments for a manufacturing company in 2014 (number per year adjusted for electronic and joint filing and payment)

Total number of taxes and contributions paid, including consumption taxes (value added tax, sales tax or goods and service tax)

Method and frequency of filing and payment

#### Time required to comply with 3 major taxes (hours per year)

Collecting information and computing the tax payable

Completing tax return forms, filing with proper agencies

Arranging payment or withholding

Preparing separate tax accounting books, if required

#### Total tax rate (% of profit before all taxes)

Profit or corporate income tax

Social contributions and labor taxes paid by the employer

Property and property transfer taxes

Dividend, capital gains and financial transactions taxes

Waste collection, vehicle, road and other taxes

- Taxes and mandatory contributions include corporate income tax, turnover tax and all labor taxes and contributions paid by the company.
- A range of standard deductions and exemptions are also recorded.

<sup>3</sup> The nonlinear distance to frontier for the total tax rate is equal to the distance to frontier for the total tax rate to the power of 0.8. The threshold is defined as the total tax rate at the 15th percentile of the overall distribution for all years included in the analysis up to and including *Doing Business 2015*, which is 26.1%. All economies with a total tax rate below this threshold receive the same score as the economy at the threshold.

## PAYING TAXES

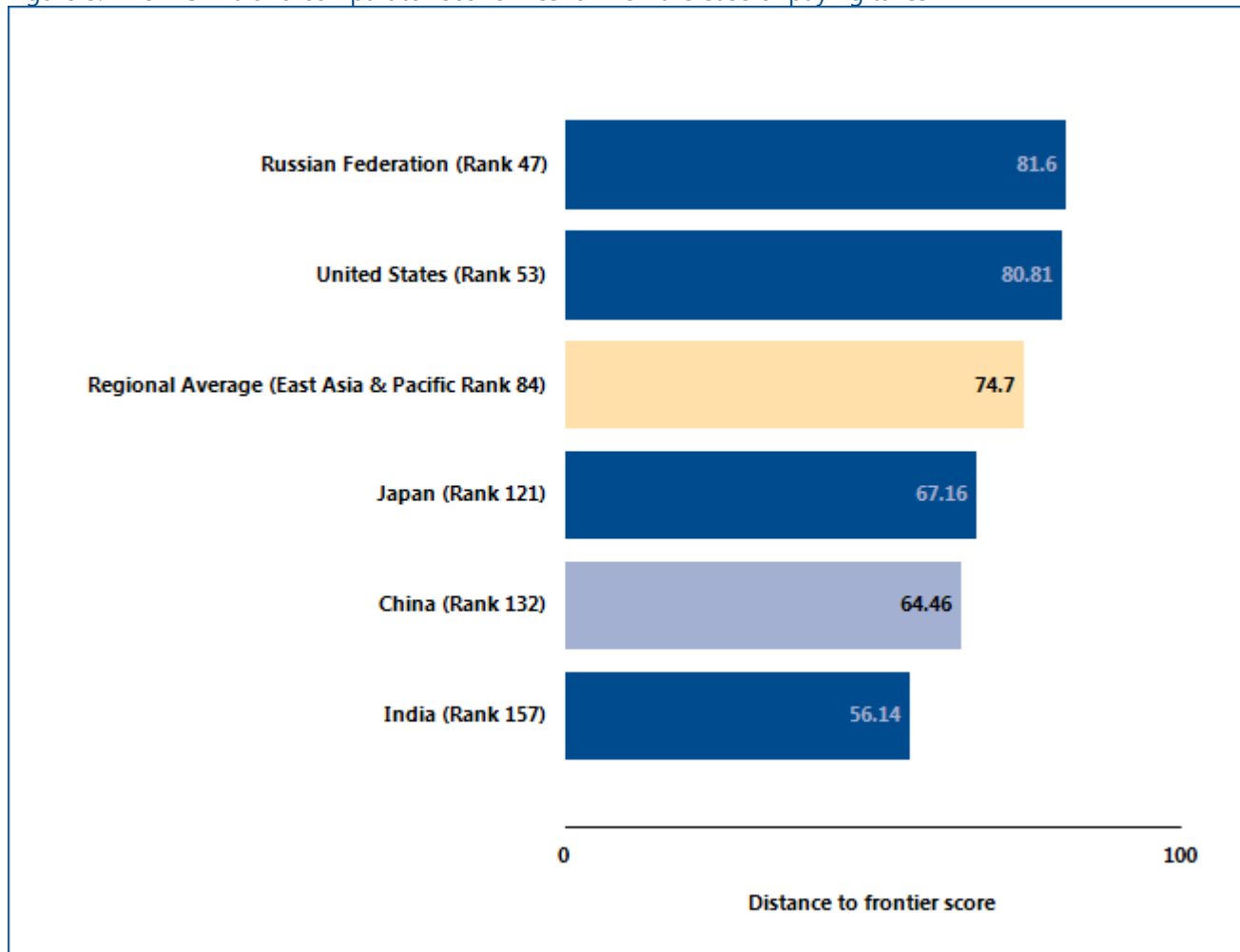
### Where does the economy stand today?

What is the administrative burden of complying with taxes in China—and how much do firms pay in taxes? On average, firms make 9.00 tax payments a year, spend 261.00 hours a year filing, preparing and paying taxes and pay total taxes amounting to 67.80% of profit (see the summary at the end of this chapter for details). Most indicator sets refer to a case scenario in the largest business city of an economy, except for 11 economies for which the data are a population-weighted average of the

2 largest business cities. See the chapter on distance to frontier and ease of doing business ranking at the end of this profile for more details.

Globally, China stands at 132 in the ranking of 189 economies on the ease of paying taxes (figure 8.1). The rankings for comparator economies and the regional average ranking provide other useful information for assessing the tax compliance burden for businesses in China.

Figure 8.1 How China and comparator economies rank on the ease of paying taxes



Source: Doing Business database.



## PAYING TAXES

Economies around the world have made paying taxes faster, easier and less costly for businesses—such as by consolidating payments and filings of taxes, offering electronic systems for filing and payment, establishing taxpayer service centers or allowing for more deductions

and exemptions. Many have lowered tax rates. Changes have brought concrete results. Some economies simplifying tax payment and reducing rates have seen tax revenue rise. What tax reforms has *Doing Business* recorded in China (table 8.1)?

Table 8.1 How has China made paying taxes easier—or not?  
By *Doing Business* report year from DB2011 to DB2016

DB year	Reform
DB2011	China's new corporate income tax law unified the tax regimes for domestic and foreign enterprises and clarified the calculation of taxable income for corporate income tax purposes.
DB2015	China made paying taxes easier for companies by enhancing the electronic system for filing and paying taxes and adopting new communication channels within its taxpayer service, changes applying to both Beijing and Shanghai. In addition, China made paying taxes less costly for companies in Shanghai by reducing the social security contribution rate.
DB2016	China made paying taxes less costly for companies in Shanghai by reducing the social security contribution rate.

Source: *Doing Business* database.

Note: For information on reforms in earlier years (back to DB2006), see the *Doing Business* reports for these years, available at <http://www.doingbusiness.org>.

## PAYING TAXES

### What are the details?

The indicators reported here for China are based on the taxes and contributions that would be paid by a standardized case study company used by *Doing Business* in collecting the data (see the section in this chapter on what the indicators cover). Tax practitioners are asked to review a set of financial statements as well as a standardized list of assumptions and transactions that the company completed during its 2nd year of operation. Respondents are asked how much taxes and mandatory contributions the business must pay and how these taxes are filed and paid.

#### LOCATION OF STANDARDIZED COMPANY

City: Shanghai, Beijing

The taxes and contributions paid are listed in the summary below, along with the associated number of payments, time and tax rate.

Table 8.2 Summary of tax rates and administration

Shanghai: Tax or mandatory contribution	Payments (number)	Notes on payments	Time (hours)	Statutory tax rate	Tax base	Total tax rate (% of profit)	Notes on total tax rate
Employer paid - Social security and housing fund contributions	1		110	35%+7%	gross salaries	47.38	
Corporate income tax	1	online	59	0.25	taxable profits	7.74	
Urban maintenance tax	0	jointly		0.07	VAT and BT	3.54	
Land Appreciation Tax	1			0.3	land value appreciation	2.85	
Education surcharge	0	jointly		0.03	VAT and BT	1.52	
Local education surcharge	0	jointly		0.02	VAT and BT	1.01	
Stamp duty	1	online		0.03%	transactions	0.97	
Real estate tax	1			0.012	80% building value	0.97	

Shanghai: Tax or mandatory contribution	Payments (number)	Notes on payments	Time (hours)	Statutory tax rate	Tax base	Total tax rate (% of profit)	Notes on total tax rate
Levies for construction and maintenance of river projects	0	jointly		0.01	VAT and BT	0.51	
Business tax	1			0.05	capital gain	0.51	
Land use tax	1	online		RMB 6 per square meter	land area	0.15	
Stamp duty on property transfer	1			0.05%	sale price of property	0.03	
Employee paid - Social security and housing fund contributions	0	jointly		10.5%+7%	gross salaries	0	withheld
Value added tax (VAT)	1	online	92	17%	value added	0	not included
Totals	9.00		261.00			67.20	

Beijing: Tax or mandatory contribution	Payments (number)	Notes on payments	Time (hours)	Statutory tax rate	Tax base	Total tax rate (% of profit)	Notes on total tax rate
Employer paid - Social security and housing fund contributions	1		110	32%+12%	gross salaries	49.63	
Corporate income tax	1	online	59	0.25	taxable profits	7.3	
Urban maintenance tax	0	jointly		0.07	VAT and BT	3.54	
Land Appreciation Tax	1			0.3	land value appreciation	2.85	
Education surcharge	0	jointly		0.03	VAT and BT	1.52	
Local education surcharge	0	jointly		0.02	VAT and BT	1.01	
Stamp duty	1	online		0.03%	transactions	0.97	

Beijing: Tax or mandatory contribution	Payments (number)	Notes on payments	Time (hours)	Statutory tax rate	Tax base	Total tax rate (% of profit)	Notes on total tax rate
Real estate tax	1			0.012	80% building value	0.85	
Business tax	1			0.05	capital gain	0.51	
Land use tax	1	online		RMB 12 per square meter	land area	0.29	
Stamp duty on property transfer	1			0.05%	sale price of property	0.03	
Employee paid - Social security and housing fund contributions	0	jointly		10.2%+12%	gross salaries	0	withheld
Value added tax (VAT)	1	online	92	17%	value added	0	not included
Totals	9.00		261.00			68.50	

Source: Doing Business database.

## TRADING ACROSS BORDERS

In today's globalized world, making trade between economies easier is increasingly important for business. Excessive document requirements, burdensome customs procedures, inefficient port operations and inadequate infrastructure all lead to extra costs and delays for exporters and importers, stifling trade potential.

### What do the indicators cover?

*Doing Business* records the time and cost associated with the logistical process of exporting and importing goods. Under the new methodology introduced this year, *Doing Business* measures the time and cost (excluding tariffs) associated with three sets of procedures—documentary compliance, border compliance and domestic transport—within the overall process of exporting or importing a shipment of goods. The ranking of economies on the ease of trading across borders is determined by sorting their distance to frontier scores for trading across borders. These scores are the simple average of the distance to frontier scores for the time and cost for documentary compliance and border compliance to export and import.

To make the data comparable across economies, a few assumptions are made about the traded goods and the transactions:

### Time

- Time is measured in hours, and 1 day is 24 hours (for example, 22 days are recorded as  $22 \times 24 = 528$  hours). If customs clearance takes 7.5 hours, the data are recorded as is. Alternatively, suppose that documents are submitted to a customs agency at 8:00 a.m., are processed overnight and can be picked up at 8:00 a.m. the next day. In this case the time for customs clearance would be recorded as 24 hours because the actual procedure took 24 hours.

## WHAT THE TRADING ACROSS BORDERS

### INDICATORS MEASURE FOR IMPORT & EXPORT

#### Documentary compliance – cost (USD) & time (hours)

Obtain, prepare and submit documents:

- During transport, clearance, inspections and port or border handling in origin economy
- Required by origin, destination and transit economies

Covers all documents by law and in practice

#### Border compliance – cost (USD) & time (hours)

Customs clearance and inspections

Inspections by other agencies

Port or border handling

Obtaining, preparing and submitting documents during clearance, inspections and port or border handling

#### Domestic transport\*

Loading and unloading of shipment

Transport between warehouse and terminal/port

Transport between terminal/port and border

Obtaining, preparing and submitting documents during domestic transport

Traffic delays and road police checks while shipment is en route

\* Although *Doing Business* collects and publishes data on the time and cost for domestic transport, it does not use these data in calculating the distance to frontier score for trading across borders or the ranking on the ease of trading across borders.

### Cost

- Insurance cost and informal payments for which no receipt is issued are excluded from the costs recorded. Costs are reported in U.S. dollars. Contributors are asked to convert local currency into U.S. dollars based on the exchange rate prevailing on the day they answer the questionnaire.

**Assumptions of the case study**

- For each of the 189 economies covered by *Doing Business*, it is assumed that a shipment travels from a warehouse in the largest business city of the exporting economy to a warehouse in the largest business city of the importing economy. For 11 economies the data are also collected, under the same case study assumptions, for the second largest business city.
- The import and export case studies assume different traded products. It is assumed that each economy imports a standardized shipment of 15 metric tons of containerized auto parts (HS 8708) from its natural import partner—the economy from which it imports the largest value (price times quantity) of auto parts. It is assumed that each economy exports the product of its comparative advantage (defined by the largest export value) to its natural export partner—the economy that is the largest purchaser of this product. Precious metal and gems, live animals and pharmaceuticals are excluded from the list of possible export products, however, and the second largest product category is considered as needed.
- To identify the trading partners and export product for each economy, *Doing Business* collected data on trade flows for the most recent four-year period from international databases such as the United Nations Commodity Trade Statistics Database (UN Comtrade). For economies for which trade flow data were not available, data from ancillary government sources (various ministries and departments) and World Bank Group country offices were used to identify the export product and natural trading partners.
- A shipment is a unit of trade. Export shipments do not necessarily need to be containerized, while import shipments of auto parts are assumed to be containerized.
- Shipping cost based on weight is assumed to be greater than shipping cost based on volume.
- If government fees are determined by the value of the shipment, the value is assumed to be \$50,000.
- The product is new, not secondhand or used merchandise.
- The exporting firm is responsible for hiring and paying for a freight forwarder or customs broker (or both) and pays for all costs related to international shipping, domestic transport, clearance and mandatory inspections by customs and other government agencies, port or border handling, documentary compliance fees and the like for exports. The importing firm is responsible for the above costs for imports.
- The mode of transport is the one most widely used for the chosen export or import product and the trading partner, as is the seaport, airport or land border crossing.
- All electronic submissions of information requested by any government agency in connection with the shipment are considered to be documents obtained, prepared and submitted during the export or import process.
- A port or border is defined as a place (seaport, airport or land border crossing) where merchandise can enter or leave an economy.
- Government agencies considered relevant are agencies such as customs, port authorities, road police, border guards, standardization agencies, ministries or departments of agriculture or industry, national security agencies and any other government authorities.

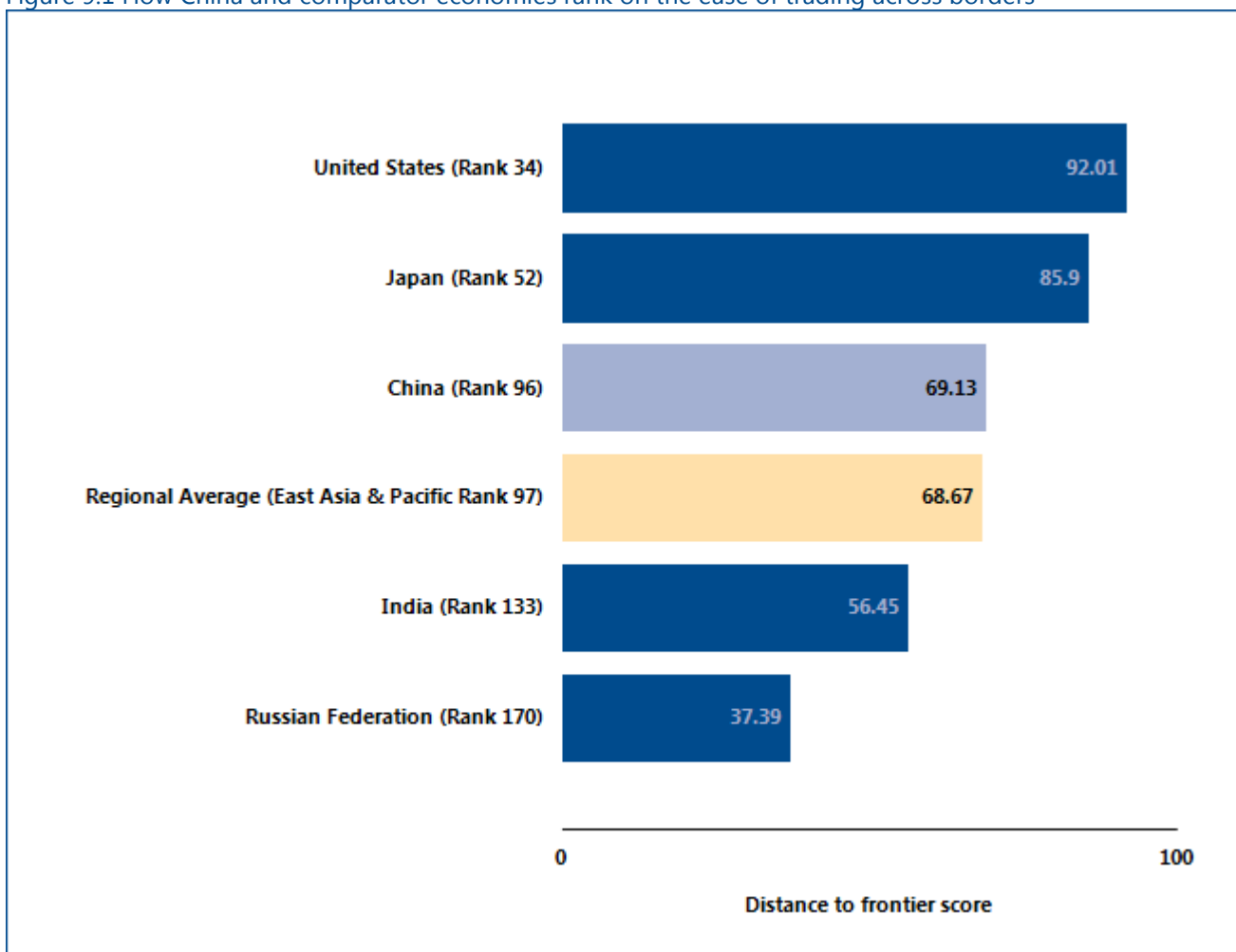
## TRADING ACROSS BORDERS

### Where does the economy stand today?

The Trading across Border indicator refers to a case study scenario of a warehouse in the largest business city of an economy (except for 11 economies for which the data are a population-weighted average of the 2 largest business cities) trading with the main import and export partner through the economy's main border crossing.

Globally, China stands at 96 in the ranking of 189 economies on the ease of trading across borders (figure 9.1). For more information on distance to frontier and ease of doing business ranking, please see the Distance to frontier and ease of doing business ranking chapter.

Figure 9.1 How China and comparator economies rank on the ease of trading across borders



Source: Doing Business database.

## TRADING ACROSS BORDERS

### What are the details?

The indicators reported here for China are based on a set of specific predefined procedures for trading a shipment of goods by the most widely used mode of transport (whether sea, land, air or some combination of these). The information on the time and cost to complete export and import is collected from local freight forwarders, customs brokers and traders.

#### LOCATION OF STANDARDIZED COMPANY

**City: Shanghai, Beijing**

The details on the predefined set of procedures, and the associated time and cost, for exporting and importing a shipment of goods are listed in the summary below, along with the required documents.

Table 9.2 Summary of export and import time and cost for trading across borders in China

	Shanghai	Beijing	East Asia & Pacific
Time to export: Border compliance (hours)	23	29	51
Cost to export: Border compliance (USD)	602	425	396
Time to export: Documentary compliance (hours)	14	30	75
Cost to export: Documentary compliance (USD)	90	78	167
Time to import: Border compliance (hours)	72	117	59
Cost to import: Border compliance (USD)	790	760	421
Time to import: Documentary compliance (hours)	54	80	70
Cost to import: Documentary compliance (USD)	150	196	148

Source: *Doing Business* database.



Table 9.3 Summary of trading details, transport time and documents for trading across borders in China

	Shanghai		Beijing	
	Export	Import	Export	Import
Product	HS 85 : Electrical machinery and equipment and parts thereof; sound recorders and reproducers, television image and sound recorders and reproducers, and parts and accessories of such articles	HS 8708: Parts and accessories of motor vehicles	HS 85 : Electrical machinery and equipment and parts thereof; sound recorders and reproducers, television image and sound recorders and reproducers, and parts and accessories of such articles	HS 8708: Parts and accessories of motor vehicles
Trade partner	Hong Kong, China	Japan	Hong Kong, China	Japan
Domestic transport time (hours)	4	6	9	8
Domestic transport cost (USD)	179	219	461	443
Border	Shanghai port	Shanghai port	Tianjin port	Tianjin Port
Distance (km)	31	31	182	182
Domestic transport speed (km/hour)	7.0	5.2	19.3	24.1
Domestic transport cost per distance (USD/km)	5.8	7.1	2.5	2.4

Source: Doing Business database.

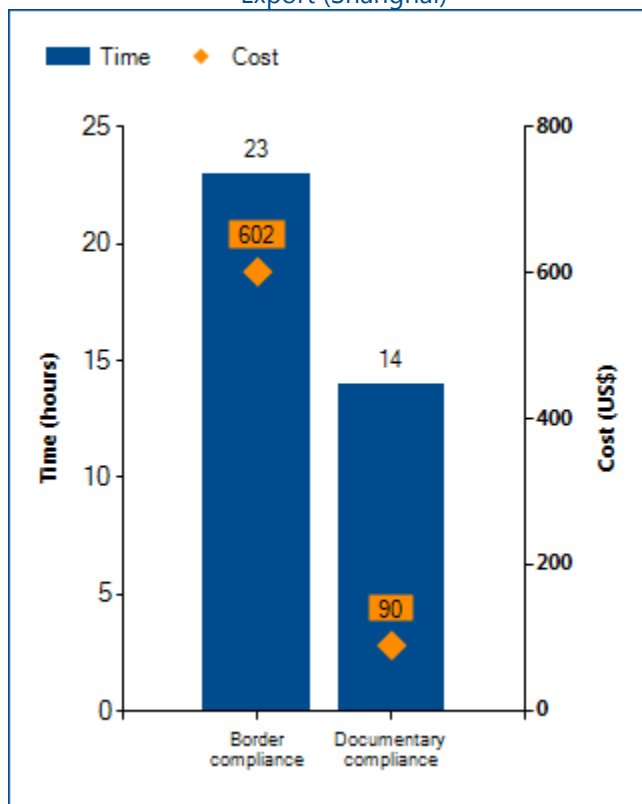
Documents to export
Bill of lading
Certificate of origin
Commercial invoice
Custom declaration letter of trust
Custom Export declaration
Customs power of attorney
Packing list
Documents to import
Bill of lading

Certificate of origin
Commercial invoice
Contract
Custom import declaration
Import Licence approved by the Ministry of Commerce for Mechanical and Electrical Products
Inspection declaration
Packing list
Telex release Guarantee Letter

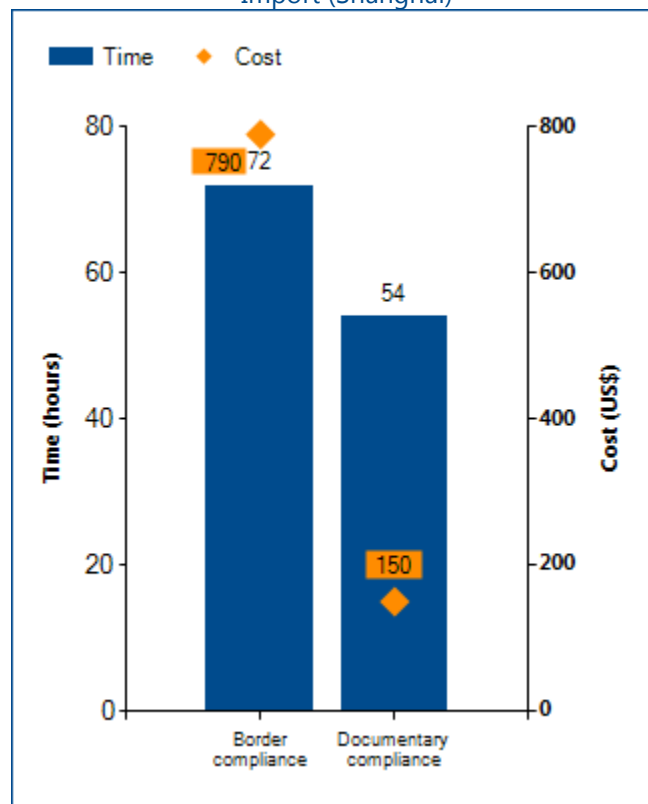
Source: *Doing Business* database.

Note: *Doing Business* continues to collect data on the number of documents needed to trade internationally. Unlike in previous years, however, these data are excluded from the calculation of the distance to frontier score and ranking. The time and cost for documentary compliance serve as better measures of the overall cost and complexity of compliance with documentary requirements than does the number of documents required.

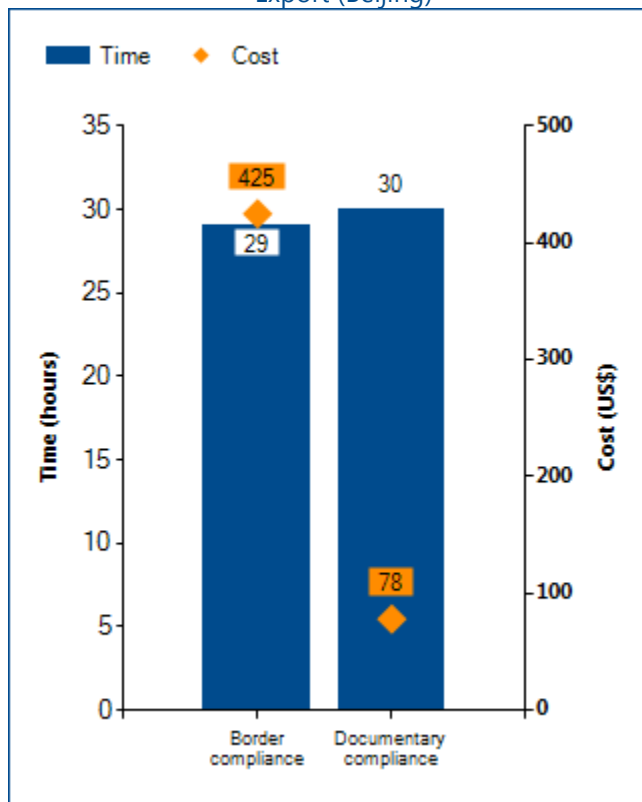
Figure 9.2 Summary of China on the ease of trading across borders  
Export (Shanghai)



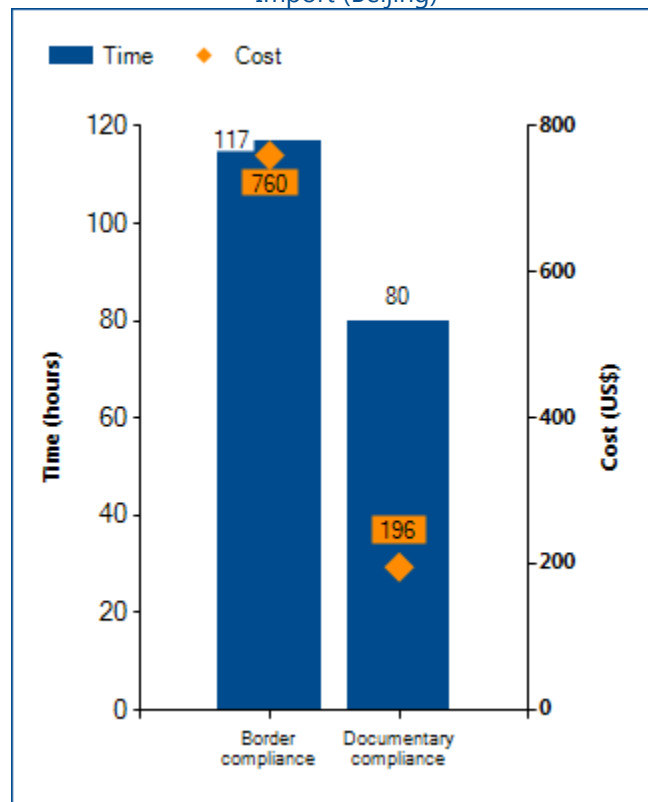
Import (Shanghai)



Export (Beijing)



Import (Beijing)



Source: Doing Business database.

## ENFORCING CONTRACTS

Effective commercial dispute resolution has many benefits. Courts are essential for entrepreneurs because they interpret the rules of the market and protect economic rights. Efficient and transparent courts encourage new business relationships because businesses know they can rely on the courts if a new customer fails to pay. Speedy trials are essential for small enterprises, which may lack the resources to stay in business while awaiting the outcome of a long court dispute.

**What do the indicators cover?**

*Doing Business* measures the time and cost for resolving a standardized commercial dispute through a local first-instance court. In addition, this year it introduces a new measure, the quality of judicial processes index, evaluating whether each economy has adopted a series of good practices that promote quality and efficiency in the court system. This new index replaces the indicator on procedures, which was eliminated this year. The ranking of economies on the ease of enforcing contracts is determined by sorting their distance to frontier scores. These scores are the simple average of the distance to frontier scores for each of the component indicators.

The dispute in the case study involves the breach of a sales contract between 2 domestic businesses. The case study assumes that the court hears an expert on the quality of the goods in dispute. This distinguishes the case from simple debt enforcement. To make the data comparable across economies, *Doing Business* uses several assumptions about the case:

- The dispute concerns a lawful transaction between two businesses (Seller and Buyer), both located in the economy's largest business city. For 11 economies the data are also collected for the second largest business city.
- The buyer orders custom-made goods, then fails to pay.

### WHAT THE ENFORCING CONTRACTS INDICATORS MEASURE

#### Time required to enforce a contract through the courts (calendar days)

- Time to file and serve the case
- Time for trial and to obtain the judgment
- Time to enforce the judgment

#### Cost required to enforce a contract through the courts (% of claim)

- Attorney fees
- Court fees
- Enforcement fees

#### Quality of judicial processes index (0-18)

- Court structure and proceedings (0-5)
- Case management (0-6)
- Court automation (0-4)
- Alternative dispute resolution (0-3)

- The value of the dispute is 200% of the income per capita or the equivalent in local currency of USD 5,000, whichever is greater.
- The seller sues the buyer before the court with jurisdiction over commercial cases worth 200% of income per capita or \$5,000.
- The seller requests a pretrial attachment to secure the claim.
- The dispute on the quality of the goods requires an expert opinion.
- The judge decides in favor of the seller; there is no appeal.
- The seller enforces the judgment through a public sale of the buyer's movable assets.

## ENFORCING CONTRACTS

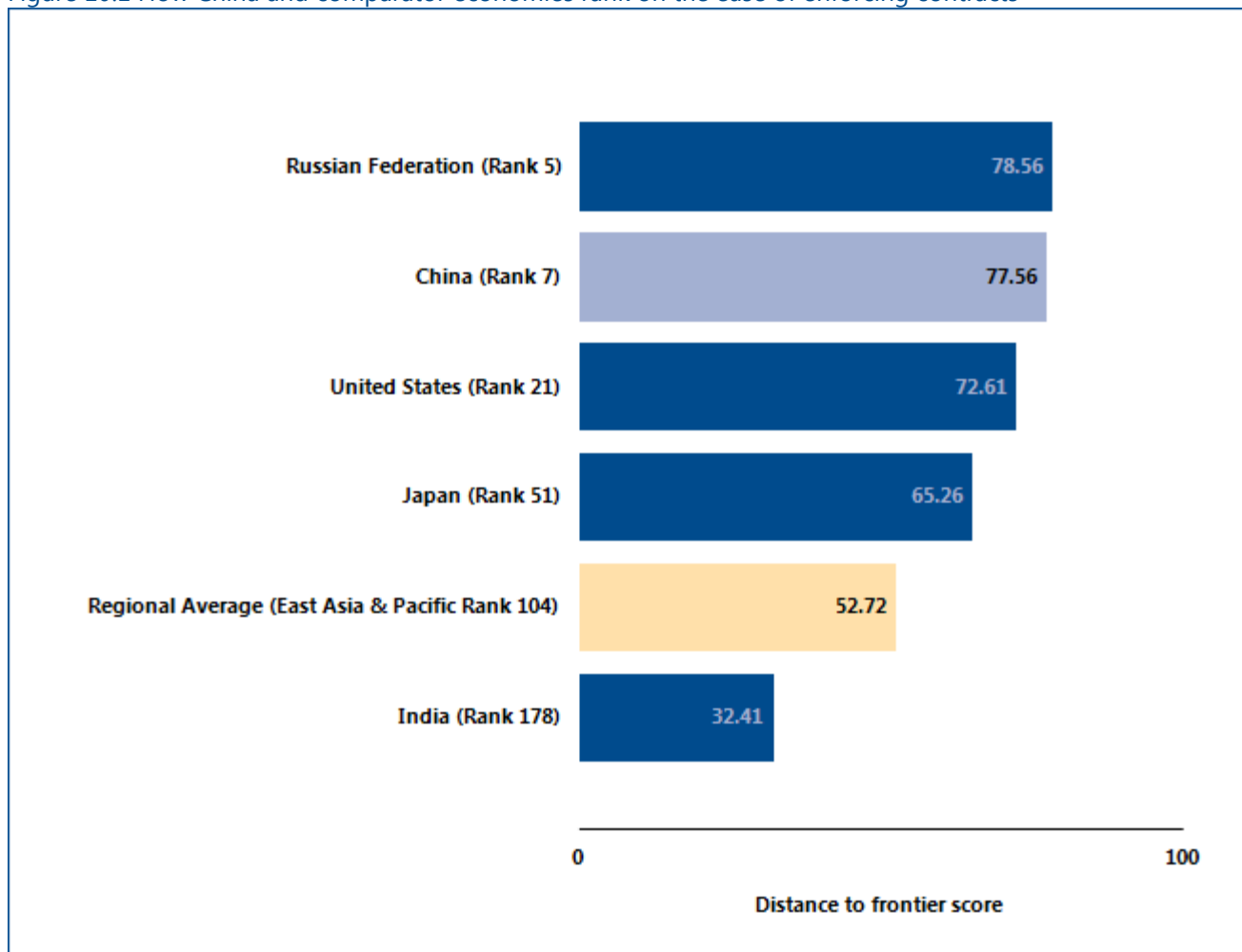
### Where does the economy stand today?

How efficient is the process of resolving a commercial dispute through the courts in China? According to data collected by *Doing Business*, contract enforcement takes 452.80 days and costs 16.20% of the value of the claim. Most indicator sets refer to the largest business city of an economy, except for 11 economies for which the data are a population-weighted average of the 2 largest business cities. See the chapter on distance to frontier

and ease of doing business ranking at the end of this profile for more details.

Globally, China stands at 7 in the ranking of 189 economies on the ease of enforcing contracts (figure 10.1). The rankings for comparator economies and the regional average ranking provide other useful benchmarks for assessing the efficiency of contract enforcement in China.

Figure 10.1 How China and comparator economies rank on the ease of enforcing contracts



Source: *Doing Business* database.

## ENFORCING CONTRACTS

Economies in all regions have improved contract enforcement in recent years. A judiciary can be improved in different ways. Higher-income economies tend to look for ways to enhance efficiency by introducing new technology. Lower-income economies often work on

reducing backlogs by introducing periodic reviews to clear inactive cases from the docket and by making contract enforcement faster. What reforms making it easier (or more difficult) to enforce contracts has *Doing Business* recorded in China (table 10.1)?

Table 10.1 How has China made enforcing contracts easier—or not?  
By *Doing Business* report year from DB2011 to DB2016

DB year	Reform
DB2014	China made enforcing contracts easier by amending its civil procedure code to streamline and speed up all court proceedings.

Source: *Doing Business* database.

Note: For information on reforms in earlier years (back to DB2005), see the *Doing Business* reports for these years, available at <http://www.doingbusiness.org>.

## ENFORCING CONTRACTS

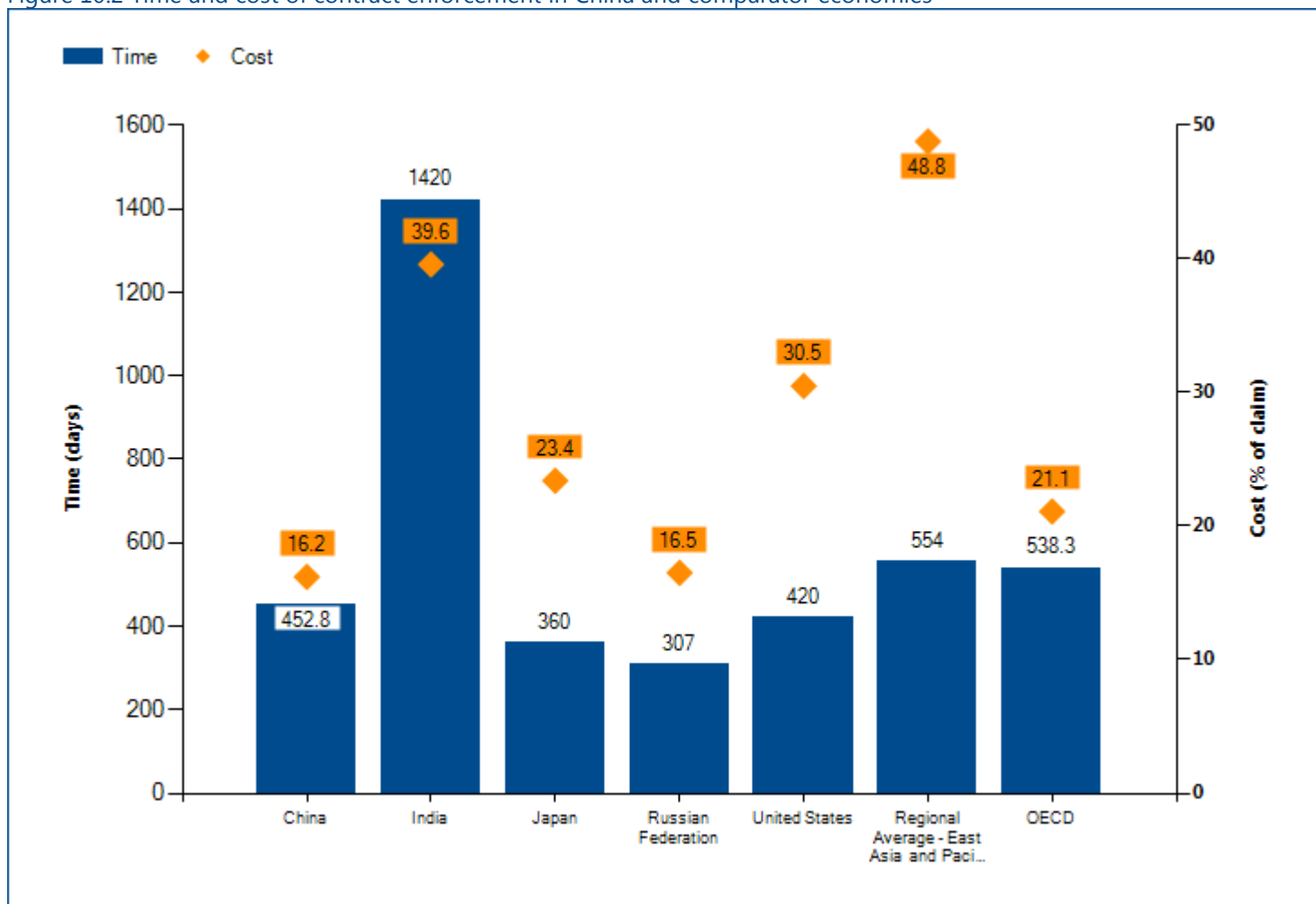
### What are the details?

The data on time and cost reported here for China are built by following the step-by-step evolution of a commercial sale dispute within the court, under the assumptions about the case described above (figure 10.2). The time and cost of resolving the standardized dispute are identified through study of the codes of civil procedure and other court regulations, as well as through questionnaires completed by local litigation lawyers (and, in a quarter of the economies covered by *Doing Business*, by judges as well).

#### ECONOMY DETAILS

<b>Court name - Beijing:</b>	<b>Beijing District People's Court</b>
<b>Court name - Shanghai:</b>	<b>Shanghai District People's Court</b>
<b>City:</b>	<b>Shanghai, Beijing</b>

Figure 10.2 Time and cost of contract enforcement in China and comparator economies



Source: *Doing Business* database.

Table 10.2 Details on time and cost for enforcing contracts in China

Indicator	Shanghai	Beijing	East Asia & Pacific average
<b>Time (days)</b>	406.00	510.00	554
Filing and service	21.0	30.0	
Trial and judgment	195.0	240.0	
Enforcement of judgment	190.0	240.0	
<b>Cost (% of claim)</b>	15.10	17.50	48.8
Attorney fees (% of claim)	7.6	10.0	
Court fees (% of claim)	5.0	5.0	
Enforcement fees (% of claim)	2.5	2.5	

Source: Doing Business database.



## ENFORCING CONTRACTS

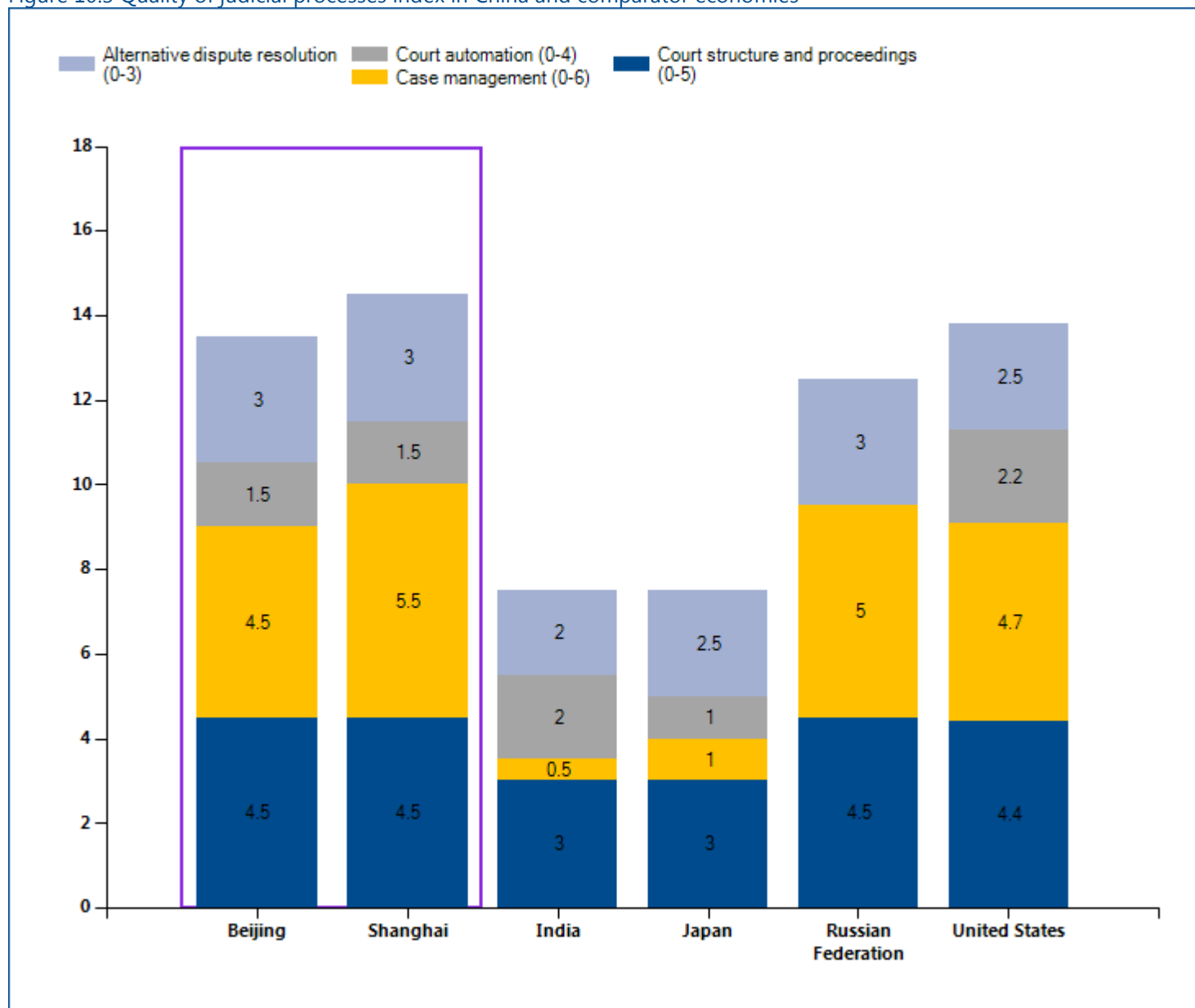
### Quality of judicial processes index

The quality of judicial processes index measures whether each economy has adopted a series of good practices in its court system in four areas: court structure and proceedings, case management, court automation and alternative dispute resolution. The score on the quality of judicial processes index is the sum of the scores on these 4 sub-components. The index ranges from 0 to 18, with higher values indicating better, more efficient judicial processes.

The scores reported here show which of these good practices are available in China.

This methodology was initially developed by Djankov and others (2003) and is adopted here with several changes. The quality of judicial processes index was introduced in *Doing Business 2016*. The good practices tested in this index were developed on the basis of internationally recognized good practices promoting judicial efficiency.

Figure 10.3 Quality of judicial processes index in China and comparator economies



Source: Doing Business database.

Table 10.3 Details of the quality of judicial processes index in «dsGetData.Economy\_Name»

	Answer (Shanghai)	Score (Shanghai)	Answer (Beijing)	Score (Beijing)
Quality of judicial processes index (0-18)		14.50		13.50
Court structure and proceedings (0-5)		4.5		4.5
1. Is there a court or division of a court dedicated solely to hearing commercial cases?	Yes	1.5	Yes	1.5
2. Small claims court		1.5		1.5
2.a. Is there a small claims court or a fast-track procedure for small claims?	Yes		Yes	
2.b. If yes, is self-representation allowed?	Yes		Yes	
3. Is pretrial attachment available?	Yes	1.0	Yes	1.0
4. Are new cases assigned randomly to judges?	Yes	0.5	Yes	0.5
Case management (0-6)		4.5		4.5
Case management (0-6)		5.5		5.5
1. Time standards		1.0		1.0
1.a. Are there laws setting overall time standards for key court events in a civil case?	Yes		Yes	
1.b. If yes, are the time standards set for at least three court events?	Yes		Yes	
1.c. Are these time standards respected in more than 50% of cases?	Yes		Yes	
2. Adjournments		0.5		0.5
2.a. Does the law regulate the maximum number of adjournments that can be granted?	No		No	
2.b. Are adjournments limited to unforeseen and exceptional circumstances?	Yes		Yes	
2.c. If rules on adjournments exist, are they respected in more than 50% of cases?	Yes		Yes	
3. Can two of the following four reports be generated about the competent court: (i) time to disposition report; (ii) clearance rate report; (iii) age of pending cases report; and (iv) single case progress report?	Yes	1.0	Yes	1.0
4. Is a pretrial conference among the case management techniques used before the competent court?	Yes	1.0	Yes	1.0

	Answer (Shanghai)	Score (Shanghai)	Answer (Beijing)	Score (Beijing)
5. Are there any electronic case management tools in place within the competent court for use by judges?	Yes	1.0	Yes	1.0
6. Are there any electronic case management tools in place within the competent court for use by lawyers?	Yes	1.0	No	0.0
<b>Court automation (0-4)</b>		<b>1.5</b>		<b>1.5</b>
1. Can the initial complaint be filed electronically through a dedicated platform within the competent court?	No	0.0	No	0.0
2. Is it possible to carry out service of process electronically for claims filed before the competent court?	Yes	1.0	Yes	1.0
3. Can court fees be paid electronically within the competent court?	No	0.0	No	0.0
<b>4. Publication of judgments</b>		<b>0.5</b>		<b>0.5</b>
4.a Are judgments rendered in commercial cases at all levels made available to the general public through publication in official gazettes, in newspapers or on the internet or court website?	No		No	
4.b. Are judgments rendered in commercial cases at the appellate and supreme court level made available to the general public through publication in official gazettes, in newspapers or on the internet or court website?	Yes		Yes	
<b>Alternative dispute resolution (0-3)</b>		<b>3.0</b>		<b>3.0</b>
<b>1. Arbitration</b>		<b>1.5</b>		<b>1.5</b>
1.a. Is domestic commercial arbitration governed by a consolidated law or consolidated chapter or section of the applicable code of civil procedure encompassing substantially all its aspects?	Yes		Yes	
1.b. Are there any commercial disputes—aside from those that deal with public order or public policy—that cannot be submitted to arbitration?	No		No	
1.c. Are valid arbitration clauses or agreements usually enforced by the courts?	Yes		Yes	
<b>2. Mediation/Conciliation</b>		<b>1.5</b>		<b>1.5</b>
2.a. Is voluntary mediation or conciliation available?	Yes		Yes	
2.b. Are mediation, conciliation or both governed by a consolidated law or consolidated chapter or section	Yes		Yes	

	Answer (Shanghai)	Score (Shanghai)	Answer (Beijing)	Score (Beijing)
of the applicable code of civil procedure encompassing substantially all their aspects?				
2.c. Are there financial incentives for parties to attempt mediation or conciliation (i.e., if mediation or conciliation is successful, a refund of court filing fees, income tax credits or the like)?	Yes		Yes	

Source: *Doing Business* database.

## RESOLVING INSOLVENCY

A robust bankruptcy system functions as a filter, ensuring the survival of economically efficient companies and reallocating the resources of inefficient ones. Fast and cheap insolvency proceedings result in the speedy return of businesses to normal operation and increase returns to creditors. By clarifying the expectations of creditors and debtors about the outcome of insolvency proceedings, well-functioning insolvency systems can facilitate access to finance, save more viable businesses and sustainably grow the economy.

### What do the indicators cover?

*Doing Business* studies the time, cost and outcome of insolvency proceedings involving domestic legal entities. These variables are used to calculate the recovery rate, which is recorded as cents on the dollar recovered by secured creditors through reorganization, liquidation or debt enforcement (foreclosure or receivership) proceedings. To determine the present value of the amount recovered by creditors, *Doing Business* uses the lending rates from the International Monetary Fund, supplemented with data from central banks and the Economist Intelligence Unit.

In addition, *Doing Business* evaluates the adequacy and integrity of the existing legal framework applicable to liquidation and reorganization proceedings through the strength of insolvency framework index. The index tests whether economies adopted internationally accepted good practices in four areas: commencement of proceedings, management of debtor's assets, reorganization proceedings and creditor participation.

The ranking of economies on the ease of resolving insolvency is determined by sorting their distance to frontier scores for resolving insolvency. These scores are the simple average of the distance to frontier scores for the recovery rate and the strength of insolvency framework index. The Resolving Insolvency indicator does not measure insolvency proceedings of individuals and financial institutions. The data are derived from questionnaire responses by local insolvency practitioners and verified through a study of laws and regulations as well as public information on bankruptcy systems.

### WHAT THE RESOLVING INSOLVENCY INDICATORS MEASURE

#### Time required to recover debt (years)

Measured in calendar years

Appeals and requests for extension are included

#### Cost required to recover debt (% of debtor's estate)

Measured as percentage of estate value

Court fees

Fees of insolvency administrators

Lawyers' fees

Assessors' and auctioneers' fees

Other related fees

#### Outcome

Whether business continues operating as a going concern or business assets are sold piecemeal

#### Recovery rate for creditors

Measures the cents on the dollar recovered by secured creditors

Outcome for the business (survival or not) determines the maximum value that can be recovered

Official costs of the insolvency proceedings are deducted

Depreciation of furniture is taken into account

Present value of debt recovered

#### Strength of insolvency framework index (0-16)

Sum of the scores of four component indices:

Commencement of proceedings index (0-3)

Management of debtor's assets index (0-6)

Reorganization proceedings index (0-3)

Creditor participation index (0-4)

## RESOLVING INSOLVENCY

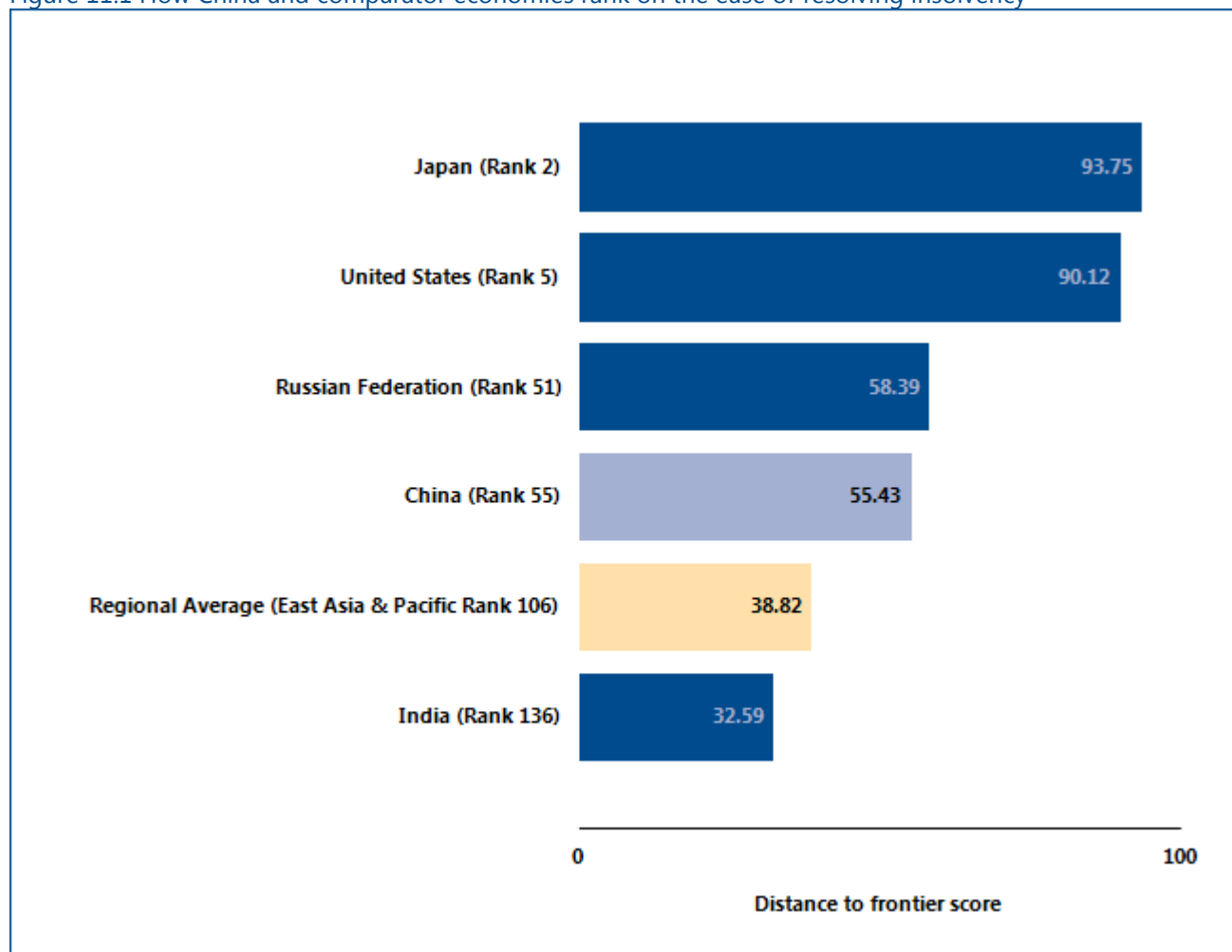
### Where does the economy stand today?

According to data collected by *Doing Business*, resolving insolvency takes 1.70 years on average and costs 22.00% of the debtor’s estate. The average recovery rate is 36.20 cents on the dollar. Most indicator sets refer to a case scenario in the largest business city of an economy, except for 11 economies for which the data are a population-weighted average of the 2 largest business cities.

Globally, China stands at 55 in the ranking of 189 economies on the ease of resolving insolvency (figure

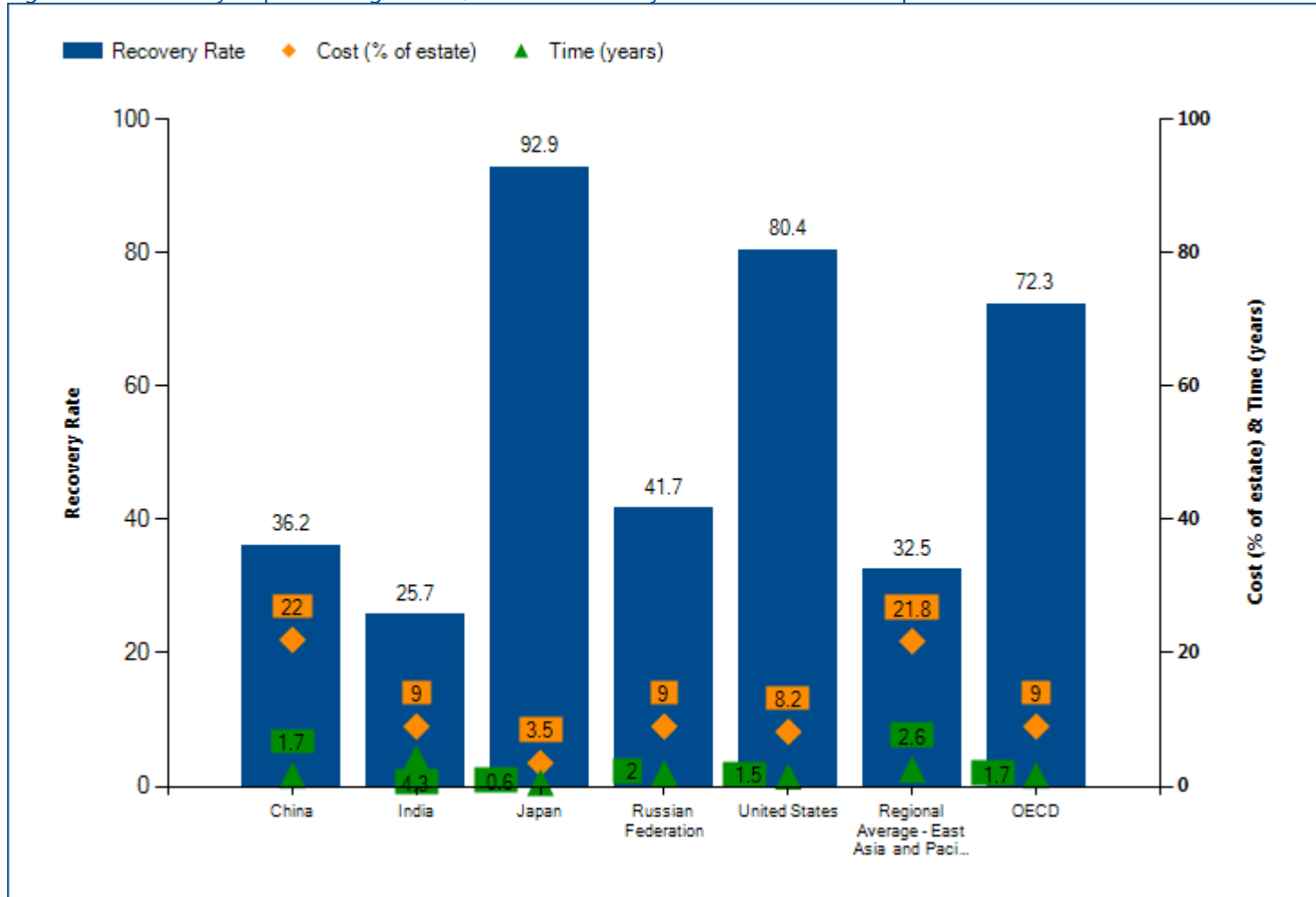
11.1). The resolving insolvency indicators are based on detailed information collected through questionnaires completed by insolvency experts, including lawyers, practitioners (administrators, trustees), accountants and judges. Data on the time, cost and outcome refer to the most likely in-court insolvency procedure applicable under specific case study assumptions. Data on provisions applicable to judicial liquidation and reorganization is based on the current law governing insolvency proceedings in each economy.

Figure 11.1 How China and comparator economies rank on the ease of resolving insolvency



Source: *Doing Business* database.

Figure 11.2 Efficiency of proceedings - time, cost and recovery rate in China and comparator economies.



Source: *Doing Business* database.

Note: The recovery rate is calculated based on the time, cost and outcome of insolvency proceedings involving domestic legal entities and is recorded as cents on the dollar recovered by secured creditors. The calculation takes into account the outcome: whether the business emerges from the proceedings as a going concern or the assets are sold piecemeal. Then the costs of the proceedings are deducted. Finally, the value lost as a result of the time the money remains tied up in insolvency proceedings is taken into account. The recovery rate is the present value of the remaining proceeds, based on end-2014 lending rates.

Table 11.1 Summary of data for the strength of insolvency framework index China

		Answer	Explanation
Proceeding	Shanghai, Beijing	liquidation (after an attempt at reorganization)	Mirage initiates reorganization pursuant to art. 70 of the Enterprise Insolvency Law after the default on payment. If the business operations and financial position continue to deteriorate and there is no hope of revival, upon request by BizBank, the court shall rule that the reorganization procedure should be terminated and shall declare the debtor bankrupt and convert into liquidation proceeding. During the liquidation proceeding, the Court will appoint a bankruptcy administrator who will hold creditor's meeting, finalize the list of creditors' claims and draft a distribution plan. Once the distribution plan gets approved by the Court, Mirage's assets will be sold piecemeal in a public auction and the sale proceeds will be paid to BizBank.
Outcome	Shanghai, Beijing	piecemeal sale	No, the hotel will stop operating and Mirage assets will be sold piecemeal in a public auction, conducted by the insolvency administrator appointed by the Court, as a result of liquidation proceedings.
Time (in years)	Shanghai, Beijing	1.7	A reorganization procedure that is then converted into liquidation will approximately take 1.67 years in total. According to the PRC Enterprise Bankruptcy law, the reorganization plan must be approved by the creditors within 180 days from commencement of reorganization proceedings (this is the maximum period for which the individual actions are stayed). In practice, it will takes about 8 months to prepare the creditors list, draft and vote the plan, which would be rejected under our case study assumptions.  The case will then be converted into liquidation, taking the formal conversion and the organization and execution of the sale 1 additional year (until the proceeds of the sale are finally distributed among creditors).
Cost (% of estate)	Shanghai, Beijing	22.0	The costs associated with the case would amount to approximately 22% of the value of the debtor's estate (CNY 3,500,688). The total cost include the court fees (0.5%), attorney's fees (5%-10%), cost of notification and publication (1%), insolvency representative fees (5-10%), fees of accountants, assessors, inspectors and other professionals (7%), fees of auctioneers (1-5%), and fees of service providers and/or government levies (5%).
<b>Recovery rate: 36.20</b>			

Source: Doing Business database.



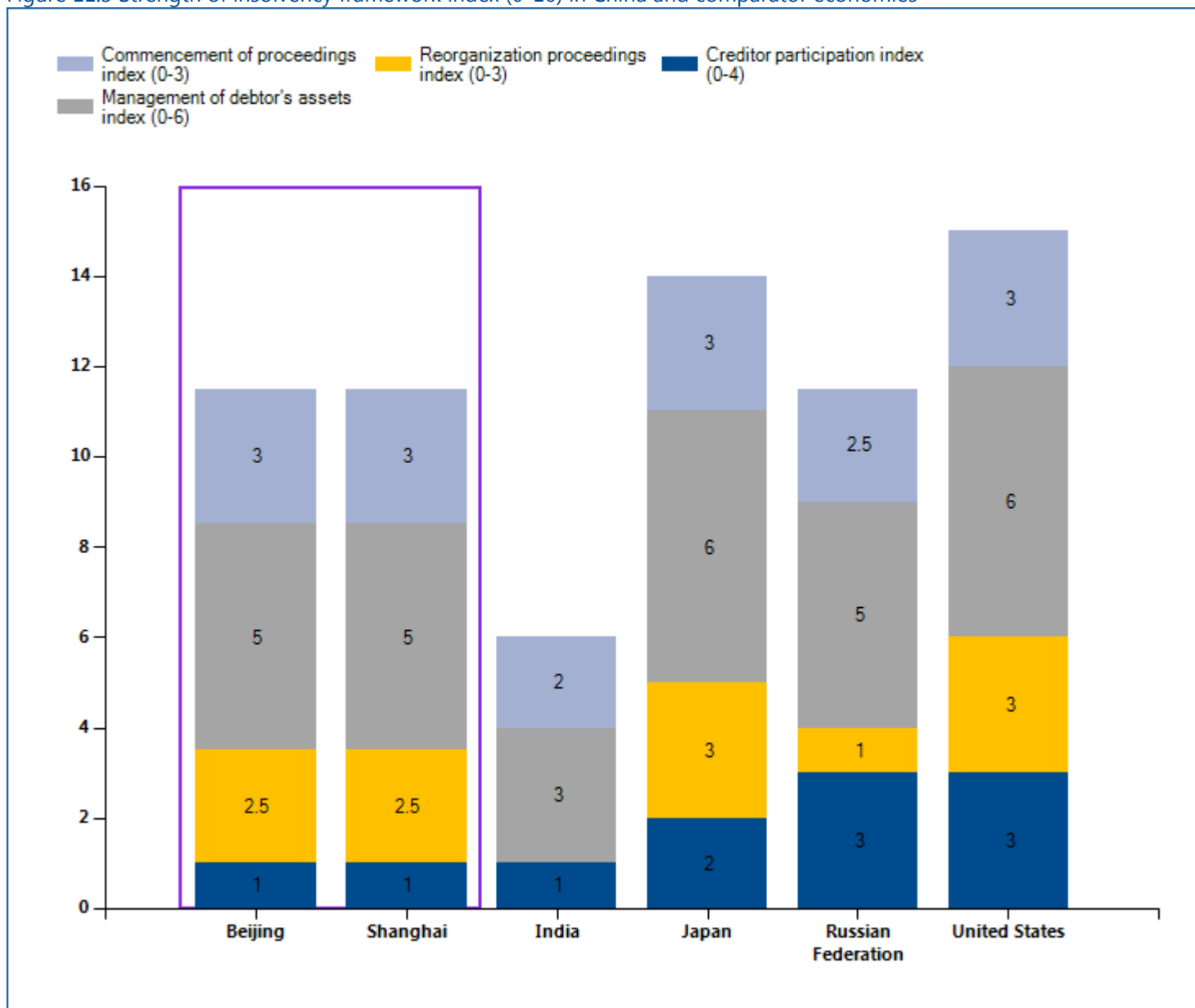
## RESOLVING INSOLVENCY

### Strength of resolving insolvency index

The strength of insolvency framework index is the sum of the scores on the commencement of proceedings index, management of debtor's assets index, reorganization proceedings index and creditor participation index. The index ranges from 0 to 16,

with higher values indicating insolvency legislation that is better designed for rehabilitating viable firms and liquidating nonviable ones. China scores 11.50 out of 16 on the strength of resolving insolvency index.

Figure 11.3 Strength of insolvency framework index (0-16) in China and comparator economies



Source: Doing Business database.

Note: Even if the economy's legal framework includes provisions related to insolvency proceedings (liquidation or reorganization), the economy receives 0 points for the strength of insolvency framework index, if time, cost and outcome indicators are recorded as "no practice".

Table 11.3 Summary of data for the strength of insolvency framework index China

	Answer (Shanghai)	Score (Shanghai)	Answer (Beijing)	Score (Beijing)
Strength of insolvency framework index (0-16)		11.50		11.50
Commencement of proceedings index (0-3)		3.00		3.00
What procedures are available to a DEBTOR when commencing insolvency proceedings?	(a) Debtor may file for both liquidation and reorganization	1.0	(a) Debtor may file for both liquidation and reorganization	1.0
Does the insolvency framework allow a CREDITOR to file for insolvency of the debtor?	(a) Yes, a creditor may file for both liquidation and reorganization	1.0	(a) Yes, a creditor may file for both liquidation and reorganization	1.0
What basis for commencement of the insolvency proceedings is allowed under the insolvency framework?	(a) Debtor is generally unable to pay its debts as they mature	1.0	(a) Debtor is generally unable to pay its debts as they mature	1.0
Management of debtor's assets index (0-6)		5.00		5.00
Does the insolvency framework allow the continuation of contracts supplying essential goods and services to the debtor?	Yes	1.0	Yes	1.0
Does the insolvency framework allow the rejection by the debtor of overly burdensome contracts?	Yes	1.0	Yes	1.0
Does the insolvency framework allow avoidance of preferential transactions?	Yes	1.0	Yes	1.0
Does the insolvency framework allow avoidance of undervalued transactions?	Yes	1.0	Yes	1.0
Does the insolvency framework provide for the possibility of the debtor obtaining credit after commencement of insolvency proceedings?	Yes	1.0	Yes	1.0

	Answer (Shanghai)	Score (Shanghai)	Answer (Beijing)	Score (Beijing)
Does the insolvency framework assign priority to post-commencement credit?	(c) No priority is assigned to post-commencement creditors	0.0	(c) No priority is assigned to post-commencement creditors	0.0
Reorganization proceedings index (0-3)		2.50		2.50
Which creditors vote on the proposed reorganization plan?	(a) All creditors	0.5	(a) All creditors	0.5
Does the insolvency framework require that dissenting creditors in reorganization receive at least as much as what they would obtain in a liquidation?	Yes	1.0	Yes	1.0
Are the creditors divided into classes for the purposes of voting on the reorganization plan, does each class vote separately and are creditors in the same class treated equally?	Yes	1.0	Yes	1.0
Creditor participation index (0-4)		1.00		1.00
Does the insolvency framework require approval by the creditors for selection or appointment of the insolvency representative?	No	0.0	No	0.0
Does the insolvency framework require approval by the creditors for sale of substantial assets of the debtor?	No	0.0	No	0.0
Does the insolvency framework provide that a creditor has the right to request information from the insolvency representative?	No	0.0	No	0.0
Does the insolvency framework provide that a creditor has the right to object to decisions accepting or rejecting creditors' claims?	Yes	1.0	Yes	1.0

Source: Doing Business database.

## LABOR MARKET REGULATION

*Doing Business* has historically studied the flexibility of regulation of employment, specifically as it relates to the areas of hiring, working hours and redundancy. This year *Doing Business* has expanded the scope of the labor market regulation indicators by adding 16 new questions, most of which focus on measuring job quality.

Over the period from 2007 to 2011 improvements were made to align the methodology for the labor market regulation indicators (formerly the employing workers indicators) with the letter and spirit of the International Labour Organization (ILO) conventions. Ten of the 189 ILO conventions cover areas now measured by *Doing Business* (up from four previously): employee termination, weekend work, holiday with pay, night work, protection against unemployment, sickness benefits, maternity protection, working hours, equal remuneration and labor inspections.

Between 2009 and 2011 the World Bank Group worked with a consultative group—including labor lawyers, employer and employee representatives, and experts from the ILO, the Organisation for Economic Co-operation and Development (OECD), civil society and the private sector—to review the methodology for the labor market regulation indicators and explore future areas of research.

A full report with the conclusions of the consultative group, along with the methodology it proposed, is available on the *Doing Business* website at: <http://www.doingbusiness.org/methodology/labor-market-regulation>.

*Doing Business 2016* presents the data for the labor market regulation indicators in an annex. The report does not present rankings of economies on these indicators or include the topic in the aggregate distance to frontier score or ranking on the ease of doing business. Detailed data collected on labor market regulation are available on the *Doing Business* website (<http://www.doingbusiness.org>). The data on labor market regulation are based on a detailed questionnaire on employment regulations that is completed by local lawyers and public officials. Employment laws and

regulations as well as secondary sources are reviewed to ensure accuracy.

To make the data comparable across economies, several assumptions about the worker and the business are used.

The worker:

- Is a cashier in a supermarket or grocery store, age 19, with one year of work experience.
- Is a full-time employee.
- Is not a member of the labor union, unless membership is mandatory.

The business:

- Is a limited liability company (or the equivalent in the economy).
- Operates a supermarket or grocery store in the economy's largest business city. For 11 economies the data are also collected for the second largest business city.
- Has 60 employees.
- Is subject to collective bargaining agreements if such agreements cover more than 50% of the food retail sector and they apply even to firms that are not party to them.
- Abides by every law and regulation but does not grant workers more benefits than those mandated by law, regulation or (if applicable) collective bargaining agreements.

## LABOR MARKET REGULATION

### What are the details?

The data reported here for China are based on a detailed survey of labor market regulation that is completed by local lawyers and public officials. Employment laws and

regulations as well as secondary sources are reviewed to ensure accuracy.

#### Hiring

Data on hiring cover five areas: (i) whether fixed-term contracts are prohibited for permanent tasks; (ii) the maximum cumulative duration of fixed-term contracts; (iii) the minimum wage for a cashier, age 19, with one year of work experience; (iv) the ratio of the minimum

wage to the average value added per worker (the ratio of an economy's GNI per capita to the working-age population as a percentage of the total population), and (v) the availability of incentives for employers to hire employees under the age of 25\*.

Hiring	Shanghai Data	Beijing Data
Fixed-term contracts prohibited for permanent tasks?	No	No
Maximum length of a single fixed-term contract (months)	No limit - after 10 years of work or 2 renewals of fixed-term contracts, provisions of article 14 of the PRC Labor Contract Law apply	No limit - after 10 years of work or 2 renewals of fixed-term contracts, provisions of article 14 of the PRC Labor Contract Law apply
Maximum length of fixed-term contracts, including renewals (months)	No limit	No limit
Minimum wage applicable to the worker assumed in the case study (US\$/month)	321.6	273.8
Ratio of minimum wage to value added per worker	0.4	0.3
Incentives for employing workers under age 25?	Yes	Yes

Source: *Doing Business* database.

\*A new question introduced in the *Doing Business 2016* report for the first time.

## LABOR MARKET REGULATION

### Working hours

Data on working hours cover nine areas: (i) the maximum number of working days allowed per week; (ii) the premium for night work (as a percentage of hourly pay); (iii) the premium for work on a weekly rest day (as a percentage of hourly pay); (iv) the premium for overtime work (as a percentage of hourly pay)\*; (v) whether there are restrictions on night work; (vi) whether nonpregnant

and nonnursing women can work the same night hours as men\*; (vii) whether there are restrictions on weekly holiday work; (viii) whether there are restrictions on overtime work\*; and (ix) the average paid annual leave for workers with 1 year of tenure, 5 years of tenure, and 10 years of tenure.

Working Hours	Shanghai Data	Beijing Data
Maximum number of working days per week	6.0	6.0
Premium for night work (% of hourly pay)	0.0	34.0
Premium for work on weekly rest day (% of hourly pay)	100.0	100.0
Premium for overtime work (% of hourly pay)	50.0	50.0
Restrictions on night work?	0.0	0.0
Whether nonpregnant and nonnursing women can work the same night hours as men	Yes	Yes
Restrictions on weekly holiday?	0.0	0.0
Restrictions on overtime work?	No	No
Paid annual leave for a worker with 1 year of tenure (working days)	5.0	5.0
Paid annual leave for a worker with 5 years of tenure (working days)	5.0	5.0
Paid annual leave for a worker with 10 years of tenure (working days)	10.0	10.0
Paid annual leave (average for workers with 1, 5 and 10 years of tenure, in working days)	6.7	6.7

Source: *Doing Business* database.

\*A new question introduced in the *Doing Business 2016* report for the first time.

## LABOR MARKET REGULATION

### Redundancy rules

Data on redundancy cover nine areas: (i) the length of the maximum probationary period (in months) for permanent employees; (ii) whether redundancy is allowed as a basis for terminating workers; (iii) whether the employer needs to notify a third party (such as a government agency) to terminate one redundant worker; (iv) whether the employer needs to notify a third party to terminate a group of nine redundant workers; (v)

whether the employer needs approval from a third party to terminate one redundant worker; (vi) whether the employer needs approval from a third party to terminate a group of nine redundant workers; (vii) whether the law requires the employer to reassign or retrain a worker before making the worker redundant; (viii) whether priority rules apply for redundancies; and (ix) whether priority rules apply for reemployment.

Difficulty of redundancy index	Shanghai Data	Beijing Data
Maximum length of probationary period (months)	6.0	6.0
Dismissal due to redundancy allowed by law?	Yes	Yes
Third-party notification if one worker is dismissed?	Yes	Yes
Third-party approval if one worker is dismissed?	No	No
Third-party notification if nine workers are dismissed?	Yes	Yes
Third-party approval if nine workers are dismissed?	No	No
Retraining or reassignment obligation before redundancy?	Yes	Yes
Priority rules for redundancies?	Yes	Yes
Priority rules for reemployment?	Yes	Yes

Source: Doing Business database.

## LABOR MARKET REGULATION

### Redundancy cost

Redundancy cost measures the cost of advance notice requirements and severance payments due when terminating a redundant worker, expressed in weeks of salary. The average value of notice requirements and

severance payments applicable to a worker with 1 year of tenure, a worker with 5 years and a worker with 10 years is considered. One month is recorded as 4 and 1/3 weeks.

Redundancy cost indicator (in salary weeks)	Shanghai Data	Beijing Data
Notice period for redundancy dismissal for a worker with 1 year of tenure	4.3	4.3
Notice period for redundancy dismissal for a worker with 5 years of tenure	4.3	4.3
Notice period for redundancy dismissal for a worker with 10 years of tenure	4.3	4.3
Notice period for redundancy dismissal (average for workers with 1, 5 and 10 years of tenure)	4.3	4.3
Severance pay for redundancy dismissal for a worker with 1 year of tenure	4.3	4.3
Severance pay for redundancy dismissal for a worker with 5 years of tenure	21.7	21.7
Severance pay for redundancy dismissal for a worker with 10 years of tenure	43.3	43.3
Severance pay for redundancy dismissal (average for workers with 1, 5 and 10 years of tenure)	23.1	23.1

Source: Doing Business database.



## LABOR MARKET REGULATION

### Job quality

*Doing Business 2016* report presents, for the first time, data on 12 job quality areas: (i) whether the law mandates equal remuneration for work of equal value; (ii) whether the law mandates nondiscrimination based on gender in hiring, (iii) whether the law mandates paid or unpaid maternity leave; (iv) the minimum length of maternity leave in calendar days (minimum number of days that legally have to be paid by the government, the employer or both); (v) whether employees on maternity leave receive 100 % of wages; (vi) the availability of five fully paid days of sick leave a year; (vii) the availability of

on-the-job training at no cost to the employee; (viii) whether a worker is eligible for an unemployment protection scheme after one year of service; (ix) the minimum duration of the contribution period (in months) required for unemployment protection; (x) whether an employee can create or join a union; (xi) the availability of administrative or judicial relief in case of infringement of employees' rights; and (xii) the availability of a labor inspection system. If no maternity leave is mandated by law, parental leave is measured if applicable.

Job Quality	Shanghai Data	Beijing Data
Equal remuneration for work of equal value?	No	No
Gender nondiscrimination in hiring?	Yes	Yes
Paid or unpaid maternity leave mandated by law?	Yes	Yes
Minimum length of maternity leave (calendar days)?	128.0	128.0
Receive 100% of wages on maternity leave?	Yes	Yes
Five fully paid days of sick leave a year?	Yes	Yes
On-the-job training?	Yes	Yes
Unemployment protection after one year of employment?	Yes	Yes
Minimum contribution period for unemployment protection (months)?	12.0	12.0
Can employee create or join union?	Yes	Yes
Administrative or judicial relief for infringement of employees' rights?	Yes	Yes
Labor inspection system?	Yes	Yes

Source: *Doing Business* database.

## DISTANCE TO FRONTIER AND EASE OF DOING BUSINESS RANKING

*Doing Business* presents results for two aggregate measures: the distance to frontier score and the ease of doing business ranking, which is based on the distance to frontier score. The ease of doing business ranking compares economies with one another; the distance to frontier score benchmarks economies with respect to regulatory best practice, showing the absolute distance to the best performance on each *Doing Business* indicator. When compared across years, the distance to frontier score shows how much the regulatory environment for local entrepreneurs in an economy has changed over time in absolute terms, while the ease of doing business ranking can show only how much the regulatory environment has changed relative to that in other economies.

### Distance to Frontier

The distance to frontier score captures the gap between an economy's performance and a measure of best practice across the entire sample of 36 indicators for 10 *Doing Business* topics (the labor market regulation indicators are excluded). For starting a business, for example, the former Yugoslav Republic of Macedonia and New Zealand have the smallest number of procedures required (1), and New Zealand the shortest time to fulfill them (0.5 days). Slovenia has the lowest cost (0.0), and Australia, Colombia and 103 other economies have no paid-in minimum capital requirement (table 14.1 in the *Doing Business 2016* report).

#### Calculation of the distance to frontier score

Calculating the distance to frontier score for each economy involves two main steps. In the first step individual component indicators are normalized to a common unit where each of the 36 component indicators  $y$  (except for the total tax rate) is rescaled using the linear transformation  $(\text{worst} - y)/(\text{worst} - \text{frontier})$ . In this formulation the frontier represents the best performance on the indicator across all economies since 2005 or the third year in which data for the indicator were collected. Both the best performance and the worst performance are established every five years based on the *Doing Business* data for the year in which they are established, and remain at that level for the five years regardless of any changes in data in interim years. Thus an economy may set the frontier for an indicator

even though it is no longer at the frontier in a subsequent year.

For scores such as those on the strength of legal rights index or the quality of land administration index, the frontier is set at the highest possible value. For the total tax rate, consistent with the use of a threshold in calculating the rankings on this indicator, the frontier is defined as the total tax rate at the 15th percentile of the overall distribution for all years included in the analysis up to and including *Doing Business 2015*. For the time to pay taxes the frontier is defined as the lowest time recorded among all economies that levy the three major taxes: profit tax, labor taxes and mandatory contributions, and value added tax (VAT) or sales tax. For the different times to trade across borders, the frontier is defined as 1 hour even though in many economies the time is less than that.

In the same formulation, to mitigate the effects of extreme outliers in the distributions of the rescaled data for most component indicators (very few economies need 700 days to complete the procedures to start a business, but many need 9 days), the worst performance is calculated after the removal of outliers. The definition of outliers is based on the distribution for each component indicator. To simplify the process two rules were defined: the 95th percentile is used for the indicators with the most dispersed distributions (including minimum capital, number of payments to pay taxes, and the time and cost indicators), and the 99th percentile is used for number of procedures. No outlier is removed for component indicators bound by definition or construction, including legal index scores (such as the depth of credit information index, extent of conflict of interest regulation index and strength of insolvency framework index) and the recovery rate.

In the second step for calculating the distance to frontier score, the scores obtained for individual indicators for each economy are aggregated through simple averaging into one distance to frontier score, first for each topic and then across all 10 topics: starting a business, dealing with construction permits, getting electricity, registering property, getting credit, protecting minority investors, paying taxes, trading across borders, enforcing contracts and resolving insolvency. More complex aggregation methods—such as principal components and unobserved components—yield a ranking nearly

identical to the simple average used by *Doing Business*<sup>4</sup>. Thus *Doing Business* uses the simplest method: weighting all topics equally and, within each topic, giving equal weight to each of the topic components<sup>5</sup>.

An economy's distance to frontier score is indicated on a scale from 0 to 100, where 0 represents the worst performance and 100 the frontier. All distance to frontier calculations are based on a maximum of five decimals. However, indicator ranking calculations and the ease of doing business ranking calculations are based on two decimals.

The difference between an economy's distance to frontier score in any previous year and its score in 2015 illustrates the extent to which the economy has closed the gap to the regulatory frontier over time. And in any given year the score measures how far an economy is from the best performance at that time.

#### Treatment of the total tax rate

The total tax rate component of the paying taxes indicator set enters the distance to frontier calculation in a different way than any other indicator. The distance to frontier score obtained for the total tax rate is transformed in a nonlinear fashion before it enters the distance to frontier score for paying taxes. As a result of the nonlinear transformation, an increase in the total tax rate has a smaller impact on the distance to frontier score for the total tax rate—and therefore on the distance to frontier score for paying taxes—for economies with a below-average total tax rate than it would have had before this approach was adopted in *Doing Business 2015* (line B is smaller than line A in figure 14.2 in the *Doing Business 2016* report). And for economies with an extreme total tax rate (a rate that is very high relative to the average), an increase has a greater impact on both these distance to frontier scores than it would have had before (line D is bigger than line C in figure 14.2 in the *Doing Business 2016* report).

<sup>4</sup> See Djankov, Manraj and others (2005). Principal components and unobserved components methods yield a ranking nearly identical to that from the simple average method because both these methods assign roughly equal weights to the topics, since the pairwise correlations among indicators do not differ much. An alternative to the simple average method is to give different weights to the topics, depending on which are considered of more or less importance in the context of a specific economy.

<sup>5</sup> For getting credit, indicators are weighted proportionally, according to their contribution to the total score, with a weight of 60% assigned to the strength of legal rights index and 40% to the depth of credit information index. Indicators for all other topics are assigned equal weights

The nonlinear transformation is not based on any economic theory of an "optimal tax rate" that minimizes distortions or maximizes efficiency in an economy's overall tax system. Instead, it is mainly empirical in nature. The nonlinear transformation along with the threshold reduces the bias in the indicator toward economies that do not need to levy significant taxes on companies like the *Doing Business* standardized case study company because they raise public revenue in other ways—for example, through taxes on foreign companies, through taxes on sectors other than manufacturing or from natural resources (all of which are outside the scope of the methodology). In addition, it acknowledges the need of economies to collect taxes from firms.

#### Calculation of scores for economies with 2 cities covered

For each of the 11 economies in which *Doing Business* collects data for the second largest business city as well as the largest one, the distance to frontier score is calculated as the population-weighted average of the distance to frontier scores for these two cities (table 13.1). This is done for the aggregate score, the scores for each topic and the scores for all the component indicators for each topic.

Table 13.1 Weights used in calculating the distance to frontier scores for economies with 2 cities covered

Economy	City	Weight (%)
Bangladesh	Dhaka	78
	Chittagong	22
Brazil	São Paulo	61
	Rio de Janeiro	39
China	Shanghai	55
	Beijing	45
India	Mumbai	47
	Delhi	53
Indonesia	Jakarta	78
	Surabaya	22
Japan	Tokyo	65
	Osaka	35
Mexico	Mexico City	83
	Monterrey	17
Nigeria	Lagos	77
	Kano	23
Pakistan	Karachi	65
	Lahore	35
Russian Federation	Moscow	70
	St. Petersburg	30
United States	New York	60
	Los Angeles	40

Source: United Nations, Department of Economic and Social Affairs, Population Division, World Urbanization Prospects, 2014 Revision. <http://esa.un.org/unpd/wup/CD-ROM/Default.aspx>.

Economies that improved the most across 3 or more *Doing Business* topics in 2014/15

*Doing Business 2016* uses a simple method to calculate which economies improved the ease of doing business the most. First, it selects the economies that in 2014/15

implemented regulatory reforms making it easier to do business in 3 or more of the 10 topics included in this year's aggregate distance to frontier score. Changes making it more difficult to do business are subtracted from the total number of those making it easier to do business. Twenty-four economies meet this criterion: Armenia; Azerbaijan; Benin; Costa Rica; Côte d'Ivoire; Cyprus; Hong Kong SAR, China; Indonesia; Jamaica; Kazakhstan; Kenya; Lithuania; Madagascar; Mauritania; Morocco; Romania; the Russian Federation; Rwanda; Senegal; Togo; Uganda; the United Arab Emirates; Uzbekistan; and Vietnam. Second, *Doing Business* sorts these economies on the increase in their distance to frontier score from the previous year using comparable data.

Selecting the economies that implemented regulatory reforms in at least three topics and had the biggest improvements in their distance to frontier scores is intended to highlight economies with ongoing, broad-based reform programs. The improvement in the distance to frontier score is used to identify the top improvers because this allows a focus on the absolute improvement—in contrast with the relative improvement shown by a change in rankings—that economies have made in their regulatory environment for business.

### Ease of *Doing Business* ranking

The ease of doing business ranking ranges from 1 to 189. The ranking of economies is determined by sorting the aggregate distance to frontier scores, rounded to 2 decimals.

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<http://www.doingbusiness.org>

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How economies rank—from 1 to 189  
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All the data for 189 economies—topic rankings, indicator values, lists of regulatory procedures and details underlying indicators  
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Data on business density (number of newly registered companies per 1,000 working-age people) for 136 economies  
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Data benchmarking 189 economies to the frontier in regulatory practice and a distance to frontier calculator  
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*Doing Business 2016* is the 13th in a series of annual reports investigating the regulations that enhance business activity and those that constrain it. The report provides quantitative indicators covering 11 areas of the business environment in 189 economies. The goal of the *Doing Business* series is to provide objective data for use by governments in designing sound business regulatory policies and to encourage research on the important dimensions of the regulatory environment for firms.

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